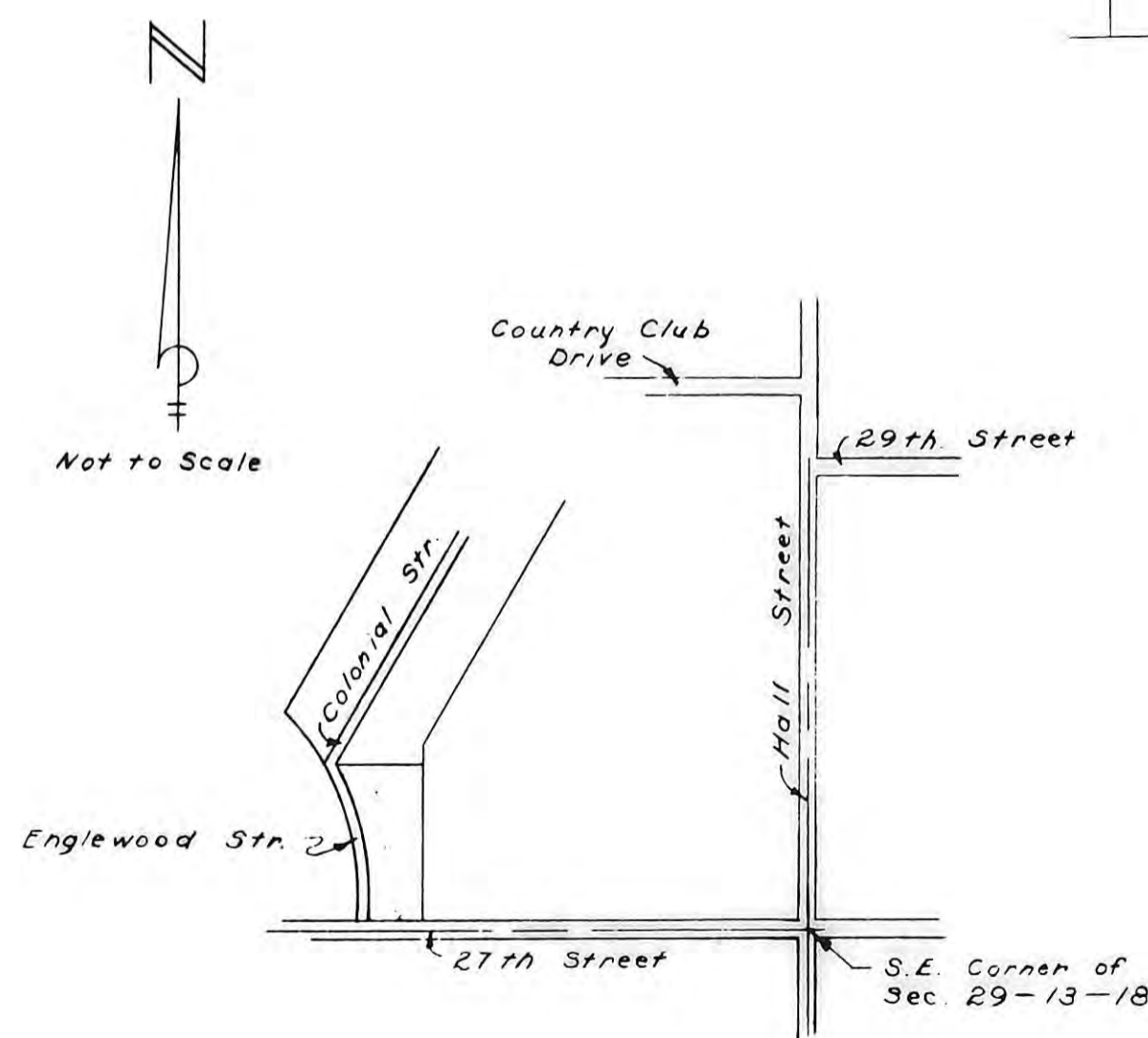
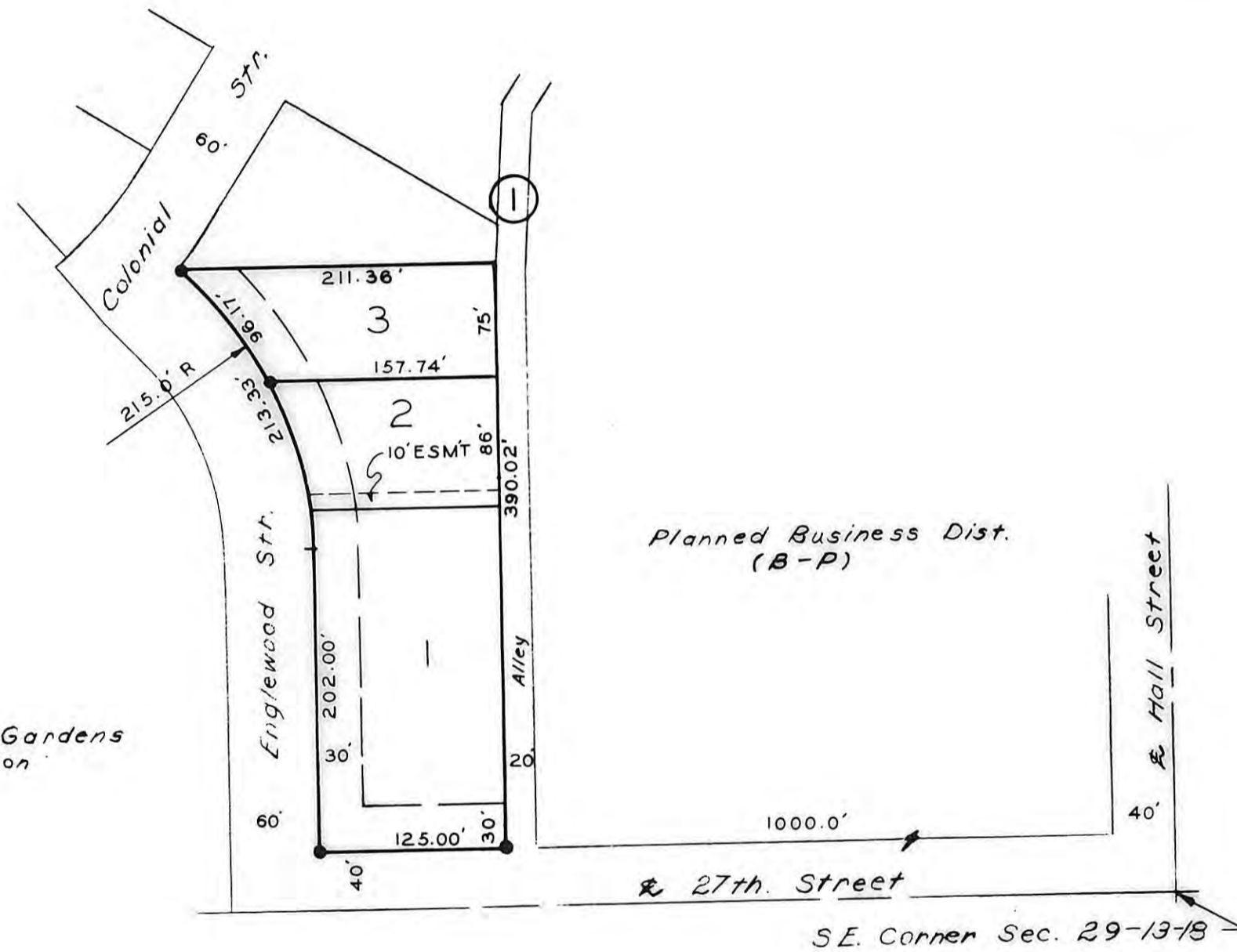


# REPLAT OF LOT 1, BLOCK 1, COUNTRY CLUB ESTATES FIRST ADDITION

TO THE CITY OF HAYS, KANSAS



LOCATION MAP

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.

**NOTARY CERTIFICATE:**  
State of Kansas, County of Ellis, ss  
I, a Notary Public in and for Ellis County, in the State of Kansas, do hereby certify that Paul E. Higgins, Gladys L. Higgins, Edward E. Picking, and Lynda L. Picking, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed the plat as their own free and voluntary act for the uses and purposes herein set forth.  
Given under my hand and Notarial Seal this 19 day of July, 1976.  
My commission expires August 31, 1978.  
Notary Public

**LEGAL DESCRIPTION:**  
A tract of land in the Southeast quarter of Section 29, Township 13 South, Range 18 West of the Sixth Principal Meridian, Ellis County, Kansas, and further described as follows:  
Beginning at a point 40 feet North and 1,060 feet West of the Southeast corner of Section 29, Township 13 South, Range 18 West; thence North along the East line of Lot 1, Block 1, Country Club Estates First Addition, 390.02 feet; thence West along the North line of the original Lot 1, Block 1, a distance of 211.36 feet; thence Southeast along the Easterly Right-of-Way line of Englewood Street, a distance of 213.33 feet; thence South continuing along the East line of Englewood Street 202.00 feet; thence East along the North Right-of-Way line of 27th Street to the point of beginning.

**STREETS, ALLEYS, AND EASEMENTS:**  
Streets, alleys, and easements shown on this plat and not heretofore dedicated for public and private use are hereby dedicated for public and private use and may be used for the purpose of installing, repairing and maintaining all public and private utilities now or hereafter.

**OWNERS' CERTIFICATE:**  
State of Kansas, County of Ellis, ss  
This is to certify that the undersigned are the owners of the land described in the plat, and that they have caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes therein set forth, and do hereby acknowledge and adopt the same under the style and title thereon indicated.

All street rights-of-way as shown on this plat are hereby dedicated to the public. An easement or license to the public to locate, construct and maintain or authorize the location, construction and maintenance of poles, wires, conduits, water, gas and sewer pipes or required drainage channels or structures upon the area marked for easements on this plat is hereby granted.

Given under our hand at Hays, Kansas this 19 day of July, 1976.  
Country Club Estates, Inc. William H. Rymph, President  
Gladys L. Higgins, Edward E. Picking, Lynda L. Picking, Secretary

**NOTARY CERTIFICATE:**  
State of Kansas, County of Ellis, ss

I, a Notary Public in and for Ellis County, in the State of Kansas, do hereby certify that William H. Rymph, President and Wendelin A. Herman, Secretary, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed the plat as their own free and voluntary act for the uses and purposes herein set forth.

Given under my hand and Notarial Seal this 19 day of July, 1976.  
Notary Public

My commission expires August 31, 1978.

**SURVEYOR'S CERTIFICATE:**  
I, a licensed professional engineer and licensed land surveyor 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. Said survey was completed on February 19, 1976.

John W. Smith, P.E. & L.S.

**CITY CLERK'S CERTIFICATE:**  
I hereby certify that this plat was first submitted to the City Planning Commission and by the City Planning Commission to the Governing Body of the City of Hays, Kansas, and by such Governing Body duly approved on July 22, 1976.

Given under my hand and seal at Hays, Kansas, this 22nd day of July, A.D., 1976.  
City Clerk

**APPROVALS:**  
**CITY OF HAYS PLANNING COMMISSION CERTIFICATE:**  
Approved this 19 day of July, A.D., 1976.  
**CITY OF HAYS PLANNING COMMISSION, ELLIS COUNTY, KANSAS**

ATTEST:  
Secretary

**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 6 day of August, 1976, in Book 28, Page 29.

Virginia Shroyer, Register of Deeds  
\$20.00  
Deputy

Medication Book 278 084 page 459  
Resolution Book 278 page 465

DESIGNED BY	JWS	JOHN W. SMITH CONSULTING ENGINEER AND ASSOCIATES
DRAWN BY	TGZ	
CHECKED BY	DJB	HAYS KANSAS
DATE	JULY 76	FINAL PLAT OF A REPLAT OF LOT 1, BLOCK 1 COUNTRY CLUB ESTATES FIRST ADDITION
JOB NO.	76-221	
Hays Kansas		SHEET 1 OF 1

1.3 ACRES