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WASHINGTON COUNTY NEBRASKA
 Filed for record on May 14, 2018 at 10:53 AM
 Instrument No. 2018-01373
 (16 Pages)
 by Carolyn M. Stodola, Deputy
 Karen A. Madsen, Register of Deeds

2018 - 01373

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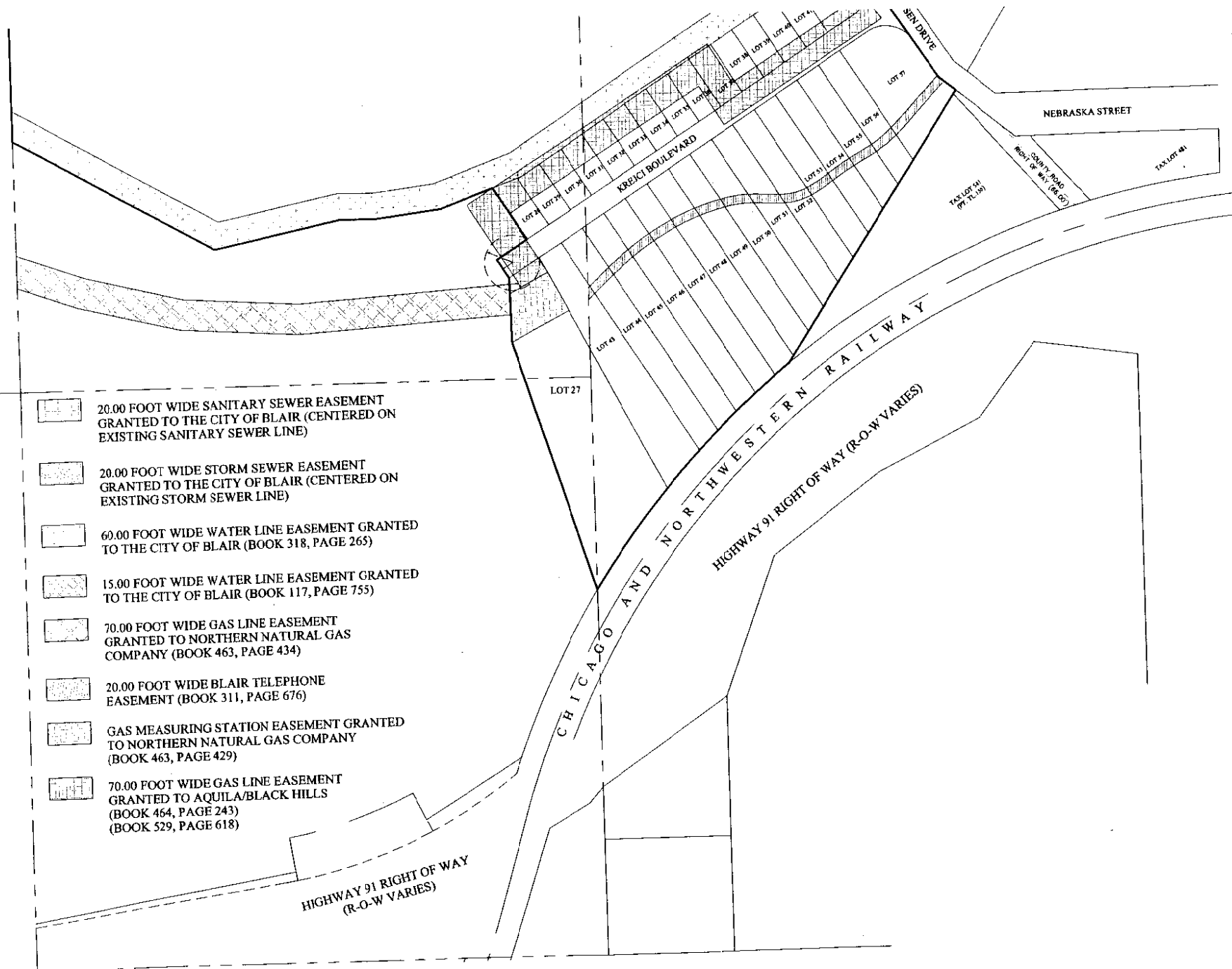
ATTEST:

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HIGHWAY 91 RIGHT OF WAY
(R.O.-W VARIES)

CHICAGO AND
NORTHWESTERN
RAILWAY

HIGHWAY 91 RIGHT OF WAY (R.O.-W VARIES)

LOT 27

NEBRASKA STREET









SEN DRIVE

KRECICI BOULEVARD

ROAD OF WAY (R.O.W. 126.62)

TAX LOT 541
(PT. T.L. 18)

TAX LOT 41

-  20.00 FOOT WIDE SANITARY SEWER EASEMENT GRANTED TO THE CITY OF BLAIR (CENTERED ON EXISTING SANITARY SEWER LINE)
-  20.00 FOOT WIDE STORM SEWER EASEMENT GRANTED TO THE CITY OF BLAIR (CENTERED ON EXISTING STORM SEWER LINE)
-  60.00 FOOT WIDE WATER LINE EASEMENT GRANTED TO THE CITY OF BLAIR (BOOK 318, PAGE 265)
-  15.00 FOOT WIDE WATER LINE EASEMENT GRANTED TO THE CITY OF BLAIR (BOOK 117, PAGE 755)
-  70.00 FOOT WIDE GAS LINE EASEMENT GRANTED TO NORTHERN NATURAL GAS COMPANY (BOOK 463, PAGE 434)
-  20.00 FOOT WIDE BLAIR TELEPHONE EASEMENT (BOOK 311, PAGE 676)
-  GAS MEASURING STATION EASEMENT GRANTED TO NORTHERN NATURAL GAS COMPANY (BOOK 463, PAGE 429)
-  70.00 FOOT WIDE GAS LINE EASEMENT GRANTED TO AQUILA/BLACK HILLS (BOOK 464, PAGE 243) (BOOK 529, PAGE 618)

TRANSFORMATION HILL ADDITION

LOTS 1 THRU 57, INCLUSIVE

BEING A PLATTING OF TAX LOTS LYING IN SECTION 10 AND SECTION 11, TOWNSHIP 18 NORTH, RANGE 11 EAST, OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA.



JEO CONSTRUCTION

Ph: 402.934.3680
11717 Burt St, Ste 210
Omaha, NE 68154

LEGAL DESCRIPTION:

A PARCEL OF LAND PREVIOUSLY DESCRIBED AS TAX LOTS 38, 39, 63, 74, 75, 76, 77, 83, 84, 85, 91, 100, 101, 199 AND PART OF TAX LOT 162 AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE 1/4 NE 1/4) IN SECTION 10, TOWNSHIP 18 NORTH, RANGE 11 EAST, OF THE 6TH P.M., IN THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA. TOGETHER WITH TAX LOTS 363, 364, 410, 423, 539, 540, 542 IN SECTION 11, TOWNSHIP 18 NORTH, RANGE 11 EAST, OF THE 6TH P.M., IN THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 18 NORTH, RANGE 11 EAST, OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA; THENCE N00°02'49"W (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 582.54 FEET TO THE NORTHWEST CORNER OF TAX LOT 199 OF SAID SECTION 10; THENCE EASTERLY ON THE NORTH LINE OF SAID TAX LOT 199 THE NEXT SEVEN COURSES: S89°45'52"E, A DISTANCE OF 179.70 FEET; S00°14'08"W, A DISTANCE OF 131.00 FEET; S89°45'52"E, A DISTANCE OF 15.00 FEET; N00°14'08"E, A DISTANCE OF 116.00 FEET; S89°45'52"E, A DISTANCE OF 209.61 FEET; S00°12'19"W, A DISTANCE OF 31.03 FEET; N89°53'27"E, A DISTANCE OF 208.38 FEET TO THE SOUTHWEST CORNER OF TAX LOT 74 OF SAID SECTION 10; THENCE N00°02'04"W ON THE WEST LINE OF SAID TAX LOT 74, A DISTANCE OF 401.38 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 74 AND THE SOUTH RIGHT OF WAY LINE OF COLLEGE DRIVE; THENCE EASTERLY ON SAID SOUTH RIGHT OF WAY LINE THE NEXT FIVE COURSES: S89°42'49"E, A DISTANCE OF 223.33 FEET; N02°34'26"E, A DISTANCE OF 2.92 FEET; S89°39'47"E, A DISTANCE OF 258.35 FEET; THENCE N00°20'13"E, A DISTANCE OF 59.87 FEET TO THE SOUTHWEST CORNER OF TAX LOT 39; THENCE N00°02'26"E ON THE WEST LINE OF SAID TAX LOT 39, A DISTANCE OF 323.39 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 39; THENCE S89°38'14"E ON THE NORTH LINE OF SAID TAX LOTS 38 AND 39, A DISTANCE OF 219.85 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE ON THE NORTH LINE OF TAX LOT 539 OF SAID SECTION 11, TOWNSHIP 18 NORTH, RANGE 11 EAST, OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA, A DISTANCE OF 29.75 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 539; THENCE S89°24'27"E, A DISTANCE OF 72.50 FEET TO THE NORTHWEST CORNER OF TAX LOT 308 OF SAID SECTION 11; THENCE S23°30'20"E ON THE WEST LINE OF TAX LOTS 308, 645 AND 646 OF SAID SECTION 11, A DISTANCE OF 360.93 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 646; THENCE S01°47'10"W, A DISTANCE OF 60.16 FEET TO THE SOUTH RIGHT OF WAY LINE OF COLLEGE DRIVE; THENCE ON SAID SOUTH LINE S89°39'02"E, A DISTANCE OF 405.35 FEET TO THE WEST RIGHT OF WAY LINE OF 27TH STREET; THENCE S00°12'02"E ON SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 936.51 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE S00°12'56"E CONTINUING ON SAID WEST RIGHT OF WAY LINE OF 27TH STREET, A DISTANCE OF 313.47 FEET; THENCE S16°32'56"E, A DISTANCE OF 152.87 FEET; THENCE S33°31'57", A DISTANCE OF 243.55 FEET; THENCE S50°41'26"E, A DISTANCE OF 50.03 FEET TO THE EASTERLY LINE OF TAX LOT 540 OF SAID SECTION 11; THENCE S33°28'32"W ON SAID EASTERLY LINE, A DISTANCE OF 731.94 FEET TO THE NORTH RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY AND A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON SAID NORTH RAILWAY RIGHT OF WAY LINE ON A 1960.08 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 684.25, THE CHORD SAID CURVE BEARS S42°27'08"W, A DISTANCE OF 680.78 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE N17°34'31"W, A DISTANCE OF 598.12 FEET; THENCE N00°58'36"W, A DISTANCE OF 147.75 FEET; THENCE N32°20'42"W, A DISTANCE OF 50.00 FEET; THENCE N57°39'52"E, A DISTANCE OF 84.25 FEET; THENCE N32°20'08"W, A DISTANCE OF 141.93 FEET; THENCE N70°08'16"E, A DISTANCE OF 129.26 FEET; THENCE S83°25'50"W, A DISTANCE OF 153.63 FEET; THENCE N89°03'19"W, A DISTANCE OF 80.01 FEET; THENCE S78°39'44"W, A DISTANCE OF 299.36 FEET; THENCE N60°20'03"W, A DISTANCE OF 527.99 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; N00°02'49"W ON SAID WEST LINE A DISTANCE OF 751.96 FEET TO THE POINT OF BEGINNING, CONTAINING 93.83 ACRES, MORE OR LESS.

DEDICATION:

KNOWN TO ALL MEN BY THESE PRESENTS: THAT WE, ANGELS SHARE, INC., BEING THE SOLE OWNERS OF THE LAND DESCRIBED WITHIN 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 HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS TRANSFORMATION HILL, AN ADDITION TO THE CITY OF BLAIR, NEBRASKA; 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 THE STREETS AND ROADS AS SHOWN ON THE PLAT AND DO HEREBY GRANT THE EASEMENTS SHOWN ON THE PLAT. WE DO FURTHER GRANT TO THE CITY OF BLAIR 20 FOOT WIDE EASEMENTS, AS SHOWN ON THIS PLAT, FOR SANITARY SEWER THROUGH LOTS 2, 3, 6, 7 AND 8, AND FOR STORM SEWER THROUGH LOTS 17, 18 AND 19 BEING CENTERED ON THE EXISTING PIPE TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES AND OTHER RELATED FACILITIES. WE DO FURTHER GRANT PERPETUAL EASEMENTS TO OMAHA PUBLIC POWER DISTRICT, AMERICAN BROADBAND AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLES, CONDUITS AND OTHER RELATED FACILITIES; AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY CABLE TELEVISION SYSTEMS, AND THE RECEPTION THEREON, OVER, THROUGH, UNDER, AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS AND ALL EXTERIOR LOTS THAT ARE ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS; AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. SAID SIXTEEN FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE EASEMENT WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE CITY OF BLAIR (WATER) AND BLACK HILLS ENERGY (NATURAL GAS), 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 FOOT (5') WIDE STRIP OF LAND ABUTTING ALL STREETS AND 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 AFORESAID USES OR RIGHTS HEREIN GRANTED.

OWNERS CERTIFICATION:

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNER'S OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.


ANGELS SHARE, INC., EDWARD J. SHADA, PRESIDENT

5/8/18
DATE


2018 - 01373

ION

2018 - 01373

TRANSFORMATION HILL ADDITION
FINAL PLAT

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNER'S OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.


ANGELS SHARE, INC., EDWARD J. SHADA, PRESIDENT

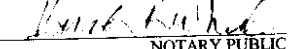
5/8/18
DATE

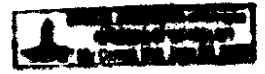
ACKNOWLEDGEMENT OF NOTARY:
STATE OF NEBRASKA

WASHINGTON COUNTY

ON THIS 8 DAY OF May, 2018, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE NAMED EDWARD J. SHADA, PRESIDENT OF ANGELS SHARE INC., WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT, WITH ACKNOWLEDGEMENT OF EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS OWNERS.


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


NOTARY PUBLIC



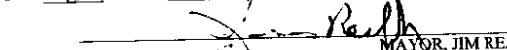
APPROVAL OF CITY OF BLAIR PLANNING COMMISSION:

THIS PLAT OF TRANSFORMATION HILL ADDITION, TO THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, WAS APPROVED BY THE CITY OF BLAIR PLANNING COMMISSION ON THIS 1 DAY OF May, 2018.


CHAIRPERSON

APPROVAL OF BLAIR CITY COUNCIL:

THIS PLAT OF TRANSFORMATION HILL ADDITION, TO THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, ON THIS 8 DAY OF May, 2018.


MAYOR, JIM REALPH

ATTEST: 
BLAIR CITY CLERK, BRENDA WHEELER

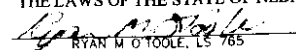
COUNTY TREASURER'S CERTIFICATE:

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS 8 DAY OF May, 2018.



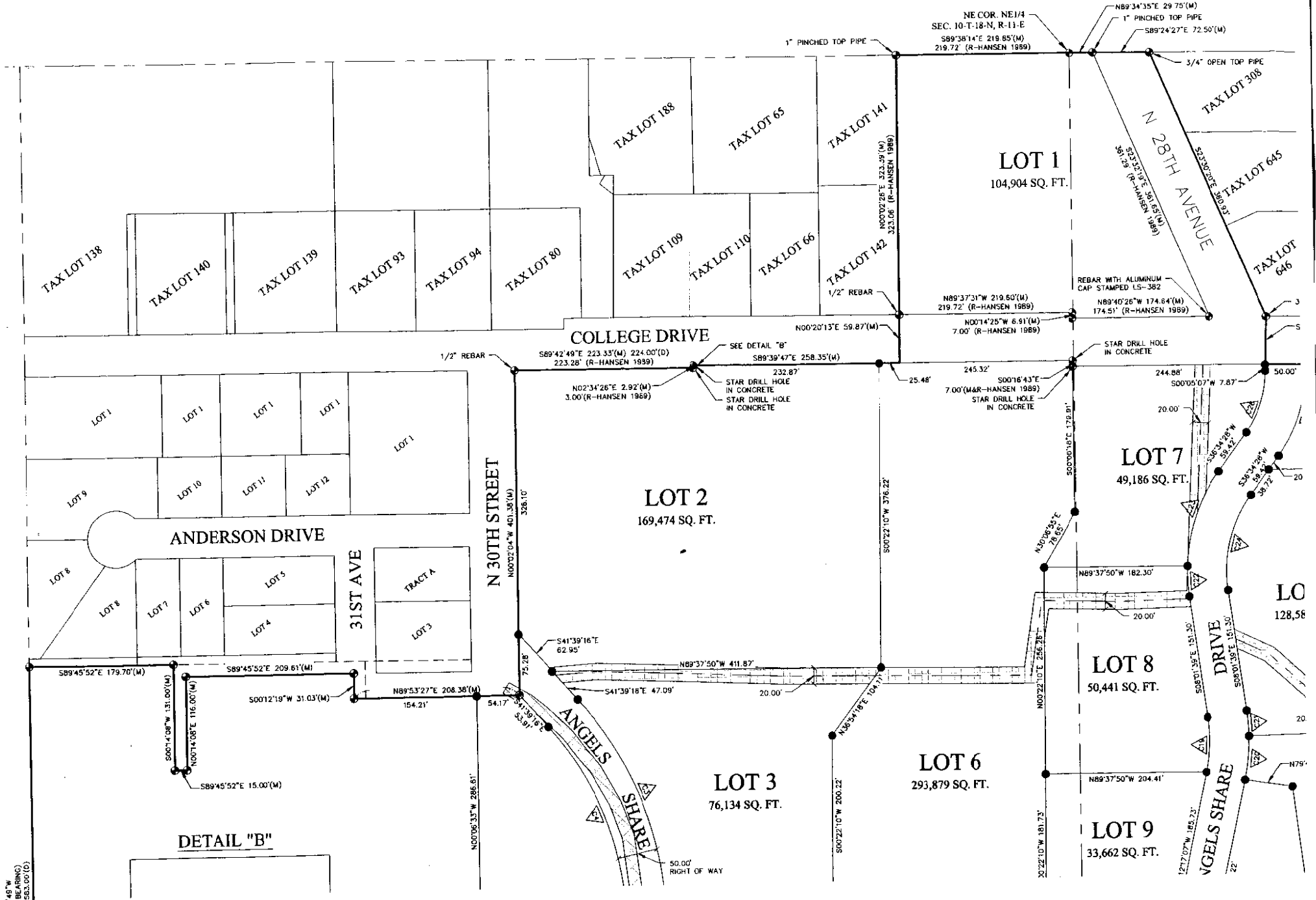
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

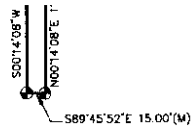

RYAN M. O'TOOLE, LS 765



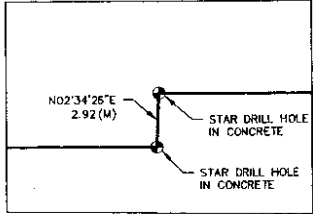
PROJECT NO.	R180099.00
DATE	5/3/2018
DRAWN BY	RMO
FILE NAME	
FIELD BOOK	BLAIR #9
FIELD CREW	RO/HH
SURVEY FILE NO.	
REVIEW BY	MAF
REVIEW DATE	
REVISIONS	



ASSUMED BEARING
S82.54°W 503.00'(0)



DETAIL "B"

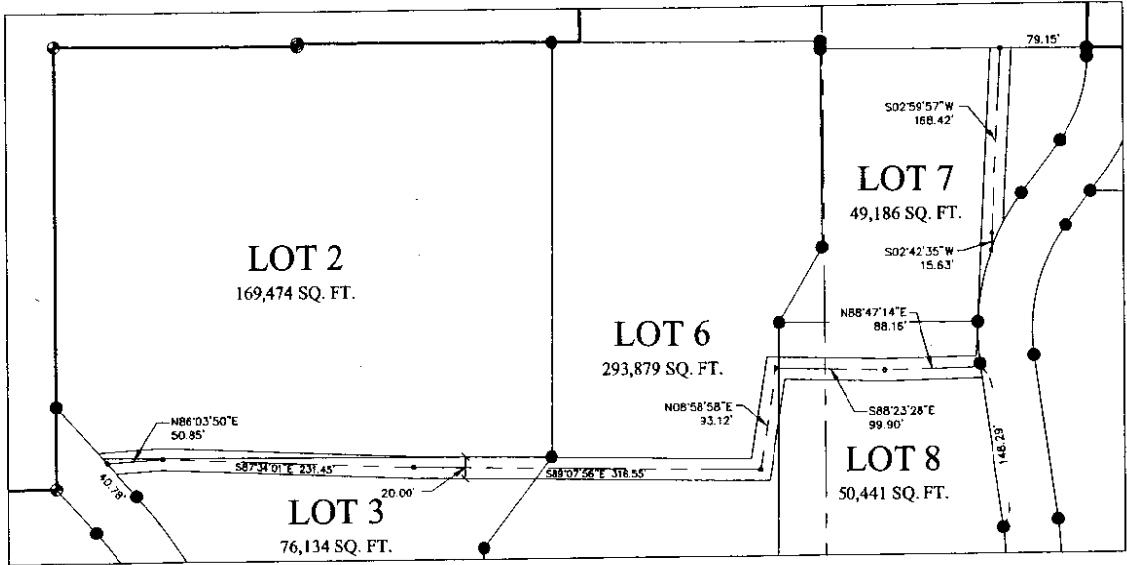


LOT 5
1,751,978 SQ. FT.

SW COR. NE1/4 NE1/4
SEC. 10-T-18-N, R-11-E
(POINT OF BEGINNING)

751.96'(M)

SEWER EASEMENT DETAIL "B"



LOT 2
169,474 SQ. FT.

LOT 3
76,134 SQ. FT.

LOT 6
293,879 SQ. FT.

LOT 7
49,186 SQ. FT.

LOT 8
50,441 SQ. FT.

LOT 3
76,134 SQ. FT.

LOT 6
293,879 SQ. FT.

LOT 9
33,662 SQ. FT.

LOT 10
35,415 SQ. FT.

LOT 11
115,080 SQ. FT.

LOT 5
1,751,978 SQ. FT.

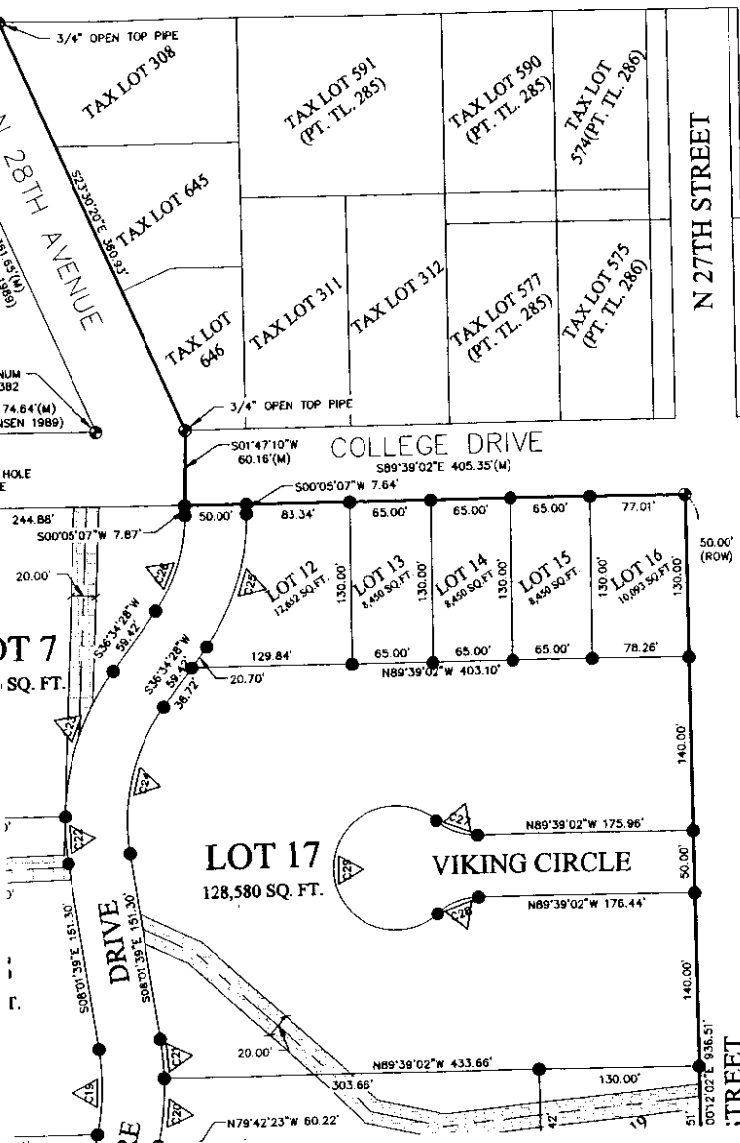
ANGELS SHARE DRIVE

ANGELS SHARE DRIVE

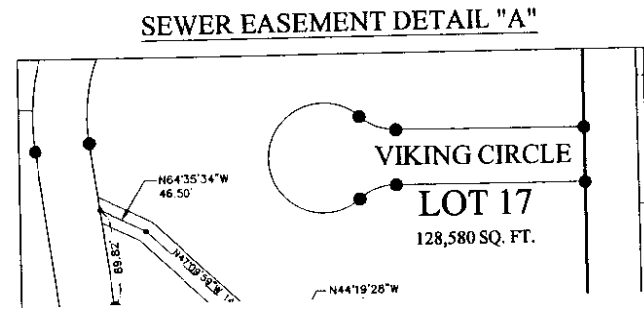
HANSEN

2018 - 01373

7.29.75(M)
 HED TOP PIPE
 89°24'27"E 72.50(M)



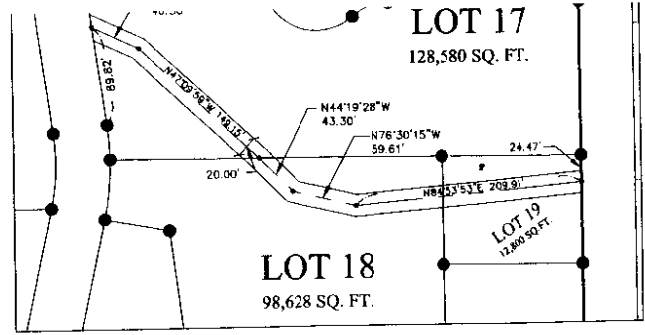
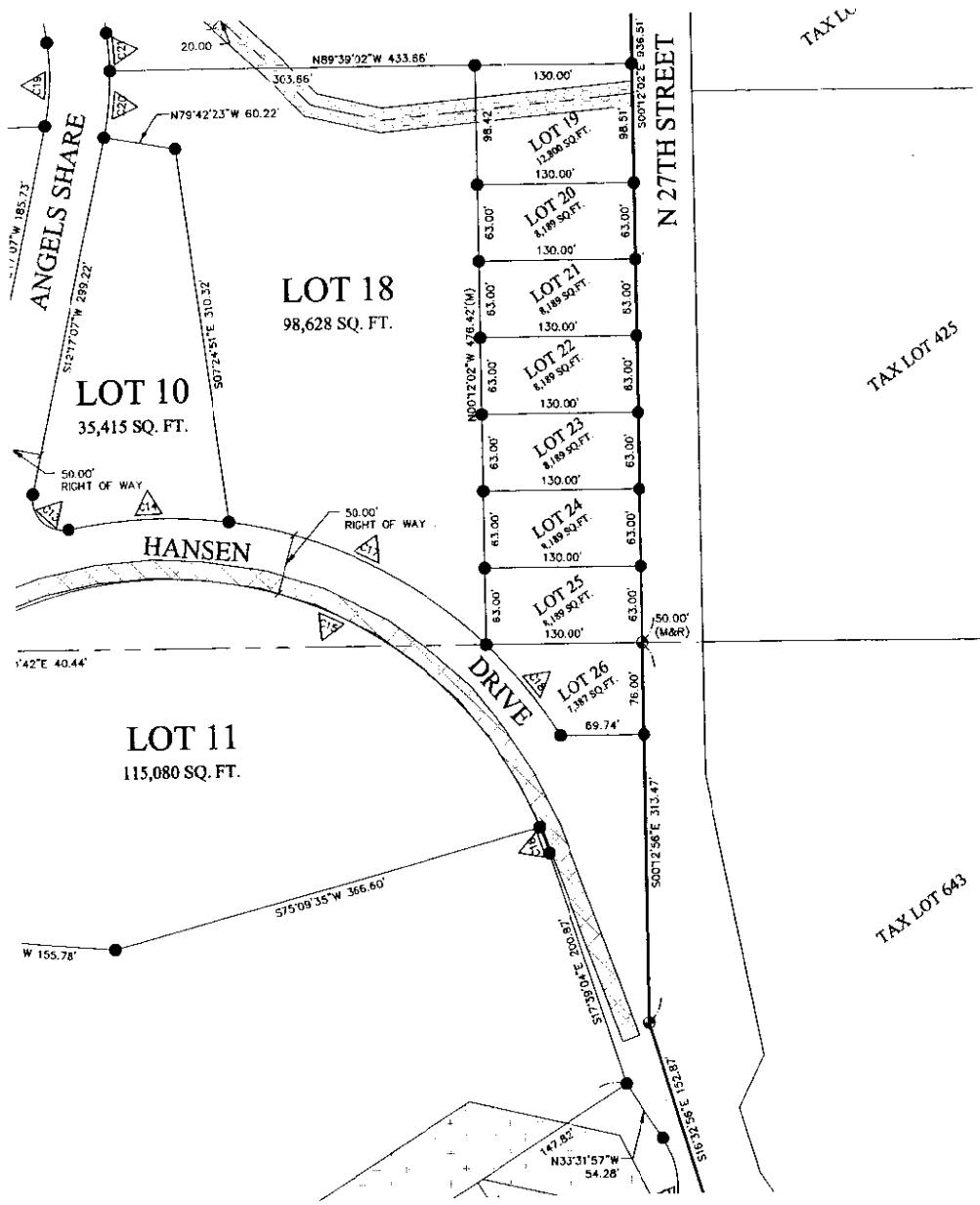
CURVE DATA TABLE						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	80.71'	90.00'	051°22'57"	43.30'	N25°34'56"E	78.03'
C2	93.39'	64.00'	083°36'12"	57.23'	N9°28'16"E	85.32'
C3	276.09'	425.33'	037°11'32"	143.11'	S22°58'26"E	271.27'
C4	257.91'	375.34'	039°22'15"	134.28'	S21°50'56"E	252.87'
C5	16.70'	424.65'	002°15'12"	8.35'	S31°50'7"E	16.70'
C6	121.05'	77.80'	089°08'53"	76.65'	S46°26'20"E	109.20'
C7	129.67'	127.80'	058°08'05"	71.04'	S30°55'56"E	124.18'
C8	69.17'	127.80'	031°00'48"	35.46'	S75°30'22"E	68.33'
C9	177.21'	602.46'	016°51'12"	89.25'	S82°35'37"E	176.57'
C10	191.92'	652.46'	016°51'12"	96.66'	S82°35'37"E	191.23'
C11	206.52'	126.49'	093°32'52"	134.57'	N59°03'33"E	184.33'
C12	138.11'	176.49'	044°50'17"	72.81'	N83°24'50"E	134.62'
C13	48.95'	25.75'	108°55'28"	36.05'	S44°39'40"E	41.91'
C14	134.18'	399.96'	019°13'20"	67.73'	S68°25'04"W	133.55'
C15	566.86'	333.60'	097°21'23"	379.44'	S70°19'37"E	501.08'
C16	22.77'	333.60'	003°54'41"	11.39'	S19°41'34"E	22.77'
C17	240.11'	383.60'	035°51'47"	124.13'	S63°37'33"E	236.21'
C18	97.75'	383.98'	014°35'10"	49.14'	N38°23'26"W	97.49'
C19	69.16'	195.09'	020°16'45"	34.95'	S20°7'44"W	68.80'
C20	55.25'	245.09'	012°54'59"	27.74'	N5°49'37"E	55.13'
C21	31.64'	245.09'	007°23'46"	15.84'	N4°19'46"W	31.62'
C22	37.93'	209.55'	010°22'11"	19.02'	S2°50'33"E	37.87'
C23	125.20'	209.55'	034°13'56"	64.53'	N19°27'50"E	123.35'
C24	124.20'	159.55'	044°36'07"	65.44'	S14°16'25"W	121.09'
C25	112.98'	177.41'	036°29'21"	58.48'	S18°9'48"W	111.08'
C26	81.14'	127.41'	036°29'21"	42.00'	N18°19'48"E	79.78'
C27	36.14'	50.00'	041°24'35"	18.90'	S68°56'45"E	35.36'
C28	36.14'	50.00'	041°24'42"	18.90'	S69°38'37"W	35.36'
C29	229.35'	50.00'	262°49'16"	56.69'	S02°05'54"W	75.00'







JEO
 Ph: 402.934.3680
 11717 Burt St, Ste 210
 Omaha, NE 68154

2018 - 01373

ION



-  20.00 FOOT WIDE SANITARY SEWER EASEMENT GRANTED TO THE CITY OF BLAIR (CENTERED ON EXISTING SANITARY SEWER LINE)
-  20.00 FOOT WIDE STORM SEWER EASEMENT GRANTED TO THE CITY OF BLAIR (CENTERED ON EXISTING SEWER LINE)
-  60.00 FOOT WIDE WATER LINE EASEMENT GRANTED TO THE CITY OF BLAIR (BOOK 318, PAGE 265)
-  15.00 FOOT WIDE WATER LINE EASEMENT GRANTED TO THE CITY OF BLAIR (BOOK 117, PAGE 755)

LEGEND

- ⊕ MONUMENT FOUND 5/8" REBAR WITH CAP STAMPED Ĺ (UNLESS NOTED OTHERWISE)
- MONUMENT SET
- CALCULATED POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- F FOUND POINT

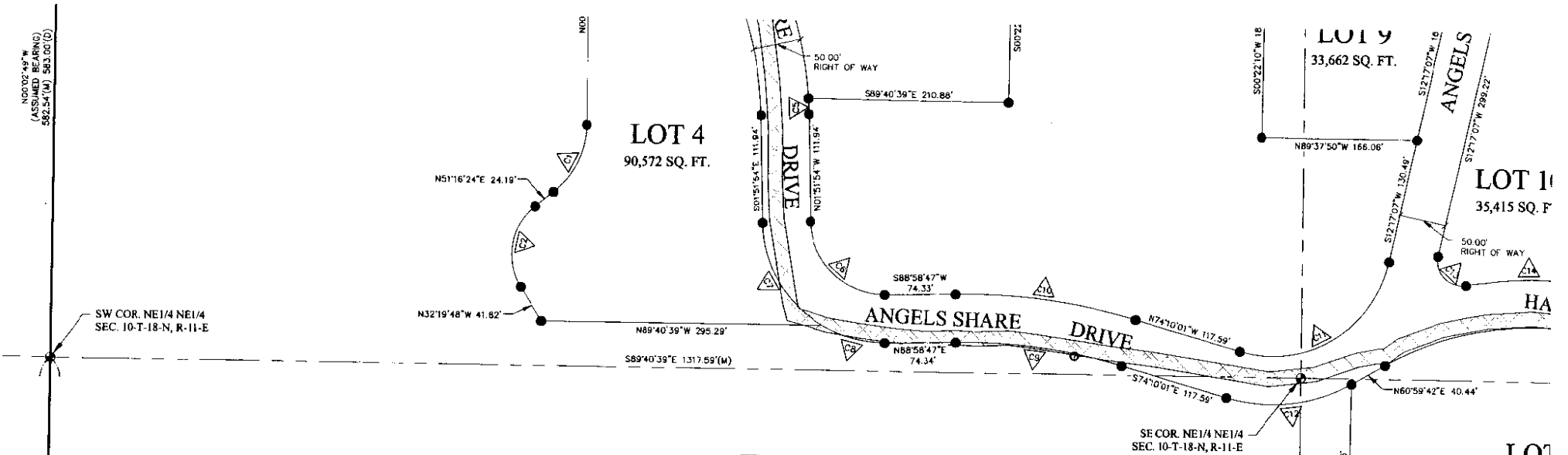
GRAPHIC SCALE







NOTE: ALL BEARINGS ARE ASSUMED.

**TRANSFORMATION HILL ADDITION
FINAL PLAT**

PROJECT NO.	R180099.00
DATE	5/3/2018
DRAWN BY	RMO
FILE NAME	
FIELD BOOK	BLAIR #9
FIELD CREW	RO/HH
SURVEY FILE NO.	MAF
REVIEW BY	
REVIEW DATE	
REVISIONS	






2018 - 01373

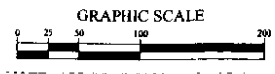


-  60.00 FOOT WIDE WATER LINE EASEMENT GRANTED TO THE CITY OF BLAIR (BOOK 318, PAGE 265)
-  15.00 FOOT WIDE WATER LINE EASEMENT GRANTED TO THE CITY OF BLAIR (BOOK 117, PAGE 755)
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-  70.00 FOOT WIDE GAS LINE EASEMENT GRANTED TO AQUILA/BLACK HILLS (BOOK 464, PAGE 243) (BOOK 529, PAGE 618)

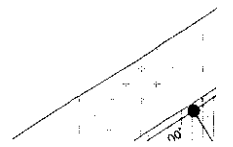
CURVE DATA TABLE						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	80.71'	90.00'	051°22'57"	43.30'	N25°34'56"E	78.03'
C2	93.39'	64.00'	063°36'12"	57.23'	N9°28'18"E	85.32'
C5	16.70'	424.65'	002°15'12"	8.35'	S31°5'07"E	16.70'
C6	121.05'	77.80'	089°08'53"	76.65'	S46°26'20"E	109.20'
C7	129.67'	127.80'	058°08'05"	71.04'	S30°55'56"E	124.18'
C8	68.17'	127.80'	031°00'48"	35.46'	S75°30'22"E	68.33'
C9	177.21'	802.46'	016°51'12"	89.25'	S82°35'37"E	176.57'
C10	191.92'	652.46'	016°51'12"	96.66'	S82°35'37"E	191.23'
C11	206.52'	126.49'	093°32'52"	134.57'	N59°03'33"E	184.33'
C12	138.11'	176.49'	044°50'17"	72.81'	N83°24'50"E	134.62'
C13	48.96'	25.75'	108°55'28"	36.05'	S44°38'40"E	41.91'
C14	134.18'	399.96'	019°13'20"	67.73'	S88°25'04"W	133.55'
C15	566.86'	333.60'	067°21'23"	379.44'	S70°19'37"E	501.08'
C16	22.77'	333.60'	003°54'41"	11.39'	S19°41'34"E	22.77'
C17	240.11'	383.60'	035°51'47"	124.13'	S63°37'33"E	236.21'
C18	97.75'	383.98'	014°35'10"	49.14'	N38°23'26"W	97.49'
C30	119.38'	75.00'	091°11'48"	76.58'	N12°03'58"E	107.17'
C31	116.26'	75.00'	088°48'45"	73.46'	N77°56'19"W	104.96'
C33	1943.50'	1960.06'	056°48'40"	1060.06'	S47°22'43"W	1864.86'

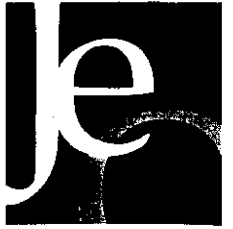
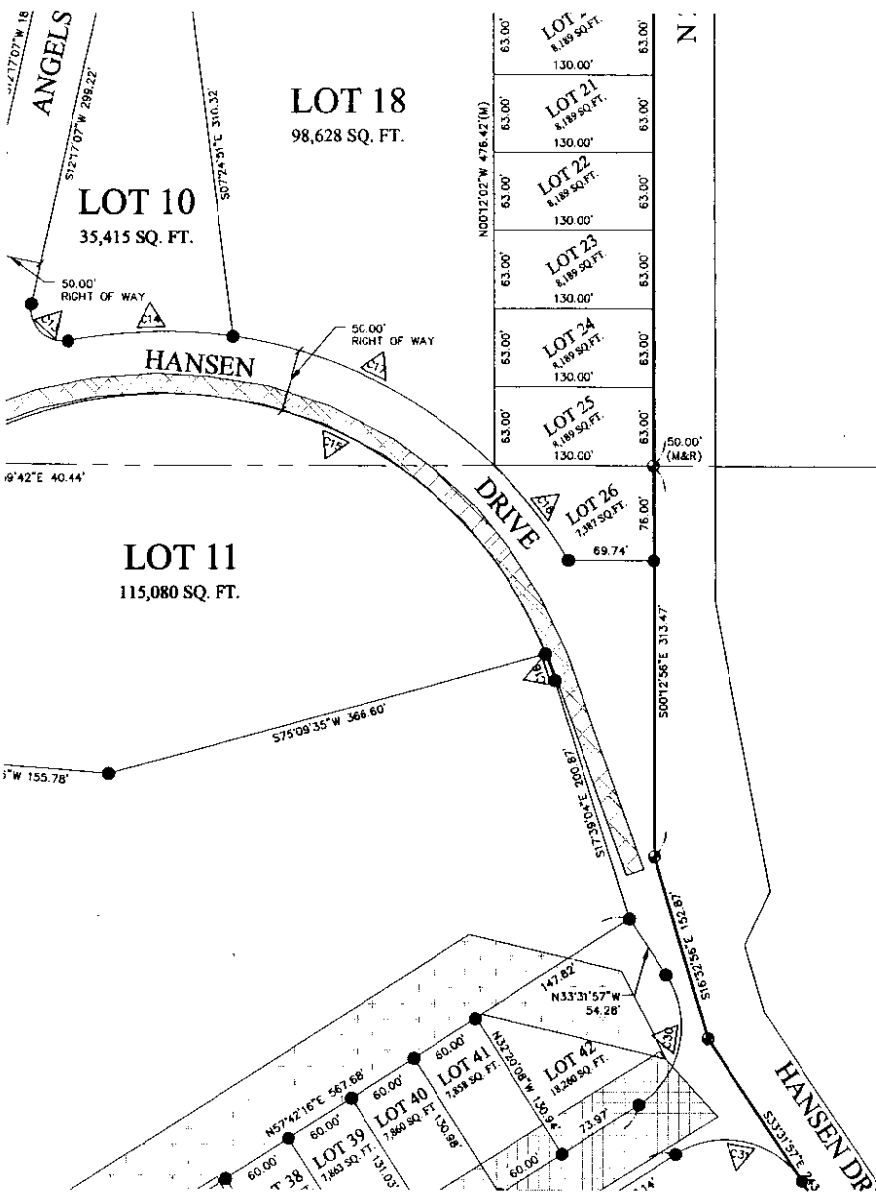
LEGEND

-  MONUMENT FOUND 3/8" REBAR WITH CAP STAMPED LSM 765 (UNLESS NOTED OTHERWISE)
-  MONUMENT SET
-  CALCULATED POINT
-  DEEDED DISTANCE
-  GOVERNMENT DISTANCE



2018-01373

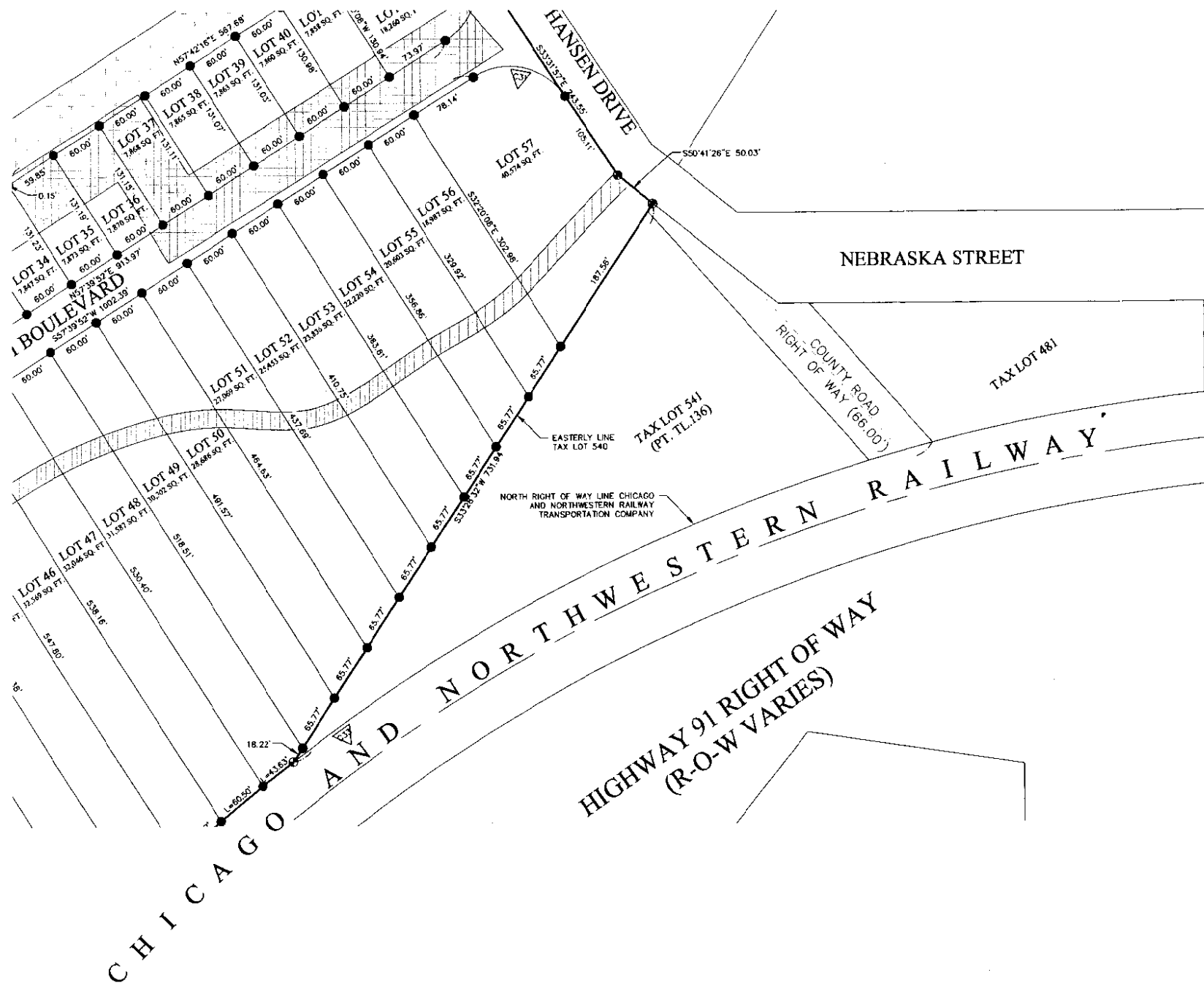




JEO CONSULTING GROUP
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 11717 Burt St, Ste 210
 Omaha, NE 68154

2018 - 01373

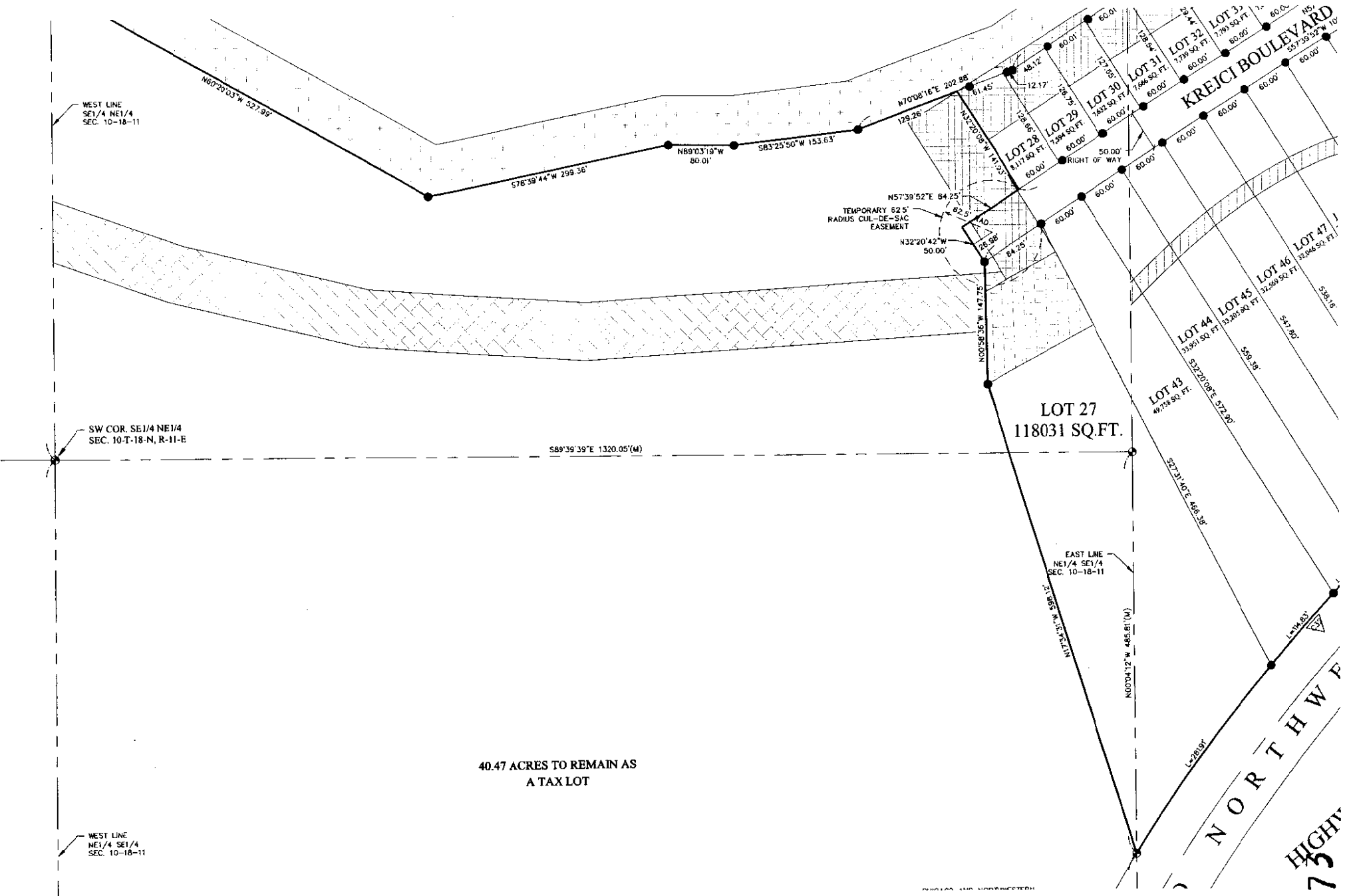
DITION



**TRANSFORMATION HILL ADDITION
FINAL PLAT**

2018 - 01373

PROJECT NO.	R180099.00
DATE	5/3/2018
DRAWN BY	RMO
FILE NAME	
FIELD BOOK	BLAIR #9
FIELD CREW	RO/HH
SURVEY FILE NO.	
REVIEW BY	MAF
REVIEW DATE	
REVISIONS	



WEST LINE
SE1/4 NE1/4
SEC. 10-18-11

SW COR. SE1/4 NE1/4
SEC. 10-T-18-N, R-11-E

WEST LINE
NE1/4 SE1/4
SEC. 10-18-11

40.47 ACRES TO REMAIN AS
A TAX LOT

LOT 27
118031 SQ.FT.

KREJCI BOULEVARD

NORTH W F
HIGHWAY

2018-01373

40.47 ACRES TO REMAIN AS
A TAX LOT

WEST LINE
NE1/4 SE1/4
SEC. 10-18-11

N00°26'44"E (1,138.04 M&R-TINKHAM, 2010)
1215.91'(M)

CHICAGO AND NORTHWESTERN
RAILWAY TRANSPORTATION COMPANY
RIGHT OF WAY AS DISPLAYED ON
STRIP MAPS ACQUIRED FROM UNION
PACIFIC RAILROAD MAP LIBRARY

NORTH RIGHT OF WAY LINE CHICAGO
AND NORTHWESTERN RAILWAY
TRANSPORTATION COMPANY

CHICAGO AND NORTH
WESTERN

2018-01373

NORTH RIGHT OF WAY LINE HIGHWAY 91
(DEED BOOK 244, PAGE 189-190)

NORTH RIGHT OF WAY LINE HIGHWAY 91
(DEED BOOK 145, PAGE 584)

NORTH RIGHT OF WAY LINE HIGHWAY 91
(DEED BOOK 244, PAGE 189-190)

HIGHWAY 91 RIGHT OF WAY
(R-O-W VARIES)

N00°04'12"W 843.69'(M)

S89°35'55"E 1324.28'(M)

SE COR NE1/4 SE1/4
SEC. 10-T-18-N, R-11-E

W COR NE1/4 SE1/4
SEC. 10-T-18-N, R-11-E

10.11'(M&R)

102.02'(M&R-TINKHAM 2010)

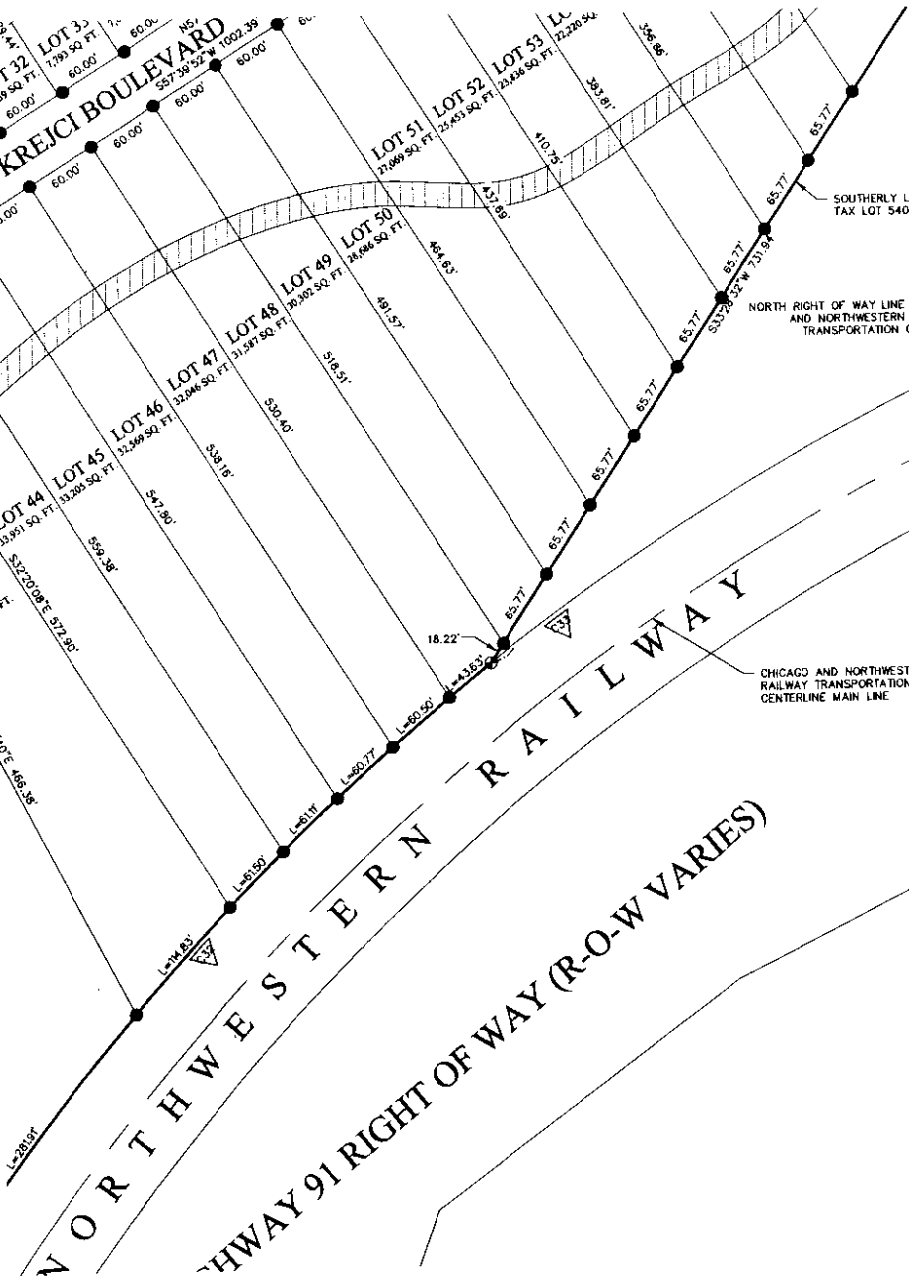
S80°53'04"W 613.90'(M&R)

S09°27'49"E
90.00'(M&R)

N48°42'48"W
70.15'(M&R)

S58°29'54"W 292.29'(M) 252.42'(O)

L=28.97'



TAX LOT 541
(PT. TL.136)

COUNTY ROAD
RIGHT OF WAY (66.00')

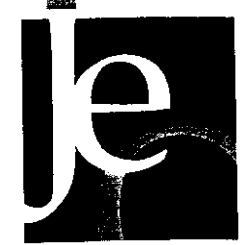
TAX LOT 481

SOUTHERLY LINE
TAX LOT 540

NORTH RIGHT OF WAY LINE CHICAGO
AND NORTHWESTERN RAILWAY
TRANSPORTATION COMPANY

CHICAGO AND NORTHWESTERN
RAILWAY TRANSPORTATION COMPANY
RIGHT OF WAY AS DISPLAYED ON
STRIP MAPS ACQUIRED FROM UNION
PACIFIC RAILROAD MAP LIBRARY

CHICAGO AND NORTHWESTERN
RAILWAY TRANSPORTATION COMPANY
CENTERLINE MAIN LINE








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Omaha, NE 68154

2018 - 01373

ITION

N O 1
HIGHWAYS

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CURVE DATA TABLE						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C32	684.25'	1960.08'	022°00'06"	345.64'	S42°27'08"W	680.78'
C33	1943.50'	1960.08'	055°48'40"	1060.06'	S47°22'43"W	1864.86'
C34	304.68'	1012.00'	017°15'00"	153.50'	N71°54'41"E	303.53'
C35	234.62'	1112.00'	012°05'19"	117.75'	N57°14'32"E	234.18'
C36	334.79'	1112.00'	017°15'00"	168.67'	N71°54'41"E	333.53'

GRAPHIC SCALE
0 25 50 100 200

LEGEND

- ⊕ MONUMENT FOUND 5/8" REBAR WITH CAP STAMPED LSM 765 (UNLESS NOTED OTHERWISE)
- MONUMENT SET
- CALCULATED POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

NOTE: ALL BEARINGS ARE ASSUMED.

TRANSFORMATION HILL ADDITION
FINAL PLAT

2018 - 01373

PROJECT NO. R180099.00
DATE 5/3/2018
DRAWN BY RMO
FILE NAME
FIELD BOOK BLAIR #9
FIELD CREW RO/HH
SURVEY FILE NO.
REVIEW BY MAF
REVIEW DATE
REVISIONS