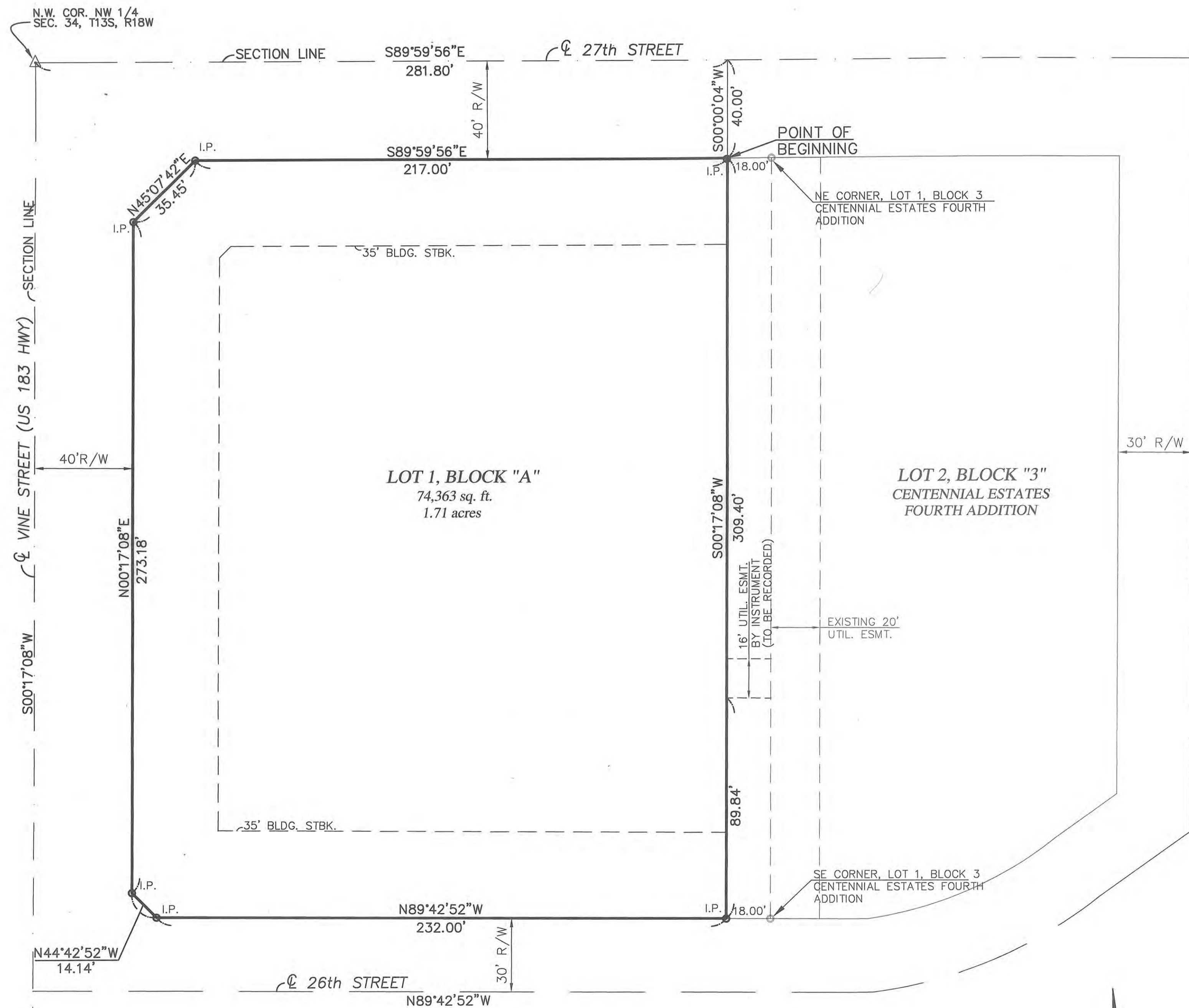


# FINAL PLAT WALGREENS SUBDIVISION

A tract of land in the Northwest Quarter of Section 34, Township 13 South, Range 18 West of the 6th P.M., being a Replat of Part of Lot 1, Block 3, Centennial Estates Fourth Addition to the City of Hays, Ellis County, Kansas.

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**LEGAL DESCRIPTION**

A tract of land in the Northwest Quarter of Section 34, Township 13 South, Range 18 West of the 6th P.M., being a Replat of Part of Lot 1, Block 3, Centennial Estates Fourth Addition to the City of Hays, Ellis County, Kansas, described as follows:

Commencing at the Northwest corner of said Northwest Quarter; thence on an assumed bearing of South 89 degrees 59 minutes 56 seconds East along the North line of said Northwest Quarter, 281.80 feet; thence South 00 degrees 00 minutes 04 seconds West, 40.00 feet to a point on the South Right of Way line of 27th Street, and the point of beginning; thence South 00 degrees 17 minutes 08 seconds West, 309.40 feet to a point on the South line of said Lot 1, Block 3, Centennial Estates Fourth Addition; thence North 89 degrees 42 minutes 52 seconds West along said South line, 232.00 feet to a point on the East Right of Way line of Vine Street; thence North 44 degrees 42 minutes 52 seconds West along said East Right of Way line, 14.14 feet; thence continuing along said East Right of Way line North 00 degrees 17 minutes 08 seconds East, 273.18 feet to a point on the South Right of Way line of 27th Street; thence North 45 degrees 07 minutes 42 seconds East along said South Right of Way line, 35.45 feet; thence continuing along said South Right of Way line South 89 degrees 59 minutes 56 seconds East, 217.00 feet to the point of beginning.

Contains 74,363 sq. ft. (1.71 acres) of land, more or less.

**APPROVALS:**

This plat, Walgreens Subdivision, has been submitted to and approved by the Hays Planning Commission this 20<sup>th</sup> day of March, 2000.

Larry Houck  
CHAIRMAN  
Dore Baldrin  
SECRETARY

John T. Bird  
John T. Bird, Attorney for the City of Hays

The dedications shown on this plat accepted by the City Commission of the City of Hays, Kansas, this 27<sup>th</sup> day of April, 2000.

Troy Wickham  
MAYOR

ATTEST: Caroleen Berger City Clerk

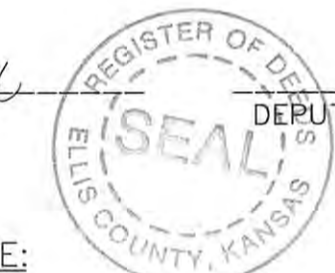


**RECORDED:**

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 8 day of May, 2000, in Book 266, Page 37.

Rose Ann Ruff  
REGISTER OF DEEDS



Plat & Recd - 486-20  
Recd - 486-25

**SURVEYOR'S CERTIFICATE:**

I, Micheal A. Adams, 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.

Micheal A. Adams 4-7-00  
Micheal A. Adams Date



**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, and Easements, the same to be known as "Walgreens Subdivision", in Hays, Kansas. 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 Howard T. Paul  
Nancy H. Paul  
Howard T. Paul  
Nancy H. Paul

**NOTARY CERTIFICATE:**

State of Kansas, County of Shawnee:  
Be it remembered that on this 10<sup>th</sup> day of April, 2000, before me, a Notary Public in and for said County and State, came Howard T. Paul and Nancy H. Paul to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal, the day and year above written.



Kelli J. Taggart  
Notary Public

My Commission Expires: 5-13-03

**GENERAL NOTES**

- No building permits shall be issued until arrangements for the installation of water mains and/or connection charges have been made with the City Water Department.
- Sewers: Lots in this subdivision shall be served by a public sewer system.
- All lot lines are either parallel or perpendicular to street lines unless otherwise noted.
- Property owners shall be admonished from placing any permanent or semi-permanent obstruction in permanent easements. This includes, but is not limited to, trees, shrubs, fences, retaining walls, buildings, or other miscellaneous obstructions that interfere with access and egress of maintenance vehicles and equipment for the operation and maintenance of the utilities or pipe lines located in the easement. Any permanent or semi-permanent obstruction located in the permanent sewer easement may be removed by personnel representing the City of Hays, to provide for the proper operation and maintenance of that utility line, without cost or obligation for replacement. Cost of removal and/or replacement shall be the responsibility of the property owner.
- Easements shown on plat are centered on lot lines unless otherwise noted.
- Notice: In the event there are other owners or those holding any proprietary interest in any land contained in this subdivision whom do not appear and duly acknowledge this plat prior to the time of recording in the office of the Register of Deeds, the plat shall be null and void.

**REVIEW SURVEYOR'S CERTIFICATE:**

State of Kansas, County of Ellis, ss:

I hereby certify that the review of this plat was found to be in compliance with the requirements of K.S.A. 58-2005. Approved this 4<sup>th</sup> day of May, 2000.

