

# PLAT OF SEVEN HILLS ADDITION HAYS, KANSAS

**LEGAL DESCRIPTION:**  
A tract of land in the West Half (W $\frac{1}{2}$ ) of Section 28, Township 13 South, Range 18 West of the Sixth Principal Meridian, Ellis County, Kansas, more particularly described as follows:  
Beginning at the Northwest Corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 28; thence Northerly on an assumed bearing of N 0°00' E along the West line of said Section 28, a distance of 35.00 feet; thence N 89°08'22" E, parallel with and 35 feet North of the South line of the Northwest Quarter (NW $\frac{1}{4}$ ) of said Section 28, a distance of 340.00 feet; thence N 0°00' E parallel with the West line of said Section 28, a distance of 629.37 feet; thence N 89°08'22" E parallel with the South line of said Northwest Quarter (NW $\frac{1}{4}$ ), a distance of 1006.17 feet; thence in a Southeasterly direction on a curve to the left having a radius of 1,005.00 feet, the initial tangent of which makes an angle of 71°50'59" to the right from the last-described course, an arc distance of 25.19 feet; thence with an angle of 90°00' to the left from the terminal tangent of said curve on a bearing of N 69°33'11" E, a distance of 405.00 feet; thence in a Southeasterly direction on a curve to the left having a radius of 600.00 feet, the initial tangent of which makes an angle of 90°00' to the right from the last-described course, an arc distance of 208.83 feet; thence tangent to said curve S 40°23'20" E, a distance of 489.11 feet; thence in a southerly direction on a curve to the right having a radius of 278.00 feet, an arc distance of 123.70 feet; thence tangent to said curve S 14°53'36" E, a distance of 148.15 feet; thence S 89°08'22" W, a distance of 24.54 feet; thence S 14°53'36" E, a distance of 126.27 feet; thence S 89°08'22" W along the North line of Hillcrest Seventh Addition, a distance of 2259.50 feet to the West line of said Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 28; thence N 0°04'22" E along the West line of said Southwest Quarter (SW $\frac{1}{4}$ ), a distance of 157.54 feet to the point of beginning. Said tract contains 34.882 acres, more or less.

**STREETS, EASEMENTS AND PUBLIC PARKS**  
Streets, boulevards, drives and pedestrian walkways 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 Eas't."  
Public park area set out as Lot 1, Block 5, of this plat and not heretofore dedicated to and for public use is hereby so dedicated.

**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, easements, public parks and pedestrian walkways, the same to be known as Seven Hills Addition to the City of Hays, in Ellis County, Kansas. The streets, alleys, public parks and pedestrian walkways 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.

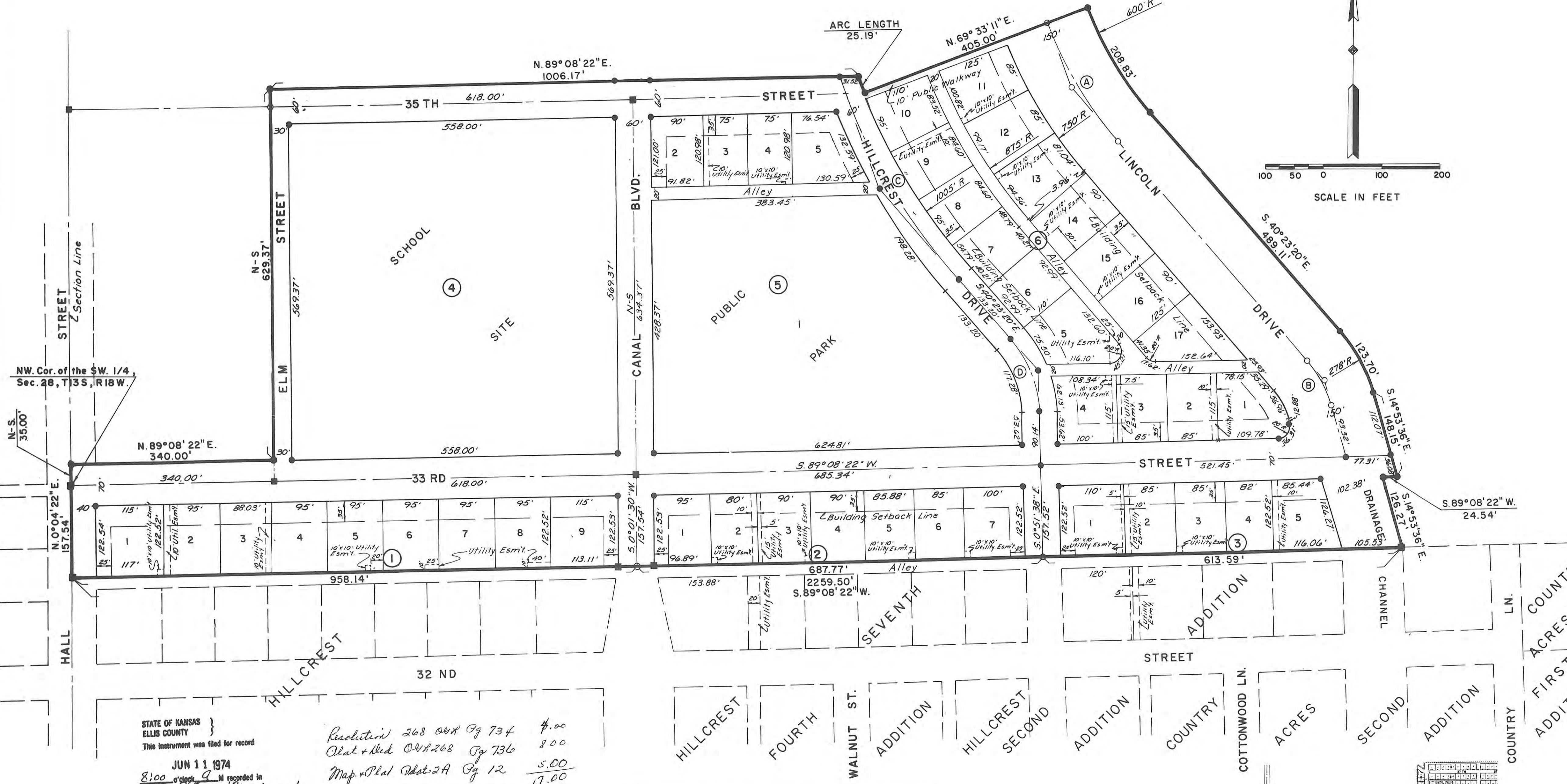
**UNIFIED SCHOOL DISTRICT NO. 489 OF ELLIS COUNTY, STATE OF KANSAS**  
By Dr. John J. Streck, President  
VAN DOREN DEVELOPMENT COMPANY,  
A Partnership  
By David A. Van Doren, Partner and General Manager  
**ATTEST:**  
Gertrude Fleckenstein, Clerk  
Mary Kathryn Cramer, Alex W. Cramer  
Allen W. Cramer  
Eileen Johnson  
Graham T. Johnson

**NOTARY CERTIFICATES**  
State of Kansas, County of Ellis, ss  
Be it remembered that on this 11th day of June, 1974, before me, a notary public in and for said County and State, came Dr. John J. Streck, President, and Gertrude E. Fleckenstein, Clerk, of Unified School District No. 489 of Ellis County, State of Kansas, and David A. Van Doren, Partner and General Manager of Van Doren Development Company 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.  
Notary Public

State of California, County of Santa Clara, ss  
Be it remembered that on this 11th day of April, 1974, before me, a notary public in and for said County and State, came Mary Kathryn Cramer and Alex W. 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.  
Notary Public

State of Texas, County of Dallas, ss  
Be it remembered that on this 11th day of April, 1974, 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.  
Notary Public

**SURVEYOR'S CERTIFICATE:**  
I, 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 March, 1974.  
Raymond E. Lanfers, P.E.  
Raymond E. Lanfers, P.E.  
**APPROVALS:**  
This plat of SEVEN HILLS ADDITION has been submitted to and approved by the City of Hays Planning Commission this 13 day of May, 1974.  
Jack O'Leary  
Peggy McCallister  
City Clerk  
CITY OF HAYS, KANSAS  
Dale W. Shaffer  
Mayor

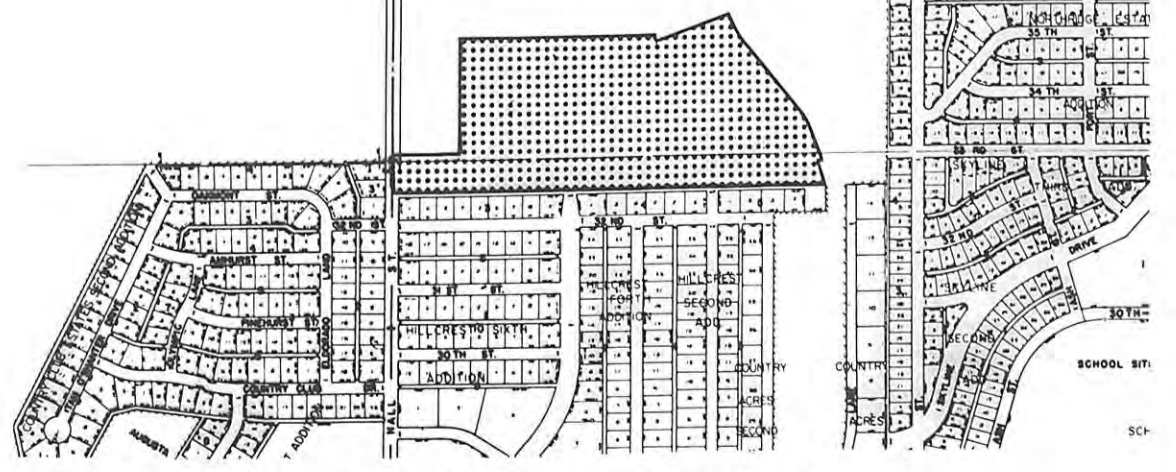


STATE OF KANSAS  
ELLIS COUNTY  
This instrument was filed for record  
**JUN 11 1974**  
8:00 o'clock P.M. recorded in  
274 of Page 12  
Raymond E. Lanfers, P.E.  
Register of Deeds  
Fees \$12.00

Revisions 268 048 Pg 734 \$7.00  
Plat + Red 048268 Pg 736 8.00  
Map + Plat 048272 Pg 12 5.00  
17.00

CURVE DATA				
CURVE	Δ	R	T	Lc
(A)	19°56'31"	675'	118.67'	234.93'
(B)	25°28'44"	203'	45.93'	90.33'
(C)	21°55'18"	1035'	200.45'	396.00'
(D)	39°31'42"	200'	71.86'	137.98'

**LEGEND**  
● 1/2" Rebar Set  
■ 1/2" Rebar Found



THIS IS A DIRECT PHOTOGRAPHIC REPRODUCTION OF THE OFFICIAL INSTRUMENT (RECORDED PLAT).  
THIS REPRODUCTION WAS MADE BY BUCHER & WILLIS, CONSULTING ENGINEERS, PLANNERS & ARCHITECTS IN AUGUST, 1979.

