

GREEN HILLS O'FORD ADDITION NO.2
PART OF THE NW/4 AND SW/4 OF
SEC. 23; T-26-S; R-25-W
DODGE CITY, FORD COUNTY, KANSAS

SOULE STREET

LOT 1

LOT 2

Dist. Cor.	Bearing	Distance	Remarks	Point
SW Cor.	S 89°51'03" E	295.72'	1422.83	7207.28
SE Cor.	S 89°55'51" E	335.45'	1422.86	7388.38
NE Cor.	S 89°55'51" E	335.45'	1206.73	7500.82
NW Cor.	S 89°51'03" E	295.72'	1206.73	7338.38
SW Cor.	S 89°51'03" E	295.72'	386.11	7843.32
SE Cor.	S 89°55'51" E	335.45'	386.11	7703.34
NE Cor.	S 89°55'51" E	335.45'	420.34	7706.86
NW Cor.	S 89°51'03" E	295.72'	420.34	7707.28
Area of Deeds			0.00	0.00
Area of Accuracy = 1 to 10,000:				



0' 30' 60'
SCALE: 1" = 60'
SURVEY DATE: 08/27/99



Legend

- ▲ Section Corner
- Concrete Monument Found and Used
- Concrete Monument Set
- Set 1/2"x30" Rebar and Cap #662
- ✓ Not To Scale
- m Measured Distance
- p Platted Distance
- d Deed Distance

LAND SURVEYORS DESCRIPTION

A Tract of land in the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 23; Township-26-South; Range-25-West of the 6th P.M. in Dodge City, Ford County, Kansas, reference to prior Deed Book 196, page 297 and being more fully described as follows:

Commencing at the West Quarter Corner of Section 23, T-26-S; R-25-W of the 6th P.M. in Dodge City, Ford County, Kansas, said point being a 1/2" x 30" long Re-Bar and Cap #662;

Thence on an assumed bearing of N 1°- 30'- 46" W along the West Line of the Northwest Quarter of Section 23 a distance of 213.31 ft. measured (213.5 Deed);

Thence bearing S 89°- 51'- 03" E, a distance of 50.02 feet to a 1/2" x 30" long Re-Bar and Cap #662 set in concrete, said point being on the East Right-of-Way Line of North Fourteenth Avenue and the South Right-of-Way Line of Soule Street and being the TRUE POINT OF BEGINNING;

Thence bearing S 89°- 51'- 03" E a distance of 295.72 feet along the South Right-of-Way Line of Soule Street to a 1/2" x 30" long Re-Bar and Cap #662 set in concrete, said point being the Northwest Corner of Lot 3, Block 16, Green Hills O'Ford Addition;

Thence bearing S 1°- 34'- 28" E, a distance of 212.75 feet (216.4 feet Deed) along the West Line of said Lot 3;

Thence bearing S 89°- 55'- 51" E, a distance of 335.45 feet (336.0 feet Deed) along the South Line of said Block 16, to a found 5/8" Re-Bar now set in concrete, said point being the Southeast Corner of said Block 16;

Thence bearing S 1°- 32'- 28" E, a distance of 222.75 feet (223.4 feet Deed) along the West Line of Hi Street to a found 5/8" Re-Bar now set in concrete, said point being the Northeast Corner of Highland Terrace P.D.D.;

Thence bearing S 89°- 43'- 39" W, a distance of 631.43 feet along the North Line and extended North Line of said P.D.D. to a 1/2" x 30" long Re-Bar and Cap #662 set in concrete said point being on the East Right-of-Way Line of Fourteenth Avenue;

Thence bearing N 1°- 30'- 20" W, a distance of 227.81 feet along the East Right-of-Way Line of Fourteenth Avenue to a 1/2" x 30" long Re-Bar and Cap #662 set in concrete (said East Right-of-Way Line being parallel and 50.00 feet east of the True West Line of the Southwest Quarter of said Section 23);

Thence bearing N 1°- 30'- 46" W, a distance of 211.86 feet along the East Right-of-Way Line of Fourteenth Avenue (said right-of-way line being parallel and 50.00 east of the West Line of the Northwest Quarter of said Section 23) to the POINT OF BEGINNING.

Contains 204,762 square feet or 4.7007 acres more or less.

- I. Southwest Corner Section 23; T-26-S; R-25-W
Found 5/8" Re-Bar with Survey cap (Winfrey) in a Water Valve Monument Box. This corner Perpetuated By Winfrey From Wooden Stake Set By B.L. Glen Found in Street Construction.
 1. Fd 1/2" Bar and Survey Cap in Water Valve Monument Box Local Corner 1.39 Fl. SE
 2. Set "X" cut in NW Cor. Conc. L.P. Base 66.69 Fl. ESE
 3. Set "X" cut in SW Cor. Conc. L.P. Base 63.65 Fl. NE
 4. Set "X" cut in SE Cor. Conc. L.P. Base 67.37 Fl. WNW
 5. Set "X" cut in NE Cor. Conc. L.P. Base 55.64 Fl. SW
- II. West Quarter Corner Section 23; T-26-S; R-25-W
Found 1/2"x30" Re-Bar and Cap #662 over a 1/2"x30" Re-Bar Re-Established By Ties Replaced previous R.R. Spike After 14th Ave. Repaving. Local Corner
 1. Fd Spike & Washer in PP. 82.43 Fl. NE
 2. Fd Spike & Washer in PP. 58.47 Fl. SE
 3. Fd Spike & Washer in PP. 51.60 Fl. SW
- III. Northwest Corner Section 23; T-26-S; R-25-W
Found 1/2" Re-bar Top ± 8" Below Asphalt Surface
 1. Fd "X" cut in South End Conc. Median 29.90 Fl. N
 2. Fd "X" cut in Traffic Signal Conc. Base 53.41 Fl. NE
 3. Fd "X" cut in Traffic Signal Conc. Base 63.03 Fl. NW
 4. N Edge of Asphalt Driving Lane of US 50 By-pass Bears E-W on Line
 5. C/L Centerline 14th Ave. Bears N-S on Line

OWNER'S CERTIFICATE AND DEDICATION
STATE OF KANSAS } ss
COUNTY OF FORD } ss

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS AND BLOCK, EASEMENTS, AND OTHER PUBLIC WAYS UNDER THE NAME OF GREEN HILLS O'FORD ADDITION NO. 2, LOCATED IN THE SOUTHWEST QUARTER AND NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 26 SOUTH, RANGE 25 WEST OF 6TH PM IN FORD COUNTY, KANSAS; THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS DENOTED ON THE PLAT ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING AND REPAIRING PUBLIC IMPROVEMENTS.

[Signature]
UTICORP UNITED INC. : DEREK SEACAT

NOTARY'S CERTIFICATE
STATE OF KANSAS } ss
COUNTY OF FORD } ss

BE IT REMEMBERED THAT ON THIS 24 DAY OF October, 1999, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME THE ABOVE OWNERS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING, AND WHO 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.

[Signature] MY COMMISSION EXPIRES 01-10-2000
NOTARY PUBLIC KEENA L. MCINTYRE

FORD COUNTY SURVEYOR CERTIFICATE:
THIS PLAT OF GREEN HILLS O'FORD ADDITION NO.2 DODGE CITY, FORD COUNTY, KANSAS HAS BEEN REVIEWED AND APPROVED BY THE FORD COUNTY SURVEYOR, THIS 24 DAY OF October, 1999.

[Signature]
FORD COUNTY SURVEYOR

ZONING BOARD CERTIFICATE:
THIS PLAT OF GREEN HILLS O'FORD ADDITION NO.2 DODGE CITY, FORD COUNTY, KANSAS HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF DODGE CITY ZONING BOARD THIS 24 DAY OF October, 1999.

[Signature]
MIKE BOSLEY, CHAIRMAN

[Signature]
DENNIS L. VEATCH, SECRETARY

CITY COMMISSION CERTIFICATE:
THE DEDICATIONS SHOWN ON THIS PLAT ACCEPTED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF DODGE CITY, KANSAS, THIS 24 DAY OF October, 1999.

[Signature]
BERNARD SCHMIDT, MAYOR

[Signature]
NANETTE POGUE, CITY CLERK

TRANSFER RECORD CERTIFICATE:
ENTERED ON TRANSFER RECORD THIS 28 DAY OF October, 1999.

[Signature]
RITA A. SLATTERY, COUNTY CLERK

REGISTER OF DEEDS CERTIFICATE:
STATE OF KANSAS } ss
COUNTY OF FORD } ss

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS 24 DAY OF October, 1999, IN PLAT BOOK 24 AT PAGE 24 01-10-1999

[Signature]
QUANTA QUICK, REGISTER OF DEEDS

REGISTERED LAND SURVEYOR
I DOUGLAS M. GROVE, A REGISTERED LAND SURVEYOR IN THE STATE OF KANSAS HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND PLATTED GREEN HILLS O'FORD ADDITION NO.2 AND THE BOUNDARY CORNERS HAVE BEEN SET AS REQUIRED BY STATUTE.

[Signature]
Douglas M. Grove, P.L.S.

GROVE & COMPANY
LAND SURVEYORS
304 W. McARTHUR RD.
DODGE CITY, KANSAS 67801

JOB NO. 99-58
DATE: AUG 30, 1999
SHEET 1 OF 1