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Richard T Johnson et al
to
Public $ 30 00 Doc #592
FILED FOR RECORD 06/30/92 AT 12 36 P.M.
IN BOOK 14 OF Misc PAGE 152
RECEIVER OF DEEDS, CASS CO., NE
(Filed in Plat Book 6, Page 14A)

"SOUTHPARK TOWNHOME"

A CONDOMINIUM

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 (assumed 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°46'26" E 78 0 thence S 61°56'38" E 100 0 thence S 79°36'40" E 117 38 thence N 63°30'22" E, 230 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 109 68', thence S 77°30'27" 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

NEBRASKA REGISTERED LS-420 LAND SURVEYOR CHARLES P. JORDAN

PLAT APPROVAL

KNOW ALL MEN BY THESE PRESENTS

that we, RICHARD P. 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 — RICHARD T JOHNSON
Irene O Johnson — TRENO JOHNSON
Richard T Johnson — SOUTHPARK TOWNHOMES PARTNERSHIP, RICHARD T JOHNSON, General Partner
Bruce R Beede — BRUCE R. BEEDE
Linda J Beede — LINDA J BEEDE
Christopher T. Short — CHRISTOPHER T. SHORT
Kammie L Short — KAMMIE L SHORT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) ss
COUNTY OF CASS)

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.

NOTARY PUBLIC

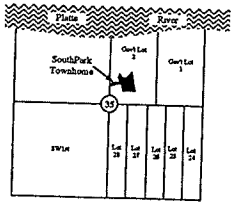
My commission expires 8-6-95

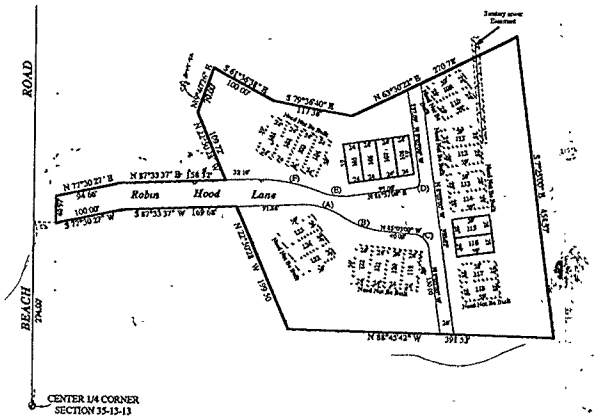
COUNTY TREASURER'S CERTIFICATE

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 30 th day of June 1992.

Richard Wassinger
RICHARD W ASSINGER, CO TREASURER

CASS COUNTY COUNTY TREASURER Seal NEBRASKA





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 1/2 OF THE NE1/4 (GOVT 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), 274 0', thence N 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 150 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 00', to a point of curvature, thence following the arc of a 15' 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 85°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 111 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

LOT NO.	RADIUS	DELTA	LENGTH	CHORD
A	111.57'	34°50'01"	67 83'	66 75'
B	143 33'	27°26'48"	68 69'	68 02'
C	25.00'	77°00'00"	33 60'	31 16'
D	10.00'	90°00'00"	15 71'	14 14'
E	92 02'	28°53'56"	46 39'	45 99'
	268.55'	23°12'53"	109.09'	108.33'

DESCRIPTION OF AN EASEMENT FOR THE PLACEMENT AND MAINTENANCE OF A SANITARY SEWER SYSTEM, BEING 5.0' 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 13' to the true point of beginning, thence N 5°08 53" W, 128 30', to the North line of "SOUTHPARK 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

North
Scale 1" = 100'
P=Plat distance
M=Measured dist.
R=Record dist.
o = Found rebar
• = Set 5/8"x24" rebar

MARKING THE FUTURE

JORDAN
LAND SURVEYORS
PLATTSMOUTH, NEBRASKA 68048 (402) 296-3750

Drawn by C Jordan
Project No. 870382
Field Book page

RICHARD JOHNSON