Final Plat of

# Sorensen's Subdivision

1980 JUL 29 AM 10: 03

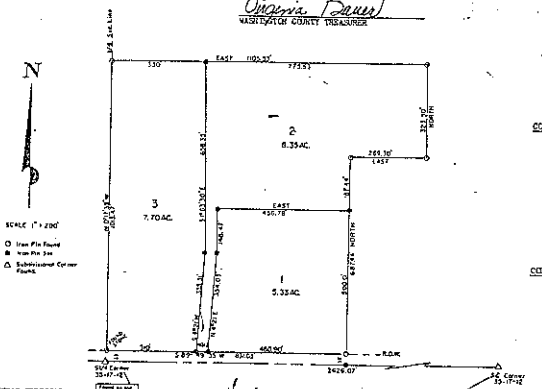
LEGAL DESCRIPTION:

FROM THE S¼ CORNER OF SECTION 35, T 17 N, R 12 E, AND ASSUMING THE WEST LINE OF THE SW¼ OF SECTION 35 TO BEAR N 0°17'39"W; THENCE N 0°17'39"W ON SAID WEST LINE A DISTANCE OF 33.0 FEET TO A POINT ON THE NORTHERLY COUNTY ROAD R.O.W., SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING N 0°17'39"W A DISTANCE OF 1013.67 FEET; THENCE EAST A DISTANCE OF 1109.33 FEET; THENCE SOUTH A DISTANCE OF 323.50 FEET; THENCE WEST A DISTANCE OF 269.30 FEET; THENCE SOUTH A DISTANCE OF 697.44 FEET TO A POINT ON THE NORTHERLY COUNTY ROAD R.O.W.; THENCE S 89°49'39"W ON SAID R.O.W. A DISTANCE OF 831.03 FEET TO THE POINT OF BEGINNING; LYING IN THE SW¼ SW¼ OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 12 EAST OF THE 6th P.M., WASHINGTON COUNTY, NEBRASKA, AND CONTAINING 21.38 ACRES, MORE OR LESS.

COUNTY TREASURER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR UNPAID UPON THE LAND EMBRACED IN THIS PLAT AND DESCRIBED HEREON AS SHOWN BY THE RECORDS OF THIS OFFICE ON THIS 28 DAY OF July, A.D., 1980.

WASHINGTON COUNTY TREASURER




SURVEYOR'S CERTIFICATION:

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED THE TRACT OF LAND SHOWN AND DESCRIBED HEREON AND HAVE FOUND OR PLACED PERMANENT MARKERS AT THE POINTS SHOWN HEREON.

WARNER D. WHITAKER
REGISTERED LAND SURVEYOR
REGISTRATION NO. LS-235

REGISTERED LAND SURVEYOR
WARNER D. WHITAKER
LS-235
NEBRASKA

DATE: JUNE, 1980

—10—

35-17-12

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT: ROBERT J. SORENSEN AND THEO P. SORENSEN, OWNERS AND PROPRIETORS OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, NUMBERED AS SHOWN.

IN WITNESS HEREOF, SAID PARTIES HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 26th DAY OF June, A.D., 1980.

ROBERT J. SORENSEN

THEO P. SORENSEN

ACKNOWLEDGEMENT:

STATE OF NEBRASKA )
WASHINGTON COUNTY ) ss

ON THIS 26th DAY OF June, A.D., 1980, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED ROBERT J. SORENSEN AND THEO P. SORENSEN, WHO ARE PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE FOREGOING INSTRUMENT, AND THEY ACKNOWLEDGE THE SIGNING OF SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL AT BLAIR, NEBRASKA, IN SAID COUNTY, THE DATE LAST AFORESAID.

A GENERAL NOTARY-State of Nebraska
JOSEPH L. MILLER
My Comm. Exp. Sept. 14, 1981

NOTARY PUBLIC

COUNTY BOARD ACCEPTANCE:

THIS PLAT OF SORENSEN'S SUBDIVISION WAS APPROVED AND ACCEPTED BY THE WASHINGTON COUNTY BOARD OF SUPERVISORS ON THIS 28th DAY OF July, A.D., 1980.

CHAIRMAN

ATTEST: Charlotte L. Peterson
WASHINGTON COUNTY CLERK

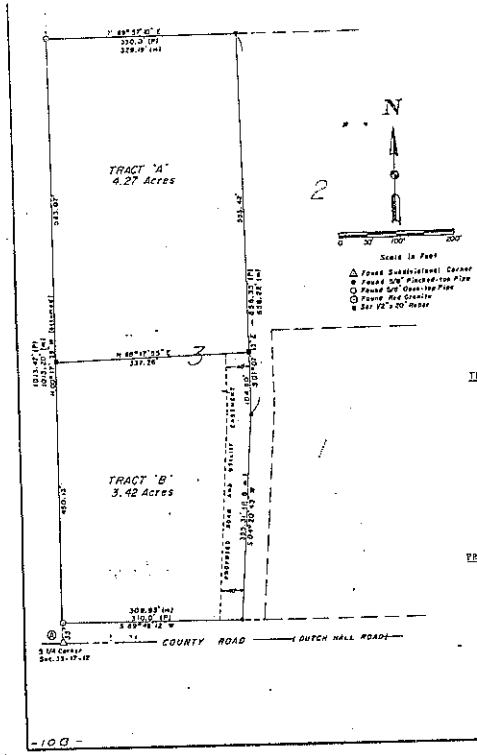
COUNTY PLANNING COMMISSION APPROVAL:

THIS PLAT OF SORENSEN'S SUBDIVISION WAS APPROVED BY THE WASHINGTON COUNTY PLANNING COMMISSION ON THIS 26 DAY OF June, A.D., 1980

CHAIRMAN

ATTEST: Charlotte L. Peterson
WASHINGTON COUNTY CLERK

Stewart Smith & Associates, Incorporated
REGISTERED LAND SURVEYORS
BLAIR FREMONT




LEGAL DESCRIPTIONS:

TRACT "A":

PART OF LOT 3 IN SORENSEN'S SUBDIVISION LYING IN THE SW¼ SE¼ OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 12 EAST OF THE 6th P.M., WASHINGTON COUNTY, NEBRASKA, AND FURTHER DESCRIBED AS FOLLOWS: FROM THE S¼ CORNER OF SAID SECTION 35, T 17 N, R 12 E; THENCE N 00°17'39"W (ASSUMED BEARING) ALONG THE WEST LINE OF THE SE¼ OF SAID SECTION A DISTANCE OF 483.13 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE WEST LINE OF SAID LOT 3; THENCE CONTINUING N 00°17'39"W ALONG SAID WEST LINE A DISTANCE OF 563.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE N 89°57'10"E ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 329.19 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S 01°07'13"E ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 553.42 FEET; THENCE S 88°47'55"W A DISTANCE OF 337.26 FEET TO THE POINT OF BEGINNING; AND CONTAINING 4.27 ACRES, MORE OR LESS.

TRACT "B":

PART OF LOT 3 IN SORENSEN'S SUBDIVISION LYING IN THE SW¼ SE¼ OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 12 EAST OF THE 6th P.M., WASHINGTON COUNTY, NEBRASKA, AND FURTHER DESCRIBED AS FOLLOWS: FROM THE S¼ CORNER OF SAID SECTION 35, T 17 N, R 12 E; THENCE N 00°17'39"W ALONG THE WEST LINE OF THE SW¼ SE¼ OF SAID SECTION A DISTANCE OF 33.0 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF A COUNTY ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING; THENCE CONTINUING N 00°17'39"W ALONG THE WEST LINE OF SAID LOT 3 AND ALSO BEING THE WEST LINE OF SAID SW¼ SE¼ A DISTANCE OF 150.13 FEET; THENCE N 88°47'55"E A DISTANCE OF 337.26 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE S 01°07'13"E ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 104.80 FEET; THENCE CONTINUING ALONG SAID EAST LINE S 04°20'43"W A DISTANCE OF 355.31 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF SAID COUNTY ROAD, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 3; THENCE S 89°48'12"W ALONG SAID NORTHERLY R.O.W. LINE A DISTANCE OF 309.93 FEET TO THE POINT OF BEGINNING; AND CONTAINING 3.42 ACRES, MORE OR LESS.

TIES TO SUBDIVISIONAL CORNER:

(A) Found 1" Open-top Pipe Buried 1.3'
32.49' NNE to duplex mail at power pole
34.00' NNW to duplex mail in fence post
40.00' NW to duplex mail in fence post
18.93' SW to duplex mail in mailbox post
5' North to centerline of east-west county road in line with fence line north.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN AND DESCRIBED HEREON WAS MADE UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

RICHARD L. HANSEN
REGISTERED LAND SURVEYOR
REGISTRATION NO. LS-382
DATE: APRIL 15, 1989
CLIENT: ROBERT SORENSEN

REGISTERED LAND SURVEYOR
RICHARD LEE HANSEN
LS-382
NEBRASKA

RECEIVED
MAY 15 1989
SURVEY RECORD REPOSITORY
Washington County
765-7795

JUN 21 1989

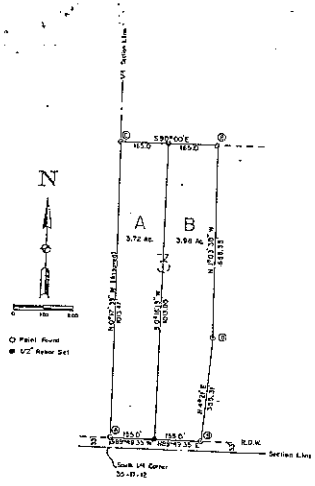
PROPOSED ROAD AND UTILITY EASEMENT:

A STRIP OF LAND FORTY FEET (40.00') IN WIDTH OVER AND ACROSS THE SOUTHERN PORTION OF LOT 3, SORENSEN'S SUBDIVISION LYING IN THE SW¼ SE¼ OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 12 EAST OF THE 6th P.M., WASHINGTON COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF LOT 3, SORENSEN'S SUBDIVISION IN SAID SECTION 35, T 17 N, R 12 E, AND ASSUMING THE WEST LINE OF SAID LOT 3 TO BEAR N 00°17'39"W; THENCE N 89°48'12"E ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 269.93 FEET TO THE POINT OF BEGINNING; THENCE N 04°20'43"E PARALLEL TO AND 40.00 FEET WEST OF THE EAST LINE OF SAID LOT 3 A DISTANCE OF 356.58 FEET; THENCE CONTINUING PARALLEL TO AND 40.00 FEET WEST OF SAID EAST LINE N 01°07'13"W A DISTANCE OF 102.49 FEET; THENCE N 88°47'55"E A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE S 01°07'13"E ALONG SAID EAST LINE A DISTANCE OF 104.80 FEET; THENCE CONTINUING ALONG SAID EAST LINE S 04°20'43"W A DISTANCE OF 355.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE S 89°48'12"W ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 40.13 FEET TO THE POINT OF BEGINNING.

BESCO
BLAIR ENGINEERING & SURVEYING CO. INC.
1570 Washington Street
P.O. Box 100
Blair, Nebraska 68008
Blair (402)426-9474

-100-

Section 35-17-12




NOTE:
- ① Red Granite
- ② 5/8" Pinched-top Pipe
- ③ 3/4" Rebar

LEGAL DESCRIPTION:

TRACT "A": PART OF LOT 3, SCHEUNEMANN'S SUBDIVISION OF PART OF THE S½ SE¼ OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 11 EAST OF THE 6th P.M., WASHINGTON COUNTY, NEBRASKA, FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE N 0°27'35"W (ASSUMED BEARING) A DISTANCE OF 1013.47 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE S 90°00'W ON THE NORTH LINE OF SAID LOT A DISTANCE OF 165.0 FEET; THENCE S 0°16'35"W A DISTANCE OF 1013.00 FEET TO THE SOUTH LINE OF SAID LOT; THENCE S 89°49'35"W A DISTANCE OF 165.0 FEET TO THE POINT OF BEGINNING; CONTAINING 3.72 ACRES, MORE OR LESS.

TRACT "B": PART OF LOT 3, SCHEUNEMANN'S SUBDIVISION OF PART OF THE S½ SE¼ OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 11 EAST OF THE 6th P.M., WASHINGTON COUNTY, NEBRASKA, FURTHER DESCRIBED AS FOLLOWS:
FROM THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N 0°27'35"W (ASSUMED BEARING) A DISTANCE OF 1013.47 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE S 90°00'E ON THE NORTH LINE OF SAID LOT A DISTANCE OF 165.0 FEET TO THE POINT OF BEGINNING; THENCE S 0°16'35"W A DISTANCE OF 1013.00 FEET TO THE SOUTH LINE OF SAID LOT; THENCE N 89°49'35"E A DISTANCE OF 165.0 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE N 0°27'35"E ON THE EAST LINE OF SAID LOT A DISTANCE OF 355.53 FEET; THENCE CONTINUED ON SAID EAST LINE N 1° 03'50"W A DISTANCE OF 656.35 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE N 90°00'W A DISTANCE OF 165.0 FEET TO THE POINT OF BEGINNING; CONTAINING 3.98 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

REGISTERED LAND SURVEYOR
LS-293
NEBRASKA

WALDEN D. WHITAKER
REGISTERED LAND SURVEYOR
REGISTRATION NO. LS-293
DATE OF SURVEY: OCTOBER 14, 1982

DEC. 2 1982

RECEIVED
NOV 17 1982
SURVEY RECORD REPOSITORY
Washington County

Whitaker Engineering & Surveying Company
1553 Front Street
Blair, Nebraska 68008