05012560

2005 MAR -9 A 11:34

LANCASTER COUNTY, NE

INST. NO 2005 012560

$22.00

BLOCK NO
CODE NISSEN
CHECK
ENTER
#4070

NISSEN ADDITION

FINAL PLAT

A Subdivision of Lots 46 and 47 Irregular Tracts in the Northeast Quarter of Section 6, Township 11 North, Range 6 East of the 6th P.M., Raymond, Lancaster County, Nebraska.

DEDICATION

The foregoing Plat of NISSEN ADDITION, being a subdivision of Lots 46 and 47 Irregular Tract situated in the Northeast Quarter of Section 6, Township 11 North, Range 6 East of the 6th P. M., Raymond, Lancaster County, Nebraska, more particularly described in the Surveyors' Certificate is made with free consent and in accordance with the undersigned, owners of said properties.

Witness our Hand and Seal this 1st day of February, 2005.

Owner of Record: Lot 46 Irregular Tract
William E. and Judy A. Nissen, husband and wife

By: William E. Nissen
William E. Nissen, husband

By: Judy A. Nissen
Judy A. Nissen, wife

ACKNOWLEDGMENT:

STATE OF NEBRASKA §

COUNTY OF LANCASTER §

The foregoing instrument was acknowledged before me this ~~11th~~ 1st day of ~~July~~ February 2005, by William E. and Judy A. Nissen, husband and wife.

Nancy K. Niemann
Notary Public

GENERAL NOTARY - State of Nebraska
NANCY K. NIEMANN
My Comm. Exp. July 11, 2008

My commission expires the 11th day of July 2008

Witness my Hand and Seal this 1st day of FEBUARY, 2005.

Owner of Record: Lot 47 Irregular Tract
Everett P. Nissen, Trustee

By: Everett P. Nissen TRUSTEE
Everett P. Nissen, Trustee

ACKNOWLEDGMENT:

STATE OF NEBRASKA §

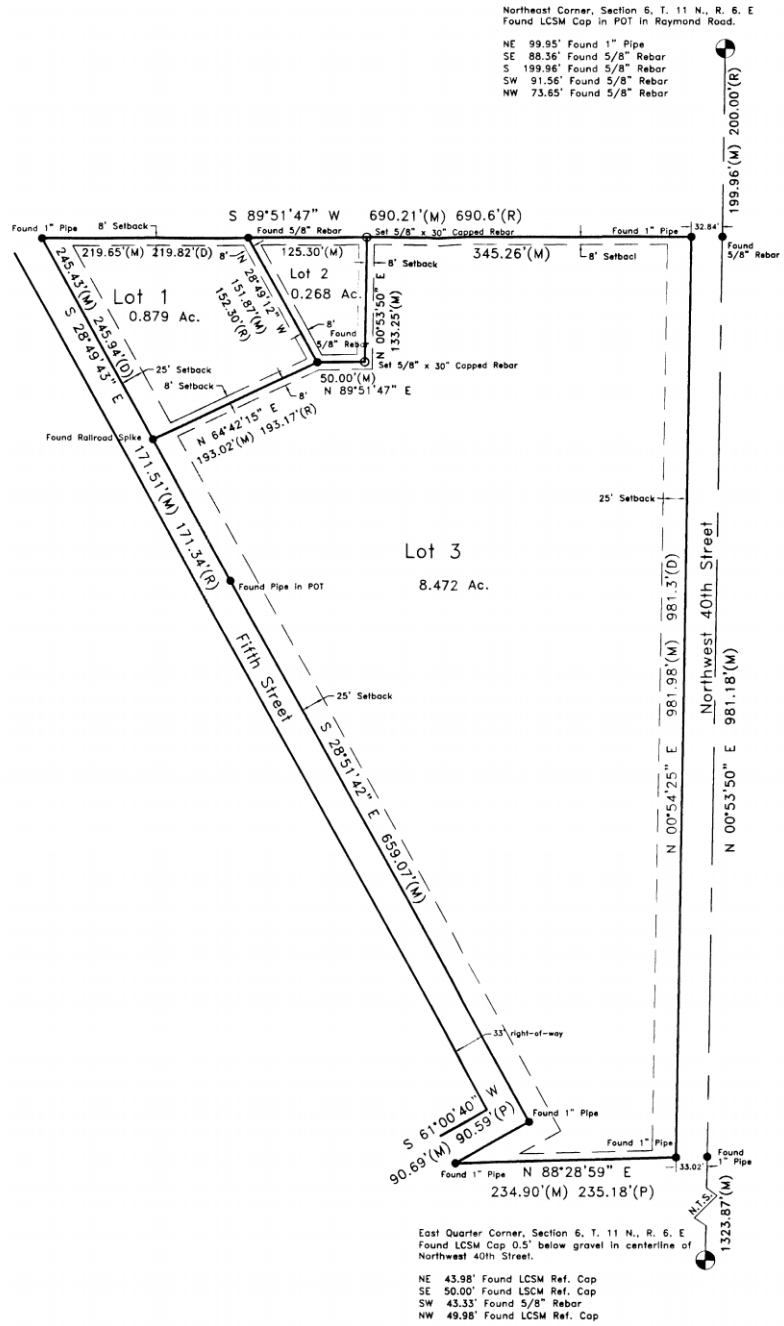
COUNTY OF LANCASTER §

The foregoing instrument was acknowledged before me this 1ST day of February, 2005, by Everett P. Nissen, Trustee.

Nancy K. Niemann
Notary Public

GENERAL NOTARY - State of Nebraska
NANCY K. NIEMANN
My Comm. Exp. July 11, 2008

My commission expires the 11th day of July 2008



LEGEND

- = Section Corner
- = Corner Found 1" Iron Pipe
- = Corner Set 5/8" x 30" Rebar
- (P) = Platted Distance/Angle
- (M) = Measured Distance/Angle
- (D) = Deeded Distance/Angle
- (R) = Recorded Distance/Angle

N

SCALE: 1" = 100'
DATE: January 25, 2005

0 25 50 100

SURVEYORS CERTIFICATE

I hereby certify that I have accurately surveyed and staked the subdivision to be known as NISSEN ADDITION, a subdivision of Lots 46 and 47 Irregular Tracts located in the Northeast Quarter of Section 6, Township 11 North, Range 6 East of the 6th P.M., Raymond, Lancaster County, Nebraska more particularly described as follows: Beginning at the Southeast corner of said Lot 47 I.T., being a 1" Pipe; Thence: North 00°54'25" East, a distance of 981.98 feet, along and with the East line of said Lot 47 I.T., to a 1" Pipe found for the Northeast corner of said Lot 47 I.T.; Thence: South 89°51'47" West, a distance of 690.21 feet, to a point on the Northeasterly right-of-way of North Fifth Street being the Northeast corner of said Lot 46 I.T., being a 1" Pipe; Thence: South 28°49'43" East, a distance of 416.94 feet, along and with the Northeasterly right-of-way of Fifth Street, to a Pipe in a POT; Thence: South 28°51'42" East, a distance of 659.07 feet, to the point of intersection of the Southeasterly right-of-way of Lincoln Street and the Northeasterly right-of-way of Fifth Street, being a 1" pipe; Thence: South 61°00'40" West, a distance of 90.70 feet, to a 1" pipe at the intersection of the South line of the Northeast Quarter of the Northeast Quarter and the Southeasterly right-of-way of Lincoln Street; Thence: North 88°28'59" East, a distance of 234.90 feet to the Point of Beginning and containing 9.351 Acres of land, more or less, subject to any Easements, Reservations or Restrictions of Record.

Permanent monument corners consisting of 5/8" x 30" capped rebars were placed at all missing or monumented corners as shown on the drawing. Distances are in feet and decimals of a foot.

Karen D. Brouwer LS 611
Karen D. Brouwer L.S.611

1-25-2005
Date

NEBRASKA REGISTERED LAND SURVEYOR LS-611 KAREN D. BROUWER