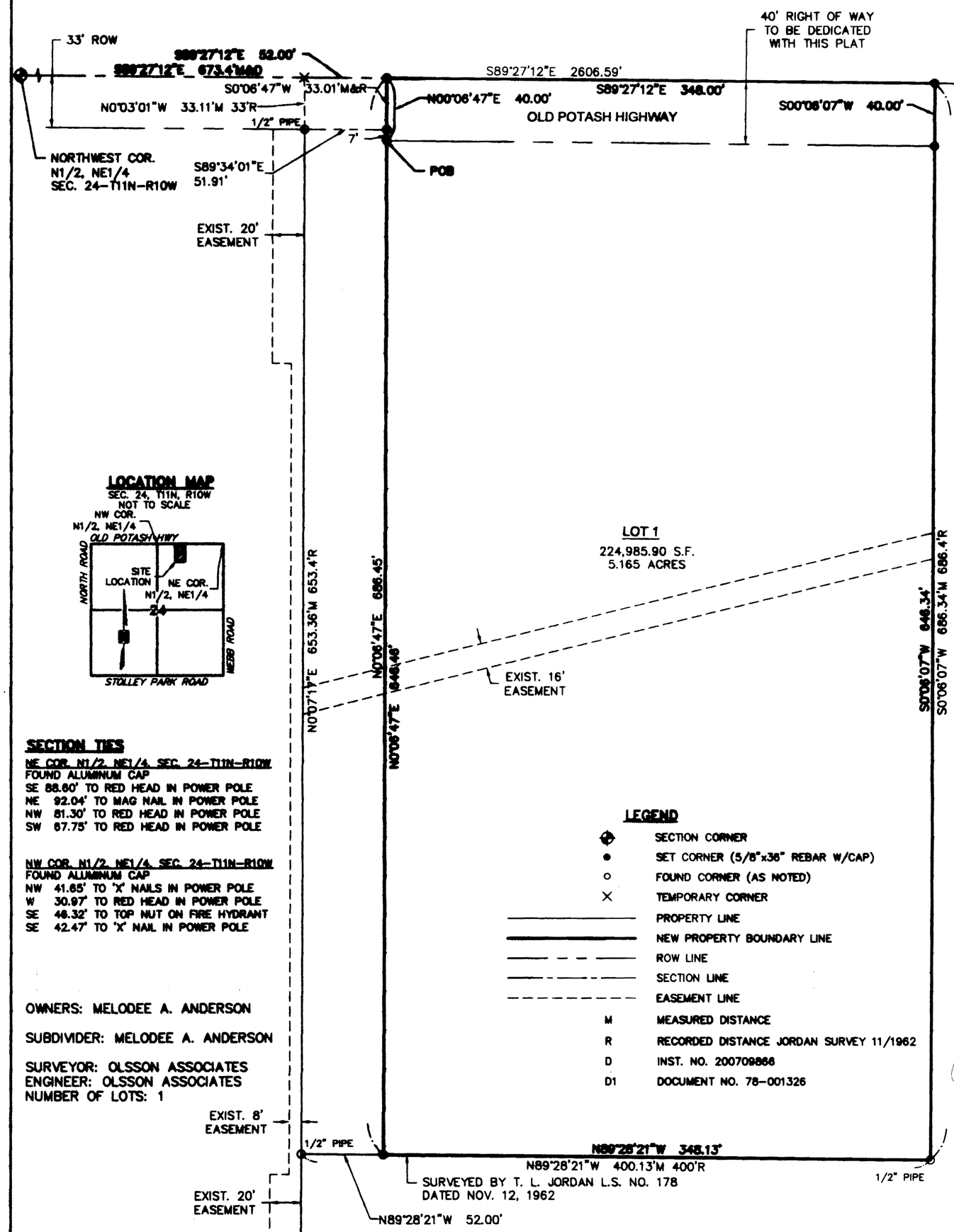
ANDERSON THIRD SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



LOCATION MAP

SEC. 24, T11N, R10W
NOT TO SCALE

SECTION TIES

NE COR. N1/2, NE1/4, SEC. 24-T11N-R10W
FOUND ALUMINUM CAP
SE 88.60' TO RED HEAD IN POWER POLE
NE 92.04' TO MAG NAIL IN POWER POLE
NW 81.30' TO RED HEAD IN POWER POLE
SW 67.75' TO RED HEAD IN POWER POLE

NW COR. N1/2, NE1/4, SEC. 24-T11N-R10W
FOUND ALUMINUM CAP
NW 41.65' TO 'X' NAILS IN POWER POLE
W 30.97' TO RED HEAD IN POWER POLE
SE 48.32' TO TOP NUT ON FIRE HYDRANT
SE 42.47' TO 'X' NAIL IN POWER POLE

OWNERS: MELODEE A. ANDERSON

SUBDIVIDER: MELODEE A. ANDERSON

SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 1

LEGEND

⊕	SECTION CORNER
●	SET CORNER (5/8"x36" REBAR W/CAP)
○	FOUND CORNER (AS NOTED)
×	TEMPORARY CORNER
———	PROPERTY LINE
━━━	NEW PROPERTY BOUNDARY LINE
— — —	ROW LINE
—·—·—	SECTION LINE
- - - -	EASEMENT LINE
M	MEASURED DISTANCE
R	RECORDED DISTANCE JORDAN SURVEY 11/1962
D	INST. NO. 200709866
D1	DOCUMENT NO. 78-001326

LEGAL DESCRIPTION

A TRACT OF LAND IN PART OF THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2, NE1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF N1/2, NE1/4; THENCE ON AN ASSUMED BEARING OF S89°27'12"E UPON AND ALONG THE NORTH LINE OF SAID N1/2, NE1/4 A DISTANCE OF 673.40 FEET TO A POINT BEING THE NORTHWEST CORNER OF A SURVEY BY T. L. JORDAN L.S. NO. 178, DATED NOV. 12, 1962; THENCE CONTINUING S89°27'12"E UPON AND ALONG SAID NORTH LINE A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°27'12"E A DISTANCE OF 348.00 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID JORDAN SURVEY; THENCE S00°06'07"W UPON AND ALONG THE EAST LINE OF SAID JORDAN SURVEY A DISTANCE OF 40.00 FEET TO A POINT BEING THE NEWLY DEDICATED SOUTH RIGHT OF WAY (ROW) LINE OF OLD POTASH HIGHWAY; THENCE CONTINUING S00°06'07"W UPON AND ALONG SAID EAST LINE JORDAN SURVEY A DISTANCE OF 646.34 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID JORDAN SURVEY; THENCE N89°28'21"W UPON AND ALONG THE SOUTH LINE OF SAID JORDAN SURVEY A DISTANCE OF 348.13 FEET; THENCE N00°06'47"E A DISTANCE OF 646.46 FEET TO A POINT BEING SAID NEWLY DEDICATED SOUTH ROW LINE OF OLD POTASH HIGHWAY; THENCE CONTINUING N00°06'47"W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 238,905.10 SQUARE FEET OR 5.485 ACRES MORE OR LESS OF WHICH 0.320 ACRES IS NEW DEDICATED ROAD ROW.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON January 24 2011, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND IN PART OF THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2, NE1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS AREAS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

Jesse E Hurt
JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

REGISTERED LS-674 LAND SURVEYOR JESSE E. HURT

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT MELODEE A. ANDERSON, AN UNMARRIED WIDOW, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAS CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "ANDERSON THIRD SUBDIVISION" IN PART OF THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2, NE1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., 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 AS 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 OWNER AND PROPRIETOR.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO,
AT Grand Island, NEBRASKA, THIS 24 DAY OF January 2011

Melodee A. Anderson
MELODEE A. ANDERSON

SURVEY RECORD REPOSITORY
RECEIVED
JAN 26 2011
County HALL
1003-703

ACKNOWLEDGMENT

STATE OF NEBRASKA
SS
COUNTY OF HALL

ON THIS 24th DAY OF January, ~~2010~~ 2011, BEFORE ME Enid R. Cederlind, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED MELODEE A ANDERSON, AN UNMARRIED, WIDOW, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER 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 July 4, 2014
Enid R. Cederlind
NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
ENID R. CEDERLIND
My Comm. Exp. July 4, 2014

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.

CHAIRMAN — DATE December 1, 2010

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS 3 DAY OF January, ~~2010~~ 2011

MAYOR

CITY CLERK

OLSSON ASSOCIATES
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P.O. Box 1072
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TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2010-2379
HORNADY SURVEY
FB: HALL COUNTY 61