

& BLOCK 2, LOTS 10-12, BLOCK 3, WEST OSMOND ADDITION
CITY OF OSMOND, PIERCE COUNTY, NEBRASKA

FIELD NOTES:

FOUND MONUMENTS OF RECORD AS SHOWN. CALCULATED AND DIVIDED THE NORTHEAST QUARTER OF SAID SECTION AS SHOWN ON SHEET 1.

PROPORTIONED AND SET CORNERS OF BLOCK TWO AS SHOWN AND ALSO SET THE CORNER OF LOTS 10, 11 AND 12 OF BLOCK 3 AS SHOWN.

SET ALL INTERIOR CORNERS AS INSTRUCTED BY OWNER. PRODUCED AND MEASURED ALL LINES WITH TRIMBLE GPS SYSTEM.

SURVEYOR'S STATEMENT:

I, JEFFREY S. RYAN, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, HEREBY STATE THAT I HAVE CLOSELY SUPERVISED AND ACCURATELY SURVEYED DAKOTA PINES ESTATES TO THE CITY OF OSMOND, PIERCE COUNTY, NEBRASKA; THAT THE PLAT HERETO IS THE ORIGINAL, ACCURATE, TRUE AND CORRECT PLAT OF SAID DAKOTA PINES ESTATES; THAT SAID PLAT ACCURATELY AND CORRECTLY REFLECTS ALL OF THE LOTS, BLOCKS, STREETS, ALLEYS, PARKS, COMMONS AND OTHER GROUNDS IN SAID ADDITION, ALL OF WHICH ARE CORRECTLY AND ACCURATELY STAKED OFF, MARKED AND ARE CORRECTLY DESIGNATED AND SHOWN ON THE ATTACHED PLAT; THAT I HAVE SURVEYED AND PLATTED SAID DAKOTA PINES ESTATES, CONSISTING OF LOTS 1 THRU 13 AT THE INSTANCE AND REQUEST OF J AND J PARTNERSHIP, L.L.C., THE OWNER.

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 1, 2, 3, 7, 8, 9, 10, 11 AND 12, BLOCK 2, WEST OSMOND ADDITION TO THE CITY OF OSMOND, PIERCE COUNTY, NEBRASKA

PARCEL 2:

LOTS 4, 5 AND 6, BLOCK 2, WEST OSMOND ADDITION TO THE CITY OF OSMOND, PIERCE COUNTY, NEBRASKA

PARCEL 3:

LOTS 10, 11 AND 12, BLOCK 3, WEST OSMOND ADDITION TO THE CITY OF OSMOND, PIERCE COUNTY, NEBRASKA AND THE VACATED EAST HALF OF DAKOTA STREET LYING WEST OF BLOCK 3 AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 3 WEST OF THE 6TH P.M., PIERCE COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SAID SECTION 36; THENCE S89°49'18"E 491.49 FEET ON THE NORTH LINE OF SAID SOUTHWEST QUARTER TO A POINT ON THE WEST LINE OF DAKOTA STREET AND 6TH STREET; THENCE S00°08'19"E, 17.91 FEET ON SAID WEST LINE TO A POINT ON THE SOUTH LINE OF SIXTH STREET EXTENDED WEST; THENCE N89°27'54"E, 355.25 FEET ON SAID SOUTH LINE TO A POINT ON THE WEST LINE OF MEADOW STREET; THENCE S00°06'19"E, 316.26 FEET ON THE WEST LINE OF SAID STREET TO A POINT ON THE NORTH LINE OF 5TH STREET; THENCE S89°34'45"W, 315.25 FEET ON SAID NORTH LINE TO A POINT ON THE EAST LINE OF VACATED DAKOTA STREET; THENCE S00°06'19"E, 80.0 FEET ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID VACATED DAKOTA STREET TO THE SOUTH LINE OF 5TH STREET; THENCE N89°34'45"E, 149.62 FEET ON THE SOUTH LINE OF SAID 5TH STREET TO A POINT ON THE WEST LINE OF A NORTH-SOUTH LINE OF AN ALLEY IN BLOCK 3 WEST OSMOND ADDITION TO THE CITY OF OSMOND, PIERCE COUNTY, NEBRASKA; THENCE S00°06'19"E, 149.95 FEET ON SAID WEST LINE TO A POINT ON THE NORTH LINE OF AN EAST-WEST ALLEY IN SAID BLOCK 3; THENCE S89°38'26"W, 189.62 FEET TO A POINT ON THE CENTER OF SAID VACATED DAKOTA STREET; THENCE S00°06'19"E, 34.86 FEET ON SAID CENTERLINE TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DEEDED TO SPRINGER; THENCE N89°51'01"W, 531.21 FEET ON THE NORTH LINE OF SAID SPRINGER TRACT AND ALSO ON THE NORTH LINE OF A TRACT OF LAND DEEDED TO WATTIER TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE N00°07'56"W, 597.84 FEET ON SAID WEST LINE TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER, SAID POINT BEING THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINS 10.57 ACRES, MORE OR LESS.

PERMANENT MONUMENTS WERE FOUND OR SET ON ALL LOTS AND STREETS OF SAID PLAT.

DATED THIS 24th DATE OF JUNE 2010.

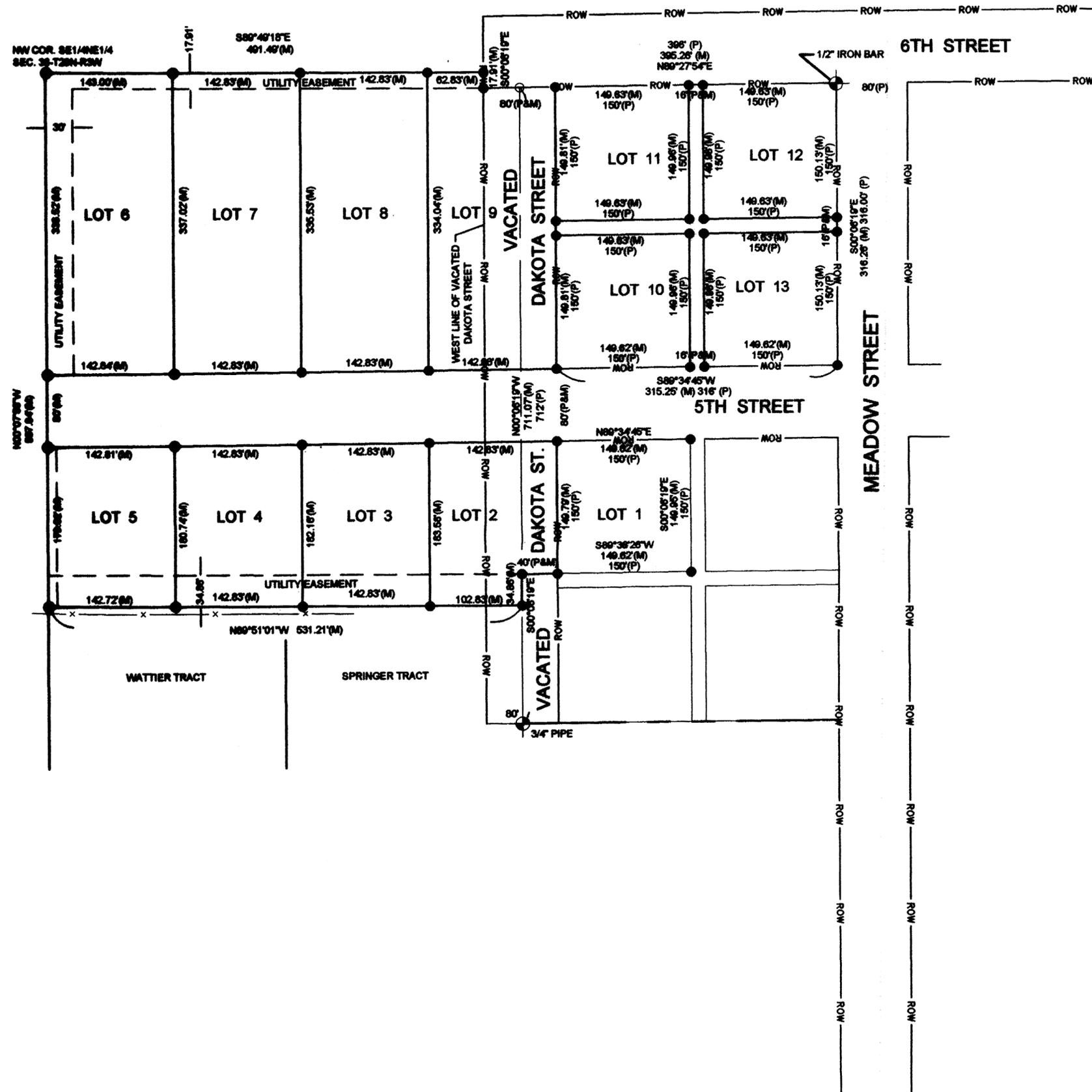
JEFFREY S. RYAN, R.L.S. 541



LEGEND

- MONUMENT FOUND
- MONUMENT SET (5/8"x24" BAR W/ PLASTIC CAP, L.S. 541)
- TEMPORARY POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE
- ROW RIGHT OF WAY LINE

NOTE: ALL BEARINGS ARE ASSUMED.



Nebraska, Nebraska
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DAKOTA PINES ESTATES
PART OF THE SE1/4 OF THE NE1/4, SECTION 36-T28N-R3W
& BLOCK 2, LOTS 10-12, BLOCK 3,
WEST OSMOND ADDITION
CITY OF OSMOND, PIERCE COUNTY, NEBRASKA

DATE	6/10/2010
SCALE	1"=100'
DRAWN BY	DF
PROJECT NO.	R090763
FIELD BOOK	OSMOND # N-10
FIELD CREW	S.B.
FILE NAME	B-473SU8.dwg
FILE NUMBER	
SHEET	3 OF 3