

PLAT OF SEVEN HILLS SEVENTH ADDITION HAYS, KANSAS

LEGAL DESCRIPTION:

A tract of land situated in the Northwest Quarter (NW⁴) of Section 28, Township 13 South, Range 18 West of the Sixth Principal Meridian in Ellis County, Kansas, and more particularly described as follows:

Beginning at the Northwest corner of Section 28, Township 13 South, Range 18 West; THENCE on an assumed bearing of N 89°05'57" E along the North line of said Section 28, a distance of 1,315.07 feet; THENCE on a bearing of S 0°01'17" W, a distance of 853.96 feet; THENCE on a bearing of N 89°06'40" E, a distance of 5.07 feet; THENCE on a bearing of S 0°53'20" E, a distance of 247.50 feet; THENCE on a bearing of S 89°06'40" W, a distance of 285.57 feet; THENCE on a curve to the right having a radius of 412.50 feet, an arc distance of 259.18 feet; THENCE tangent to said curve on a bearing of N 54°53'20" W, a distance of 157.09 feet; THENCE on a curve to the right having a radius of 537.50 feet, an arc distance of 165.73 feet; THENCE on a bearing of S 89°06'40" W, a distance of 547.09 feet; THENCE on a bearing of N 0°00'22" E, a distance of 813.67 feet to the point of beginning. Said tract contains 28.551 acres, more or less.

STREETS, ALLEYS AND EASEMENTS:

Streets, boulevards, drives and alleys as shown on this plat and not heretofore dedicated to and for public use are hereby so dedicated.

Easements are hereby dedicated for public use, as utility easement right-of-way, which are shown as lying between the dashed lines in widths indicated and as set forth on this plat, and said easements may be employed for the purpose of installing, repairing and maintaining gas lines, electric lines, telephone lines, and all other forms and types of public utilities, new or hereafter used, by the public over, under and along the strips marked "Utility Esm't".

OWNER'S CERTIFICATE:

Know all men by these presents, that we, the undersigned property owners of the land above described, have caused the same to be surveyed and platted into lots, blocks, streets, alleys and easements, the same to be known as "Seven Hills Seventh Addition" to the City of Hays, in Ellis County, Kansas. The streets and alleys are hereby dedicated to and for the use of the public, and easements as indicated on the accompanying plat are hereby granted to the public for the purpose of constructing, operating, maintaining and repairing all public utilities.

Charles A. Cramer
Charles A. Cramer, a single person,
individually and as trustee and executor
for the estate of Mary Kathryn Cramer

VAN DOREN DEVELOPMENT CORPORATION

Eileen Johnson
Eileen Johnson
Graham T. Johnson
Graham T. Johnson

By *David A. Van Doren*
David A. Van Doren
President & General Manager

NOTARY CERTIFICATES:

State of Kansas, County of Ellis, ss

Be it remembered that on this 12 day of July, 1982, before me, a notary public in and for said County and State, came David A. Van Doren, President and General Manager of Van Doren Development Corporation, to me personally known to be the same person(s) who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

David A. Van Doren
Notary Public

My Commission Expires: 12-12-1983

State of California, County of Santa Clara, ss

Be it remembered that on this 23 day of MARCH, 1982, before me, a notary public in and for said County and State, came Charles A. Cramer, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Desiderio V. Rodriguez
Notary Public

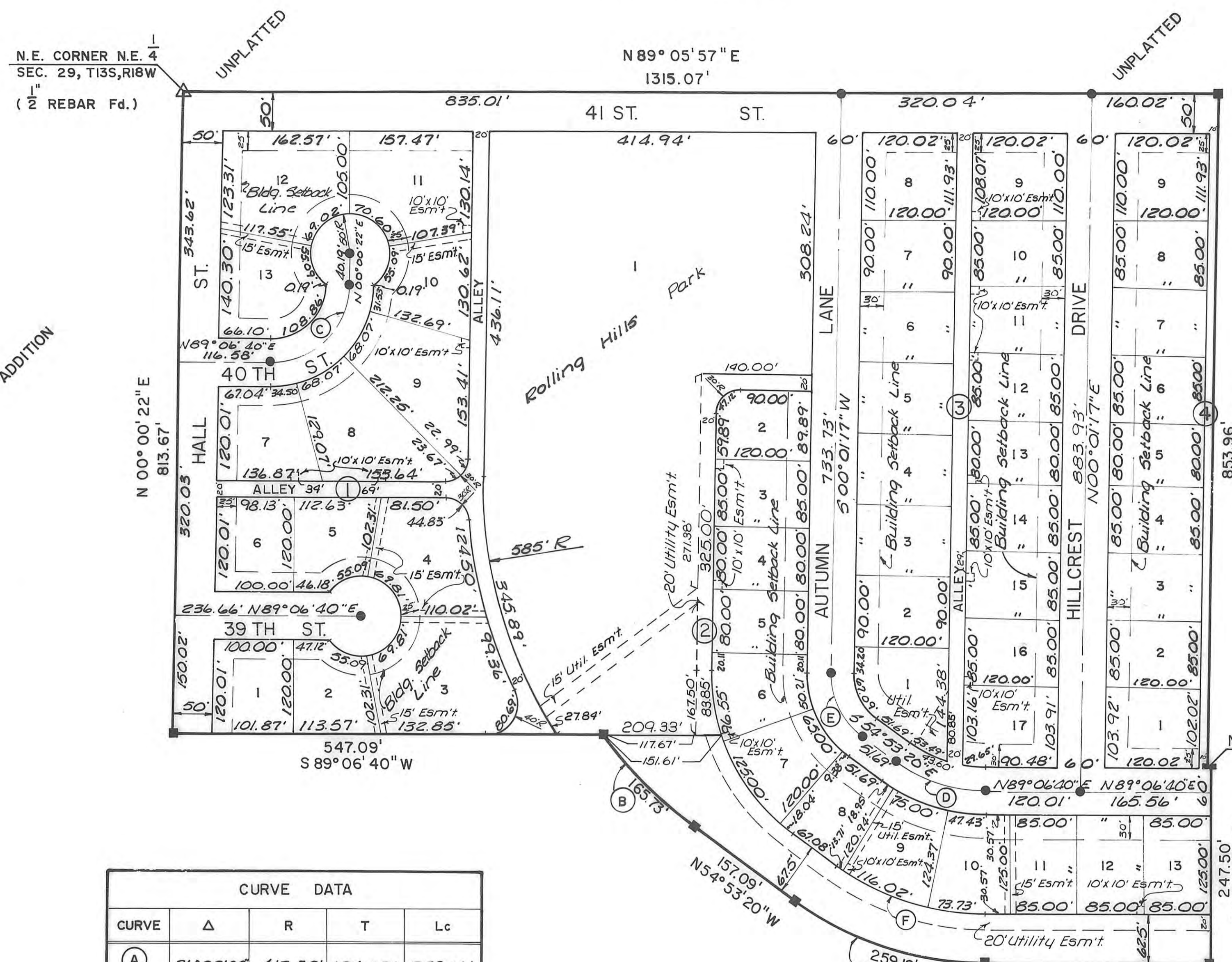
My Commission Expires: MAY 28, 1983

State of Texas, County of Dallas, ss

Be it remembered that on this 30 day of April, 1982, before me, a notary public in and for said County and State, came Eileen Johnson and Graham T. Johnson, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

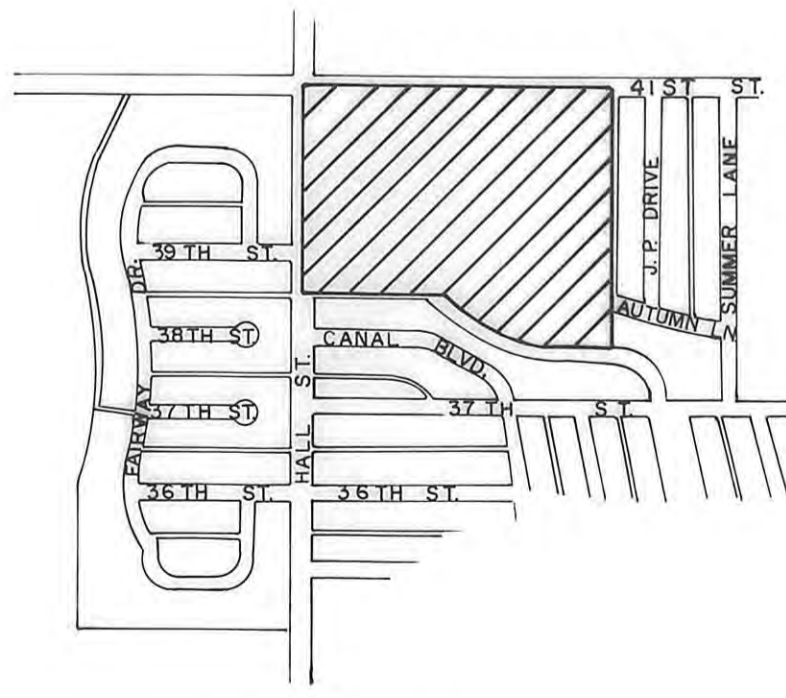
Roberta Thompson Lewis
Notary Public

My Commission Expires: November 3, 1984



| CURVE DATA | | | | |
|------------|-----------|---------|---------|---------|
| CURVE | Δ | R | T | Lc |
| (A) | 36°00'00" | 412.50' | 134.03' | 259.18' |
| (B) | 17°40'00" | 537.50' | 83.53' | 165.73' |
| (C) | 89°06'18" | 100.00' | 98.45' | 155.52' |
| (D) | 36°00'00" | 195.00' | 63.36' | 122.52' |
| (E) | 54°54'37" | 100.00' | 51.96' | 95.84' |
| (F) | 36°00'00" | 323.82' | 105.22' | 203.46' |

- LEGEND**
- △ 1/4 SECTION CORNER
 - 1/2" REBAR FOUND
 - 1/2" REBAR SET



LOCATION MAP

APPROVALS:

This plat of SEVEN HILLS SEVENTH ADDITION has been submitted to and approved by the City of Hays Planning Commission this 15th day of March, 1982.

Robert Nicholson Chairman
Secretary

The dedication shown on this plat is accepted by the City Commission of the City of Hays, Kansas, this 13th day of May, 1982.

ATTEST: *George Philby* Mayor
City Clerk

SURVEYOR'S CERTIFICATE:

I, James R. Flemmons, a licensed professional engineer in the State of Kansas, do hereby certify this plat to be true and correct to the best of my knowledge; and that all iron bars as shown have been accurately set. Survey completed in February, 1982.

James R. Flemmons
James R. Flemmons, P.E.

RECORDED:

State of Kansas, County of Ellis, ss

This is to certify that this instrument was filed for record in the Register of Deeds office on the 12 day of July, 1982 in Book Plat Cabinet, Page 298.

Virginia Abrey Register of Deeds
Deputy

