COPY

WARRANTY DEED AND DEDICATION

THIS INDENTURE, is made this 25 day of October, 1997 by and between, the Fort Hays State University Endowment Association, a Kansas corporation existing under and by virtue of the laws of the State of Kansas, of Ellis County Kansas, (hereinafter referred to as the "Association"), the City of Hays, a municipal corporation incorporated and existing under and by virtue of the laws of the State of Kansas, of Ellis County, Kansas, (hereinafter referred to as the "City").

WITNESSETH, That said Association, in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the City, its successors and assigns, all the following described real estate, situated in Ellis County and the State of Kansas to-wit:

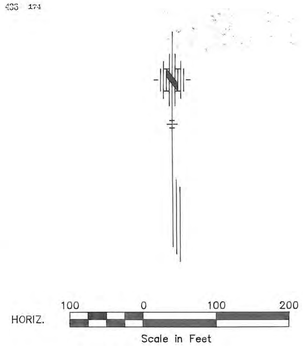
A tract of land situated in the Southeast Quarter (SE1/4) of Section 27, Township 13 South, Range 18 West of the Sixth Principal Meridian, Ellis County, Kansas, more particularly described as follows:

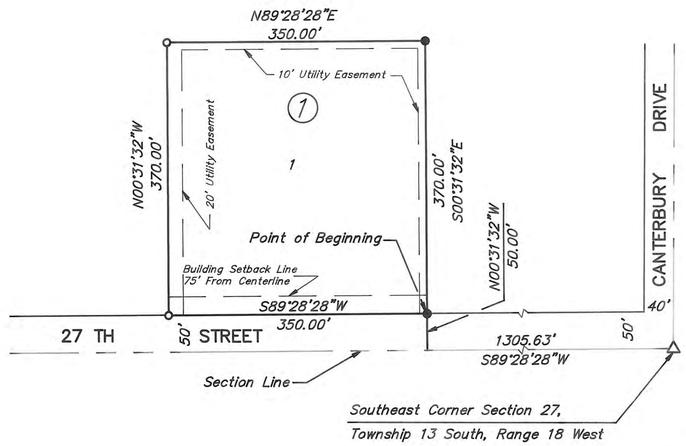
Commencing at the Southeast Corner of Section 27, Township 13 South, Range 18 West; THENCE on an assumed bearing of South 89 degrees 28 minutes 28 seconds West along the South line of said Section 27 a distance of 845.00 feet; THENCE on a bearing of North 00 degrees 31 minutes 32 seconds West a distance of 50.00 feet to the North right-of-way line of 27th Street and the point of beginning; THENCE on a bearing of South 89 degrees 28 minutes 28 seconds West along said North right of way line a distance of 112.00 feet; THENCE on a bearing of North 00 degrees 31 minutes 32 seconds West a distance of 312.78 feet; THENCE on a curve to the right having a radius of 330.00 feet, a chord bearing of North 23 degrees 37 minutes 23 seconds East, a chord distance of 192.19 feet and an arc distance of 194.23 feet; THENCE on a bearing of North 40 degrees 46 minutes 18 seconds East a distance of 924.04; THENCE on a bearing of South 81 degrees 27 minutes 29 seconds West a distance of 197.14 feet; THENCE on a bearing of North 90 degrees 00 minutes 00 seconds East a distance of 113.00 feet; THENCE on a curve to the left having a radius of 140.00 feet, a chord bearing of South 29 degrees 11 minutes 29 seconds West a chord distance of 139.72 feet and an arc distance of 145.77 feet; THENCE on a bearing of South 28 degrees 22 minutes 41 seconds West a distance of 678.24 feet; THENCE on a curve to the left having a radius of 250.00 feet, a chord bearing of South 13 degrees 55 minutes 23 seconds West, a chord distance of 124.79 feet and an arc distance of 126.12 feet; THENCE on a bearing of South 00 degrees 31 minutes 55 seconds East a distance of 1.42 feet to the North right-of-way line of 27th Street and the point of beginning. Said tract contains 3.422 acres. Said tract shall be subject to the following restrictions and limitations of use, to wit:

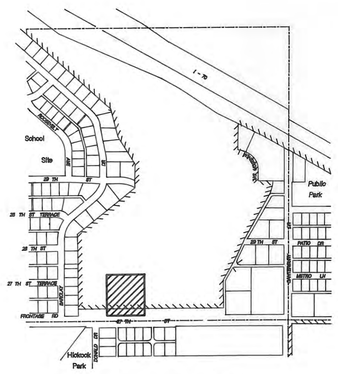
1. The property deeded will be dedicated by the City to be used as a city street which will be named Sternberg Drive. The Association will construct, at its own cost for the construction and reinstallment of a boulevard which will consist of two, twelve (two) foot wide paved roadways.

RECORDED
OCT 1 1997
ELLIS COUNTY, KANSAS
403 174

PLAT OF
STERNBERG FIRST ADDITION
HAYS, KANSAS







LOCATION MAP
NO SCALE

LEGEND

- ● 1/2 inch Bar found
- ○ 1/2 inch Bar and Cap set stamped "BWR HAYS, KS."

CITY OF HAYS INCORPORATED SEAL

APPROVALS:

This plat, Sternberg First Addition has been submitted to and approved by the Hays Planning Commission this 27 day of October, 1997.

Larry Gould
CHAIRMAN

SECRETARY

The dedications shown on this plat accepted by the City Commision of the City of Hays, Kansas, this 13th day of Oct, 1997.

MAYOR

ATTEST: City Clerk

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 31 day of Oct, 1997 in Book Cab, Page 341.

REGISTER OF DEEDS (SEAL) DEPUTY

Plat & Dedi - 407-451
Rest - 407-457

LEGAL DESCRIPTION:

A tract of land situated in the Southeast Quarter (SE 1/4) of Section 27, Township 13 South, Range 18 West of the Sixth Principal Meridian, Ellis County, Kansas and more particularly described as follows:

Commencing at the Southeast Corner of Secton 27, Township 13 South, Range 18 West; THENCE on an assumed bearing of South 89 degrees 28 minutes 28 seconds West along the South line of said Section 27 a distance of 1305.63 feet; THENCE on a bearing of North 00 degrees 31 minutes 32 seconds West a distance of 50.00 feet to the North right of way line of 27th Street and the Point of Beginning; THENCE on a bearing of South 89 degrees 28 minutes 28 seconds West along said North right of way line a distance of 350.00 feet; THENCE on a bearing of North 00 degrees 31 minutes 32 seconds West a distance of 370.00 feet; THENCE on a bearing of North 89 degrees 28 minutes 28 seconds East a distance of 350.00 feet; THENCE on a bearing of South 00 degrees 31 minutes 32 seconds East a distance of 370.00 feet to the North right of way line of 27th Street and the Point of Beginning. Said tract contains 2.973 acres.

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, Drives, Circles and Easements, the same to be known as "Sternberg First Addition," in Hays, Kansas. The Streets, Drives and Circles are hereby dedicated to and for the use of the public, and the 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.

By Darrell G. Seibel
Darrell G. Seibel

Marilynn E. Seibel
Marilynn E. Seibel

NOTARY CERTIFICATE:

State of Kansas, County of Ellis, ss: Be it remembered that on this 26th day of Oct, 1994, before me, a Notary Public in and for said County and State, came Darrell G. Seibel to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereto set my hand and affixed my notarial seal, the day and year above written.

Vicki Rothrock
Notary Public

My Commission Expires: 2-22-97

SURVEYOR'S CERTIFICATE:

I, Thomas G. Bieker a Registered Land Surveyor in the State of Kansas, do hereby certify this plat to be true and correct to the best of my knowledge.

Thomas G. Bieker — Oct. 6, 1994
Thomas G. Bieker — Date

THOMAS GERALD BIEKER REGISTERED LS-754 KANSAS LAND SURVEYOR

BUCHER, WILLIS & RATLIFF
ENGINEERS ▪ PLANNERS ▪ ARCHITECTS

PROJECT No.: 94-388
PROJECT NAME: Plat of Sternberg Add.
DRW NAME(s): \94388\p94388p.dwg
LAST EDIT DATE: 10-4-94 tgb