

REPLAT OF LOT I, BLOCK I OF REPLAT OF SHOPKO ACRES IN THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA



VICINITY PLAT

FIELD NOTES

Found monuments of record at the points shown on the plat. Set Point H as the proportioned distance of 40.02 feet Southeast of Point A on the A-B. Set Point I at the recorded curve distance and angles. Set Point J at the recorded curve distance and angles. Set Point K and of recorded distance of 285.00 feet North of Point D and 360.00' East of Point E. Set Point L at the recorded distance of 152.79 feet North of Point K on line D-K extended North. Set Point M at the recorded curve distance and angles. Set Point O at the recorded distance of 81.88' Northwest of Point N on Line N-F. Produced and measured at lines with Sokkia Set 361/34 34807.

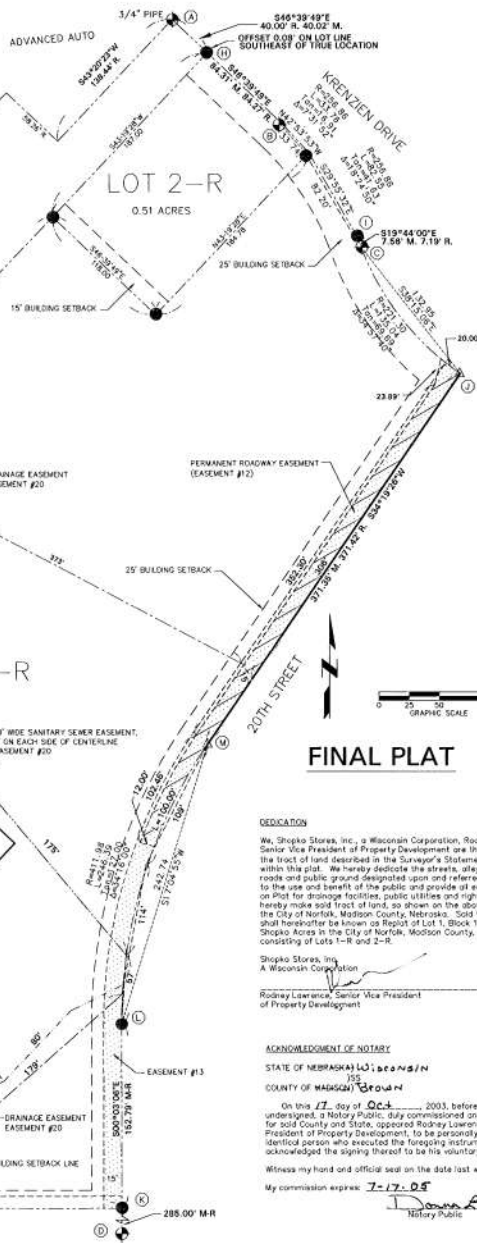
Lot	Street Address	Lot Square Footage
1-R	2005 Krenzen Drive	20,139
2-R	2025 Krenzen Drive	22,041

LEGEND

- Monument Found, 1" Pipe or as noted
- Monument Set, 5/8" x 24" Rebar
- Monument Set, Chiseled "x" in Conc.
- Measured Distance
- Recorded Distance
- Property Line
- Sanitary Sewer Easement (Centerline of 10' wide Easement)
- Water Main Easement (Centerline of 10' wide Easement)
- Drainage Easement (Centerline of 10' wide Easement)
- Permanent Roadway Easement
- 15' Electrical Easement

FLOOD NOTE:
By graphic plotting only, this property is in Zone B of the Flood Insurance Rate Map, Community Plan No. 310147 0015 C, which bears an effective date of March 16, 1981 and is not in a Special Flood Hazard Area. This community does currently participate in the program.

Shows permanent easement of not less than ten feet in width on each side of rear lot lines or and five feet on each side of designated side lot lines or as shown on the Plat for drainage facilities and public utilities.
Indicates the building setback, 25 feet from property line on front and 15' from property line on the rear of all lots.
A four foot sidewalk shall be constructed by the Owner on the street side or sides of each lot in the Addition abutting upon a platted street as provided for in Ordinance No. 3760 of the City of Norfolk, passed and approved on April 1, 1991.
Present and proposed zoning is District C-1.



FINAL PLAT



THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B-SECTION 2 OF TITLE COMMITMENT NO. FA03-300-01 DATED AUGUST 28, 2003 PERTAIN TO THIS SURVEY:

11. Easement, and the terms and conditions thereof, by and between Old Realty Corp., a Nebraska Corporation-and-Shopko Stores, Inc., as shown filed for record in the Madison County Register of Deeds Office on September 27, 1993 in M93-9 at Pages 1174-1180. (This item is not plotted here because it does not affect the subject property and is located on and not contiguous to the subject property nor any other easements that affect this land.)
12. Easement, and the terms and conditions thereof, by and between the City of Norfolk-and-Shopko Stores, Inc., as shown filed for record in the Madison County Register of Deeds Office on June 19, 1997 in M97-6 at Pages 1130-1133. (This item is not plotted here because it does not affect the subject property.)
13. Right-of-Way Easement, and the terms and conditions thereof, by and between the City of Norfolk and its lessee the Nebraska Public Power District, its successors and assigns-and-Shopko Stores, Inc., as shown filed for record in the Madison County Register of Deeds Office on Sept. 26, 1988 in M88-9 at Page 801. (This item is plotted hereon and does affect the subject property.)
14. Cross-Easement and Use Restriction Agreement, and the terms and conditions thereof, by and between the Super Valu Stores, Inc.-and-Shopko Stores, Inc., as shown filed for record in the Madison County Register of Deeds Office on May 8, 1985 in M85-5 at Pages 233-238 incl. (This item is not plotted hereon because it is blanket in nature and does affect the entire subject property.)
15. Second Amendment of Cross-Easement and Use Restriction Agreement, and the terms and conditions thereof, by and between Super Valu Stores, Inc.-and-Shopko Stores, Inc., as shown filed for record in the Madison County Register of Deeds Office on Aug. 25, 1989 in M89-8 at Pages 582-587 incl. (This item is not plotted hereon because it is blanket in nature and does affect the entire subject property.)
16. Assignment and Conveyance of Pipeline Easements, and the terms and conditions thereof, by and between Anko, Inc., as successors in interest to Central Electric & Gas Company, Inc., Central Telephone & Utilities Corporation, Minnesota Gas Company, Minneapolis, Inc., and Peoples Natural Gas Company, as filed for record on February 12, 1993 in M93-2 at Pages 349-402 incl. (This item is not plotted hereon because the description of this easement is ambiguous and, therefore, we are not able to ascertain the exact location thereof.)
17. Easements, restrictions and conditions contained in instrument filed for record in the Madison County Register of Deeds Office on April 10, 1984 in Cabinet 1 of Plats of Page 182-A, being the Plat of "SHOPKO ACRES, AN ADDITION TO NORFOLK, MADISON COUNTY, NEBRASKA"
18. Subdivision Agreement to Shopko Acres, and the terms and conditions thereof, filed for record in the Madison County Register of Deeds Office on April 10, 1984 in M84-4 at Pages 322-332 incl. (An easement attached to the subdivision agreement is not plotted hereon because it is located on land not contiguous to the subject property. It does however offer benefits to the subject property by providing drainage for Lot 1-R.)
19. Easements, restrictions and conditions contained in instrument filed for record in the Madison County Register of Deeds Office on April 16, 1985 in Cabinet 1 of Plats of Page 178-A, being the Plat of "REPLAT OF SHOPKO ACRES, MADISON COUNTY, NEBRASKA"
20. Subdivision Agreement to the Replat of Shopko Acres, and the terms and conditions thereof, as filed for record in the Madison County Register of Deeds Office on April 16, 1985 in M85-4 at Page 558. (This item is plotted hereon and affects only Lot 1-R.)
21. Easement for Electric Lines and/or Underground Electric Facilities, and the terms and conditions thereof, granted by Rogier Enterprises, LTD.-and-the City of Norfolk and its lessee the Nebraska Public Power District, its successors and assigns, as filed for record in the Madison County Register of Deeds Office on August 18, 1976 in M76-8 at Page 488. (This item is not plotted hereon because it is blanket in nature and does affect a portion of the subject property.)
22. Easement for Electric Lines and/or Underground Electric Facilities, and the terms and conditions thereof, granted by Marion E. Rogier-and-the City of Norfolk and its lessee the Nebraska Public Power District, its successors and assigns, as filed for record in the Madison County Register of Deeds Office on November 11, 1976 in M76-11 at Page 435. (This item is not plotted hereon because it is blanket in nature and does affect a portion of the subject property.)

Mr. Shopko Stores, Inc., a Wisconsin Corporation, Rodney Lawrence, Senior Vice President of Property Development, being the sole owners of the above described tract of land, hereby waive any right of 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 Wisconsin Corporation
Rodney Lawrence,
Senior Vice President
of Property Development

SURVEYOR'S STATEMENT

I, Jeffrey S. Ryan, a Registered Land Surveyor in the State of Nebraska, hereby state that I have closely supervised and accurately surveyed REPLAT OF LOT 1, BLOCK 1 OF REPLAT OF SHOPKO ACRES in the City of Norfolk, Madison County, Nebraska, that the Plat attached hereto is the original, accurate, true and correct Plat of said REPLAT OF LOT 1, BLOCK 1 OF REPLAT OF SHOPKO ACRES, that said Plat accurately and correctly reflects all of the lots, blocks, streets, avenues, alleys, parks, corners, and other grounds in said Replat, all of which are correctly and accurately staked off, marked, and are currently designated and shown on the attached Plat, that I surveyed and plotted said REPLAT OF LOT 1, BLOCK 1 OF REPLAT OF SHOPKO ACRES in the City of Norfolk, Madison County, Nebraska, consisting of Lots 1-R and 2-R, at the instance and request of Rodney Lawrence, Senior Vice President of Property Development of Shopko Stores, Inc., a Wisconsin Corporation, Owners.

The foregoing Addition is comprised of the following described real estate:
Lot 1, Block 1 of Replat of Shopko Acres in the City of Norfolk, Madison County, Nebraska.

Permanent monuments were found or set on all lots and streets of said Plat.
Dated this 10th day of October, 2003.

REGISTER OF DEEDS

State of Nebraska) JSS
County of Madison)

This is to certify that this instrument was filed for record at the Register of Deeds Office in Madison County, Nebraska on the 10th day of October, 2003.
Recorded in **Customer's Plat** at Page 278

Chg 21.50
per 10281
Paged - General Indexed

City of Norfolk

DEDICATION

We, Shopko Stores, Inc., a Wisconsin Corporation, Rodney Lawrence, Senior Vice President of Property Development are the sole owners of the tract of land described in the Surveyor's Statement and embraced within this plat. We hereby dedicate the streets, alleys, avenues, roads and public ground designated upon and referred to in this Plat to the use and benefit of the public and provide all easements shown on Plat for drainage facilities, public utilities and right of way. We hereby make said tract of land, as shown on the above Plat, a part of the City of Norfolk, Madison County, Nebraska. Said tract of land shall hereinafter be known as Replat of Lot 1, Block 1 of Replat of Shopko Acres in the City of Norfolk, Madison County, Nebraska.

Shopko Stores, Inc.
A Wisconsin Corporation
Rodney Lawrence, Senior Vice President
of Property Development

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA) JSS
COUNTY OF MADISON)
On this 17th day of Oct 2003, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared Rodney Lawrence, Senior Vice President of Property Development, to be personally known to be the identified person who executed the foregoing instrument, and acknowledged the signing thereof to be his voluntary act and deed.
Witness my hand and official seal on the date last written.
My commission expires 7-17-05
Notary Public

APPROVAL
The foregoing and within Plat, Dedication and instrument approved by the Mayor and City Council of the City of Norfolk, Madison County, Nebraska, by resolution duly passed on the 29th day of October, 2003.
City Clerk

APPROVAL
The foregoing and within Plat, Dedication and instrument approved by the Norfolk Planning Commission of the City of Norfolk, Madison County, Nebraska, this 7th day of October, 2003.
Chairman

JEO Consulting Group, Inc.
402377-6416 P.O. BOX 7423 NORFOLK, NEBRASKA 68702

FINAL PLAT

REPLAT OF LOT 1, BLOCK 1
OF REPLAT OF SHOPKO ACRES
IN THE CITY OF NORFOLK
MADISON COUNTY, NEBRASKA

FILE NO.	DATE	DRAWN BY
9-29-03		ASE
PROJECT NO.		RELAY GROUP
SCALE		1" = 80'
FIELD BOOK		NORFOLK-131
FILE NAME		451010.dwg
REVISION		
REVISION		
REVISION		
REVISION DATE		
SHEET	1	of 1