



MISC 2005048243



APR 28 2005 15:21 P 7

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
4/28/2005 15:21:41.26



2005048243

**THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT**

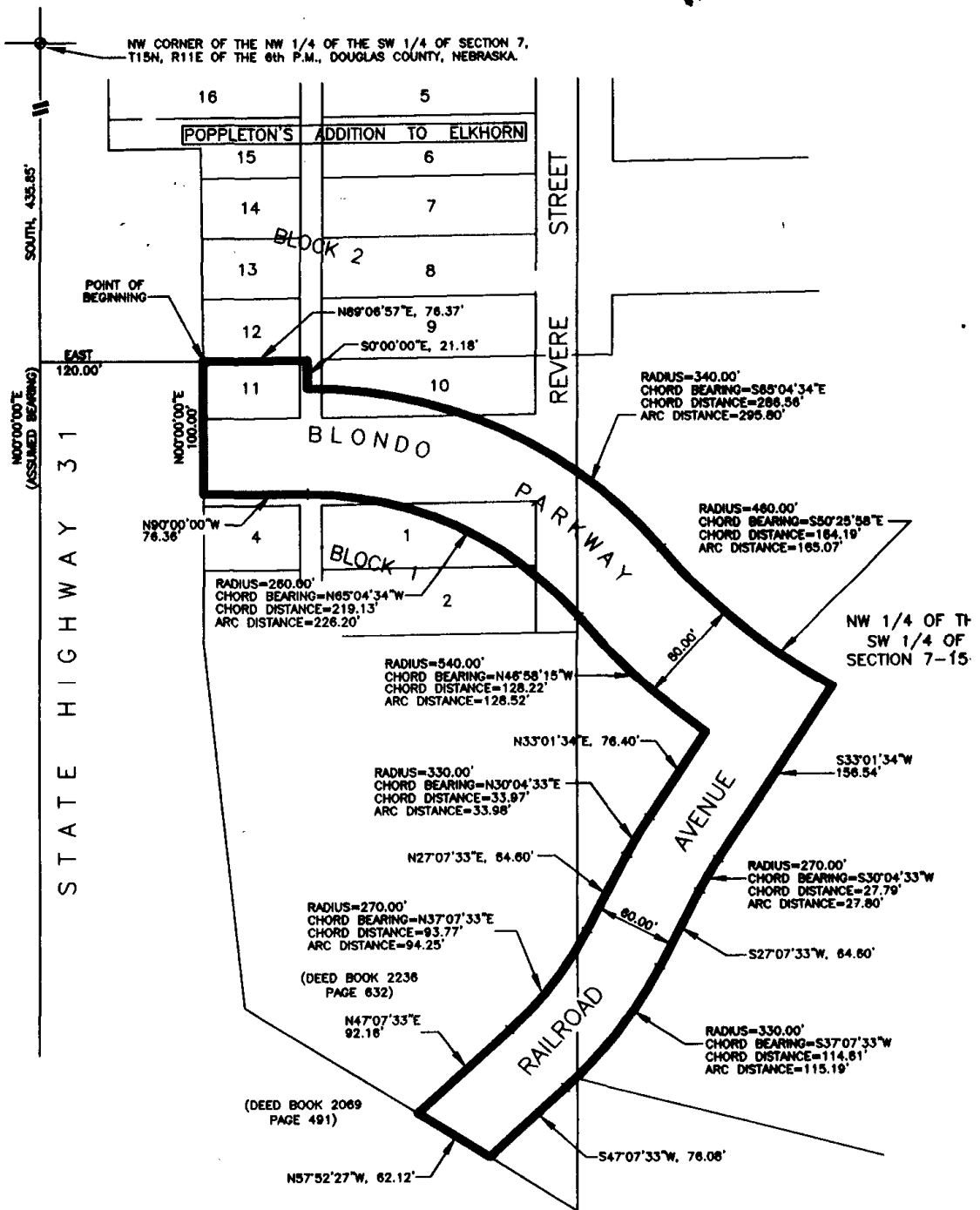
Misc

7

1

FEE 35.0 FB 01-60000  
BKP 7-15-11 <sup>1911</sup> C/O COMP \_\_\_\_\_  
DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

RETURN: City of Elkhorn  
PO Box 386  
Elkhorn NE 68022



**APPROVAL OF THE CITY PLANNING COMMISSION:**

THIS PLAT OF "BLONDO PARKWAY" AND "RAILROAD AVENUE" WAS APPROVED BY THE COMMISSION OF THE CITY OF ELKHORN, NEBRASKA THIS 31<sup>st</sup> DAY OF April

*Robert A. K.*  
CHAIRMAN

**APPROVAL OF THE CITY COUNCIL OF ELKHORN, NEBRASKA**

THIS PLAT OF "BLONDO PARKWAY" AND "RAILROAD AVENUE" WAS APPROVED BY THE OF ELKHORN, NEBRASKA THIS 26<sup>th</sup> DAY OF April, 2005.

# "DEDICA" BLONDO PARKWAY A PART OF THE NORTHWEST QUA OF SECTION 7, TOWNSHIP DOUGLAS CO

**PERIMETER DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTH P.M., DOUGLAS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGIN TO ELKHORN, SAID POINT BEING 120.00 FEET EAST OF THE WEST LINE OF NEBRASKA STATE HIGHWAY #31; THENCE N89°06'57"E (ASSUMING THE WES FEET; THENCE S00°00'00"E, A DISTANCE OF 21.18 FEET TO A POINT OF CL AN ARC DISTANCE OF 295.80 FEET TO A POINT OF REVERSE CURVATURE, SOUTHEASTERLY ON A 460.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC BEARS S50°25'58"E, 164.19 FEET; THENCE S33°01'34"W, A DISTANCE OF 15 CURVE TO THE LEFT, AN ARC DISTANCE OF 27.80 FEET TO A POINT OF T/ S27°07'33"W, A DISTANCE OF 64.60 FEET TO A POINT OF CURVATURE; THE DISTANCE OF 115.19 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID 76.08 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND PREV N57°52'27"W ON THE SOUTH LINE OF SAID PREVIOUSLY DESCRIBED PARCEL POINT OF CURVATURE; THENCE NORTHEASTERLY ON A 270.00 FOOT RADIU THE CHORD OF SAID CURVE BEARS N37°07'33"E, 93.77 FEET; THENCE N27 NORTHEASTERLY ON A 330.00 FOOT RADIUS CURVE TO THE RIGHT, AN RI BEARS N30°04'33"E, 33.97 FEET; THENCE N33°01'34"E, A DISTANCE OF 76. RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 128.52 FEET TO A PC 128.22 FEET; THENCE NORTHWESTERLY ON A 260.00 FOOT RADIUS CURVE, CHORD OF SAID CURVE BEARS N65°04'34"W, 219.13 FEET; THENCE N90°00' NEBRASKA STATE HIGHWAY #31; THENCE N00°00'00"E, ON SAID EAST RIGH THE TRUE POINT OF BEGINNING, CONTAINING 1.47 ACRES, MORE OR LESS.

<sup>1</sup>NON TANGENT CURVE

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS: THAT EDWARD ROSE DEVELOPMENT C MICHIGAN LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER OF THE TI DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THI CAUSED SAID LAND TO BE DEDICATED AS PUBLIC STREETS FOR PERPETUAL STREETS TO BE NAMED AND HEREAFTER KNOWN AS "BLONDO PARKWAY" A AVENUE". IT HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF ITS SHOWN ON THIS PLAT.

*Warren Rose*  
EDWARD ROSE DEVELOPMENT COMPANY, L.L.C.  
BY: WARREN ROSE  
ITS: MANAGING MEMBER

**ACKNOWLEDGEMENT:**

STATE OF MICHIGAN }  
COUNTY OF Kalamazoo } SS  
ON THIS 19<sup>th</sup> DAY OF April, 2005, A.D., BEFORE ME A NOTARY PUBLIC COUNTY, PERSONALLY CAME WARREN ROSE KNC THE IDENTICAL PERSON(S) WHO SIGNED THE FOREGOING INSTRUMENT, AND ACKNOWLEDG THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

MARJORIE A. YOUNG  
Notary Public, Kalamazoo County, MI  
My Commission Expires Feb 19 2008

*Marjorie A. Young*  
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 19<sup>th</sup> DAY OF February:

S=460.00'  
D BEARING=S50°25'58"E  
D DISTANCE=164.19'  
D DISTANCE=165.07'

S=460.00'  
D BEARING=S50°25'58"E  
D DISTANCE=164.19'  
D DISTANCE=165.07'

NW 1/4 OF THE  
SW 1/4 OF  
SECTION 7-15-11

S33°01'34"W  
156.54'

RADIUS=270.00'  
CHORD BEARING=S30°04'33"W  
CHORD DISTANCE=27.79'  
ARC DISTANCE=27.80'

S27°07'33"W, 84.60'

US=330.00'  
RD BEARING=S37°07'33"W  
RD DISTANCE=114.81'  
DISTANCE=115.19'

JE" WAS APPROVED BY THE CITY PLANNING  
3/6/05 DAY OF April, 2005.

*Robert A. Neumann*  
CHAIRPERSON

**DOUGLAS COUNTY ENGINEER:**

DOUGLAS COUNTY, NEBRASKA ON THIS 20<sup>th</sup> DAY OF  
HAS REVIEWED THIS PLAT FOR STREET DEDICATION LOCATED IN  
SECTION 7, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH  
SIXTH P.M., DOUGLAS COUNTY, NEBRASKA.

JE" WAS APPROVED BY THE CITY COUNCIL  
3/6/05 2005.

# DEDICATION PLAT

## FOR HIGHWAY AND RAILROAD AVENUE

SECTION 7, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH MERIDIAN  
 NORTHWEST QUARTER OF THE SOUTHWEST QUARTER  
 TOWNSHIP 15 NORTH, RANGE 11 EAST  
 DOUGLAS COUNTY, NEBRASKA

THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH MERIDIAN, BEING A PORTION OF LOT 11, BLOCK 2, POPPLETON'S ADDITION TO THE WEST LINE OF SAID NORTHWEST QUARTER AND ALSO BEING ON THE EAST RIGHT-OF-WAY OF SAID WEST LINE OF SAID NORTHWEST QUARTER BEARS N00°00'00"E, A DISTANCE OF 76.37 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A 340.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 165.07 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE BEARS S65°04'34"E, 286.56 FEET; THENCE N00°00'00"E, A DISTANCE OF 156.54 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A 270.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 94.25 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE BEARS S30°04'33"W, 27.79 FEET; THENCE N00°00'00"E, A DISTANCE OF 330.00 FEET TO A POINT OF TANGENCY, AN ARC DISTANCE OF 114.81 FEET; THENCE S47°07'33"W, A DISTANCE OF 114.81 FEET AND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 2236, PAGE 632; THENCE S00°00'00"E, A DISTANCE OF 82.12 FEET; THENCE N47°07'33"E, A DISTANCE OF 92.16 FEET TO A POINT OF TANGENCY, AN ARC DISTANCE OF 94.25 FEET TO A POINT OF TANGENCY, THENCE N27°07'33"E, A DISTANCE OF 64.60 FEET TO A POINT OF CURVATURE; THENCE S00°00'00"E, AN ARC DISTANCE OF 33.98 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE BEARS S76°40'00"E, 76.40 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A 540.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 226.20 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE BEARS N46°58'15"W, 226.20 FEET TO A POINT OF TANGENCY; THENCE S00°00'00"W, A DISTANCE OF 76.36 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY OF SAID EAST RIGHT-OF-WAY LINE OF NEBRASKA STATE HIGHWAY #31, A DISTANCE OF 100.00 FEET TO A POINT OF TANGENCY, OR LESS.

JEO Consulting Group, Inc.

402/443-4661 P.O. BOX 207 WAHOO, NEBRASKA 68086

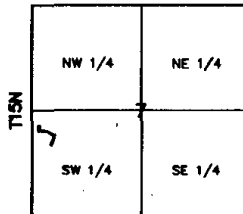
PLATTED BY JEO CONSULTING GROUP, L.L.C., A LIMITED LIABILITY COMPANY, AT THE TIME OF THE TRACT OF LAND WITHIN THIS PLAT, HAS BEEN SET AS PERPETUAL PUBLIC USE, SAID HIGHWAY AND "RAILROAD AVENUE" AND "RAILROAD AVENUE" OF ITS PROPERTY AS SHOWN ON THE PLAT.

JEO

VICINITY SKETCH

DOUGLAS COUNTY  
NEBRASKA

R11E



LEGEND

- ⊙ MONUMENT FOUND
- MONUMENT SET (5/8"x24" REBAR WITH PLASTIC CAP STAMPED "L.S. 834")
- TEMPORARY POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

NOTE: ALL BEARINGS ARE ASSUMED.

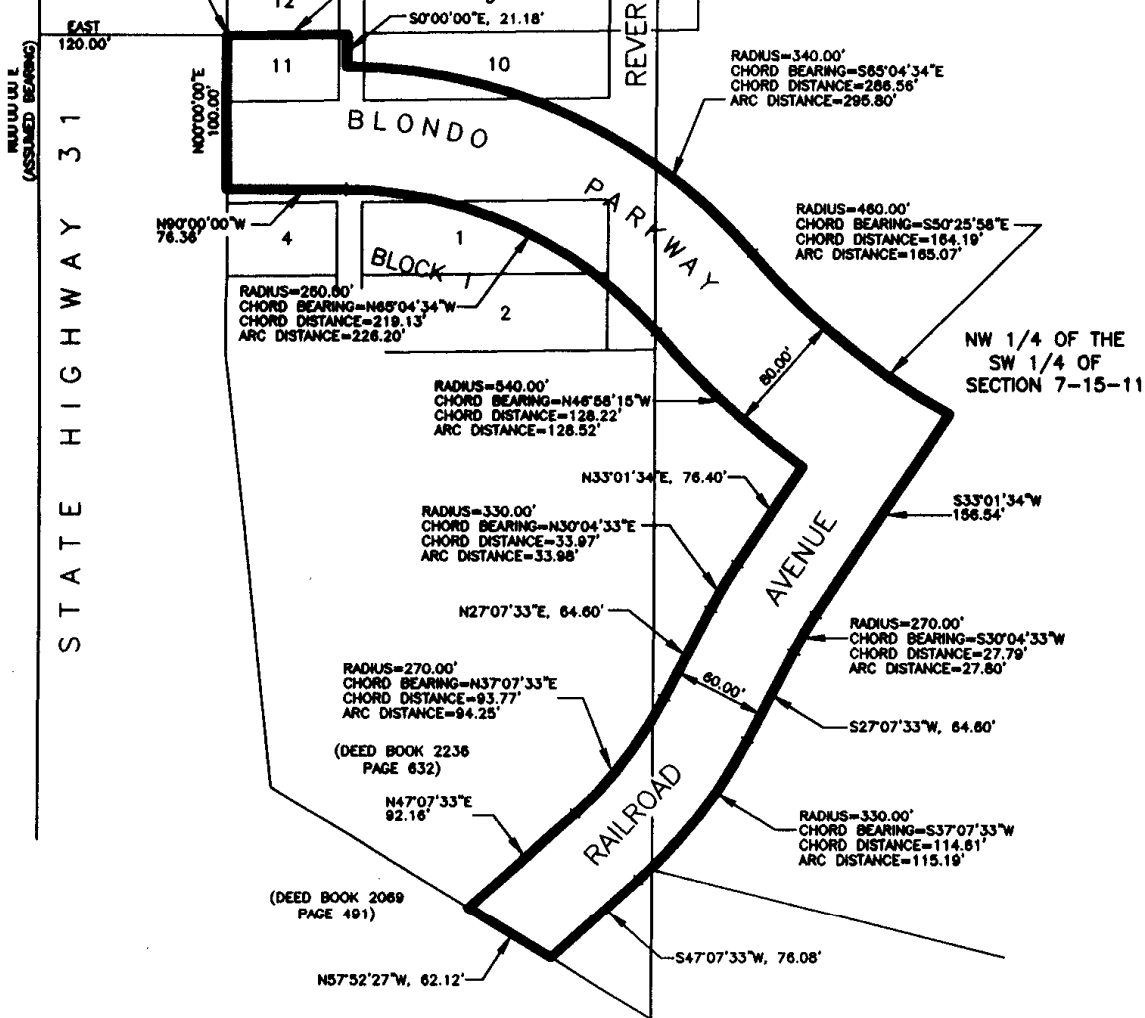
WITNESSED BY ME, NOTARY PUBLIC, AT THE TIME OF THE TRACT OF LAND WITHIN THIS PLAT, HAS BEEN SET AS PERPETUAL PUBLIC USE, SAID HIGHWAY AND "RAILROAD AVENUE" AND "RAILROAD AVENUE" OF ITS PROPERTY AS SHOWN ON THE PLAT.

NOTARY PUBLIC

*Margorie A. Young*  
 MARGORIE A. YOUNG  
 NOTARY PUBLIC  
 KALAMAZOO COUNTY, MI  
 20 08 A.D.

DAY OF APRIL 2005.  
 PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH MERIDIAN, BEING A PORTION OF LOT 11, BLOCK 2, POPPLETON'S ADDITION TO THE WEST LINE OF SAID NORTHWEST QUARTER AND ALSO BEING ON THE EAST RIGHT-OF-WAY OF SAID WEST LINE OF SAID NORTHWEST QUARTER BEARS N00°00'00"E, A DISTANCE OF 76.37 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A 340.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 165.07 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE BEARS S65°04'34"E, 286.56 FEET; THENCE N00°00'00"E, A DISTANCE OF 156.54 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A 270.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 94.25 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE BEARS S30°04'33"W, 27.79 FEET; THENCE N00°00'00"E, A DISTANCE OF 330.00 FEET TO A POINT OF TANGENCY, AN ARC DISTANCE OF 114.81 FEET; THENCE S47°07'33"W, A DISTANCE OF 114.81 FEET AND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 2236, PAGE 632; THENCE S00°00'00"E, A DISTANCE OF 82.12 FEET; THENCE N47°07'33"E, A DISTANCE OF 92.16 FEET TO A POINT OF TANGENCY, AN ARC DISTANCE OF 94.25 FEET TO A POINT OF TANGENCY, THENCE N27°07'33"E, A DISTANCE OF 64.60 FEET TO A POINT OF CURVATURE; THENCE S00°00'00"E, AN ARC DISTANCE OF 33.98 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE BEARS S76°40'00"E, 76.40 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A 540.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 226.20 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE BEARS N46°58'15"W, 226.20 FEET TO A POINT OF TANGENCY; THENCE S00°00'00"W, A DISTANCE OF 76.36 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY OF SAID EAST RIGHT-OF-WAY LINE OF NEBRASKA STATE HIGHWAY #31, A DISTANCE OF 100.00 FEET TO A POINT OF TANGENCY, OR LESS.

DEDICATION PLAT  
 PART OF THE SOUTHWEST QUARTER OF SECTION 7  
 TOWNSHIP 15 NORTH, RANGE 11 EAST  
 DOUGLAS COUNTY, NEBRASKA



**APPROVAL OF THE CITY PLANNING COMMISSION:**

THIS PLAT OF "BLONDO PARKWAY" AND "RAILROAD AVENUE" WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ELKHORN, NEBRASKA THIS 30<sup>th</sup> DAY OF April, 2005.

*Robert A. Neumann*  
CHAIRPERSON

**APPROVAL OF THE CITY COUNCIL OF ELKHORN, NEBRASKA**

THIS PLAT OF "BLONDO PARKWAY" AND "RAILROAD AVENUE" WAS APPROVED BY THE CITY COUNCIL OF ELKHORN, NEBRASKA THIS 30<sup>th</sup> DAY OF April, 2005.

*Phillip S. Guck*  
MAYOR

*Cheryl K. Gaber*  
CITY CLERK

**DOUGLAS COUNTY TREASURER'S CERTIFICATE:**

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DELINQUENT UPON THE LAND DESCRIBED IN THE PERIMETER DESCRIPTION AS APPEARS ON THIS PLAT AS OF THE 30 DAY OF APRIL 2005.



*[Signature]*  
DOUGLAS COUNTY TREASURER

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH RANGE, DOUGLAS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER NEBRASKA STATE HIGHWAY #31; THENCE N89°06'57"E (ASSUMING THE WEST LINE OF SAID NORTHWEST QUARTER); THENCE S00°00'00"E, A DISTANCE OF 21.18 FEET TO A POINT OF CURVATURE; THENCE SOUTH-AN ARC DISTANCE OF 295.80 FEET TO A POINT OF REVERSE CURVATURE; THE CHORD OF SAID CURVE SOUTHEASTERLY ON A 460.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 165.07 FEET BEARS S50°25'58"E, 164.19 FEET; THENCE S33°01'34"W, A DISTANCE OF 156.54 FEET TO A POINT OF CURVE TO THE LEFT, AN ARC DISTANCE OF 27.80 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE S27°07'33"W, A DISTANCE OF 64.60 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A DISTANCE OF 115.19 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE BEARS S37°07'33"W 76.08 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND REVERSE CURVATURE; THENCE NORTHWESTERLY ON A 270.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 128.52 FEET TO A POINT OF REVERSE CURVATURE, THE CHORD OF SAID CURVE BEARS N37°07'33"E, 93.77 FEET; THENCE N27°07'33"E, A DISTANCE OF 66.00 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE BEARS N37°07'33"E, 93.77 FEET; THENCE N27°07'33"E, A DISTANCE OF 66.00 FEET NORTHEASTERLY ON A 330.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 33.98 FEET BEARS N30°04'33"E, 33.97 FEET; THENCE N33°01'34"E, A DISTANCE OF 78.40 FEET TO A POINT OF CURVATURE; THENCE N33°01'34"E, A DISTANCE OF 78.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A 270.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 128.52 FEET TO A POINT OF REVERSE CURVATURE, THE CHORD OF SAID CURVE BEARS N65°04'34"W, 219.13 FEET; THENCE N90°00'00"W, A DISTANCE OF 76.36 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER NEBRASKA STATE HIGHWAY #31; THENCE N00°00'00"E, ON SAID EAST RIGHT-OF-WAY LINE OF NEBRASKA STATE HIGHWAY #31, THE TRUE POINT OF BEGINNING, CONTAINING 1.47 ACRES, MORE OR LESS.

<sup>1</sup>NON TANGENT CURVE

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS: THAT EDWARD ROSE DEVELOPMENT COMPANY, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID LAND TO BE DEDICATED AS PUBLIC STREETS FOR PERPETUAL PUBLIC USE, SAID STREETS TO BE NAMED AND HEREAFTER KNOWN AS "BLONDO PARKWAY" AND "RAILROAD AVENUE". IT HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF ITS PROPERTY AS SHOWN ON THIS PLAT.

Warren Rose  
EDWARD ROSE DEVELOPMENT COMPANY, L.L.C.  
BY: WARREN ROSE  
ITS: MANAGING MEMBER

**ACKNOWLEDGEMENT:**

STATE OF MICHIGAN  
COUNTY OF Kalamazoo SS  
ON THIS 19<sup>th</sup> DAY OF April, 2005, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME WARREN ROSE, KNOWN TO ME TO BE THE IDENTICAL PERSON(S) WHO SIGNED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

MARJORIE A YOUNG  
Notary Public, Kalamazoo County, MI  
My Commission Expires Feb. 19 2008

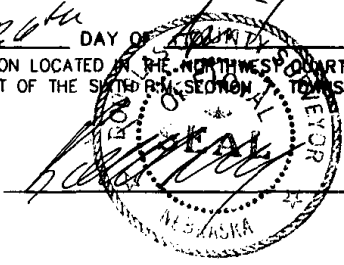
Marjorie A Young  
NOTARY PUBLIC  
MICHIGAN  
NOTARY  
PUBLIC  
KALAMAZOO COUNTY

MY COMMISSION EXPIRES ON THE 19<sup>th</sup> DAY OF February 20 08 A.D.

CITY PLANNING  
2005.

**DOUGLAS COUNTY ENGINEER:**

DOUGLAS COUNTY, NEBRASKA ON THIS 26<sup>th</sup> DAY OF February, 2005. HAS REVIEWED THIS PLAT FOR STREET DEDICATION LOCATED IN THE NORTHWEST QUARTER OF THE SECTION 7, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH RANGE, DOUGLAS COUNTY, NEBRASKA.



CITY COUNCIL

E. Barr  
CLERK

**SURVEYOR'S STATEMENT:**

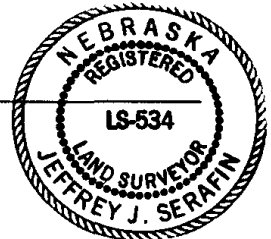
I, JEFFREY J. SERAFIN, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF THE LAND DESCRIBED IN THE PERIMETER DESCRIPTION. THE INFORMATION SHOWN ON THIS PLAT IS BASED ON SURVEYS, DEEDS AND DEDICATION PLATS OF RECORD.

UPON THE LAND  
LS DAY OF

JE  
DATE

JE  
JEFFREY J. SERAFIN, LS 534

2/26/05  
DATE



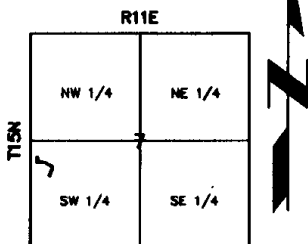
NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH  
 BEGINNING AT A POINT ON THE NORTH LINE OF LOT 11, BLOCK 2, POPPLETON'S ADDITION  
 OF SAID NORTHWEST QUARTER AND ALSO BEING ON THE EAST RIGHT-OF-WAY OF  
 WEST LINE OF SAID NORTHWEST QUARTER BEARS N00°00'00"E), A DISTANCE OF 76.37  
 CURVATURE; THENCE SOUTHEASTERLY ON A 340.00 FOOT RADIUS CURVE TO THE RIGHT,  
 RE, THE CHORD OF SAID CURVE BEARS S65°04'34"E, 286.56 FEET; THENCE  
 ARC DISTANCE OF 165.07 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE  
 156.54 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A 270.00 FOOT  
 TANGENCY, THE CHORD OF SAID CURVE BEARS S30°04'33"W, 27.79 FEET; THENCE  
 THENCE SOUTHWESTERLY ON A 330.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC  
 SAID CURVE BEARS S37°07'33"W, 114.61 FEET; THENCE S47°07'33"W, A DISTANCE OF  
 PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 2236, PAGE 632; THENCE  
 CEL, A DISTANCE OF 62.12 FEET; THENCE N47°07'33"E, A DISTANCE OF 92.16 FEET TO A  
 DIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 94.25 FEET TO A POINT OF TANGENCY,  
 N27°07'33"E, A DISTANCE OF 64.60 FEET TO A POINT OF CURVATURE; THENCE  
 ARC DISTANCE OF 33.98 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE  
 76.40 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A 540.00 FOOT  
 A POINT OF REVERSE CURVATURE, THE CHORD OF SAID CURVE BEARS N46°58'15"W,  
 RVE TO THE LEFT, AN ARC DISTANCE OF 228.20 FEET TO A POINT OF TANGENCY, THE  
 °00'00"W, A DISTANCE OF 76.38 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY OF  
 RIGHT-OF-WAY LINE OF NEBRASKA STATE HIGHWAY #31, A DISTANCE OF 100.00 FEET TO  
 55.

**JEO** Cons  
 402/443-4661 P.O. BOX 1

JT COMPANY, L.L.C., A  
 E TRACT OF LAND  
 THIS PLAT, HAS  
 TUAL PUBLIC USE, SAID  
 " AND "RAILROAD  
 ITS PROPERTY AS

**VICINITY SKETCH**

DOUGLAS COUNTY  
NEBRASKA



**LEGEND**

- ⊙ MONUMENT FOUND
- MONUMENT SET (5/8"x24" REBAR WITH PLASTIC CAP STAMPED "L.S. 534")
- TEMPORARY POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

**NOTE:** ALL BEARINGS ARE ASSUMED.

PUBLIC IN AND FOR SAID  
 KNOWN TO ME TO BE  
 EGED THE EXECUTION

*Q Young*  
 PUBLIC  
 20 08 A.D.

2005.  
 THE NORTHWEST QUARTER OF THE SW QUARTER OF  
 SECTION 7, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE

THE STATE OF NEBRASKA,  
 THE LAND DESCRIBED IN THE  
 PLAT IS BASED ON SURVEYS.

**DEDICATION PLAT**  
**PART OF THE SOUTHWEST QUARTER OF SECTION 7**  
**TOWNSHIP 15 NORTH, RANGE 11 EAST**  
**DOUGLAS COUNTY, NEBRASKA**

|             |            |
|-------------|------------|
| DATE        | 02-16-05   |
| SCALE       | 1"=100'    |
| DRAWN       | BJB/AJG    |
| JOB NO.     | 268S27     |
| FILE NAME   | 268S27.DWG |
| FIELD CREW  |            |
| FILE NUMBER |            |
| SHEET       | 1 of 1     |