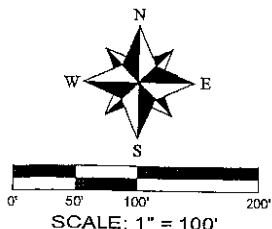


LOTS 84 & 85 OF DEERFIELD ADDITION

A REPLAT OF LOT 4, OF DEERFIELD, AN ADDITION TO THE CITY OF BLAIR
WASHINGTON COUNTY, NEBRASKA



NOTE:
NEW CONSTRUCTION SHALL MEET
SET BACK REQUIREMENTS AS PER
ZONING REGULATIONS.

LEGAL DESCRIPTIONS

LOT 84, DEERFIELD ADDITION:

PART OF LOT 4, OF DEERFIELD, AN ADDITION TO THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, I

BEGINNING AT THE SOUTHERLY MOST CORNER OF SAID LOT 4, THIS ALSO BEING THE NORTHWEST CORNER (ASSUMED BEARING) ON THE SOUTHWESTERLY LINE OF SAID LOT 4, THIS ALSO BEING THE NORTHEAST CORNER; THENCE N43°10'26"W CONTINUING ON THE NORTHEASTERLY LINE OF SAID DEERFIELD BOULEVARD; THENCE NORTHWESTERLY ON A 330.00 FOOT RADIUS CURVE TO THE LEFT ON THE NORTHEASTERLY LINE, THE CHORD OF SAID CURVE BEARS N43°59'01"W 9.00 FEET; THENCE N45°14'06"E, A DISTANCE OF 36 FEET; THENCE S42°30'48"E ON SAID NORTHEASTERLY LINE, A DISTANCE OF 75.88 FEET; THENCE S41°19'2" OF 259.53 FEET; THENCE S20°36'00"E CONTINUING ON SAID NORTHEASTERLY LINE, A DISTANCE OF 205.34 SAID LOT 4, A DISTANCE OF 267.91 FEET TO THE POINT OF BEGINNING, CONTAINING 3.80 ACRES, MORE OR

LOT 85, DEERFIELD ADDITION:

PART OF LOT 4, OF DEERFIELD, AN ADDITION TO THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, I

COMMENCING AT THE SOUTHERLY MOST CORNER OF SAID DEERFIELD; THENCE N46°41'22"W (ASSUMED BEARING) THE NORTHEASTERLY LINE OF DEERFIELD BOULEVARD; THENCE NORTHEASTERLY ON SAID DEERFIELD BOULEVARD AN ARC DISTANCE OF 9.00 FEET BEARS N43°59'01"W 9.00 FEET; THENCE N45°14'06"E, A DISTANCE OF 36 FEET; THENCE S42°30'48"E ON SAID NORTHEASTERLY LINE, A DISTANCE OF 75.88 FEET; THENCE S41°19'2" OF 259.53 FEET; THENCE S20°36'00"E CONTINUING ON SAID NORTHEASTERLY LINE, A DISTANCE OF 205.34 SAID LOT 4, A DISTANCE OF 267.91 FEET TO THE POINT OF BEGINNING, CONTAINING 3.80 ACRES, MORE OR

LEGEND:

- MONUMENT FOUND
- MONUMENT SET
- COMPUTED POSITION (NOT SET)
- (M) MEASURED DISTANCE
- (P) PLAT DISTANCE
- (D) DEED DISTANCE

1. ALL BEARINGS ARE ASSUMED.
2. ALL MONUMENTS SET ARE 5/8" X 24" REBARS, WITH A PLASTIC CAP STAMPED "LS 486", UNLESS NOTED OTHERWISE.
3. ALL MONUMENTS FOUND ARE 5/8" REBARS, UNLESS NOTED OTHERWISE.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	330.00' (P)(M)	9.00' (M)	9.00' (M)	N 43°59'01" W
C2	330.00' (P)(M)	151.66' (M)	150.33' (M)	S 57°55'52" E
C3	175.00' (P)(M)	21.82' (M)	21.81' (M)	S 67°33'18" E
C4	175.00' (P)(M)	199.79' (M)	199.75' (P)	S 31°16'38" E

OWNER'S CERTIFICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT:

THE UNDERSIGNED OWNER AND MORTGAGOR OF THE PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN AND NAMED ON THIS PLAT. SAID OWNER AND MORTGAGOR FURTHER GRANT PERPETUAL UTILITY EASEMENTS AT THE LOCATIONS AND WIDTHS SHOWN ON THIS PLAT TO THE CITY OF BLAIR AND COMPANIES WHICH HAVE BEEN GRANTED A FRANCHISE UNDER THE AUTHORITY

PLANNING COMM
THIS REPLAT OF LOT
COUNTY, NEBRASKA
BLAIR, WASHINGTON

ON THIS 7 DAY

[Signature]
CHAIRPERSON

BLAIR CITY COUN
THIS REPLAT OF LOT
COUNTY, NEBRASKA
WASHINGTON COUNTY

ON THIS 14 DAY

[Signature]
MAYOR
[Signature]
ATTEST: BLAIR CITY

LOTS 84 & 85 OF DEERFIELD ADDITION

REPLAT OF LOT 4, OF DEERFIELD, AN ADDITION TO THE CITY OF BLAIR
WASHINGTON COUNTY, NEBRASKA

FILED

2018 MAY 17 PM 3:18

KAREN A. MADSEN
WASHINGTON COUNTY
REGISTER OF DEEDS
BLAIR, NE

LEGAL DESCRIPTIONS

LOT 34, DEERFIELD ADDITION:

PART OF LOT 4, OF DEERFIELD, AN ADDITION TO THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST CORNER OF SAID LOT 4, THIS ALSO BEING THE NORTHWEST CORNER OF LOT 29, OF SAID DEERFIELD; THENCE N46°41'22"W (ASSUMED BEARING) ON THE SOUTHWESTERLY LINE OF SAID LOT 4, THIS ALSO BEING THE NORTHEASTERLY LINE OF DEERFIELD BOULEVARD, A DISTANCE OF 212.53 FEET; THENCE N43°10'26"W CONTINUING ON THE NORTHEASTERLY LINE OF SAID DEERFIELD BOULEVARD, A DISTANCE OF 225.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A 330.00 FOOT RADIUS CURVE TO THE LEFT ON THE NORTHEASTERLY LINE OF SAID DEERFIELD BOULEVARD AN ARC DISTANCE OF 9.00 FEET, THE CHORD OF SAID CURVE BEARS N43°59'01"W 9.00 FEET; THENCE N45°14'06"E, A DISTANCE OF 360.32 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 4; THENCE S42°30'48"E ON SAID NORTHEASTERLY LINE, A DISTANCE OF 75.88 FEET; THENCE S41°15'27"E CONTINUING ON SAID NORTHEASTERLY LINE, A DISTANCE OF 259.53 FEET; THENCE S20°36'00"E CONTINUING ON SAID NORTHEASTERLY LINE, A DISTANCE OF 205.34 FEET; THENCE S61°41'50"W ON THE SOUTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 267.91 FEET TO THE POINT OF BEGINNING, CONTAINING 3.80 ACRES, MORE OR LESS.

LOT 85, DEERFIELD ADDITION:

PART OF LOT 4, OF DEERFIELD, AN ADDITION TO THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF SAID LOT 4, THIS ALSO BEING THE NORTHWEST CORNER OF LOT 29, OF SAID DEERFIELD; THENCE N46°41'22"W (ASSUMED BEARING) ON THE SOUTHWESTERLY LINE OF SAID LOT 4, THIS ALSO BEING THE NORTHEASTERLY LINE OF DEERFIELD BOULEVARD, A DISTANCE OF 212.53 FEET; THENCE N43°10'26"W CONTINUING ON THE NORTHEASTERLY LINE OF SAID DEERFIELD BOULEVARD, A DISTANCE OF 225.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A 330.00 FOOT RADIUS CURVE TO THE LEFT ON THE NORTHEASTERLY LINE OF SAID DEERFIELD BOULEVARD AN ARC DISTANCE OF 9.00 FEET TO THE TRUE POINT OF BEGINNING, THE CHORD OF SAID CURVE BEARS N43°59'01"W 9.00 FEET; THENCE N45°14'06"E, A DISTANCE OF 360.32 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 4; THENCE S42°30'48"E ON SAID NORTHEASTERLY LINE, A DISTANCE OF 75.88 FEET; THENCE S41°15'27"E CONTINUING ON SAID NORTHEASTERLY LINE, A DISTANCE OF 259.53 FEET; THENCE S20°36'00"E CONTINUING ON SAID NORTHEASTERLY LINE, A DISTANCE OF 205.34 FEET; THENCE S61°41'50"W ON THE SOUTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 267.91 FEET TO THE POINT OF BEGINNING, CONTAINING 3.80 ACRES, MORE OR LESS.

PLANNING COMMISSION APPROVAL:

THIS REPLAT OF LOT 4, OF DEERFIELD, AN ADDITION TO THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA,

ON THIS 7 DAY OF May, 2013 A.D.

CHAIRPERSON

BLAIR CITY COUNCIL APPROVAL:

THIS REPLAT OF LOT 4, OF DEERFIELD, AN ADDITION TO THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA,

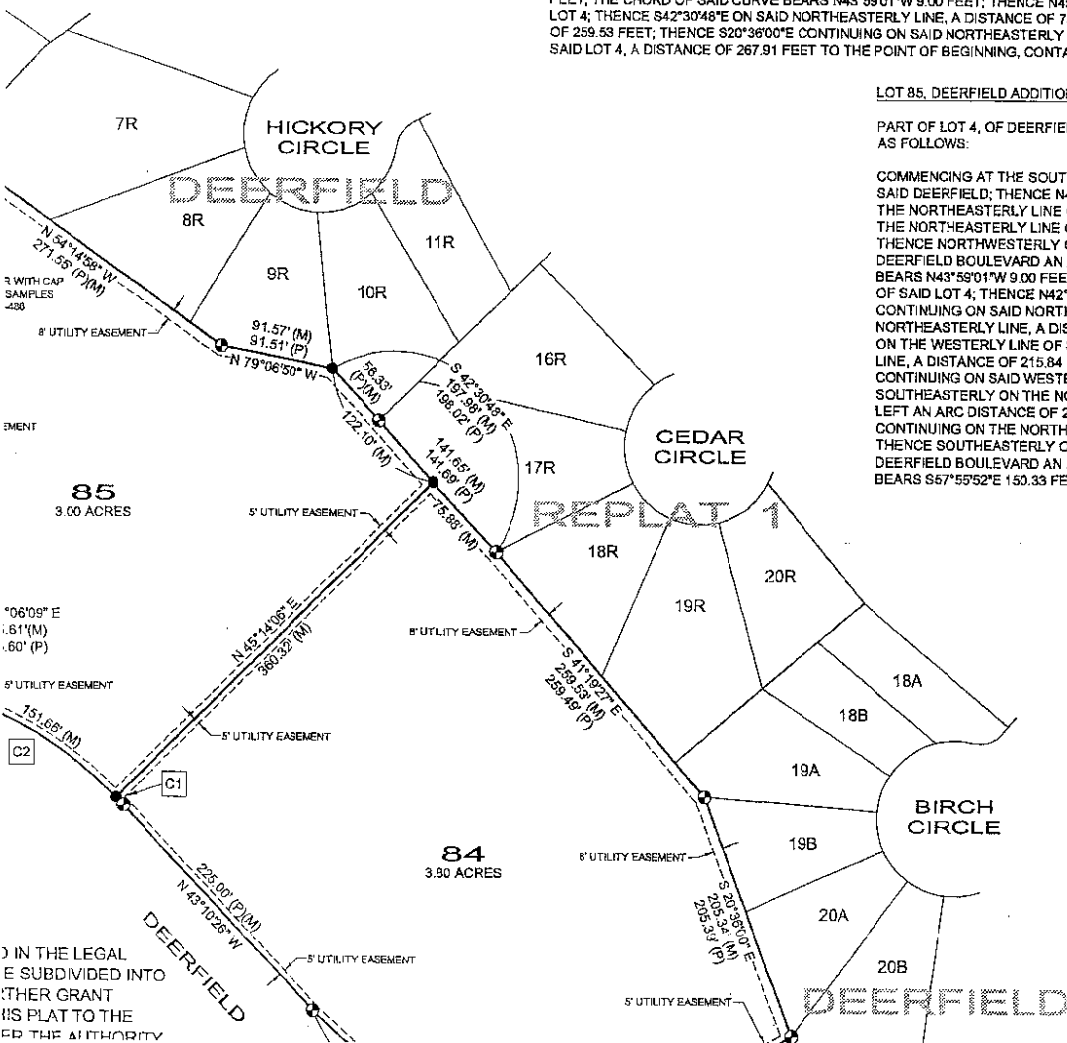
ON THIS 14 DAY OF May, 2013 A.D.

MAYOR

ATTEST:

BLAIR CITY CLERK

NOTE:
NEW CONSTRUCTION SHALL MEET
SET BACK REQUIREMENTS AS PER
ZONING REGULATIONS.



DEERFIELD

REPLAT 2

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	330.00' (P)(M)	9.00' (M)	9.00' (M)	N 43°59'01" W
C2	330.00' (P)(M)	151.66' (M)	150.33' (M)	S 57°55'52" E
C3	175.00' (P)(M)	21.82' (M)	21.81' (M)	S 67°33'18" E
C4	175.00' (P)(M)	199.79' (M) 199.75' (P)	189.11' (M)	S 31°16'38" E

OWNER'S CERTIFICATION :

KNOW ALL PERSONS BY THESE PRESENTS THAT:

THE UNDERSIGNED OWNER AND MORTGAGOR OF THE PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN AND NAMED ON THIS PLAT. SAID OWNER AND MORTGAGOR FURTHER GRANT PERPETUAL UTILITY EASEMENTS AT THE LOCATIONS AND WIDTHS SHOWN ON THIS PLAT TO THE CITY OF BLAIR AND COMPANIES WHICH HAVE BEEN GRANTED A FRANCHISE UNDER THE AUTHORITY OF THE CITY OF BLAIR, NEBRASKA. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS, OR LOOSE ROCK WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE USES HEREIN GRANTED.

JANEOS HOLDINGS, LLC

BY: Jane E. Bouwman
JANE E. BOUWMAN, MEMBER

DATE: 5/7/13

MORTGAGOR: US Bank, NA

BY: Gary L. Piercy
PRINT NAME: Gary L. Piercy

DATE: 5/6/13

NOTARY ACKNOWLEDGEMENT:
STATE OF NEBRASKA)
WASHINGTON COUNTY) SS

On this 7 day of May, 2013, before me, a Notary Public in and for said County, personally appeared Jane E. Bouwman, who is known to me to be the identical person whose name is affixed to the Owner's Certification on the attached plat "LOTS 84 & 85 OF DEERFIELD ADDITION, A REPLAT OF LOT 4, OF DEERFIELD, AN ADDITION TO THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA", and she acknowledged the execution thereof to be her voluntary act and deed.

Witness my hand and official seal.
Brenda L. Whalen
Notary Public
My commission expires: June 20, 2016

WASHINGTON COUNTY, STATE OF NEBRASKA

INSTRUMENT NO. 201302055

Karen A. Madson

REGISTER OF DEEDS

Recorded /
General /
Numerical /
Photostat /
Proofed /
Scanned /

NOTARY ACKNOWLEDGEMENT:
STATE OF NEBRASKA)
DOUGLAS COUNTY) SS

On this 6 day of May, 2013, before me, a Notary Public in and for said County, personally appeared Gary Piercy, Vice President, US Bank, Omaha, Nebraska, who is known to me to be the identical person who acknowledged before me the attached plat "LOTS 84 & 85 OF DEERFIELD ADDITION, A REPLAT OF LOT 4, OF DEERFIELD, AN ADDITION TO THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA".

Witness my hand and official seal.
Karen A. Madson
Notary Public
My commission expires: 10/1-13

NOTARY PUBLIC
KAREN A. MADSON
General Notary
State of Nebraska
My Commission Expires Oct 11, 2013

CONTINUING ON SAID WESTERLY LINE, A DISTANCE SOUTHEASTERLY ON THE NORTHEASTERLY LINE (LEFT AN ARC DISTANCE OF 21.82 FEET, THE CHORD CONTINUING ON THE NORTHEASTERLY LINE OF SAID THENCE SOUTHEASTERLY ON A 330.00 FOOT RADIUS DEERFIELD BOULEVARD AN ARC DISTANCE OF 151 BEARS S57°55'52"E 150.33 FEET, CONTAINING 3.00 /

PLANNING C
THIS REPLAT OF
COUNTY, NEBR
BLAIR, WASHING

ON THIS 7

[Signature]
CHAIRPERSON

BLAIR CITY C
THIS REPLAT OF
COUNTY, NEBR
WASHINGTON C

ON THIS 14

[Signature]
MAYOR

ATTEST: BLA

SURVEY

I, DANNY JO
ME OR UNDI
KNOWLEDG
THE STATE

[Signature]
DANNY JOE
APRIL 23, 20

LANDS

Dan
125
Fremo
(402) 721
danm.si

85
3.00 ACRES

84
3.80 ACRES

DEERFIELD

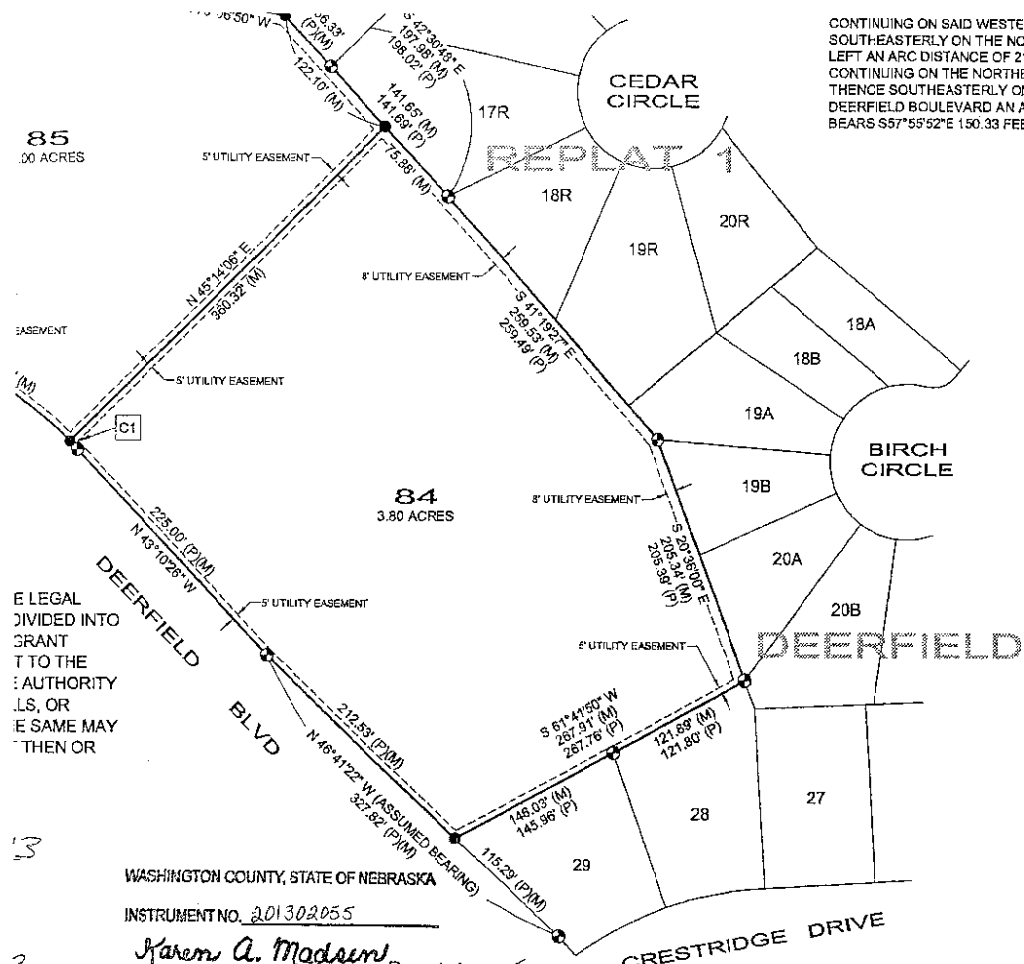
BLVD

CRESTRIDGE DRIVE

CEDAR CIRCLE

BIRCH CIRCLE

DEERFIELD



CONTINUING ON SAID WESTERLY LINE, A DISTANCE OF 143.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT 182; THENCE SOUTHEASTERLY ON THE NORTHEASTERLY LINE OF SAID DEERFIELD BOULEVARD ON A 175.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 21.82 FEET, THE CHORD OF SAID CURVE BEARS S67°33'18"E 21.81 FEET; THENCE S71°06'09"E CONTINUING ON THE NORTHEASTERLY LINE OF SAID DEERFIELD BOULEVARD, 65.61 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A 330.00 FOOT RADIUS CURVE TO THE RIGHT ON THE NORTHEASTERLY LINE OF SAID DEERFIELD BOULEVARD AN ARC DISTANCE OF 151.66 FEET TO THE TRUE POINT OF BEGINNING, THE CHORD OF SAID CURVE BEARS S57°55'52"E 150.33 FEET, CONTAINING 3.00 ACRES, MORE OR LESS.

PLANNING COMMISSION APPROVAL:
THIS REPLAT OF LOT 4, OF DEERFIELD, AN ADDITION TO THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA.

ON THIS 7 DAY OF May, 2013 A.D.
[Signature]
CHAIRPERSON

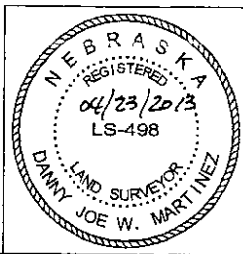
BLAIR CITY COUNCIL APPROVAL:
THIS REPLAT OF LOT 4, OF DEERFIELD, AN ADDITION TO THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA.

ON THIS 14 DAY OF May, 2013 A.D.
[Signature]
MAYOR
ATTEST: *[Signature]*
BLAIR CITY CLERK

TREASURER'S CERTIFICATION:
THIS IS TO CERTIFY THAT I FIND NO REGULAR TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE ON THIS 8th DAY OF May, 2013 A.D.
[Signature]
Treasurer, Deputy

SURVEYOR'S STATEMENT:
I, DANNY JOE W. MARTINEZ, HEREBY CERTIFY THAT THIS PLAT OF 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.
[Signature]
DANNY JOE W. MARTINEZ, LS 498
APRIL 23, 2013

APEX LAND SURVEYING, LLC
Danny Martinez, RLS
125 N. Clamar Ave.
Fremont, Nebraska 68025
(402) 720-9339 Office / Mobile
danm.surveying@gmail.com



LOTS 84 & 85 OF DEERFIELD			
A REPLAT OF LOT 4, OF DEERFIELD, AN ADDITION TO THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA		Sheet	Project
Client: Janco Holdings, LLC	Drawn By: D. Martinez	Project No.: Bouwman-L4-Deerfield-Blair	Issue No.: 1
Date: 04/23/13	Drawing File: Bouwman-L4-Deerfield-Blair.dwg	Scale: 1" = 100'	Sheet: 1 of 1

WASHINGTON COUNTY, STATE OF NEBRASKA
INSTRUMENT NO. 201302055

Karen A. Madson
REGISTER OF DEEDS
Recorded
General
Numerical
Photostat
Proofed
Scanned

NOTARY ACKNOWLEDGEMENT:
STATE OF NEBRASKA }
DOUGLAS COUNTY } SS
On this 6 day of May, 2013, before me, a Notary Public in and for said County, personally appeared *[Signature]*, Vice President, US Bank, Omaha, Nebraska, who is known to me to be the identical person who acknowledged before me the attached plat LOTS 84 & 85 OF DEERFIELD ADDITION, A REPLAT OF LOT 4, OF DEERFIELD, AN ADDITION TO THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA.
Witness my hand and official seal.
[Signature]
Notary Public
My commission expires: 10/11/13

