

# SHOPKO ACRES

## AN ADDITION TO NORFOLK, MADISON COUNTY, NEBRASKA

SURVEYORS CERTIFICATE

ANNEXATION AND DEDICATION

I, WILLIAM A. FELL, REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, HAVE AT THE REQUEST OF SHOPKO STORES INC., DIRECTED AND SUPERVISED THE SURVEY OF A TRACT OF LAND LYING WHOLLY IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA, INCLUDED IN SAID TRACT IS ALL OF BLOCK 1, WESTWOOD ESTATES - 2ND PLATTING TO THE CITY OF NORFOLK, DESCRIBED AS FOLLOWS:

WE, SHOPKO STORES INC., A DIVISION OF SUPER VALUE STORES INC., A MINNESOTA CORPORATION, IS THE SOLE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE TO WIT:

A TRACT OF LAND LYING WHOLLY IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA, INCLUDED IN SAID TRACT IS ALL OF BLOCK 1, WESTWOOD ESTATES - 2ND PLATTING TO THE CITY OF NORFOLK, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 535.00 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 335.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 335.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 360.0 FEET; THENCE NORTH 32°54'30" WEST, A DISTANCE OF 742.94 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 365.00 FEET; THENCE SOUTH 89°59'00" EAST, A DISTANCE OF 258.82 FEET; THENCE SOUTH 00°01'00" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF BLOCK 1 WESTWOOD ESTATES - 2ND PLATTING; THENCE SOUTH 89°59'00" EAST, A DISTANCE OF 11.18 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ON A 180.84-FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 147.34 FEET (SAID CURVE HAS A CHORD BEARING NORTH 66°40'00" EAST, A DISTANCE OF 143.30 FEET) TO A POINT OF TANGENCY; THENCE NORTH 43°19'00" EAST, ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 1, A DISTANCE OF 253.36 FEET; THENCE SOUTH 86°41'00" EAST ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 1, A DISTANCE OF 439.27 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A 226.06-FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 124.99 FEET (SAID CURVE HAS A CHORD BEARING SOUTH 39°12'40" EAST AND A DISTANCE OF 122.90 FEET); THENCE SOUTH 39°16'00" WEST ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 1 AND AN EXTENSION OF SAID LINE, A DISTANCE OF 371.42 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A 411.97-FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 246.39 FEET (SAID CURVE HAS A CHORD BEARING SOUTH 17°07'59" WEST AND A DISTANCE OF 242.73 FEET); THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 152.79 FEET TO THE POINT OF BEGINNING, CONTAINING 17.911 ACRES MORE OR LESS.

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 535.00 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 335.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 335.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 360.0 FEET; THENCE NORTH 32°54'30" WEST, A DISTANCE OF 742.94 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 365.00 FEET; THENCE SOUTH 89°59'00" EAST, A DISTANCE OF 258.82 FEET; THENCE SOUTH 00°01'00" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF BLOCK 1 WESTWOOD ESTATES - 2ND PLATTING; THENCE SOUTH 89°59'00" EAST, A DISTANCE OF 11.18 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ON A 180.84-FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 147.34 FEET (SAID CURVE HAS A CHORD BEARING NORTH 66°40'00" EAST, A DISTANCE OF 143.30 FEET) TO A POINT OF TANGENCY; THENCE NORTH 43°19'00" EAST, ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 1, A DISTANCE OF 253.36 FEET; THENCE SOUTH 86°41'00" EAST ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 1, A DISTANCE OF 439.27 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A 226.06-FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 124.99 FEET (SAID CURVE HAS A CHORD BEARING SOUTH 39°12'40" EAST AND A DISTANCE OF 122.90 FEET); THENCE SOUTH 39°16'00" WEST ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 1 AND AN EXTENSION OF SAID LINE, A DISTANCE OF 371.42 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A 411.97-FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 246.39 FEET (SAID CURVE HAS A CHORD BEARING SOUTH 17°07'59" WEST AND A DISTANCE OF 242.73 FEET); THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 152.79 FEET TO THE POINT OF BEGINNING, CONTAINING 17.911 ACRES MORE OR LESS.

I HAVE SUBDIVIDED SAID TRACT INTO LOT 1, BLOCK 1, TO BE KNOWN HEREINAFTER AS SHOPKO ACRES, A SUBDIVISION IN MADISON COUNTY, NEBRASKA, AS SHOWN ON THE PLAT ABOVE; THAT THE PLAT ABOVE IS THE ORIGINAL, ACCURATE AND CORRECT PLAT OF SHOPKO ACRES THAT SAID PLAT ACCURATELY AND CORRECTLY REFLECTS THE LOT AND BLOCK, ROADS, STREETS, AVENUES, ALLEYS, PARKS, COMMONS AND OTHER GROUNDS IN SAID SUBDIVISION, ALL OF WHICH ARE CORRECTLY AND ACCURATELY STAKED OFF AND MARKED AND ARE CORRECTLY DESIGNATED AND SHOWN ON THE PLAT ABOVE; THAT THE SURVEY AND PLAT WERE MADE OF THE INSTANCES AND REQUEST OF THE OWNERS OF SAID TRACT OF LAND WHO ARE HEREIN NAMED:

SUCH REAL ESTATE ADJOINING, LIES WITHIN, AND/OR IS CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, AND WE HEREBY DEDICATE THE STREETS, ALLEYS, AVENUES, ROADS AND OTHER PUBLIC GROUNDS DESIGNATED UPON AND REFERRED TO IN THIS PLAT TO THE USE AND BENEFIT OF THE PUBLIC AND PROVIDED FURTHER IS A 10-FOOT EASEMENT ALONG THE REAR LOT OF LINE, A 5-FOOT EASEMENT ALONG THE SIDE LOT LINE AND OTHER EASEMENTS AS SHOWN ON THE PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES. WE HEREBY ANNER AND MAKE SAID TRACT OF LAND, SO SHOWN ON THE ABOVE PLAT, A PART OF THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA. SAID TRACT OF LAND SHALL HEREINAFTER BE KNOWN AS SHOPKO ACRES AN ADDITION TO THE CITY OF NORFOLK, NEBRASKA.

I CERTIFY THAT I HAVE EXECUTED THE ABOVE INSTRUMENT THIS 28<sup>th</sup> DAY OF Feb. 19 84.

WILLIAM A. FELL

*William A. Fell*  
REGISTERED LAND SURVEYOR



SHOPKO STORES INC., A DIVISION OF SUPER VALUE STORES INC.

*Donald Callahan*  
DONALD CALLAHAN, DIRECTOR OF STORE PLANNING AND CONSTRUCTION

PLANNING COMMISSION APPROVAL

THE FOREGOING AND WITHIN PLAT, DEDICATION AND INSTRUMENT APPROVED BY THE NORFOLK PLANNING COMMISSION OF THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, THIS 6<sup>th</sup> DAY OF MARCH, 19 84.

*Charles E. Bunkley*  
CHAIRMAN

CITY COUNCIL APPROVAL

THE FOREGOING AND WITHIN PLAT, DEDICATION AND INSTRUMENT APPROVED BY CITY COUNCIL, THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA BY RESOLUTION DULY PASSED THIS 19<sup>th</sup> DAY OF MARCH, 19 84.



*Patricia R. Babin*  
CITY CLERK

*David Smith*  
COUNCIL PRESIDENT

STATE OF NEBRASKA }  
COUNTY OF MADISON }

THIS IS TO CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD AT THE REGISTER OF DEEDS OFFICE AT 9:10 A.M. ON THIS 10 DAY OF April 19 84.

*John H. ...*  
REGISTER OF DEEDS

ACKNOWLEDGEMENT OF NOTARY

STATE OF Wisconsin }  
COUNTY OF Brown }

ON THIS 29<sup>th</sup> DAY OF February, 19 84, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED DONALD CALLAHAN, DIRECTOR OF STORE PLANNING AND CONSTRUCTION OF SHOPKO STORES INC., A DIVISION OF SUPER VALUE STORES INC., A MINNESOTA CORPORATION, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ANNEXATION AND DEDICATION OF THIS PLAT AND HE ACKNOWLEDGES THE SIGNING OF SAID DEDICATION TO BE HIS VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE OF FORESAID.

*Boyle L. ...*  
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 13<sup>th</sup> DAY OF October, 19 86, A.D.

WITNES

SHOPKO STORES INC., A DIVISION OF SUPER VALUE STORES INC., A MINNESOTA CORPORATION, IS THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY WAIVES ANY RIGHT TO CLAIMS AS A RESULT OF DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR ALTERATIONS OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO GRADES ESTABLISHED.

SHOPKO STORES INC., A DIVISION OF SUPER VALUE STORES INC.

*Donald Callahan*  
DONALD CALLAHAN, DIRECTOR OF STORE PLANNING AND CONSTRUCTION

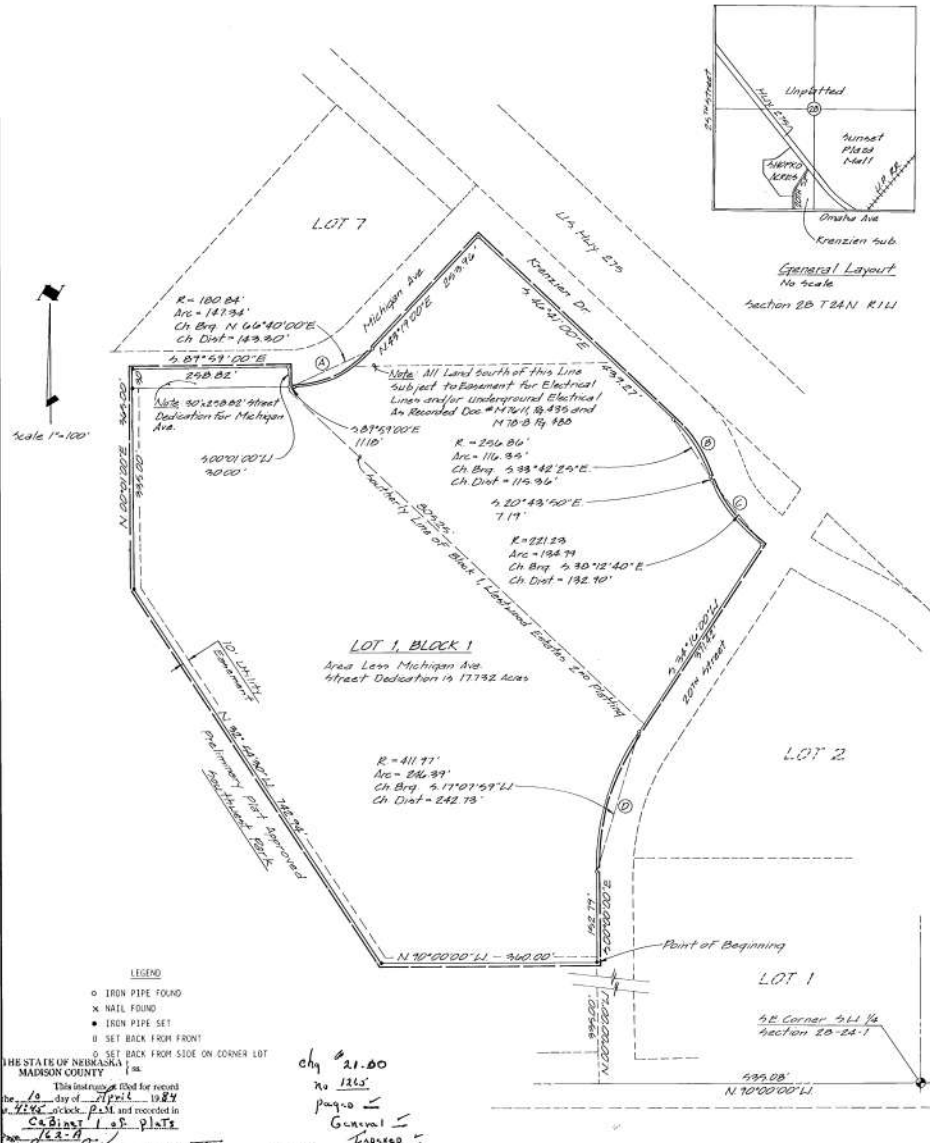


THE SCHEMME ASSOCIATES INC.  
ARCHITECTS - ENGINEERS - PLANNERS

JOB NO. 242702

SHEET

OF



LEGEND

- IRON PIPE FOUND
- × NAIL FOUND
- IRON PIPE SET
- SET BACK FROM SIDE ON CORNER LOT

THE STATE OF NEBRASKA  
MADISON COUNTY

This instrument is filed for record on the 10 day of April 1984 in the office of the Register of Deeds and recorded in the 102<sup>nd</sup> book of plats.

CHY \$1.00  
No 126

Curve Data

A	R	D	T	L
A	46°40'55"	180.84	31.683	78.04
B	25°57'12"	256.66	22.306	59.19
C	34°57'38"	221.23	25.898	69.67
D	34°16'02"	411.97	13.907	127.00

Note: Sidewalks will be constructed in conformance with the City Ordinance.

An easement of 5 feet on the side yard lot lines and 10 feet on the rear yard lot lines of each lot shall be provided for the installation and maintenance of utilities.

4:45 pm  
By *William A. Fell*  
Change City of Norfolk