

**DOLLAR GENERAL ADDITION
MINOR PLAT
PRT. OF TAX LOTS 87, 101 & 102, SW 1/4, SECTION 21
T. 11 N, R. 3 E, OF THE 6TH P.M., CITY OF SEWARD,
SEWARD COUNTY, NEBRASKA
OWNER: ED SCHULZ, LLC
AREA: 5.231 ACRES
C-2 ZONING**

PERIMETER DESCRIPTION:

That part of Tax Lots 87, 101 and 102, to the City of Seward, located in the Southwest Quarter of Section 21, Township 11 North, Range 3 East, of the 6th Principal Meridian, Seward County, Nebraska, and being more particularly described by metes and bounds as follows:

Referring to the Southwest corner of said Section 21, a 1 1/4" Pipe found for corner; thence northerly on an assumed bearing of North 02°22'15" West, on the West line of the Southwest Quarter of Section 21, 33.00 feet, to the True Point of Beginning, thence continuing northerly on the last described bearing on said West line, 186.40 feet, to a point of intersection on the center of the Old Channel for the Big Blue River, now abandoned, then following the center line of the Old Channel for the Big Blue River, now abandoned, on the following bearings and distances: North 10°38'30" East, 583.59 feet, to a point of curvature, thence on a curve to the right, having a radius of 83.29 feet, a central angle of 80°30'37", with a chord bearing of North 48°34'20" East, 125.47 feet, to a point of intersection on the westerly right of way line of Nebraska State Highway No. 15; thence departing the center of the Old Channel of the Big Blue River, South 00°10'28" East, on said westerly right of way line, 247.02 feet, thence departing said right of way line South 88°08'30" West, 370.17 feet; thence South 21°05'21" West, 318.83 feet, thence South 68°24'29" East, 363.73 feet, to a point of intersection on the northerly line of State of Nebraska right of way, also being a point on a curve, thence on a curve to the right, having a radius of 258.93 feet, a central angle of 164°7'20", with a chord bearing of South 80°17'41" West, a chord distance of 75.60 feet, said curve being on described northerly State right of way line; thence following the northerly line of said State right of way line on the following bearings and distances: South 88°41'21" West, 24.80 feet, to a point of curvature, thence on a curve to the left, having a radius of 338.93 feet, a central angle of 12°48'24", with a chord bearing of South 83°13'29" West, a chord distance of 75.60 feet; thence South 88°47'44" West, 225.80 feet, to the True Point of Beginning.

Containing a total calculated area of 5.231 acres, more or less.

SURVEYOR'S CERTIFICATE:

I, Jayme M. Malone, hereby certify that I am a Professional Land Surveyor, registered in compliance with the laws of the State of Nebraska, that this plat correctly represents a survey conducted by me or under my direct supervision in 2014, that any changes from the description appearing in the last record transfer of the land contained in the final plat are so indicated, that all monuments shown thereon actually exist as described or will be installed and their position is correctly shown and that all dimensional and geodetic data is correct.

Jayme M. Malone
Jayme M. Malone, L.S. 440
Husker Surveying, LLC
4535 Normal Blvd., Suite 101
Lincoln, NE 68508



OWNERS CERTIFICATE:

I, the undersigned Robert L. Schulz, manager of Ed Schulz, LLC and of said real estate shown and described herein, do hereby certify that I have laid out, platted and subdivided, and do hereby lay out, plat and subdivide said real estate in accordance with this plat.

This subdivision shall be known and designated as Dollar General Addition, to the City of Seward, Nebraska. All streets and alleys shown and not heretofore dedicated are hereby dedicated to the public unless specifically noted herein. Other public lands shown and not heretofore dedicated are hereby reserved for public use.

Clear title to the land contained in this plat is guaranteed. Any encumbrances or special assessments are explained as follows: _____

There are strips of ground shown on this plat and marked easement, reserved for the use of public utilities and subject to the paramount right of utility or city to install, repair, replace and maintain its installations. No permanent buildings or structures shall be placed in said easement ways, but the same may be used for landscaping and other purposes that do not now or later interfere with the aforesaid uses or rights granted herein.

WITNESS MY HAND THIS 16 DAY OF June 20 14.

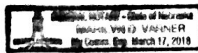
Robert L. Schulz
Robert L. Schulz (Manager)
Ed Schulz, LLC

STATE OF NEBRASKA }
COUNTY OF SEWARD } S.S.

Before me, the undersigned notary public, in and for the county and state, personally appeared Robert L. Schulz, manager of Ed Schulz LLC, acknowledged the execution of the foregoing instrument as his voluntary act and deed, for the purposes therein expressed. Witness my hand and notarial seal.

THIS 16th DAY OF June 20 14

Marilou Vaena
Notary Public



APPROVAL OF SEWARD PLANNING COMMISSION

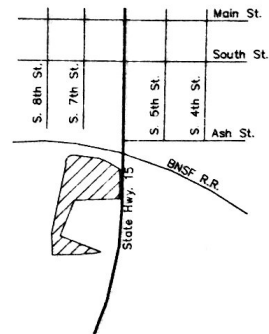
The plat of Dollar General Addition has been submitted to and approved by the Seward Planning Commission.

THIS 16 DAY OF June 20 14.

Edward Gonzalez
Chairperson

ATTEST: *Edward Gonzalez*
Edward Gonzalez
Building/Zoning & Code
Enforcement Director

**VICINITY MAP
NOT TO SCALE**



REGISTER OF DEEDS

Entered on transfer record THIS 18th DAY OF June 20 14.

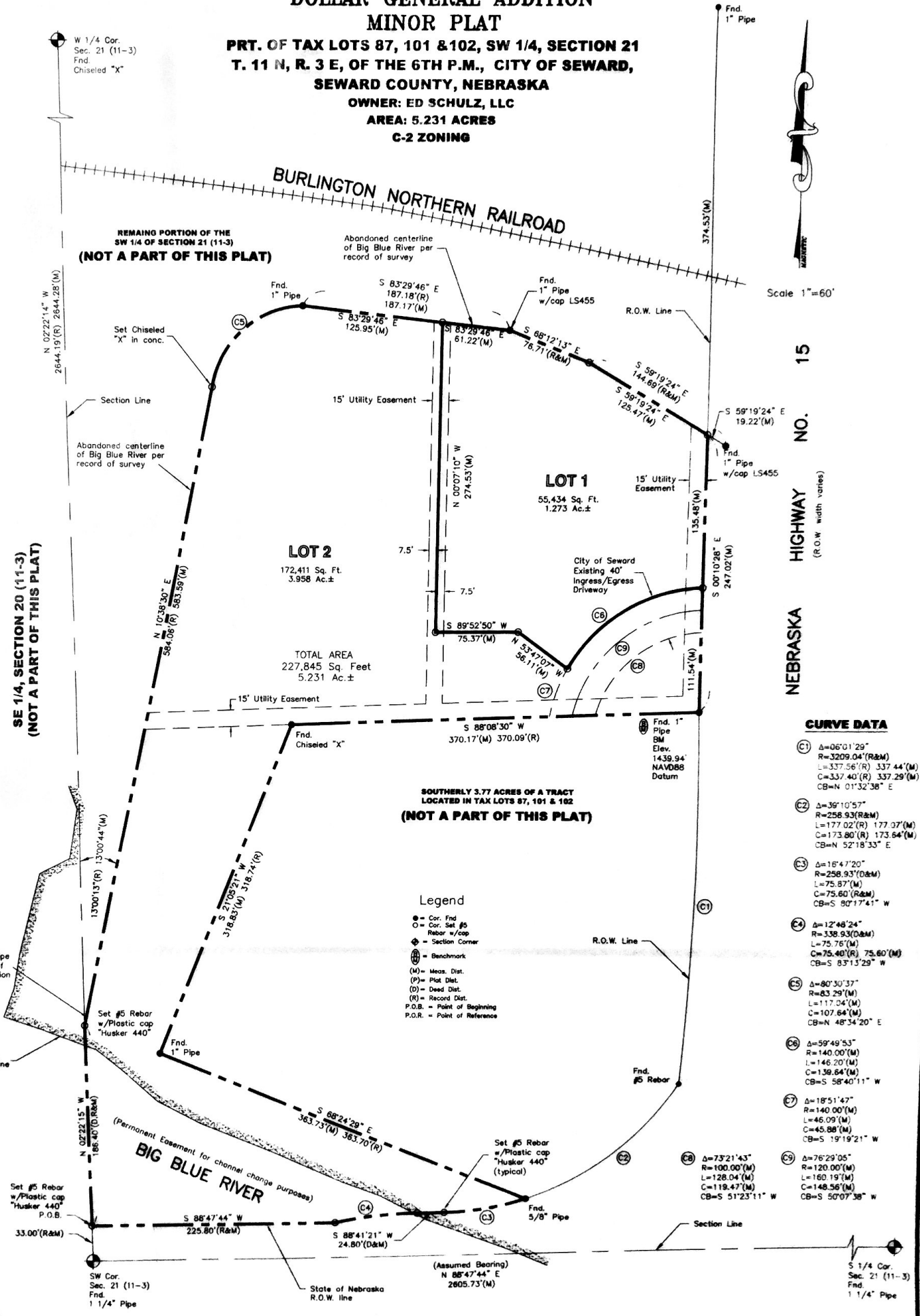
at 11:05 AM and recorded in Book 112-003 of the plat records, as

Instrument Number 20140295

Sherry Schweitzer
Register of Deeds
Sherry Schweitzer
Fee: \$40.00

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Scale 1"=60'

HIGHWAY NO. 15
NEBRASKA
(R.O.W. width varies)

CURVE DATA

Ⓒ1	Δ=06°01'29"	R=3209.04'(R&M)	L=337.56'(R) 337.44'(M)	C=337.40'(R) 337.29'(M)	CB=N 01°32'38" E
Ⓒ2	Δ=39°10'57"	R=258.93'(R&M)	L=177.02'(R) 177.07'(M)	C=173.80'(R) 173.64'(M)	CB=N 52°18'33" E
Ⓒ3	Δ=16°47'20"	R=258.93'(D&M)	L=75.87'(M)	C=75.60'(R&M)	CB=S 80°17'41" W
Ⓒ4	Δ=12°48'24"	R=338.93'(D&M)	L=75.76'(M)	C=75.40'(R) 75.60'(M)	CB=S 83°13'29" W
Ⓒ5	Δ=80°30'37"	R=83.29'(M)	L=117.04'(M)	C=107.64'(M)	CB=N 48°34'20" E
Ⓒ6	Δ=59°49'53"	R=140.00'(M)	L=146.20'(M)	C=139.64'(M)	CB=S 58°40'11" W
Ⓒ7	Δ=18°51'47"	R=140.00'(M)	L=46.09'(M)	C=45.88'(M)	CB=S 19°19'21" W
Ⓒ8	Δ=73°21'43"	R=100.00'(M)	L=128.04'(M)	C=118.47'(M)	CB=S 51°23'11" W
Ⓒ9	Δ=76°29'05"	R=120.00'(M)	L=160.19'(M)	C=148.56'(M)	CB=S 50°07'38" W

Legend

- = Cor. Fnd
- = Cor. Set #5
- = Rebar w/cap
- ◆ = Section Corner
- ⊕ = Benchmark
- ⊙ = Meas. Dist.
- (M) = Meas. Dist.
- (P) = Plat. Dist.
- (D) = Dead Dist.
- (R) = Record Dist.
- P.O.B. = Point of Beginning
- P.O.R. = Point of Reference