


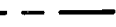

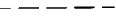
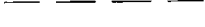
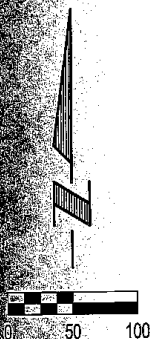


# LEGEND

-  SECTION CORNER
-  5/8" REBAR SET
-  PINS FOUND AS NOTED
-  BOUNDARY LINE
-  LOT LINE
-  EASEMENTS
-  EXIST. PROPERTY LINES

## NOTES:

- ALL DIMENSIONS SHOWN IN PARENTHESES ARE FOR THE LOCATION OF EASEMENTS



Scale: 1" = 100'

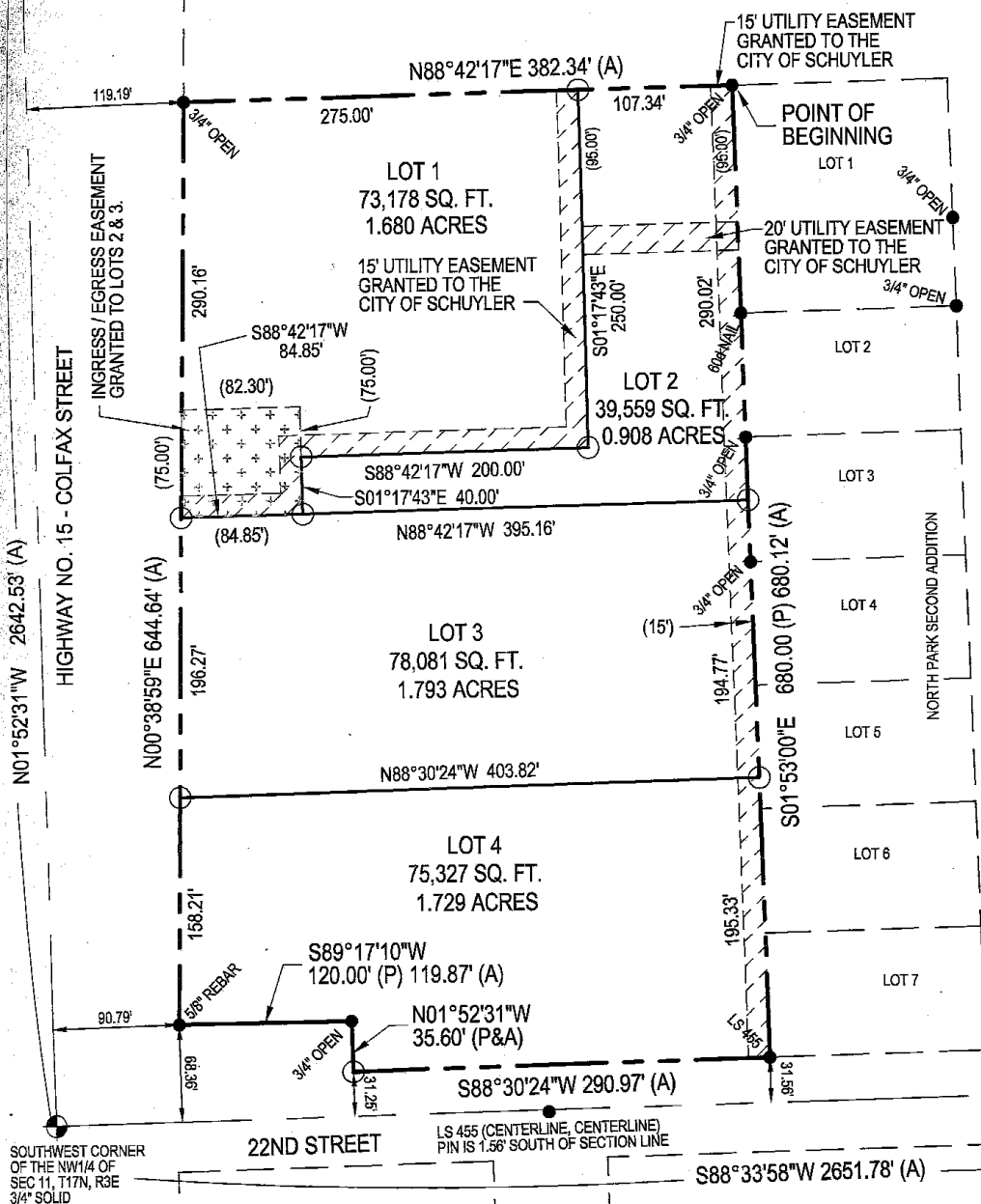
## SECTION CORNER TIES

NORTHWEST CORNER OF THE NW1/4 OF SEC 11, T17N, R3E  
 3/4" OPEN IN CONC  
 27.94' NW TO "X" NAILS IN TOP OF WOOD GUARD RAIL POST  
 24.73' SW TO "X" NAILS IN TOP OF WOOD GUARD RAIL POST  
 53.83' SE TO "X" NAILS IN TOP OF WOOD GUARD RAIL POST  
 61.85' NE TO "X" NAILS IN TOP OF WOOD GUARD RAIL POST

SOUTHEAST CORNER OF THE NW1/4 OF SEC 11, T17N, R3E  
 60d NAIL IN HAND HOLE W/ CAP  
 40.02' SW TO "X" NAILS IN POWER POLE  
 75.81' SE TO "X" NAILS IN POWER POLE  
 62.48' NE TO "X" NAILS IN POWER POLE

SOUTHWEST CORNER OF THE NW1/4 OF SEC 11, T17N, R3E  
 3/4" SOLID  
 APPROXIMATELY 33' SOUTH OF CENTERLINE 22ND STREET AND COFAX STREET  
 76.38' SW TO CENTER OF CURB INLET MANHOLE  
 75.81' SE TO CENTER OF CURB INLET MANHOLE  
 62.48' NE TO CENTER OF COMMUNICATIONS MANHOLE

NORTHWEST CORNER OF THE NW1/4 OF SEC 11, T17N, R3E  
 3/4" OPEN IN CONC.



Proj No: P2010.515.011

### Revisions

Date: 05/14/2012

No	Date	Description

Designed By:

Drawn By: FCE

Scale: 1" = 100'

Sheet: 1 of 1

## MINOR SUBDIVISION

SCHUYLER COM  
 SUBDIVIS

LOCATED IN THE NW1/4 OF SE  
 COLFAX COUNTY, N

# SCHUYLER COMMERCIAL SUBDIVISION

LOCATED IN THE NW1/4 OF SECTION 11, T17N, R3E  
COLFAX COUNTY, NEBRASKA

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DWAYNE DOWD, THE UNDERSIGNED, PRESIDENT OF DOWD GRAIN COMPANY, INC., A NEBRASKA CORPORATION, OWNER AND PROPRIETOR OF THE REAL ESTATE DESCRIBED IN THE LEGAL DESCRIPTION HEREINAFTER SET FORTH AND ATTACHED TO THE PLAT, DO HEREBY DEDICATE THE SAID REAL ESTATE TO BE PLATTED INTO LOTS AS SHOWN ON THIS PLAT TO BE HEREINAFTER KNOWN AS SCHUYLER COMMERCIAL SUBDIVISION, A SUBDIVISION IN THE NW1/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 3 EAST OF THE 6TH P.M., COLFAX COUNTY, NEBRASKA AND DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT.

Dwayne Dowd  
DUANE DOWD, PRESIDENT  
DOWD GRAIN COMPANY, INC.,

10/23/12  
Date

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS

ON THIS 23rd DAY OF October, 2012, BEFORE ME, A NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Duane Dowd, WHO (ARE/IS) PERSONALLY KNOWN TO ME TO BE IDENTICAL PERSON(S) WHOSE NAME(S) ARE AFFIXED TO THE FOREGOING INSTRUMENT AND THEY ACKNOWLEDGED THE SIGNING OF THE SAME TO BE THEIR VOLUNTARY ACT AND DEED.



Leslie Pierce  
Notary Public

10/23/12  
Date

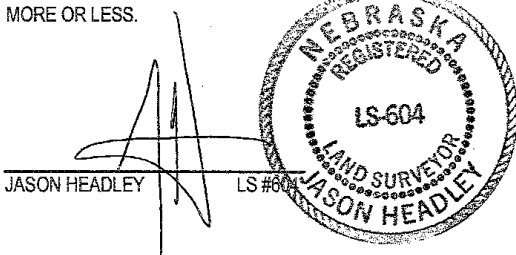
## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND AT ALL CORNERS OF ALL LOTS, STREETS, ANGLES, POINTS AND END OF ALL CURVES IN SCHUYLER COMMERCIAL SUBDIVISION (LOCAL NUMBERED AS SHOWN) BEING A PLATTING OF PART OF THE NW1/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 3 EAST OF THE 6TH P.M., COLFAX COUNTY, NEBRASKA, MORE PARTICULAR DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 3 EAST OF THE 6TH P.M., COLFAX COUNTY, NEBRASKA CURRENTLY OWNED BY DOWD GRAIN COMPANY INC., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, NORTH PARK SECOND ADDITION SUBDIVISION LOCATED IN SAID NW1/4 OF SECTION 11; THENCE S01°53'00"E (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NORTH PARK, A DISTANCE OF 680.12 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 22ND STREET; THENCE S88°30'24" ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 22ND STREET, A DISTANCE OF 290 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF 22ND STREET THE EASTERLY RIGHT-OF-WAY LINE OF NEBRASKA STATE HIGHWAY NO. 15, A DISTANCE OF 35.60 FEET; THENCE S89°17'10"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF NEBRASKA STATE HIGHWAY NO. 15, A DISTANCE OF 119.87 FEET; THENCE N00°38'59"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF NEBRASKA STATE HIGHWAY NO. 15, A DISTANCE OF 644.64 FEET TO THE SOUTHERLY LINE OF A TRACT OF LAND CURRENTLY OWNED BY SCHWAN'S SALES ENTERPRISES INC. AS RECORDED IN BOOK 111 PAGE 511; THENCE N88°42'17"E ALONG SAID SOUTHERLY LINE OF A TRACT OF LAND CURRENTLY OWNED BY SCHWAN'S SALES ENTERPRISES INC., A DISTANCE OF 382.34 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 266.146 SQUARE FEET OR 6.110 ACRES, MORE OR LESS.



JASON HEADLEY

Oct 1, 2012  
Date

## PLANNING COMMISSION

THIS PLAT OF SCHUYLER COMMERCIAL SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY THE SCHUYLER PLANNING COMMISSION THIS 26 DAY OF June, 2012.

John W. Schuyler  
CHAIRPERSON:

10-24-12  
Date

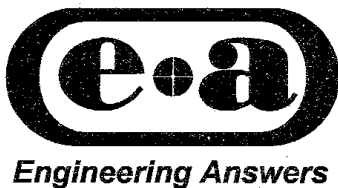
Ted Morrison  
SECRETARY:

10-24-12  
Date

Mary Deschel  
CITY CLERK:

10-24-12  
Date

RECORDED OCT. 26, 2012 AT 8 A.M. IN DRAWER 10 MYLAR #29 RITA M MUNDIL, COLFAX COUNTY CLERK & REG OF DEEDS OF COLFAX COUNTY, NEBRASKA.  
BY: Risa R. Siller DEPUTY



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