

"SOUTHPARK TOWNHOME" A CONDOMINIUM

SURVEYOR'S CERTIFICATE
or boundary of "SOUTHPARK TOWNHOME", a condominium, being a fractional part of Government Lot 2), in Section 35, Township 13 North, Range 13 East of the 6th P.M., as follows: Referring to the Center 1/4 corner of said Section 35; thence running N 0°00'00" E. (along said right-of-way) 40.97'; N 77°30'27" E. 94.66'; thence N 87°33'37" E. 15°40'26" E. 70.0'; thence S 61°36'38" E. 100.0'; thence S 79°36'40" E. 117.38'; thence N 19°40'26" E. 70.0'; thence S 61°36'38" E. 100.0'; thence S 79°36'40" E. 117.38'; thence N 88°45'42" W. 391.53'; thence N 22°50'28" W. 199.50'; thence S 100.0' to the point of beginning. Contains 4.00 Acres, more or less.

1992.
Charles P. Jordan
JORDAN LS 420

PLAT APPROVAL

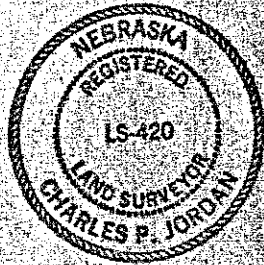
I, **IRENE O. JOHNSON**, (husband & wife), **BRUCE R. BEEDE** and **LINDA J. BEEDE**, **HORT** and **KAMMIE L. SHORT**, (husband and wife), **SOUTHPARK TOWNHOMES PARTNERSHIP**, **RICHARD T. JOHNSON**, General Partner, being the sole owners of the tract of land described by approve of our land being subdivided, as shown on this plat, to now be known as SouthPark Townhome. This subdivision is also subject to any and all easements of record, as of the last date hereof.

Richard T. Johnson
RICHARD T. JOHNSON, General Partner
Bruce R. Beede
BRUCE R. BEEDE
Linda J. Beede
LINDA J. BEEDE
Kammie L. Short
KAMMIE L. SHORT

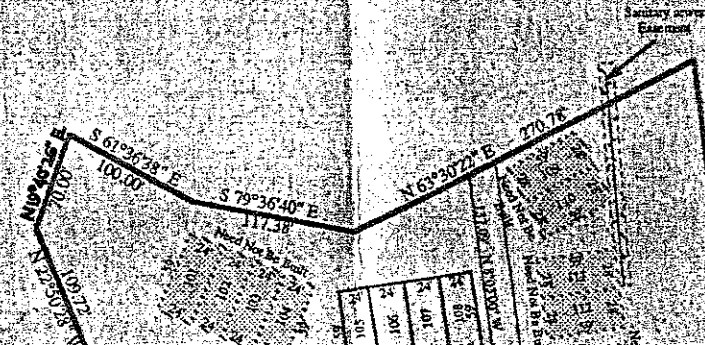
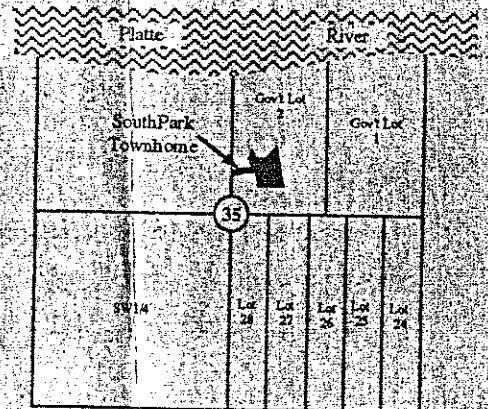
ACKNOWLEDGEMENT OF NOTARY

On this 6th day of September, 1992, before me, a notary public, duly commissioned and qualified in and for the State of Nebraska, appeared **IRENE O. JOHNSON**, (husband & wife), and **BRUCE R. BEEDE** and **LINDA J. BEEDE**, **HORT** and **KAMMIE L. SHORT** (husband and wife) and **SOUTHPARK TOWNHOMES PARTNERSHIP**, **RICHARD T. JOHNSON**, General Partner, who are personally known by me, and they did acknowledge their execution of the foregoing plat approval to be their free and voluntary act and deed.

FILED
OCT 6 1992
CASS COUNTY
SURVEYOR'S OFFICE



RECEIVED
SEP 11 1992
SURVEY RECORD REPOSITORY
\$5.00
CASS County
251-283



"SOUTHPARK"
A CONDOMINIUM

FILED
OCT 6 1992
CASS COUNTY
SURVEYOR'S OFFICE

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the exterior boundary of "SOUTHPARK TOWNHOME", a condominium, being a fractional part of the West 1/2 of the NE1/4, (sometimes known as Government Lot 2), in Section 35, Township 13 North, Range 13 East of the 6th P.M., Cass County, Nebraska, more fully described as follows: Referring to the Center 1/4 corner of said Section 35; thence running N 0°00'00" E, (assured bearing along the West line of the NE1/4), 274.0'; thence N 90°E, 33.0' to the true point of beginning on the Easterly County Road right-of-way line; thence N 0°00'00" E, (along said right-of-way), 40.97'; N 77°30'27" E, 94.66'; thence N 87°33'37" E, 158.32'; thence N 22°50'28" W, 109.72'; thence N 19°40'26" E, 70.0'; thence S 61°26'38" E, 100.0'; thence S 79°36'40" E, 117.38'; thence N 63°30'22" E, 270.78'; thence S 7°25'00" E, 454.57'; thence N 88°45'42" W, 391.53'; thence N 22°50'28" W, 199.50'; thence S 87°33'37" W, 169.58'; thence S 77°36'27" W, 100.0' to the point of beginning. Contains 4.00 Acres, more or less.

Signed this 19th day of June, 1992.

Charles P. Jordan
CHARLES P. JORDAN LS 420

PLAT APPROVAL

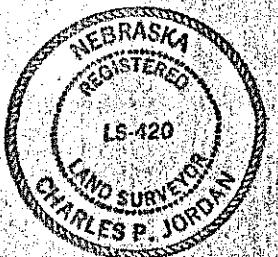
KNOW ALL MEN BY THESE PRESENTS:

that we, RICHARD T. JOHNSON and IRENE O. JOHNSON, (husband & wife), BRUCE R. BEEDE and LINDA J. BEEDE, (husband and wife), CHRISTOPHER T. SHORT and KAMMIE L. SHORT, (husband and wife), SOUTHPARK TOWNHOMES PARTNERSHIP, a Nebraska Partnership, (RICHARD T. JOHNSON, General Partner), being the sole owners of the tract of land described within the Surveyor's Certificate, do hereby approve of our land being subdivided, as shown on this plat, to now be known as "SOUTHPARK TOWNHOME", a condominium. This subdivision is also subject to any and all easements of record, as of the last date shown hereon.

Richard T. Johnson Irene O. Johnson Southpark Townhomes Partnership
RICHARD T. JOHNSON IRENE O. JOHNSON RICHARD T. JOHNSON, General Partner

Bruce R. Beede Linda J. Beede
BRUCE R. BEEDE LINDA J. BEEDE

Christopher T. Short Kammie L. Short
CHRISTOPHER T. SHORT KAMMIE L. SHORT



RECEIVED
SEP 11 1992
SURVEY RECORD REPOSITORY
\$5.00
CASS County
251-283

ACKNOWLEDGEMENT OF NOTARY

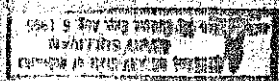
STATE OF NEBRASKA)

COUNTY OF CASS) ss

On this 19th day of June, 1992, before me, a notary public, duly commissioned and qualified in and for said County, did appear RICHARD T. JOHNSON and IRENE O. JOHNSON, (husband & wife), and BRUCE R. BEEDE and LINDA BEEDE (husband and wife) and CHRISTOPHER T. SHORT and KAMMIE L. SHORT (husband and wife) and SOUTHPARK TOWNHOMES PARTNERSHIP, a Nebraska Partnership, (RICHARD T. JOHNSON General Partner), who are personally known by me to be the identical persons whose names appears on this plat, and they did acknowledge their execution of the foregoing plat approval to be their voluntary act and deed.

Witness my hand and official seal the date last aforesaid.

Mary Sullivan
NOTARY PUBLIC

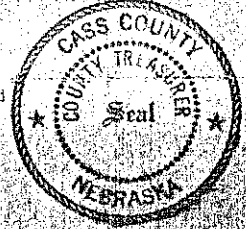


My commission expires 8-6-95

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due against the property described within the Surveyor's certificate and embraced within this plat, as shown by the records of this office, this 30th day of June, 1992.

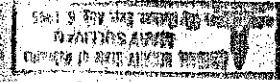
Richard Wassinger
RICHARD WASSINGER, CO. TREASURER



... BEGINNING ON THE EASTERLY RIGHT-OF-WAY

their voluntary act and deed.
Witness my hand and official seal the date last aforesaid.

Mary Sullivan
NOTARY PUBLIC

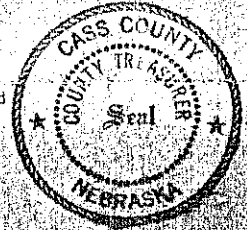


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Richard Wassinger
RICHARD WASSINGER, CO. TREASURER



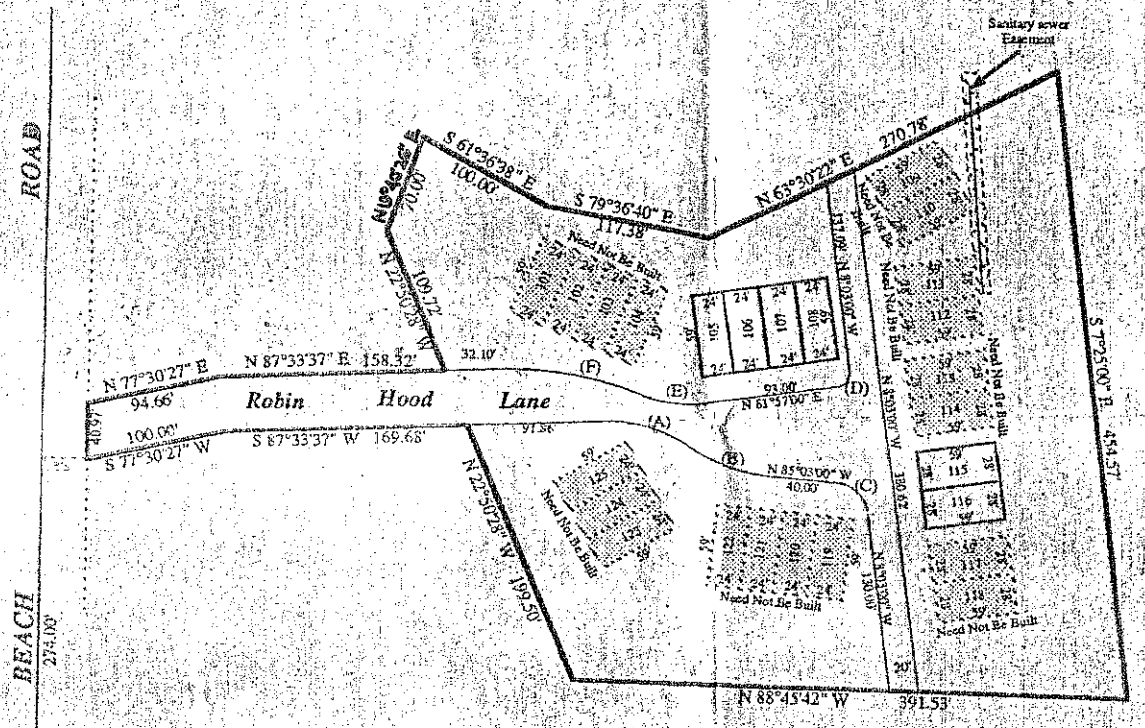
A ROADWAY EASEMENT BEGINNING ON THE EASTERLY RIGHT-OF-WAY LINE OF A COUNTY ROAD AND RUNNING THENCE EASTERLY THROUGH A 4.00 ACRE TRACT OF LAND KNOWN AS "SOUTH PARK TOWNHOME", A CONDOMINIUM LOCATED IN THE WEST 1/4 OF THE NE1/4 (GOV'T LOT 2), SECTION 35, T 13 N, R 13 E OF THE 6TH P.M., CASS COUNTY, NEBRASKA, MORE FULLY DESCRIBED AS FOLLOWS:

Referring to the Center 1/4 corner of said Section 35; thence N 0°00' E, (assumed bearing along the West line of the NE1/4), 374.0'; thence S 90° E, 33.00', to the true point of beginning; on the Easterly county road right-of-way line; thence N 0°00'00" E, (along said right-of-way), 40.97'; thence N 77°30'27" E, 94.66'; thence N 87°33'37" E, 130.42', to a point of curvature; thence following the arc of a 268.55' radius curve to the right, 109.09', to a point of reverse curvature; thence following the arc of a 92.02' radius curve to the left, 46.39', to a point of tangency; thence N 81°57'00" E, 93.80', to a point of curvature; thence following the arc of a 10' radius curve to the left, 15.71', to a point of tangency; thence N 8°03'00" W, 137.09'; thence N 63°30'22" E, 21.08'; thence S 8°03'00" E, 380.62'; thence N 88°45'42" W, 20.27'; thence N 8°03'00" W, 130.00', to a point of curvature; thence following the arc of a 25' radius curve to the left, 33.60', to a point of tangency; thence N 35°03'00" W, 40.00', to a point of curvature; thence following the arc of a 143.33' radius curve to the right, 68.66', to a point of reverse curvature; thence following the arc of a 141.57' radius curve to the left, 67.83', to a point of tangency; thence S 87°33'37" W, 261.54'; thence S 77°30'27" W, 100.0' to the point of beginning.

DESCRIPTION OF AN EASEMENT FOR THE PLACEMENT AND MAINTENANCE OF A SANITARY SEWER SYSTEM, BEING 3.0' EITHER SIDE OF A LINE DESCRIBED AS FOLLOWS:

Referring to the Center 1/4 corner of Section 35-13-13; thence N 0°00'00" E, (assumed bearing along the West line of the NE1/4), 403.26'; thence N 90° E, perpendicular to the West line), 661.15' to the true point of beginning; thence N 5°08'53" W, 128.30' to the North line of "SOUTH PARK TOWNHOME", a condominium, and the termination of this particular easement.

- Easement: OPPD - 16' wide easement where utilities are located. Filed 7-18-85, 2:30 P.M., Book 31 Misc., page 686
- Easement: RWD #1 - 30' wide easement where utility is located. Filed 10-9-86, 3:02 P.M., Book 34 Misc., page 62



CENTER 1/4 CORNER
SECTION 35-13-13
Found 5/8" rebar
ENE 38.26' to x nails in sign post
ESE 53.26' to x nails in R.R. tie post
SW 36.45' to x nails in Black 12" Obase
NW 47.47' to x nails in No. gate post

LOT NO.	RADIUS	DELTA	LENGTH	CHORD
A	111.57'	34°50'01"	67.83'	66.79'
B	143.33'	27°26'48"	68.66'	68.00'
C	25.00'	77°00'20"	33.60'	31.13'
D	10.00'	90°00'00"	15.71'	14.14'
E	92.02'	28°53'04"	46.39'	45.90'
F	268.55'	23°16'29"	109.09'	108.34'

North
Scale 1" = 100'
P=Plat distance
M=Measured dist.
D=Plat dist.

MARKING THE FUTURE

J O R D A N
LAND SURVEYORS
PLATTSMOUTH, NEBRASKA 68048 (402) 296-3750

BEACH
214.00'

CENTER 1/4 CORNER
SECTION 35-13-13

Found 5/8" rebar

ENE 38.28' to x nails in sign post

ESE 53.25' to x nails in RA tie post

SW 36.45' to x nails in Black 12" Orange

NW 41.41' to x nails in Upgrade post

LOT NO.	RADIUS	DELTA	LENGTH	CHORD
A	111.57	34°50'01"	67.83	66.79
B	143.33	27°26'48"	68.66	68.00
C	25.00	77°00'20"	33.60	31.13
D	10.00	90°00'00"	15.71	14.14
E	92.02	28°53'04"	46.39	45.90
F	268.55	23°16'29"	109.09	108.34

North

Scale 1" = 100'

R-Plat distance

M-Measured dist.

R-Record dist.

o= Found rebar

o= Set 5/8"x24" rebar

J O R D A N

LAND SURVEYORS

PLATTSMOUTH, NEBRASKA 68048 (402) 296-3750

Drawn by: C Jordan

Project No. 030315

Field Book page

RICHARD JOHNSON

CPI/S

MARKING THE FUTURE

