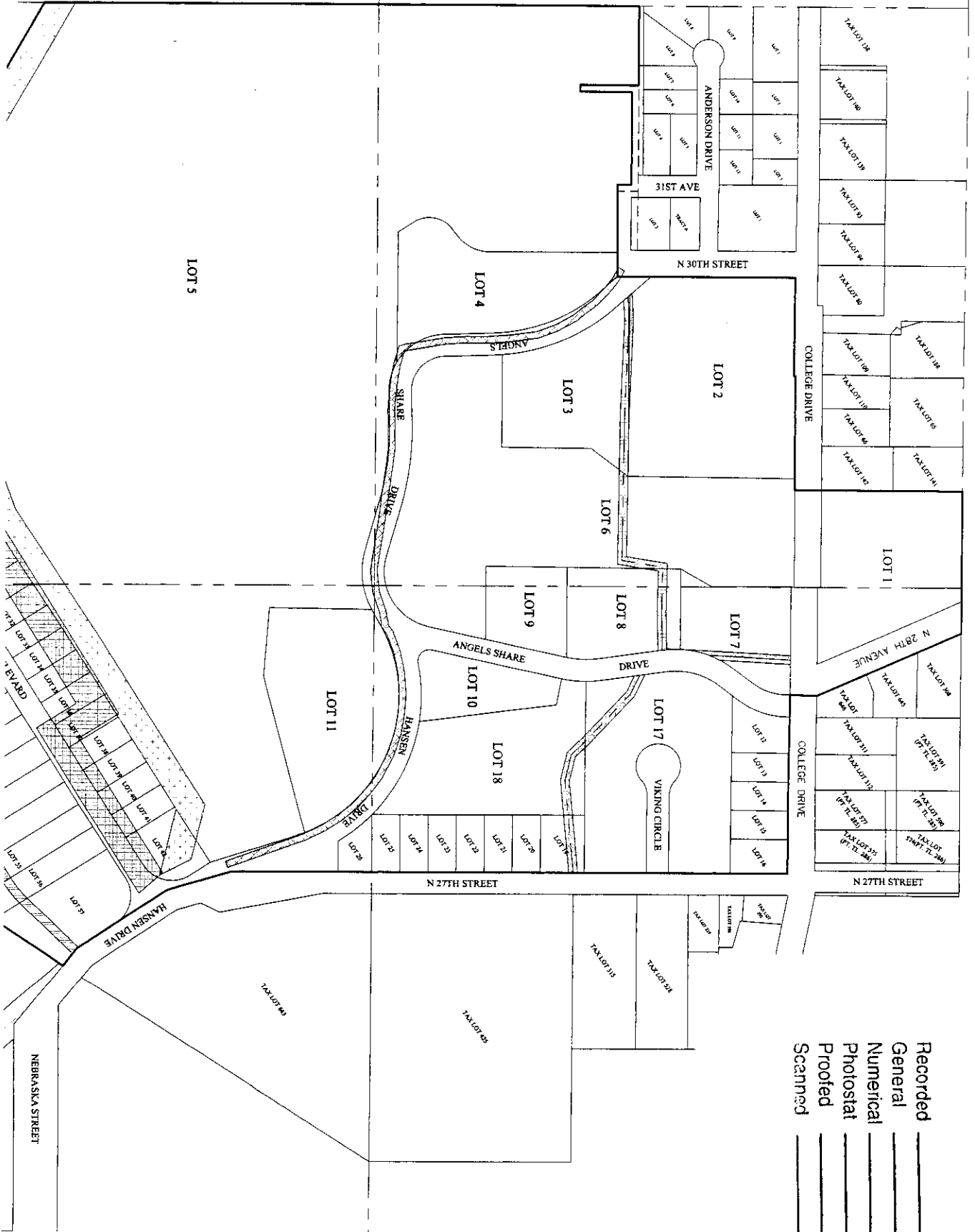


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WASHINGTON COUNTY NEBRASKA

Filed for record on May 14, 2018 at 10:53 AM  
 Instrument No. 2018-01373

By *Candace M. Stodola*, Deputy  
 Karen A. Madsen, Register of Deeds

2018 - 01373

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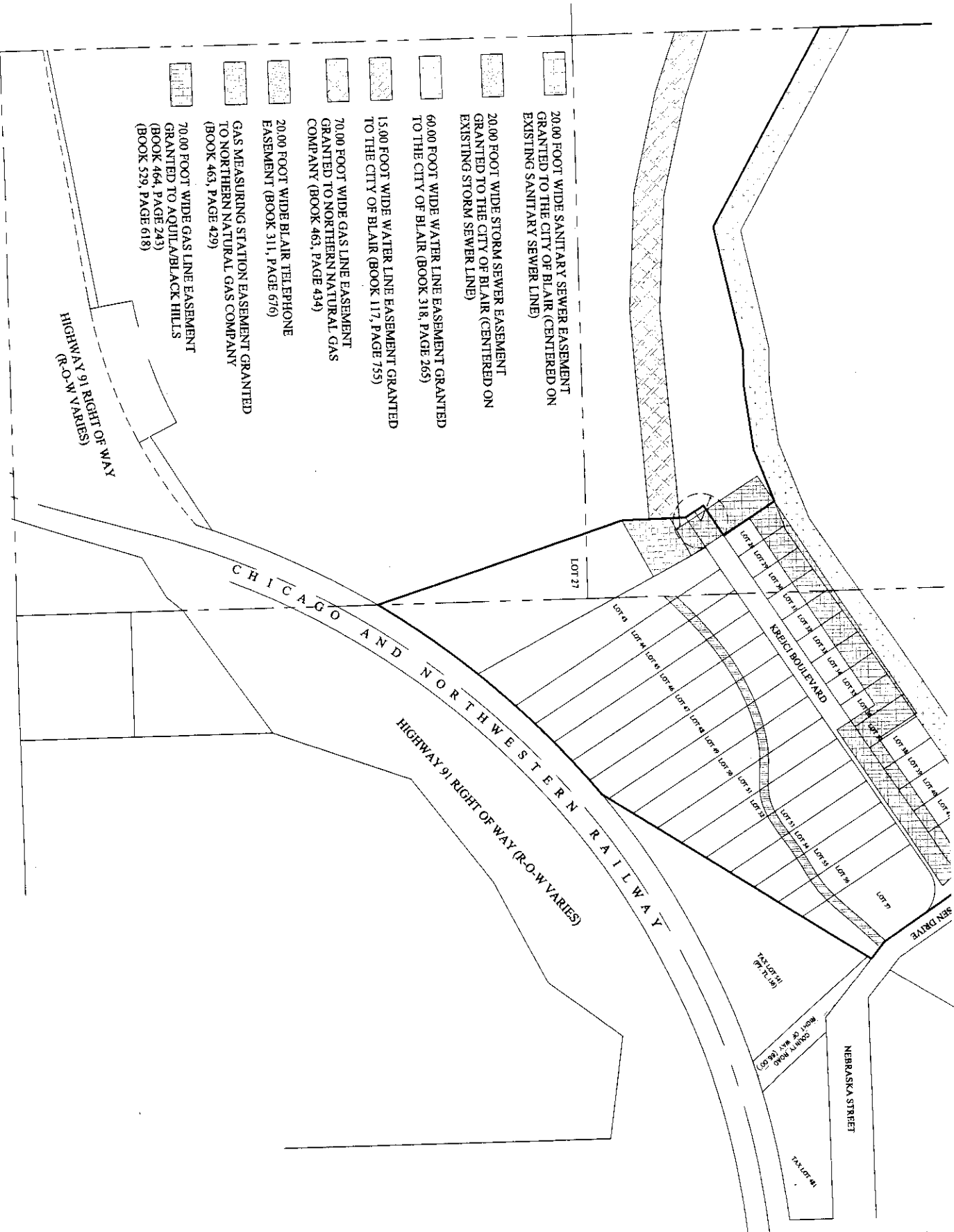
ATTEST:

COUNTY

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- 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)

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

CHICAGO AND NORTHWESTERN RAILWAY  
HIGHWAY 91 RIGHT OF WAY (R.O.W. VARIES)

NEBRASKA STREET  
SEN DRIVE

# 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.

**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 SECTION 10, TOWNSHIP 18 NORTH, RANGE 11 EAST, OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA, THENCE N60°02'49"W (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 382.34 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; S08°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; S89°45'52"E, A DISTANCE OF 15.00 FEET; ON THE WEST LINE OF SAID TAX LOT 74, A DISTANCE OF 401.38 FEET TO THE NORTHEAST 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 238.35 FEET; THENCE N00°20'15"E, A DISTANCE OF 59.87 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOTS 38 AND 223.33 FEET; N02°34'26"E, A DISTANCE OF 323.39 FEET TO THE NORTHWEST CORNER OF SAID SECTION 10; THENCE ON THE NORTH LINE OF TAX LOT 59, THENCE S89°38'14"E ON THE NORTH LINE OF SAID TAX LOT 59 OF SAID N00°02'26"E ON THE WEST LINE OF SAID TAX LOT 39, A DISTANCE OF 219.85 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 10; THENCE ON THE NORTH LINE OF TAX LOT 539 OF SAID N00°02'26"E ON THE WEST LINE OF SAID TAX LOT 39, WASHINGTON COUNTY, NEBRASKA, A DISTANCE OF 29.75 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 539; THENCE S9°41'26"E, A DISTANCE OF 67.50 FEET TO THE WEST LINE OF TAX LOTS 308, 645 AND 646 OF SAID SECTION 11, A DISTANCE OF 72.50 FEET TO THE NORTHWEST 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 S89°24'27"E, A DISTANCE OF 405.35 FEET TO THE WEST RIGHT OF WAY LINE OF 27TH STREET; THENCE S00°12'36"E CONTINUING ON SAID WEST RIGHT OF WAY LINE OF 27TH STREET, A DISTANCE OF 360.93 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE S00°12'36"E CONTINUING ON SAID WEST RIGHT OF WAY LINE OF 27TH STREET, A DISTANCE OF 31.37 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE S33°13'57", A DISTANCE OF 243.55 FEET TO THE LEFT, AN ARC DISTANCE OF 684.25 FEET OF THE SOUTHLINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE S00°12'36"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°13'57", A DISTANCE OF 731.94 FEET TO THE NORTH RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY TAX LOT 540 OF SAID SECTION 11; THENCE S33°28'32"W ON SAID NORTH RAILWAY RIGHT OF WAY LINE ON A 1960.08 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 684.25 FEET AND A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON SAID NORTH RAILWAY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY TAX LOT 540 OF SAID SECTION 11; THENCE S16°32'56"E, A DISTANCE OF 680.78 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE N17°34'31"W, A DISTANCE OF 598.12 FEET; THENCE N00°38'56"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 N17°34'31"W, A DISTANCE OF 141.93 FEET; THENCE N70°08'16"E, A DISTANCE OF 127.26 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 SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; N00°02'49"W ON SAID WEST LINE OF 299.36 FEET; THENCE N60°20'03"W, A DISTANCE OF 127.99 FEET TO THE POINT OF BEGINNING, CONTAINING 92.83 ACRES, MORE OR LESS.

**DEDICATION:** THAT WE, ANGELS SHARE, INC., BEING THE SOLE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT, KNOWN TO ALL MEN BY THESE PRESENTS, THAT WE, ANGELS SHARE, INC., BEING THE SOLE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYORS 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 GRANT THE EASEMENTS SHOWN ON THE PLAT. WE DO FURTHER GRANT TO THE CITY OF BLAIR, 20 FOOT WIDE EASEMENTS AS SHOWN ON THE 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 ERRECT, 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 ERRECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, 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 LOTS, AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS AND ALL EXTENSION LOTS THAT ARE 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 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 ERRECT, 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 CUT-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 OWNERS OF THE PROPERTY AS DESCRIBED IN THE SURVEYORS 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



JEO (JENSEN ENGINEERING & OPERATIONS)  
Ph: 402.934.3680  
11717 Burt St, Ste 210  
Omaha, NE 68154

2018 - 01373

ION

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED ARE OWNERS 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:**

WASHINGTON COUNTY  
STATE OF NEBRASKA

*W. J. Shada*  
NOTARY PUBLIC



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

**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.

*Jim Realph*  
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 May 2018.

ATTEST: *Brenda Wheeler*  
BLAIR CITY CLERK, BRENDA WHEELER

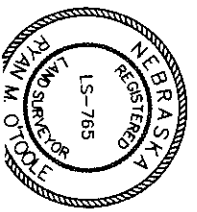
**COUNTY TREASURER'S CERTIFICATE:**

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 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*  
RYAN M. O'TOOLE, 15-765

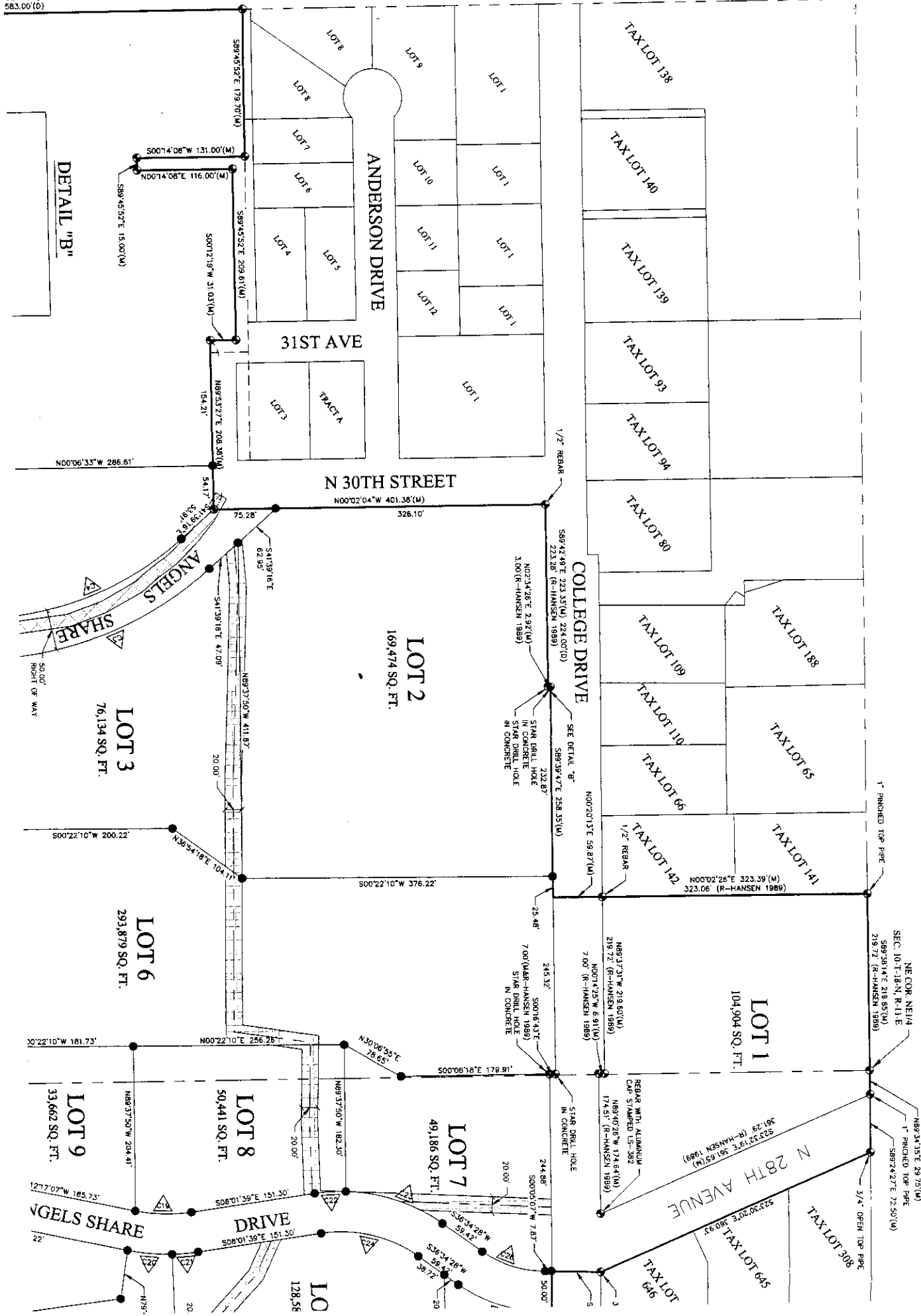


**TRANSFORMATION HILL ADDITION  
FINAL PLAT**

2018 - 01373

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

49°W  
BEARING)  
583.00'(D)



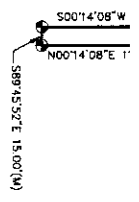
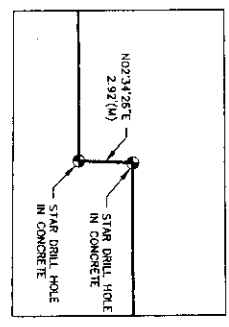
2018-01373

(ASSUMED BEARING)  
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751.96'(M)

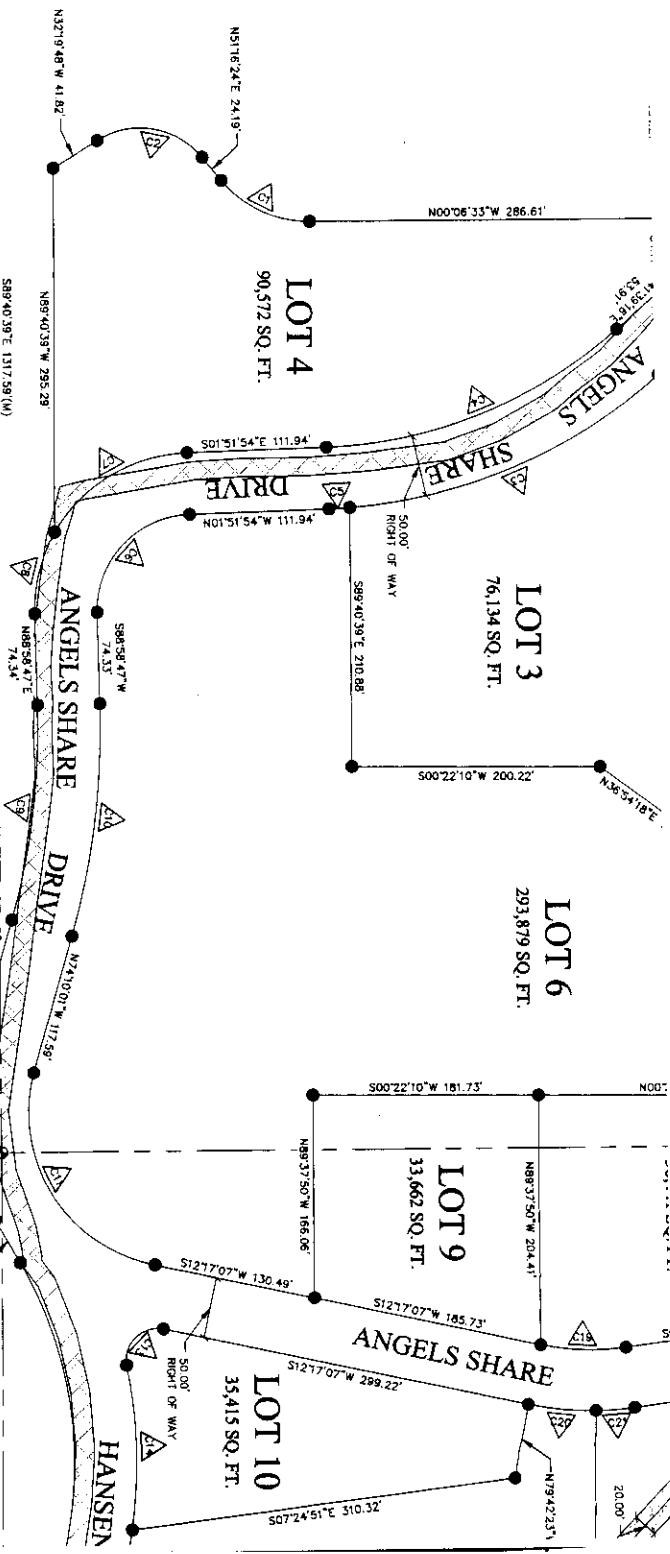
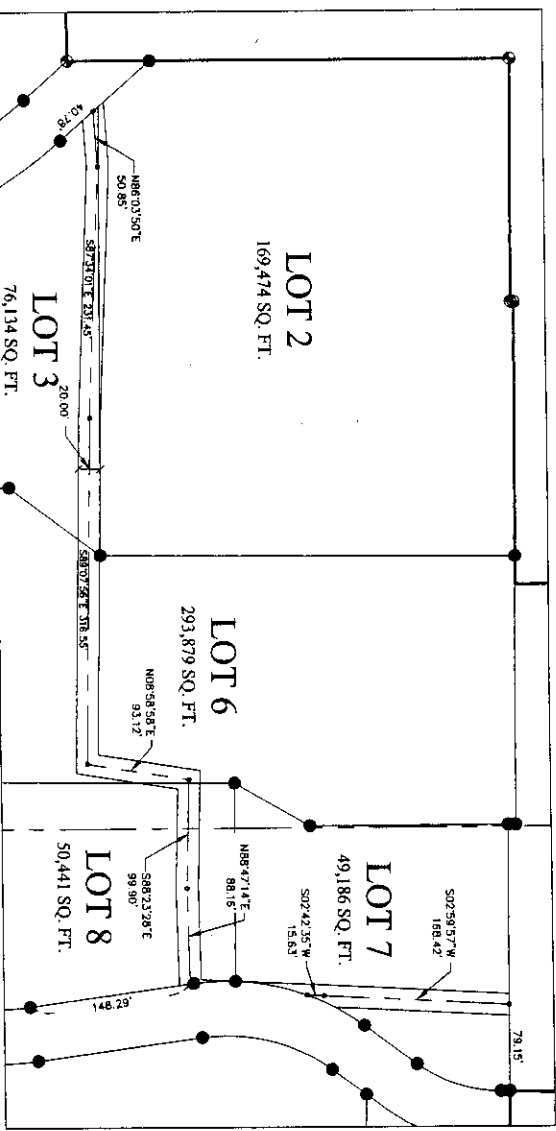
SW COR. NE1/4 NE1/4  
SEC. 10-T-18-N, R-11-E  
(POINT OF BEGINNING)

DETAIL "B"



LOT 5  
1,751,978 SQ. FT.

SEWER EASEMENT DETAIL "B"

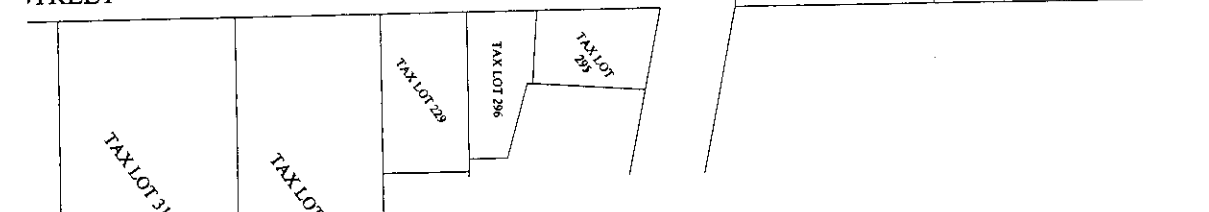
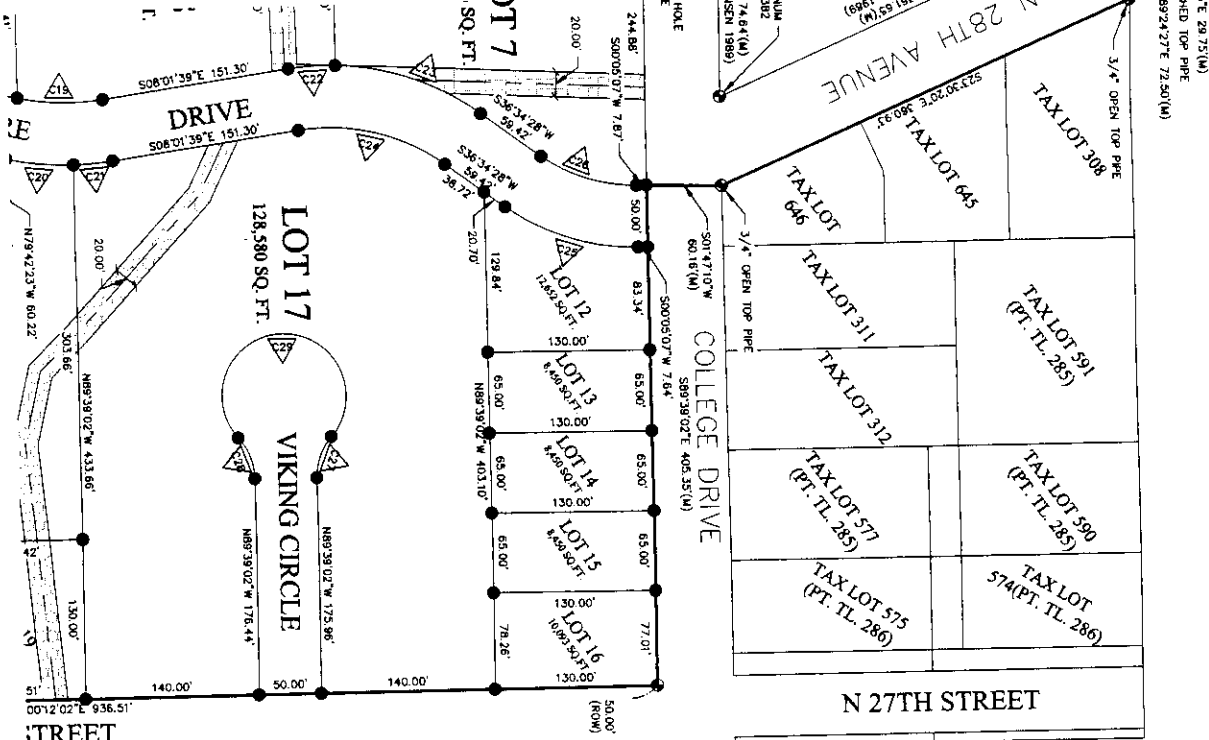


SE COR. NE1/4 NE1/4  
SEC. 10-T-18-N, R-11-E

LOT 5  
1,751,978 SQ. FT.

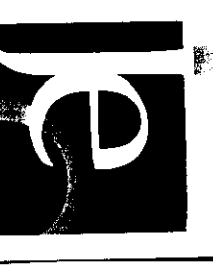
LOT 11  
115,080 SQ. FT.

2018 - 01373



**CURVE DATA TABLE**

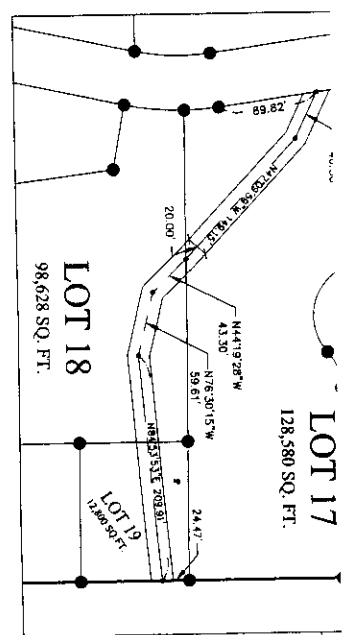
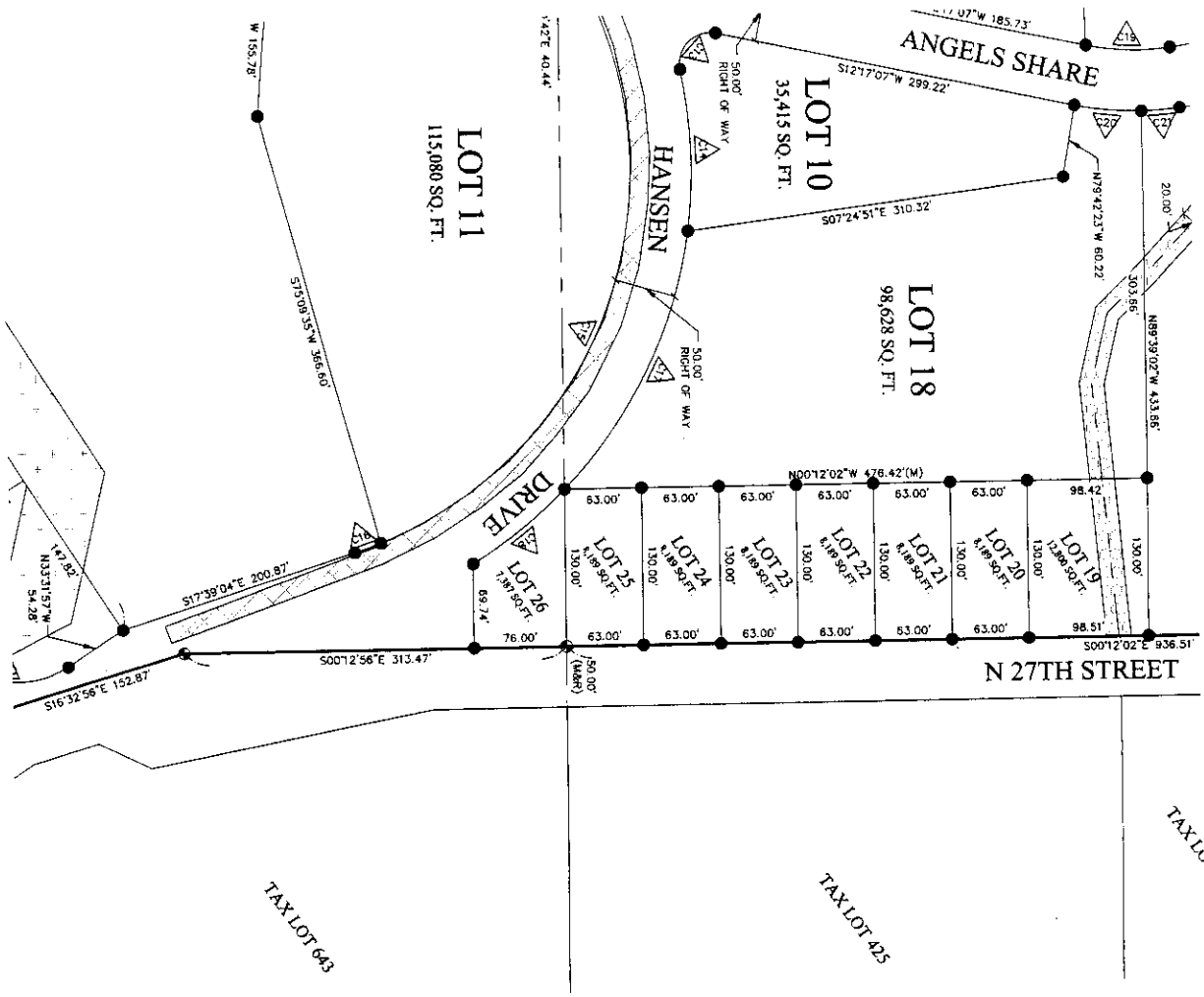
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	80.71'	90.00'	051°22'57"	43.30'	N25°34'56"E	78.03'
C2	93.39'	64.00'	083°36'12"	57.23'	N9°28'16"E	85.32'
C3	276.09'	425.33'	037°11'52"	143.11'	S22°56'26"E	271.27'
C4	257.91'	375.34'	039°22'15"	134.28'	S21°56'56"E	252.67'
C5	16.70'	424.65'	007°15'12"	8.35'	S31°51'07"E	16.70'
C6	121.05'	77.80'	089°08'53"	76.65'	S46°26'20"E	109.20'
C7	129.67'	127.80'	031°00'48"	35.46'	S75°30'27"E	68.53'
C8	69.17'	127.80'	031°00'48"	35.46'	S82°35'37"E	176.67'
C9	177.21'	602.46'	016°31'12"	89.25'	S82°35'37"E	176.67'
C10	191.92'	652.46'	016°31'12"	98.66'	S82°35'37"E	191.23'
C11	206.52'	126.49'	093°32'52"	134.57'	N59°03'33"E	184.33'
C12	136.11'	176.49'	044°50'17"	72.81'	N83°24'50"E	134.62'
C13	48.95'	25.75'	108°55'28"	38.05'	S44°39'40"E	41.91'
C14	134.16'	399.96'	019°13'20"	67.73'	S88°25'04"W	133.56'
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'	383.96'	014°35'10"	49.14'	N38°23'26"E	97.49'
C19	89.16'	195.09'	020°16'45"	34.95'	S20°14'41"W	66.80'
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'	N41°16'46"W	31.62'
C22	37.93'	209.55'	010°22'11"	19.07'	S23°20'33"E	37.87'
C23	125.20'	209.55'	034°13'56"	64.53'	N19°27'30"E	123.35'
C24	124.20'	159.55'	044°38'07"	65.44'	S14°16'25"W	121.06'
C25	112.98'	177.41'	035°29'21"	58.48'	S18°19'48"W	111.06'
C26	81.14'	127.41'	038°29'21"	42.00'	N18°19'48"E	78.78'
C27	36.14'	50.00'	041°24'42"	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'	282°49'16"	56.68'	S02°04'54"W	75.00'



JEO Engineering & Surveying, Inc.  
 Ph: 402.934.3680  
 11717 Burt St, Ste 210  
 Omaha, NE 68154

2018 - 01373

NON







**LEGEND**

- ⊕ MONUMENT FOUND 5/8\"/>

**GRAPHIC SCALE**

0 25 50 100 200

**NOTE: ALL BEARINGS ARE ASSUMED.**

-  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)

**TRANSFORMATION HILL ADDITION  
FINAL PLAT**

**2018 - 01373**

PROJECT NO.	R1800099.00
DATE	5/3/2018
DRAWN BY	RMQ
FILE NAME	
FIELD BOOK	BLAIR #9
FIELD CREW	ROI/HH
SURVEY FILE NO.	MAF
REVIEW BY	
REVIEW DATE	
REVISIONS	



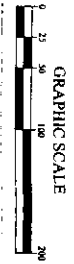
N00°02'49"W  
(ASSUMED BEARING)  
582.54'(M) 583.00'(D)

15.78'(M)

751.96'(M)

WEST LINE  
SEC. 1/4 NE 1/4  
SEC. 10-18-11

SW COR. NE 1/4 NE 1/4  
SEC. 10-18-N, R-11-E



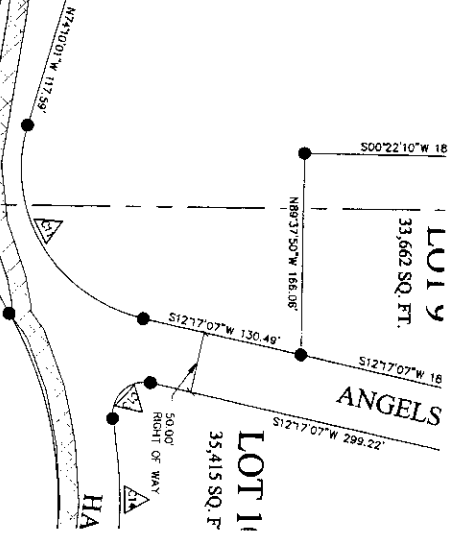
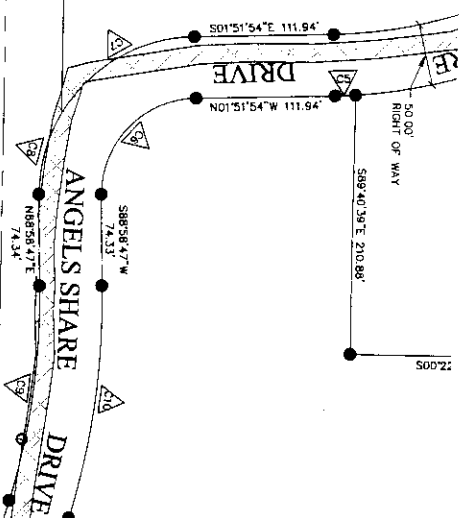
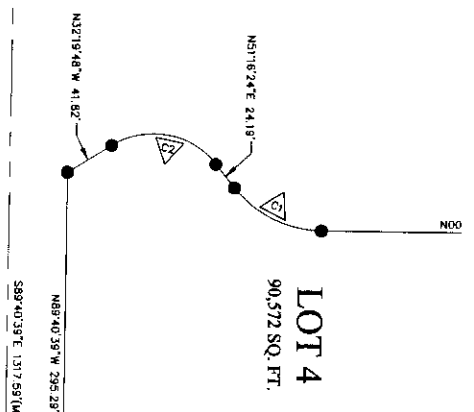
**LEGEND**  
 MONUMENTED POINTS SHOWN WITH CAPS AND LETTERS (UNLESS NOTED OTHERWISE)  
 ○ CALCULATED POINT  
 ○ MONUMENTED POINT  
 G GOVERNMENT DISTANCE

- 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)

**LOT 5**  
1,751,978 SQ. FT.

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°28'18"E	85.32'
C5	16.70'	424.65'	002°15'12"	8.35'	S31°50'7"E	16.70'
C6	121.05'	77.80'	098°08'53"	76.65'	S46°26'20"E	109.20'
C7	129.67'	127.80'	098°08'05"	71.04'	S30°55'56"E	124.18'
C8	88.17'	127.80'	031°00'48"	35.46'	S75°30'22"E	88.13'
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'	126.48'	093°32'52"	134.57'	N89°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°38'40"E	41.91'
C14	124.18'	399.98'	019°13'20"	67.73'	S88°25'04"W	133.55'
C15	566.86'	333.60'	087°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'	N7°56'19"W	104.98'
C33	1943.50'	1960.08'	056°48'40"	1080.06'	S47°22'43"W	1864.66'



2018 - 01373

LOT 1  
115,080

8'(M)

N00°36'05"E 230.15'

N85°16'18"W 155.78'

SE COR. NE 1/4 NE 1/4  
SEC. 10-18-N, R-11-E

N80°59'42"E 40.44'

LOT 1  
35,415 SQ. FT.

LOT 9  
33,662 SQ. FT.

LOT 1  
35,415 SQ. FT.

ANGELS DRIVE

ANGELS SHARE DRIVE

DRIVE

LOT 4  
90,572 SQ. FT.

LOT 5  
1,751,978 SQ. FT.

WEST LINE  
SE 1/4 NE 1/4  
SEC. 10-T-18-N, R-11-E

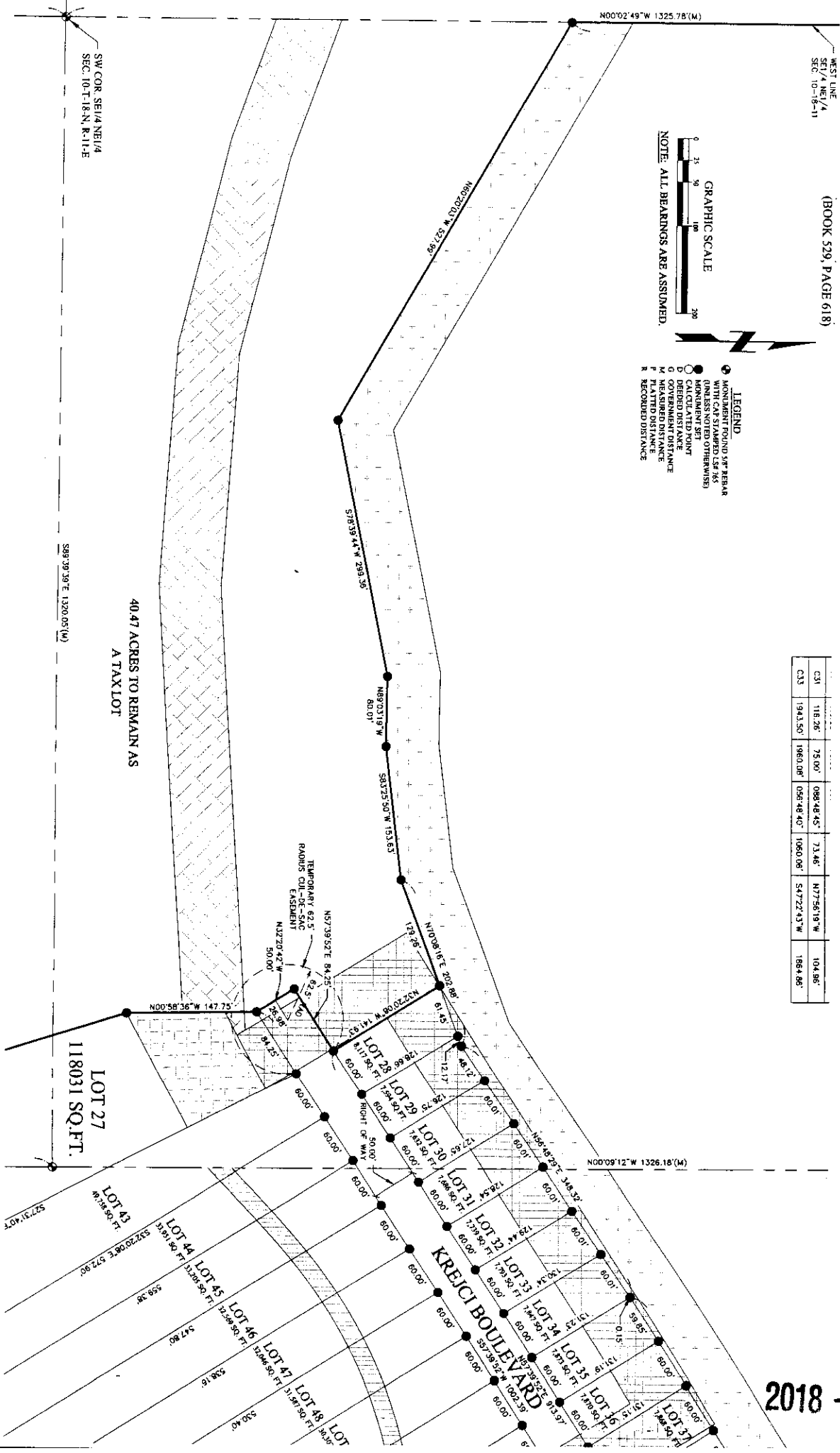
(BOOK 529, PAGE 618)



NOTE: ALL BEARINGS ARE ASSUMED.

- LEGEND
- MONUMENT FOUND 54" MARK WITH CAP STAMPED 54" MARK (UNLESS NOTED OTHERWISE)
  - MONUMENT SET
  - CALCULATED POINT
  - POINT FROM PREVIOUS GOVERNMENT DISTANCE
  - M MEASURED DISTANCE
  - P PLATTED DISTANCE
  - K RECORDED DISTANCE

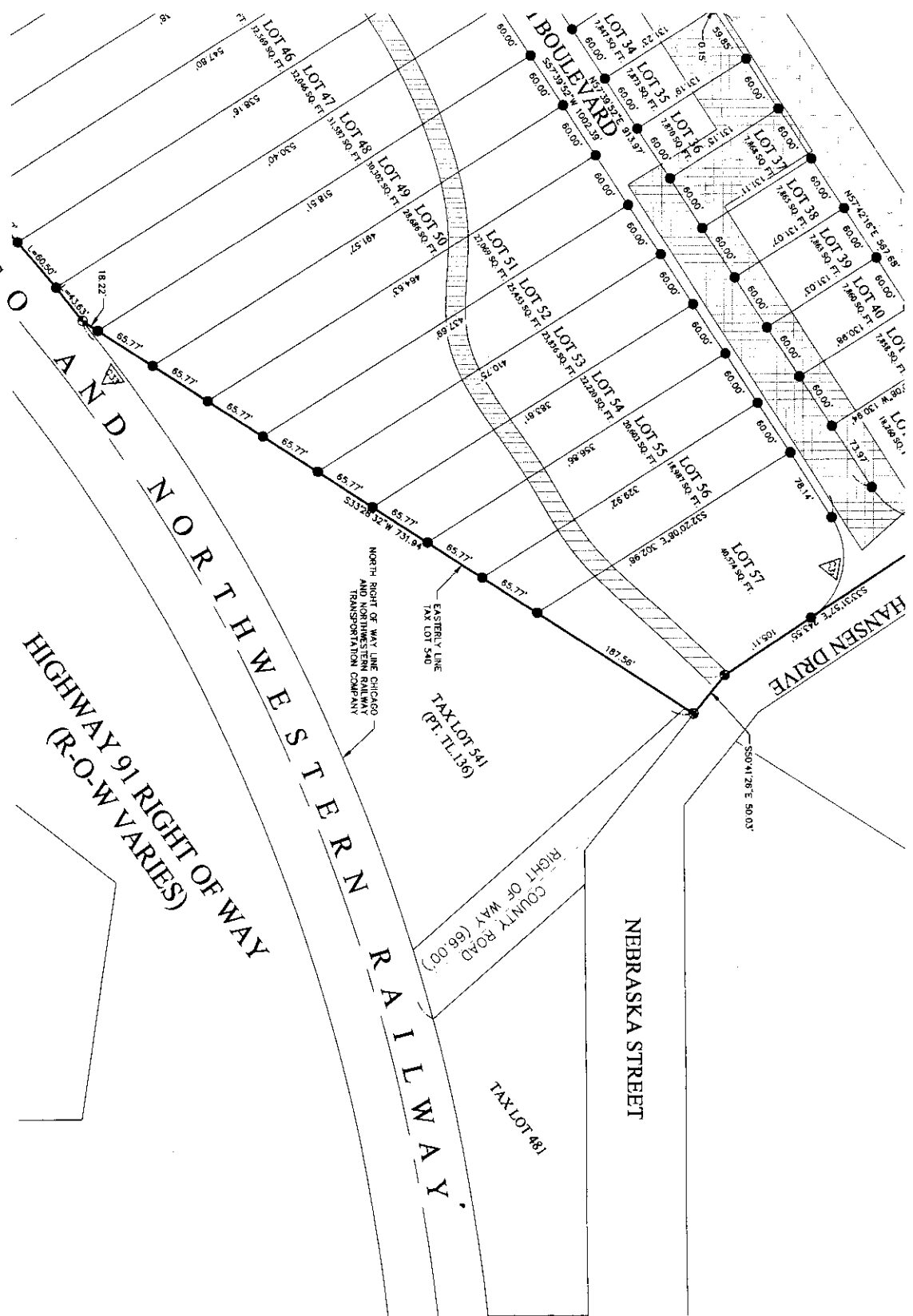
C31	118.26'	75.00'	088°48'45"	73.46'	N77°58'19" W	104.98'
C33	1943.50'	1960.08'	056°48'40"	1060.08'	S47°22'43" W	1864.86'



2018-01373



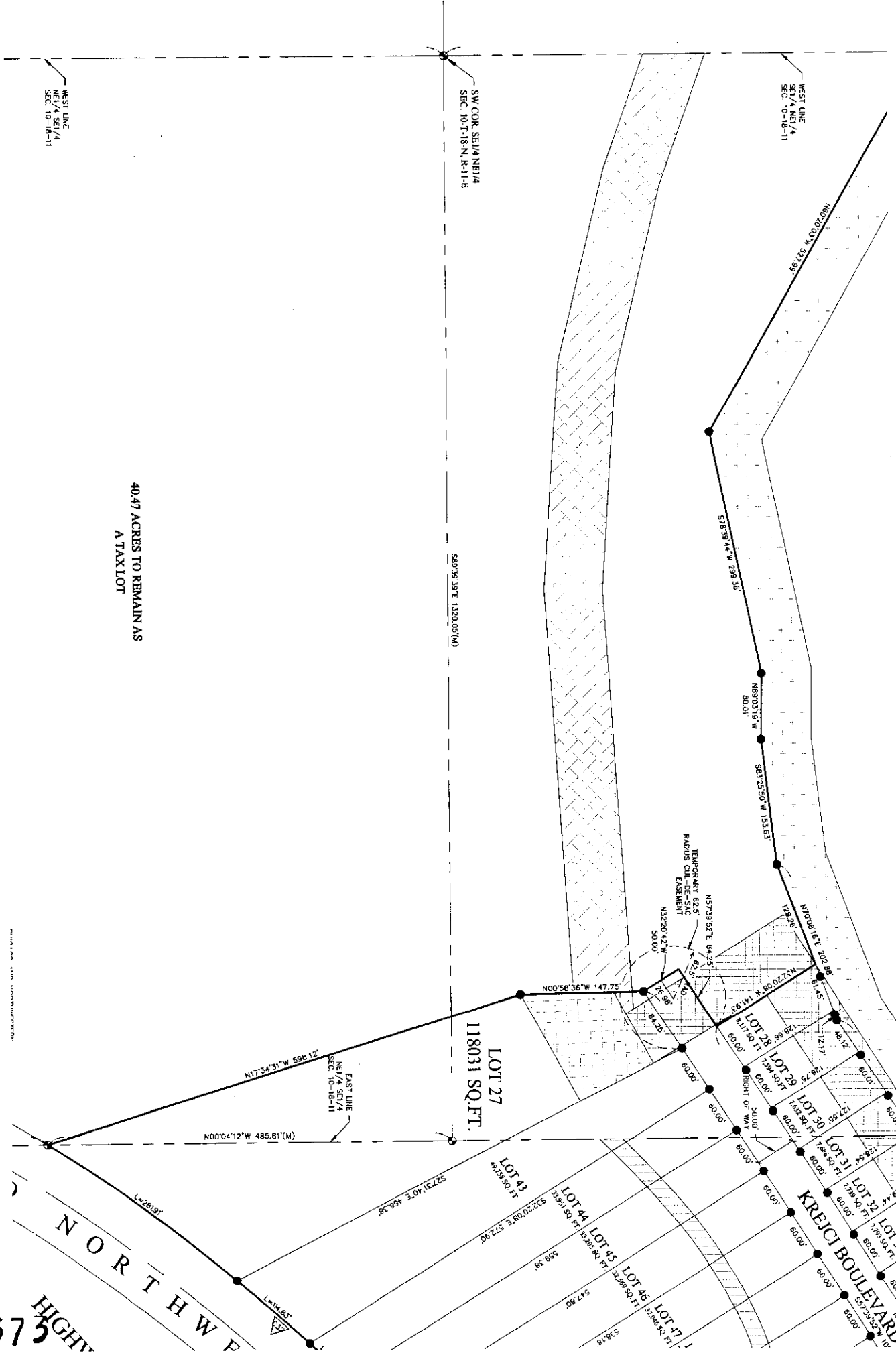
CHICAGO AND NORTHWESTERN RAILWAY  
 HIGHWAY 91 RIGHT OF WAY  
 (R-O-W VARIES)



**TRANSFORMATION HILL ADDITION  
 FINAL PLAT**

2018 - 01373

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



WEST LINE  
NE 1/4 SE 1/4  
SEC. 10-18-11

SW. COR. SE 1/4 NE 1/4  
SEC. 10-T-18-N, R-11-E

WEST LINE  
NE 1/4 NE 1/4  
SEC. 10-18-11

40.47 ACRES TO REMAIN AS  
A TAX LOT

589.39.39'E 1,320.05'(M)

LOT 27  
118031 SQ. FT.

TEMPORARY 62.2  
RADIUS CURVE  
EASEMENT

DATE OF SURVEY: 10/26/2018

EAST LINE  
NE 1/4 SE 1/4  
SEC. 10-18-11

NORTH W

KREJCI BOULEVARD

2018-01375

40.47 ACRES TO REMAIN AS  
A TAX LOT

WEST LINE  
NE1/4 SEC. 4  
SEC. 10-T-18-N

N00°06'44"E (1328.04 M&R-TINKHAM 2010)  
1215.91'(M)

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

102.02'(M&R-TINKHAM 2010)  
10.11'(M&R)

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

S00°37'04"W 613.90'(M&R)

S09°27'49"E  
80.00'(M&O)

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)

N26°42'48"W  
70.15'(M&O)

N01°17'49"E  
322.22'(M&R-TINKHAM 2010)

NORTH RIGHT OF WAY LINE CHICAGO  
AND NORTHWESTERN RAILWAY  
AS SHOWN ON WESTERN 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 NORTH

N00°04'12"W 843.69'(M)

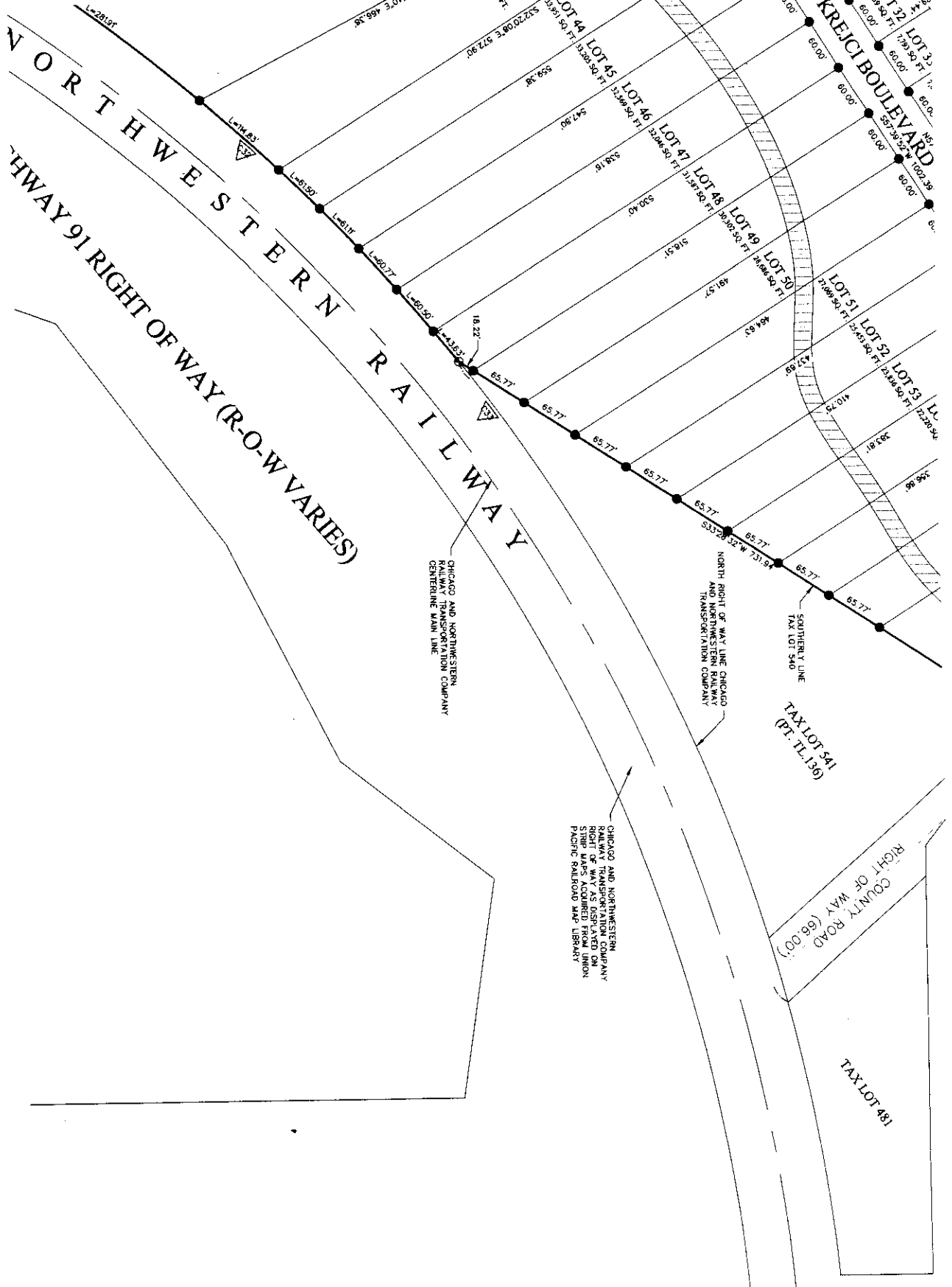
L=2018

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

S89°35'55"E 1324.28'(M)

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

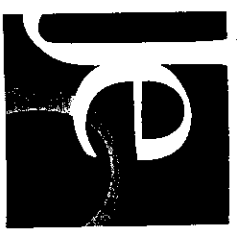
2018-01373



ITION

2018 - 01373

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



N O 1  
HIGHWAY 5

- 60.00 FOOT WIDE WATER LINE EASEMENT GRANTED TO THE CITY OF BLAIR (BOOK 318, PAGE 265)
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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 #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C32	684.25'	1980.08'	070°00'00"	345.64'	S42°27'08"W	680.78'
C33	1943.50'	1980.08'	056°48'40"	1060.06'	S47°22'43"W	1864.86'
C34	304.68'	1012.00'	077°15'00"	153.50'	N71°54'41"E	300.53'
C35	234.62'	1112.00'	012°05'19"	117.75'	N57°14'32"E	234.18'
C36	334.79'	1112.00'	077°15'00"	168.67'	N71°54'41"E	333.53'

**LEGEND**

- MONUMENT FOUND - 5/8" REBAR WITH CAP STAMPED L&M #55 (LINES NOTED OTHERWISE)
- MONUMENT SET
- DEBBER DISTANCE
- Q GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

**GRAPHIC SCALE**

**NOTE: ALL BEARINGS ARE ASSUMED.**

**TRANSFORMATION HILL ADDITION  
FINAL PLAT**

2018 - 01373

PROJECT NO. R1800998.00  
 DATE 5/3/2018  
 DRAWN BY RMO  
 FILE NAME  
 FIELD BOOK BLAIR #9  
 FIELD CREW RO/HH  
 SURVEY FILE NO.  
 REVIEW BY  
 REVIEW DATE  
 REVISIONS