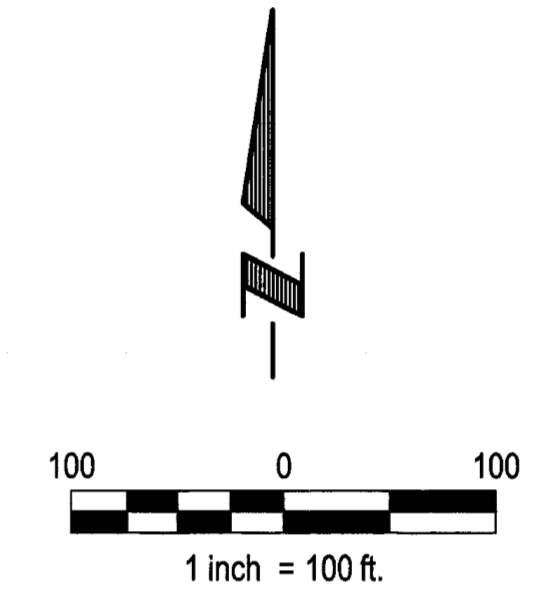


ASHBURY HILLS

LOTS 1 THRU 166 INCLUSIVE & OUTLOTS "A" THRU "H"

A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF THE SE1/4, PART OF THE SE1/4 OF THE SE1/4, PART OF THE SW1/4 OF THE SE1/4 AND PART OF THE NW1/4 OF THE SE1/4, ALL LOCATED IN SECTION 31, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- EXIST. SECTION CORNER
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES

R-4 ZONING SETBACK TABLE (LOTS 1 THRU 166)

FRONT YARD	25'
INTERIOR SIDE YARD	10'
STREET SIDE YARD	15'
REAR YARD	20'

- NOTES:**
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 120TH STREET FROM LOTS 9 THRU 11, 112 & 114 THRU 138 & OUTLOTS "A" & "B". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 124TH STREET FROM LOT 166. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 126TH STREET FROM LOTS 41, 42, 44, & 45. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO GOLD COAST ROAD FROM LOTS 1, 8, 9, 16, 17, 22, 23, 36, 38, 45 THRU 55, 125, 126, 153 THRU 157 & OUTLOT "B". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO SCHRAM ROAD FROM LOT 166 & OUTLOTS "D".
 - LOTS 44 THRU 47 DRIVEWAYS SHALL ONLY HAVE ACCESS TO EDWARD CIRCLE.
 - LOTS 48 THRU 55 DRIVEWAYS SHALL ONLY HAVE ACCESS TO HORIZON STREET.
 - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
 - INDICATED LOT LINES ARE RADIAL TO THE FRONT LOT LINE AND NON-RADIAL TO THE REAR LOT LINE.
 - ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
 - ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
 - THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT (8.5) RADI FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
 - OUTLOTS "A", "B", "C" & "D" ARE TO BE USED FOR PERMANENT PSCMP BASINS. A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOTS "A", "B", "C" & "D". OUTLOTS "A", "B", "C" & "D" SHALL BE OWNED BY THE SANITARY AND IMPROVEMENT DISTRICT 4. A SHALL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION PRIOR TO ANNEXATION.
 - OUTLOTS "E" & "F" ARE TO BE USED AS A BUFFER AND LANDSCAPING EASEMENT. OUTLOTS "E" & "F" SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - OUTLOTS "G" & "H" ARE INTENDED TO BE RESERVED FOR REDEVELOPMENT AND BE INCORPORATED WITH LOT 1, SAMSON ADDITION AT SUCH TIME THAT SAID LOT 1 IS PLATTED AND OWNED BY THE DEVELOPER. OUTLOTS "G" & "H" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.
 - LOTS 45 THRU 47 SHALL BE CONSIDERED DOUBLE FRONTAGE LOTS DUE TO ABUTTING LAND TO BE DEDICATED AS GOLD COAST ROAD IN A FUTURE PHASE OF ASHBURY HILLS.
 - LOTS 44 & 45 SHALL BE CONSIDERED DOUBLE FRONTAGE LOTS DUE TO ABUTTING LAND TO BE DEDICATED AS 120TH STREET IN A FUTURE PHASE OF ASHBURY HILLS.

COUNTER: 191 C.E. 191
 HENRY: 191 D.E. 191
 FEES: 126.00
 CHECK: 126.00 CASH
 REFUND: CREDIT
 SHORT: MGR

FILED SARPY COUNTY NEBRASKA
 INSTRUMENT NUMBER
 2019-11806
 06/07/2019 9:05:42 AM
 COUNTY CLERK/REGISTER OF DEEDS

E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services
 10699 Mill Valley Road, Suite 100, Omaha, NE 68154
 Phone: 402.885.1700 Fax: 402.885.3599
 www.eaeg.com



ASHBURY HILLS
 LOTS 1 THRU 166 INCLUSIVE AND OUTLOTS "A" THRU "H"
 PAVILION, NEBRASKA

FINAL PLAT

Revisions	Date	Description
1	01/14/2019	Revisions per City Comments
2	03/19/19	Revisions per City Comments
3	05/11/19	Revisions per City Comments
4	05/20/19	Revisions per County Comments

Proj No: P2017-258-001
 Date: 01/14/2019
 Designed By: JCH
 Drawn By: JRS
 Scale: 1" = 100'
 Sheet: 1 of 2
 JPE:SAW
 02/08/2019 10:16 AM K:\Projects\2017\258-001\Final\Plat\Final\Plat01.dwg

ASHBURY HILLS

LOTS 1 THRU 166 INCLUSIVE & OUTLOTS "A" THRU "H"

A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF THE SE1/4, PART OF THE SE1/4 OF THE SE1/4, PART OF THE SW1/4 OF THE SE1/4 AND PART OF THE NW1/4 OF THE SE1/4, ALL LOCATED IN SECTION 31, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS	
LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
1	20,410	25	17,803	49	12,581	73	10,761	97	9,326	121	10,048	145	18,351		
2	16,995	26	17,481	50	12,581	74	19,250	98	9,330	122	11,863	146	12,213		
3	13,986	27	16,280	51	12,581	75	13,138	99	9,334	123	12,662	147	16,336		
4	27,249	28	16,280	52	12,581	76	13,091	100	9,338	124	15,508	148	12,900		
5	26,715	29	16,280	53	12,581	77	13,044	101	9,605	125	14,767	149	12,842		
6	22,972	30	16,280	54	12,581	78	12,997	102	10,131	126	16,621	150	12,196		
7	20,889	31	20,630	55	13,601	79	12,642	103	10,131	127	17,040	151	11,550		
8	19,546	32	34,283	56	13,674	80	12,658	104	10,131	128	15,412	152	16,608		
9	17,092	33	20,022	57	13,684	81	11,699	105	10,131	129	13,343	153	13,845		
10	16,343	34	16,280	58	11,419	82	11,698	106	10,131	130	10,604	154	11,928		
11	22,041	35	20,422	59	11,284	83	11,698	107	10,131	131	10,282	155	10,916		
12	23,635	36	14,591	60	9,812	84	11,697	108	11,702	132	9,960	156	13,100		
13	20,217	37	13,199	61	11,424	85	11,696	109	9,061	133	9,638	157	18,968		
14	20,610	38	12,990	62	15,209	86	10,637	110	8,989	134	9,977	158	12,902		
15	20,143	39	14,436	63	13,003	87	12,609	111	8,917	135	11,676	159	9,000		
16	20,573	40	24,575	64	12,290	88	10,530	112	10,713	136	12,081	160	9,000		
17	20,292	41	19,846	65	12,592	89	9,907	113	11,396	137	12,141	161	9,000		
18	19,726	42	24,893	66	11,963	90	11,034	114	16,425	138	11,230	162	9,000		
19	19,855	43	17,326	67	11,963	91	10,106	115	11,617	139	13,700	163	9,000		
20	17,343	44	21,456	68	10,890	92	9,305	116	10,525	140	9,968	164	9,002		
21	15,888	45	44,997	69	17,064	93	9,309	117	10,142	141	9,315				
22	18,679	46	21,696	70	10,941	94	9,313	118	10,076	142	9,683				
23	18,406	47	18,240	71	10,538	95	9,317	119	9,827	143	10,289				
24	16,104	48	14,954	72	10,538	96	9,321	120	9,938	144	10,882				

CENTERLINE CURVE TABLE					CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	1500.00'	11.80'	5.90'	0°27'02"	19	150.00'	81.91'	42.00'	31°17'14"
2	1500.00'	65.56'	32.79'	2°30'16"	20	300.00'	82.95'	41.74'	15°50'33"
3	800.00'	232.37'	117.01'	16°38'31"	21	300.00'	30.83'	15.43'	5°53'17"
4	400.00'	136.93'	69.14'	19°36'49"	22	210.79'	127.37'	65.69'	34°37'14"
5	600.00'	386.19'	200.05'	36°52'41"	23	150.00'	55.86'	28.26'	21°20'11"
6	800.00'	188.80'	94.84'	13°31'19"	24	300.00'	47.17'	23.63'	9°00'29"
7	300.00'	320.27'	177.31'	61°10'04"	25	150.00'	117.61'	62.01'	44°59'21"
8	300.00'	335.22'	187.54'	64°01'18"	26	300.00'	48.93'	24.52'	9°20'40"
9	300.00'	58.46'	29.32'	11°09'57"	27	300.00'	83.69'	42.12'	15°59'04"
10	150.00'	42.27'	21.27'	16°08'47"	28	150.00'	118.35'	62.45'	45°12'25"
11	175.00'	49.10'	24.71'	16°04'36"	29	130.00'	101.27'	53.36'	44°38'04"
12	131.49'	143.57'	79.89'	62°33'46"	30	115.01'	89.59'	47.21'	44°38'04"
13	300.00'	154.35'	78.92'	29°29'41"	31	150.00'	73.41'	37.46'	28°02'30"
14	100.00'	175.52'	120.38'	100°34'00"	32	125.00'	156.97'	90.73'	71°56'56"
15	100.00'	35.48'	17.93'	20°19'37"	33	325.00'	83.10'	41.78'	14°39'00"
16	200.00'	87.20'	44.31'	34°58'54"	34	200.00'	83.81'	42.53'	24°00'36"
17	453.00'	200.84'	102.10'	25°24'10"	35	125.00'	173.13'	103.70'	79°21'30"
18	150.00'	79.72'	40.83'	30°27'06"					

RIGHT-OF-WAY CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
36	80.00'	122.25'	76.66'	87°32'22"
37	80.00'	125.66'	80.00'	90°00'00"
38	80.00'	125.66'	80.00'	90°00'00"
39	80.00'	130.22'	84.69'	93°15'55"

LINE	BEARING	LENGTH
L1	N2°44'34"W	20.00'
L2	N33°07'46"E	12.02'
L3	N11°52'14"W	108.04'
L4	N17°45'31"W	43.81'
L5	S50°33'42"W	73.73'
L6	S47°02'13"W	73.56'
L7	S48°06'11"E	33.69'
L8	N87°15'46"E	19.42'
L9	N42°15'46"E	12.02'
L10	N2°44'14"W	76.22'
L11	N60°35'28"W	11.52'
L12	N2°53'45"W	77.81'
L13	N43°45'41"E	240.53'
L14	N63°50'22"W	60.00'
L15	S43°49'14"W	240.53'

Curve	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	275.00'	28.26'	N14°48'53"W	28.25'
C2	105.00'	15.96'	S37°32'37"W	15.94'
C3	90.01'	70.12'	S70°29'12"E	68.36'
C4	155.00'	31.06'	N03°00'12"E	31.01'
C5	365.00'	26.75'	S69°18'21"W	26.75'
C6	270.00'	219.87'	N20°25'58"E	213.84'
C7	330.00'	99.19'	N35°09'03"E	98.81'
C8	270.00'	81.02'	S35°09'53"W	80.72'
C9	330.00'	126.93'	S32°44'34"W	126.14'

APPROVAL BY PAVILLION CITY COUNCIL
 THIS SUBDIVISION OF ASHBURY HILLS WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PAVILLION, NEBRASKA.
 DAVID P. BLACK, MAYOR
 ATTEST: Nicole L. Brown, City Clerk
 NICHOLE L. BROWN, CITY CLERK

APPROVAL OF PAVILLION PLANNING COMMISSION
 THIS SUBDIVISION OF ASHBURY HILLS WAS APPROVED BY THE PAVILLION PLANNING COMMISSION.
 REBECCA HOCH, Chairperson, PAVILLION PLANNING COMMISSION
 June 5, 2019

APPROVAL BY PAVILLION CITY ENGINEER
 THIS SUBDIVISION OF ASHBURY HILLS WAS APPROVED BY THE PAVILLION CITY ENGINEER THIS 5th DAY OF June 2019.
 JEFFREY THOMPSON, PE, CPESC, CEM
 PAVILLION CITY ENGINEER

COUNTY TREASURER'S CERTIFICATE
 THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.
 COUNTY TREASURER
 DATE: 6-4-19

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ASHBURY HILLS DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, SRS CAPITAL, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, & ONE-TWO-SIX SCHRAM, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREINAFTER KNOWN AS ASHBURY HILLS (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, AND CENTURYLINK ACROSS FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS, THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION, THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FEET WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. THE SUBDIVIDER SHALL GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT AND/OR BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE FORESAID OR RIGHTS HEREIN GRANTED.

ASHBURY HILLS DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

Peter W. Katt, MEMBER
 DATE: 5-25-19

SRS CAPITAL, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

Peter W. Katt, MEMBER
 DATE: 5-25-19

ONE-TWO-SIX SCHRAM, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

Geoff McGreor, MEMBER
 DATE: 5-22-19

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF SARPY)

ON THIS 23rd DAY OF May 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME PETER KATT, MEMBER OF ASHBURY HILLS DEVELOPMENT LLC, A NEBRASKA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Heather Czerwin, Notary Public
 GENERAL NOTARY - State of Nebraska
 Heather Czerwin
 My Comm. Exp. Nov. 8, 2021

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF SARPY)

ON THIS 25th DAY OF May 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME PETER KATT, MEMBER OF SRS CAPITAL LLC, A NEBRASKA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Heather Czerwin, Notary Public
 GENERAL NOTARY - State of Nebraska
 Heather Czerwin
 My Comm. Exp. Nov. 8, 2021

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF SARPY)

ON THIS 22nd DAY OF May 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME GEOFF MCGREOR, MEMBER OF ONE-TWO-SIX SCHRAM, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Leslie Fitzgibbon, Notary Public
 GENERAL NOTARY - State of Nebraska
 Leslie Fitzgibbon
 My Comm. Exp. June 3, 2023

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN ASHBURY HILLS THE LOTS NUMBERED AS SHOWN, A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF THE SE1/4, PART OF THE SW1/4 OF THE SE1/4 AND PART OF THE NW1/4 OF THE SE1/4, ALL LOCATED IN SECTION 31, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SE1/4 OF SECTION 31; THENCE S02°49'59"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE1/4 OF SECTION 31, A DISTANCE OF 1546.87 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE S87°15'46"W ALONG THE SOUTH LINE OF SAID SE1/4 OF SECTION 31, A DISTANCE OF 661.50 FEET; THENCE N02°39'04"W, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, SAMSON ADDITION, A SUBDIVISION LOCATED IN PART OF SAID SE1/4 OF SECTION 31; THENCE N87°15'46"E, A DISTANCE OF 468.99 FEET; THENCE N02°25'54"E, A DISTANCE OF 162.48 FEET; THENCE N87°19'01"E, A DISTANCE OF 138.17 FEET; THENCE S47°40'59"E, A DISTANCE OF 12.02 FEET; THENCE N02°40'59"W, A DISTANCE OF 167.16 FEET; THENCE S87°15'26"W ALONG THE NORTH LINE OF SAID LOT 1, SAMSON ADDITION, A DISTANCE OF 1091.22 FEET; THENCE N02°44'34"W, A DISTANCE OF 20.00 FEET; THENCE N42°44'15"E, A DISTANCE OF 594.25 FEET; THENCE N40°22'28"W, A DISTANCE OF 124.41 FEET; THENCE S43°30'32"W, A DISTANCE OF 9.14 FEET; THENCE N46°22'28"W, A DISTANCE OF 176.50 FEET; THENCE N41°53'49"E, A DISTANCE OF 112.99 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 235.79 FEET, A DISTANCE OF 15.21 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N14°42'30"W, A DISTANCE OF 15.21 FEET; THENCE N11°52'14"W, A DISTANCE OF 74.71 FEET; THENCE N68°52'14"W, A DISTANCE OF 12.02 FEET; THENCE N11°52'14"W, A DISTANCE OF 50.00 FEET; THENCE N39°07'46"E, A DISTANCE OF 12.02 FEET; THENCE N11°52'14"W, A DISTANCE OF 108.04 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 275.00 FEET, A DISTANCE OF 28.26 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N14°42'30"W, A DISTANCE OF 28.26 FEET; THENCE N17°45'31"W, A DISTANCE OF 43.81 FEET; THENCE S50°33'42"W, A DISTANCE OF 73.73 FEET; THENCE S47°02'13"W, A DISTANCE OF 73.56 FEET; THENCE S41°51'30"W, A DISTANCE OF 77.81 FEET; THENCE S48°06'11"E, A DISTANCE OF 33.69 FEET; THENCE N48°06'11"E, A DISTANCE OF 12.02 FEET; THENCE S48°06'11"E, A DISTANCE OF 50.00 FEET; THENCE S03°06'11"E, A DISTANCE OF 12.02 FEET; THENCE S48°06'11"E, A DISTANCE OF 228.16 FEET; THENCE N86°53'49"E, A DISTANCE OF 12.02 FEET; THENCE S48°06'11"E, A DISTANCE OF 50.00 FEET; THENCE S41°53'49"W, A DISTANCE OF 103.73 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 105.00 FEET, A DISTANCE OF 15.96 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S37°32'37"W, A DISTANCE OF 15.94 FEET; THENCE S02°44'30"E ALONG THE WEST LINE OF SAID LOT 1, SAMSON ADDITION, A DISTANCE OF 371.33 FEET TO A POINT ON SAID SOUTH LINE OF SAID SECTION 31; THENCE S87°15'46"W ALONG SAID SOUTH LINE OF THE SE1/4 OF SECTION 31, A DISTANCE OF 1,063.93 FEET; THENCE N02°44'14"W, A DISTANCE OF 766.51 FEET; THENCE N41°53'49"E, A DISTANCE OF 88.38 FEET; THENCE S48°06'11"E, A DISTANCE OF 971.93 FEET; THENCE N41°53'49"E, A DISTANCE OF 180.00 FEET; THENCE S48°06'11"E, A DISTANCE OF 33.69 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 301.00 FEET, A DISTANCE OF 70.12 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S70°29'12"E, A DISTANCE OF 68.36 FEET; THENCE N87°15'46"E, A DISTANCE OF 19.42 FEET; THENCE N42°15'46"E, A DISTANCE OF 12.02 FEET; THENCE N02°44'14"W, A DISTANCE OF 76.22 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 105.00 FEET, A DISTANCE OF 15.96 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S37°32'37"W, A DISTANCE OF 15.94 FEET; THENCE S02°44'30"E ALONG THE WEST LINE OF SAID LOT 1, SAMSON ADDITION, A DISTANCE OF 371.33 FEET TO A POINT ON SAID SOUTH LINE OF SAID SECTION 31; THENCE S87°15'46"W ALONG SAID SOUTH LINE OF THE SE1/4 OF SECTION 31, A DISTANCE OF 1,063.93 FEET; THENCE N02°44'14"W, A DISTANCE OF 766.51 FEET; THENCE N41°53'49"E, A DISTANCE OF