



DESCRIPTION:  
 Plat of a tract of land situated in the Northeast Quarter of Section 32, Township 13 South, Range 18 West of the Sixth Principal Meridian in Ellis County, Kansas, and further described as follows:

A tract of land beginning at a point 727 feet West and 40 feet South of the Northeast corner of Section 32, Township 13 South, Range 18 West; thence on an assumed bearing of South 00°54'34" West a distance of 990.70 feet; thence on a bearing of North 89°59'44" West a distance of 833.00 feet; thence on a bearing of North 00°54'34" East a distance of 990.70 feet to the South Right of Way line of 27th Street; thence on a bearing of South 89°59'44" East along said Right of Way line a distance of 833.00 feet to the Point of Beginning. Said described tract contains 18.943 acres more or less.

EASEMENTS:  
 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 unless otherwise noted, 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 now or hereafter used by the public over, under, and along the strips marked "easement".

STREETS:  
 Streets, avenues, and drives shown on this plat and not heretofore dedicated to and for public use are hereby so dedicated.

SURVEYOR'S CERTIFICATION:  
 I, Dale K. Owings, Land Surveyor in the State of Kansas, do hereby certify that I have accurately surveyed and plotted this subdivision and have located located all monuments as shown. Said described survey was completed on July 31, 1996.

Dale K. Owings  
 Dale K. Owings, P.E.

STATE OF KANSAS  
 COUNTY OF ELLIS  
 Know all men by these presents, that I, the undersigned property owner of the land as above set forth in the Surveyor's Certification, have caused the same to be surveyed and platted into Lots, Blocks, Easements, Drives, a Street and an Avenue, the same to be known as ARBOR VALLEY ESTATES; the Drives, Streets, an Avenues 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 construction, operating, maintaining, and repairing all public utilities.

Kenneth J. Herrman  
Peggy J. Herrman  
Peggy J. Herrman

Be it remembered on this 12<sup>th</sup> day of September, 1996, before me, a Notary Public in and for said County and State, came Kenneth and Peggy Herrman to me personally known to be the same person 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.

Elinda Bauer  
 Notary Public



My Commission Expires: 1-8-2000

This plat of Arbor Valley Estates has been submitted to and approved by the Hays-Ellis County Planning Commission this 19<sup>th</sup> day of August, 1996.

Larry Judd  
 Chairman  
Joe E. Baldria  
 Secretary

The dedications shown on this plat accepted by the City Commission of the City of Hays, Kansas, this 12 day of Sept., 1996.



Daniel S. Rupp  
 Mayor  
Carol Ann Grubbe  
 City Clerk



The above and forgoing plat is approved by the City Attorney of the City of Hays, Kansas this 12 day of Sept., 1996.

Bob Bail  
 City Attorney

FINAL PLAT

ARBOR VALLEY ESTATES  
 ADDITION TO THE  
 CITY OF HAYS, KANSAS

PENCO ENGINEERING P.A.  
 PLAINVILLE, KANSAS

DESIGN BY: DKO	DRAWN BY: BDM	SHEET	OF
CHECKED BY: JJD	Proj. #S096048	1	2

STATE OF KANSAS  
 COUNTY OF ELLIS  
 This is to certify that this instrument was filed for record in the Register of Deeds Office on the 10 day of Oct., 1996, Page 349.  
Deputy  
 Entered on transfer of record this 19 day of Oct., 1996.



Deputy  
 Register of Deeds

Legend  
 Lot Number- 1  
 Block Number- 1

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