

# "SOUTHPARK TOWNHOME" A CONDOMINIUM

Richard T. Johnson et al.  
to  
Public  
\$ 30.00 Doc #592  
FILED FOR RECORD 06/30/92 AT 12:36 P.M.  
BY REC'D MISS  
RECORDS OF DEEDS, CASS COUNTY, NE  
(Filed in Plat Book 6, Page 14A)



**SURVEYOR'S CERTIFICATE**  
I hereby certify that I have surveyed the entire boundary of "SOUTHPARK TOWNHOME" a condominium being a fractional part of the West 1/2 of the NE 1/4, (commonly known as Government Lot 2) in Section 13 Township 13 North Range 13 East of the 6th P.M. Cass County, Nebraska, more fully described as follows: Referring to the Center 1/4 corner of said Section 13, thence running N 0°00'00" E (assumed bearing along the West line of the NE 1/4), 274.0; thence N 90°00'00" E to the true point of beginning on the 0°00'00" E (assumed bearing along the West line of the NE 1/4), 40.97; thence N 77°52'27" E 94.66; thence N 87°53'37" E 150.42; to a point of curvature; thence following the arc of a 268.59' radius curve to the right, 109.09; to a point of tangency; thence following the arc of a 92.02' radius curve to the left, 46.59; to a point of tangency; thence N 81°57'00" E 93.00; to a point of curvature; thence N 8°03'00" W, 137.09; thence N 63°30'22" E, 21.06; thence S 8°03'00" E, 380.63; thence N 88°45'42" W, 20.27; thence N 8°03'00" W, 130.00; to a point of curvature; thence following the arc of a 227' radius curve to the left, 33.00; to a point of tangency; thence N 83°03'00" W, 40.00; to a point of curvature; thence following the arc of a 143.33' radius curve to the right, 68.66; to a point of reverse curvature; thence following the arc of a 111.37' radius curve to the left, 67.83; to a point of tangency; thence S 87°53'37" W, 261.54; thence S 77°50'27" W, 100.00 to the point of beginning. Contains 4.00 Acres, more or less.

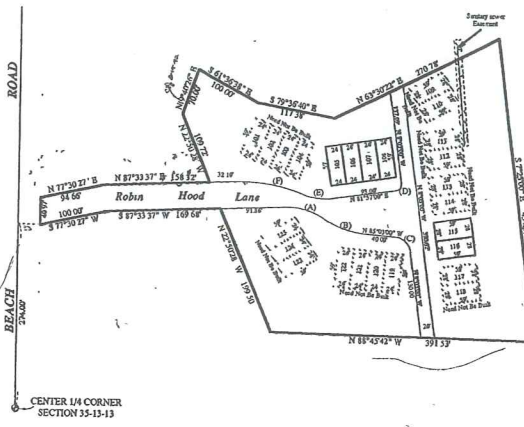
Signed this 19th day of June 1992  
Charles P. Jordan  
Charles P. Jordan LS-420

**PLAT APPROVAL**  
KNOW ALL MEN BY THESE PRESENTS that we, RICHARD T. JOHNSON and IRENE O. JOHNSON, (husband & wife), BRUCE R. BEEDE and LINDA J. BEEDE, (husband and wife), CHRISTOPHER T. SHORT and KAMMIE L. SHORT, (husband and wife) SOUTH PARK TOWNHOMES PARTNERSHIP, a Nebraska Partnership, (RICHARD T. JOHNSON, General Partner), being the sole owners of the tract of land described within the Surveyor's Certificate, do hereby approve of our land being subdivided as shown on this plat, to now be known as "SOUTHPARK TOWNHOMES", a condominium. This subdivision is also subject to any and all encumbrances of record, as of the last date shown hereon.  
Richard T. Johnson, Irene O. Johnson, Bruce R. Beede, Linda J. Beede, Christopher T. Short, Kammie L. Short, South Park Townhomes Partnership, Richard T. Johnson, General Partner

**ACKNOWLEDGEMENT OF NOTARY**  
STATE OF NEBRASKA  
COUNTY OF CASS  
On this 19th day of June 1992, before me, a notary public, duly organized and qualified in and for said County, did appear RICHARD T. JOHNSON and IRENE O. JOHNSON, (husband & wife), and BRUCE R. BEEDE and LINDA J. BEEDE (husband and wife) and CHRISTOPHER T. SHORT and KAMMIE L. SHORT (husband and wife) and SOUTH PARK TOWNHOMES PARTNERSHIP, a Nebraska Partnership (RICHARD T. JOHNSON General Partner) who are personally known by me to be the abovesaid persons whose names appear on this plat, and they did acknowledge their execution of the foregoing plat approval to be their voluntary act and deed.  
Witness my hand and official seal this date last aforesaid.  
Notary Public  
My commission expires 8-16-95



**COUNTY TREASURER'S CERTIFICATE**  
This is to certify that I find no regular or special taxes due against the property described within the Surveyor's certificate and endorsed within this plat, as shown by the records of this office, this 19th day of June 1992.  
Richard W. Assinger, Co. Treasurer



**A ROADWAY EASEMENT BEGINNING ON THE EASTERLY RIGHT-OF-WAY LINE OF A COUNTY ROAD AND RUNNING THENCE EASTERLY THROUGH A 4.00 ACRE TRACT OF LAND KNOWN AS "SOUTH PARK TOWNHOMES" A CONDOMINIUM LOCATED IN THE WEST 1/2 OF THE NE 1/4, GOV'T LOT 2, SECTION 13, T. 13 N. R. 13 E. OF THE 6TH P.M., CASS COUNTY, NEBRASKA, MORE FULLY DESCRIBED AS FOLLOWS:**

Referring to the Center 1/4 corner of said Section 13, thence N 0°00' E, (assumed bearing along the West line of the NE 1/4), 274.0; thence N 90° E, 33.00; to the true point of beginning on the Easterly county road right-of-way line; thence N 0°00'00" E, along said right-of-way, 40.97; thence N 77°52'27" E, 94.66; thence N 87°53'37" E 150.42; to a point of curvature; thence following the arc of a 268.59' radius curve to the right, 109.09; to a point of tangency; thence following the arc of a 92.02' radius curve to the left, 46.59; to a point of tangency; thence N 81°57'00" E 93.00; to a point of curvature; thence N 8°03'00" W, 137.09; thence N 63°30'22" E, 21.06; thence S 8°03'00" E, 380.63; thence N 88°45'42" W, 20.27; thence N 8°03'00" W, 130.00; to a point of curvature; thence following the arc of a 227' radius curve to the left, 33.00; to a point of tangency; thence N 83°03'00" W, 40.00; to a point of curvature; thence following the arc of a 143.33' radius curve to the right, 68.66; to a point of reverse curvature; thence following the arc of a 111.37' radius curve to the left, 67.83; to a point of tangency; thence S 87°53'37" W, 261.54; thence S 77°50'27" W, 100.00 to the point of beginning.

**DESCRIPTION OF AN EASEMENT FOR THE PLACEMENT AND MAINTENANCE OF A SANITARY SEWER SYSTEM BEING ON EITHER SIDE OF A LINE DESCRIBED AS FOLLOWS:**

Referring to the Center 1/4 corner of Section 13-13-13, thence N 0°00'00" E, (assumed bearing along the West line of the NE 1/4), 403.26; thence N 90° E, perpendicular to the West line, 661.15 to the true point of beginning; thence N 5°08'53" W, 128.30' to the North line of "SOUTHPARK TOWNHOMES", a condominium, and the termination of this particular easement.

Easement OPFD - 16' wide easement where utilities are located  
Filed 7-18-85, 2:30 P.M., Book 31 Misc., page 686  
Easement RWD #1 - 30' wide easement where utility is located  
Filed 10-9-86, 3:02 P.M., Book 34 Misc., page 62

LOT NO.	RADIUS	DELTA	LENGTH	CHORD
A	111.37	34°20'01"	67.83	66.75
B	143.33	27°26'48"	88.66	68.00
C	225.00	77°00'00"	33.00	31.15
D	10.00	90°00'00"	15.71	14.00
E	93.00	28°23'04"	46.38	45.00

North  
Scale 1" = 100'  
P=Pin distance  
N=Measured dist.  
R=Record dist.  
\* = Found rebar  
- = Set 5/8" x 24" rebar

**JORDAN**  
LAND SURVEYORS  
PLATSMOUTH, NEBRASKA 68049 (402) 496-3750  
Drawn by C. Jordan  
Project No. 030383  
Field Book page

