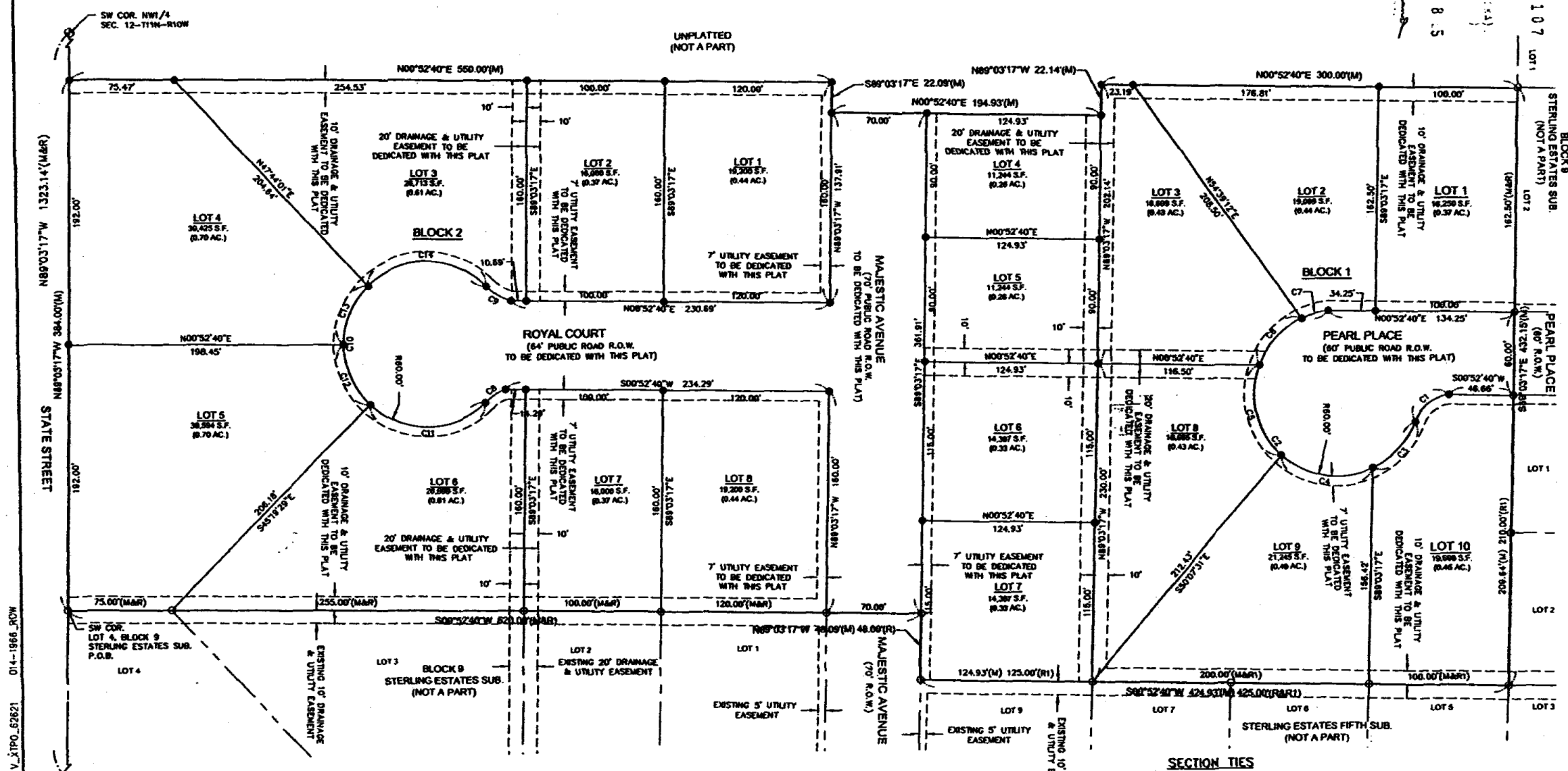


STERLING ESTATES SEVENTH SUBDIVISION

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

DATE OF RECORDATION:
 201702107
 5 28 15
Olsson Associates



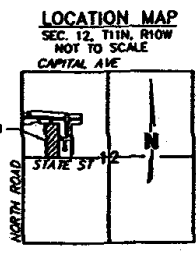
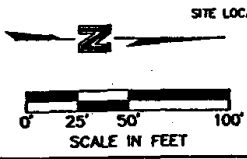
DATE: 02-05-2016 4:02pm
 SHEETS: V_31PO_62821 014-1986_ROW

OWNERS: NIEDFELT PROPERTY MANAGEMENT PREFERRED LLC.
 SUBDIVIDER: NIEDFELT PROPERTY MANAGEMENT PREFERRED LLC.
 SURVEYOR: OLSSON ASSOCIATES
 ENGINEER: OLSSON ASSOCIATES
 NUMBER OF LOTS: 18

SHEET 1 OF 2

OLSSON ASSOCIATES
 201 East 2nd Street
 P.O. Box 1072
 Grand Island, NE 68802-1072
 TEL 308.384.8750
 FAX 308.384.8752

PROJECT NO. 2016-2021
 NIEDFELT SURVEY
 FB



- LEGEND**
- SECTION CORNER
 - SET CORNER (5/8"x24" REBAR W/CAP)
 - FOUND CORNER (5/8" REBAR W/CAP)
 - EXISTING PROPERTY LINE
 - PROPERTY LINE
 - M MEASURED DISTANCE
 - R RECORDED DISTANCE STERLING ESTATES SUB.
 - RI RECORDED DISTANCE STERLING ESTATES FIFTH SUB.

SECTION TIES

SOUTHEAST CORNER, WEST 1/2, NORTHWEST 1/4 SEC. 12-T11N-R10W
 FOUND 1/2" PIPE
 SSW 58.05' TO CHISELED "X" ON TOP OF REINFORCED CONCRETE PIPE
 SE 98.04' TO CHISELED "X" ON CENTERLINE OF CONCRETE SIDEWALK
 NWW 4.33' TO PK NAIL w/WASHER STAMPED LS 458 IN RAILROAD TIE FENCE POST
 WSW 169.93' TO CHISELED "X" ON SOUTH WING WALL OF BOX CULVERT

SOUTHWEST CORNER, NORTHWEST 1/4 SEC. 12-T11N-R10W
 FOUND ALUMINUM CAP
 SSW 61.39' TO TOP NUT OF FIRE HYDRANT
 E 33.46' TO NAIL IN CORNER FENCE POST
 ESE 44.28' TO PK NAIL w/WASHER STAMPED LS 458 IN POWER POLE
 NNE 75.56' TO NAIL IN LIGHT POLE/POWER POLE



201702107

201702107

STERLING ESTATES SEVENTH SUBDIVISION

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 9, STERLING ESTATES SUBDIVISION SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N89°03'17"W, ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 384.00 FEET; THENCE N00°52'40"E A DISTANCE OF 550.00 FEET; THENCE S89°03'17"E A DISTANCE OF 22.09 FEET; THENCE N00°52'40"E A DISTANCE OF 194.93 FEET; THENCE N89°03'17"W A DISTANCE OF 22.14 FEET; THENCE N00°52'40"E A DISTANCE OF 300.00 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 9, STERLING ESTATES SUBDIVISION; THENCE S89°03'17"E, ALONG THE SOUTH LINE OF LOT 2, BLOCK 9, STERLING ESTATES SUBDIVISION AND THE SOUTH LINE OF LOTS 1 AND 2 STERLING ESTATES FIFTH SUBDIVISION, A DISTANCE OF 432.15 FEET TO THE SOUTHWEST CORNER OF LOT 2, STERLING ESTATES FIFTH SUBDIVISION; THENCE S00°52'40"W, ALONG THE WEST LINE OF STERLING ESTATES FIFTH SUBDIVISION, A DISTANCE OF 424.93 FEET TO THE SOUTHWEST CORNER OF LOT 9, STERLING ESTATES FIFTH SUBDIVISION; THENCE N89°03'17"W A DISTANCE OF 48.09 FEET; THENCE S00°52'40"W, ALONG A WESTERLY LINE OF STERLING ESTATES SUBDIVISION, A DISTANCE OF 620.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 417,400 SQUARE FEET OR 9.58 ACRES MORE OR LESS OF WHICH 1.56 ACRES IS NEW DEDICATED ROAD ROW.

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT NIEFELT PROPERTY MANAGEMENT PREFERRED LLC., BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "STERLING ESTATES SEVENTH SUBDIVISION" IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING SUBDIVISION IS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT


Grand Island, THIS 29th DAY OF March, 2016.

J. Niefelt
JOHN NIEFELT, MANAGER
NIEFELT PROPERTY MANAGEMENT PREFERRED LLC, A NEBRASKA LIMITED LIABILITY COMPANY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON October 4th, 2016, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

Jason Andrist
JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER LS-630

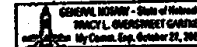


ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL
ON THIS 29th DAY OF March, 2016, BEFORE ME Tracy L. Overstreet Gartner, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JOHN NIEFELT, MANAGER, NIEFELT PROPERTY MANAGEMENT PREFERRED LLC, A NEBRASKA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Grand Island, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES Oct 27, 2020

Tracy L. Overstreet Gartner
NOTARY PUBLIC



CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	30.00	061.6462	32.28	S38°45'58.13"E	30.74
C2	60.00	243.4746	254.97	S52°06'52.99"W	102.06
C3	60.00	043.9215	45.99	N47°37'42.54"W	44.88
C4	60.00	067.9625	71.17	N08°18'48.62"E	67.07
C5	60.00	067.9625	71.17	N76°16'33.51"E	67.07
C6	60.00	044.4589	46.56	S47°30'47.98"E	45.40
C7	60.00	019.1692	20.07	S15°41'57.34"E	19.98
C8	40.00	024.8467	17.35	S32°12'49.85"E	17.21
C9	40.00	030.2870	21.14	N31°21'51.40"E	20.90
C10	60.00	271.1460	283.94	N89°03'54.76"W	84.00
C11	60.00	088.5905	92.77	N00°20'34.59"W	83.80
C12	60.00	046.3092	48.49	N67°06'24.95"E	47.19
C13	60.00	045.0962	47.22	S67°11'25.30"E	46.02
C14	60.00	091.1500	95.45	S00°55'57.94"W	85.70

APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

Jim Menta
CHAIRMAN
DATE 10-5-16

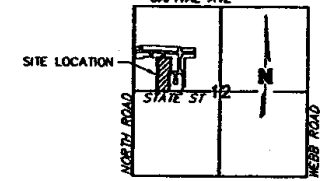
APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS 11th DAY OF October, 2016.

Bob Dae Edwards
MAYOR
Bob Dae Edwards
CITY CLERK



LOCATION MAP
SEC. 12, T11N, R10W
NOT TO SCALE



OLSSON ASSOCIATES
201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308 384.8750
FAX 308 384.8752

PROJECT NO. 2016-2021
NIEFELT SURVEY

OWNERS: NIEFELT PROPERTY MANAGEMENT PREFERRED LLC.
SUBDIVIDER: NIEFELT PROPERTY MANAGEMENT PREFERRED LLC.
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 16