

North Commerce Addition to the City of Beatrice

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NORTH COMMERCE ADDITION TO THE CITY OF BEATRICE, NEBRASKA

"North Commerce Addition" an Addition as platted of 19.622 Acres of land, out of and a part of the Southeast Quarter of Section 16, Township 4 North, Range 6 East, of the 6th Principal Meridian, situated in Gage County, Nebraska, more particularly described in the legal description.

DEDICATION

LEGAL DESCRIPTION:

A tract of land out of and a part of the Southeast Quarter (1/4) of Section 16, Township 4 North, Range 6 East, of the 6th P.M., Gage County, Nebraska, and being more particularly described as follows: Beginning at a 1" Iron Pipe, on the South line of the aforesaid Southeast corner of the Section 16, found for the Southwest corner of the tract herein described, being N.89°34'51"W., 1141.10 feet from the Southeast corner of said Section 16; THENCE: N.00°00'21"W., a distance of 1234.03 feet to a point for the Northwest corner of the tract herein described; THENCE: S.89°34'51"E., a distance of 425.90 feet to the Northwest Corner of Burnham Addition; THENCE: S.00°00'55"E., a distance of 300.00 feet to the Southwest corner of Burnham Addition; THENCE: S.89°34'50"E., a distance of 580.08 feet along and with the South line of said Burnham Addition, to the Southeast corner thereof on the Westerly Right-of-Way line of U.S. Hwy 77; THENCE: S.00°08'35"E., a distance of 70.73 feet; THENCE: S.01°47'15"E., a distance of 480.64 feet continuing along and with said Right-of-Way to a point thereon for a corner; THENCE: N.89°34'51"W., a distance of 580.00 feet to a point for a corner; THENCE: S.00°00'03"W., a distance of 383.00 feet to a point for a corner on the South line of the aforementioned Southeast Quarter (1/4) of said Section 16; THENCE: N.89°34'51"W., a distance of 441.10 feet to the Point-of-Beginning and containing in all 19.622 Acres of land, subject to any Easements, Reservations, or Restrictions of Record.

EASEMENTS:

The Easements shown hereon are hereby dedicated for public use, as well as any Easements of Record.

STREETS:

Streets shown hereon and not heretofore dedicated for public use are hereby so dedicated.

IN TESTIMONY WHEREOF:

WE, The Beatrice National Bank and Trust Company, Beatrice, Nebraska, TRUSTEE. Owner of the property hereon described, have caused these presents to be signed this 12th day of October, 1994.

W.W. Cook III

Vice President/Trust Officer

ACKNOWLEDGEMENT:

STATE OF NEBRASKA §

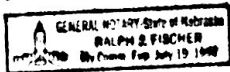
COUNTY OF GAGE §

On this the 12th day of October, 1994, before me, the undersigned Notary Public in and for said State, personally came W.W. Cook III Vice President/Trust Officer, for The Beatrice National Bank and Trust Company, Beatrice, Nebraska, Trustee, Owners of "North Commerce Addition," known to me to be the person/persons whose names are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed, in the capacity so stated, as such owners.

Witness my hand and Notarial Seal of Office the day and year last above written:

Richard Fischer

Notary Public



My Commission expires the 19th day of July, 1998.

SURVEYORS CERTIFICATE:

I, Charles H. Porter, a Registered Professional Land Surveyor under the Laws of the State of Nebraska, do hereby certify the foregoing survey was executed by me or under my direct supervision and that permanent corners were placed at all missing or remonumented corners.



Charles H. Porter
NEBRASKA REGISTERED SURVEYOR
DATE 9/10/94
REVISOR 10/11/94
ENGINEERS CERTIFICATE
LS-249

I hereby certify the details of this plat to be correct.
Dean M. Connett
Dean M. Connett, P.E. 2024
DATE 10/11/94
REVISOR

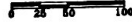
PLANNING COMMISSION APPROVAL

By order of the Planning Commission the foregoing plat of "North Commerce Addition" is hereby approved this 11th day of October, 1994.

David L. Proffer CHAIRMAN
David Howard SECRETARY



SCALE: 1" = 100'
DATE: 08/23/94



LEGEND

- ◆ = Section Corner
- = Corner Found
- = Corner Set
- (P) = Platted Distance/Angle
- (M) = Measured Distance/Angle
- (D) = Deeded Distance/Angle
- (R) = Recorded Distance/Angle
- = Fence
- N.T.S. = NOT TO SCALE

CITY COUNCIL APPROVAL

By order of the Mayor and the City Council of the City of Beatrice, Nebraska, the foregoing plat of "North Commerce Addition" is hereby approved this 17 day of October, 1994.

David M. Maunsted
MAYOR

Steve Grahm
CLERK

FILED FOR RECORD

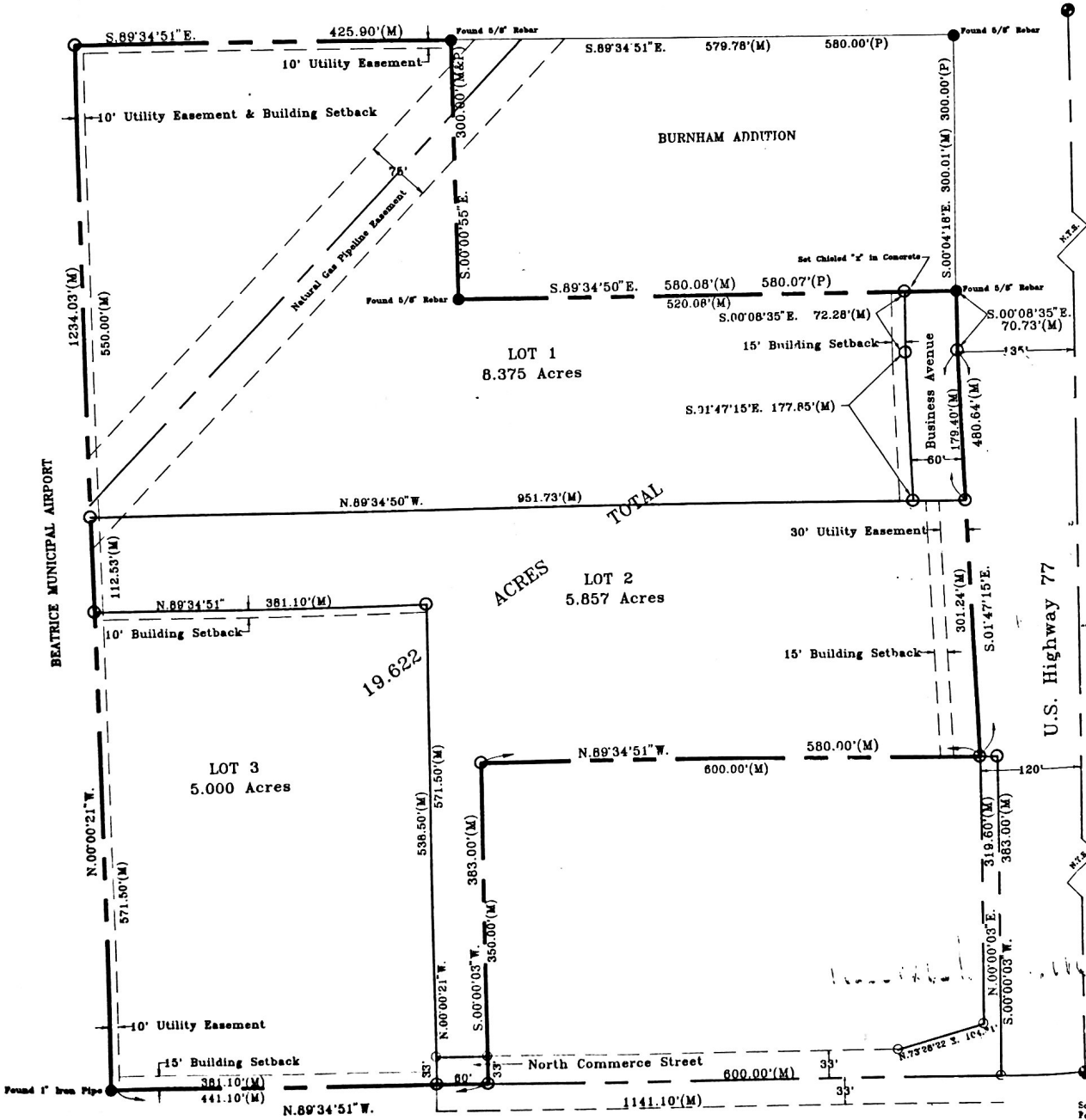
STATE OF NEBRASKA § 3357
COUNTY OF GAGE § 16-2-6
N-529

The foregoing plat was filed for Record and entered in Numerical Index on the 30th day of October, 1994 at 10:00 clock A.M., and recorded in Book 4 of Plats, at page 30.

Paul & Son
Register of Deeds
M.M. ALPHA
Deputy

North Commerce Addition

East 1/4 Corner Sec. 16, T.4N., R.6E.
 Found Iron Pipe
 E. 0.95' Found Centerline Joint
 Northbound Lanes HIGHWAY 77.
 NSE. 86.71' Found NW Corner R.O.W.
 Marker.



SCALE:	1" = 100'
DATE:	08/23/94
JOB NO.:	037994
FIELD BOOK	
FILE:	0379FP
	1 of 1
	KDB

Revised 09/14/94
 Revised 09/21/94
 Revised 10/05/94

Southeast Corner Sec. 16, T.4N., R.6E.
 Found Iron Pipe
 E. 0.13' Centerline Northbound
 Lanes Hwy. 77.
 ESE. 67.40' Found 5/8" Rebar.

NOTE: All Corners Set 5/8"x3/4" Corrod P-bar (type-1).

BEATRICE MUNICIPAL AIRPORT