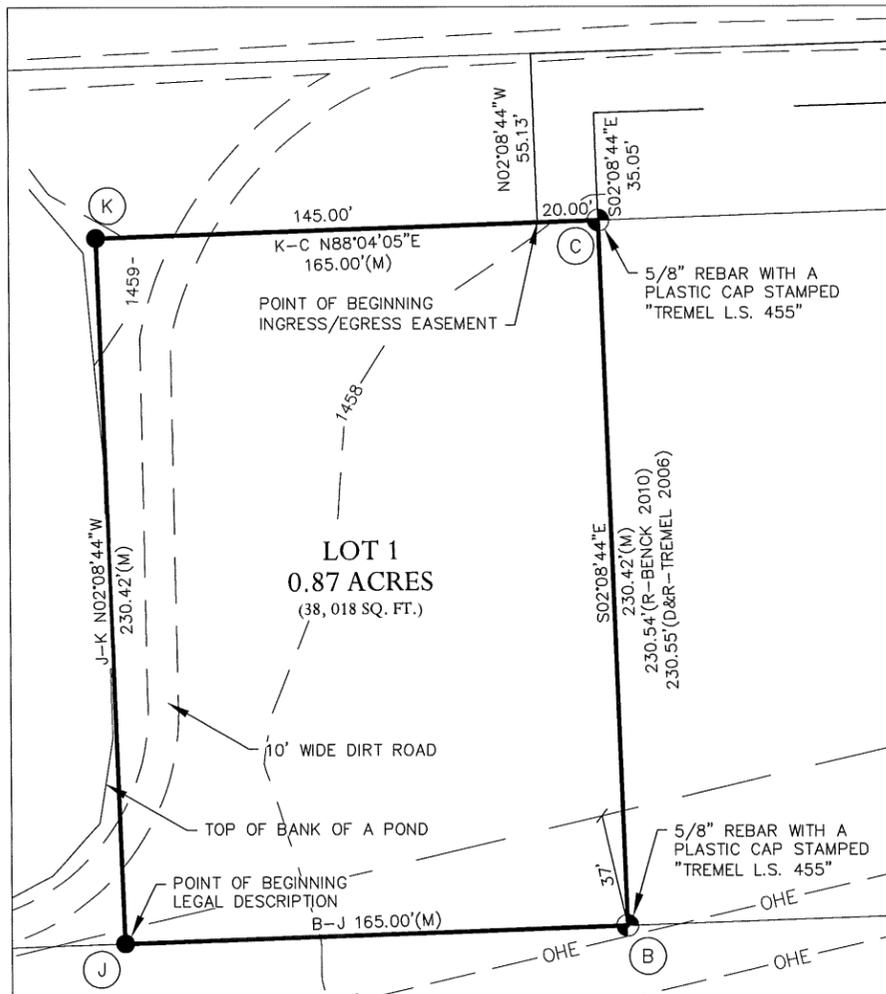
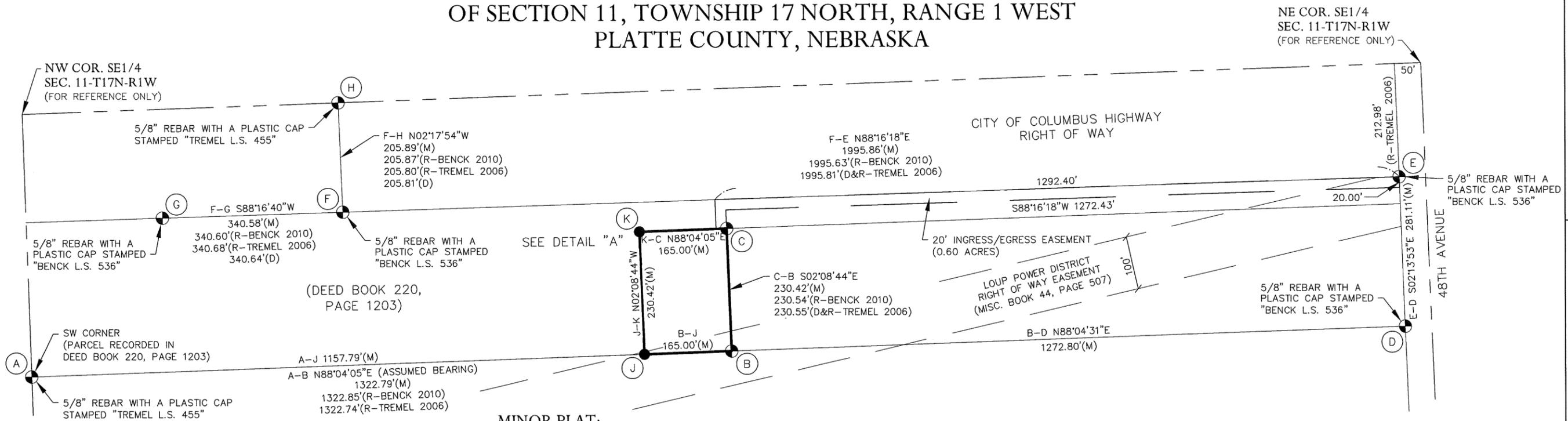


# COLUMBUS VIAERO SITE ADDITION

## A MINOR SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 1 WEST PLATTE COUNTY, NEBRASKA



DETAIL "A"  
SCALE: 1"=60'

### MINOR PLAT:

COLUMBUS VIAERO SITE ADDITION TO THE CITY OF COLUMBUS, NEBRASKA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE SIXTH P.M., PLATTE COUNTY, NEBRASKA.

### DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE SIXTH P.M., PLATTE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AND RECORDED IN DEED BOOK 220, PAGE 1203; THENCE N88°04'05"E (ASSUMED BEARING) ON THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 1157.79 FEET TO THE POINT OF BEGINNING; THENCE N02°08'44"W, PARALLEL WITH THE EAST LINE OF SAID PARCEL, A DISTANCE OF 230.42 FEET; THENCE N88°04'05"E, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 165.00 FEET TO A CORNER ON SAID EAST LINE; THENCE S02°08'44"E ON SAID EAST LINE, A DISTANCE OF 230.42 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE S88°04'05"W ON SAID SOUTH LINE, A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.87 ACRES, MORE OR LESS.

### INGRESS/EGRESS EASEMENT:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE SIXTH P.M., PLATTE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AND RECORDED IN DEED BOOK 220, PAGE 1203; THENCE N88°04'05"E (ASSUMED BEARING) ON THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 145.00 FEET TO THE POINT OF BEGINNING; THENCE N02°08'44"W, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 55.13 FEET TO THE NORTH LINE OF SAID PARCEL; THENCE N88°16'18"E ON SAID NORTH LINE, A DISTANCE OF 1292.40 FEET TO THE WEST RIGHT OF WAY LINE OF 48TH AVENUE; THENCE S02°13'53"E ON SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET; THENCE S88°16'18"W, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 1272.43 FEET; THENCE S02°08'44"E, A DISTANCE OF 35.05 FEET TO A CORNER ON SAID EAST LINE; THENCE S88°04'05"W, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.60 ACRES, MORE OR LESS.

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

*Jeffrey J. Serafin*  
JEFFREY J. SERAFIN, LS 534



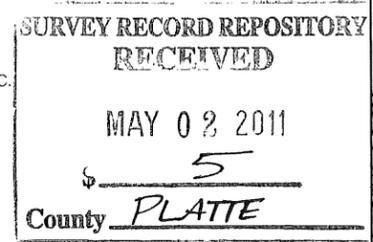
### CITY OF COLUMBUS APPROVAL:

THIS PLAT OF COLUMBUS VIAERO SITE ADDITION TO THE CITY OF COLUMBUS, NEBRASKA, A MINOR SUBDIVISION APPROVED BY THE CITY OF COLUMBUS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

CITY ADMINISTRATOR \_\_\_\_\_ CITY CLERK \_\_\_\_\_

OWNER: FEHRINGER PROPERTIES, L.L.C.  
3919 25TH STREET  
COLUMBUS, NE 68601

APPLICANT: VIAERO WIRELESS  
1224 W. PLATTE AVENUE  
FORT MORGAN, CO 80701



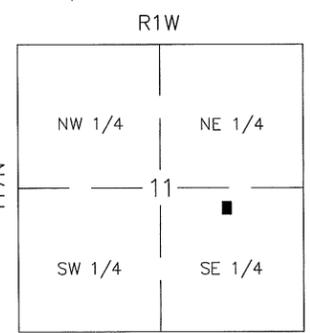
### LEGEND

- MONUMENT FOUND
- MONUMENT SET (5/8"x24" REBAR WITH A PLASTIC CAP STAMPED "L.S. 534")
- TEMPORARY POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

NOTE: ALL BEARINGS ARE ASSUMED.



### VICINITY SKETCH PLATTE COUNTY NEBRASKA



A PART OF THE SOUTHEAST QUARTER  
SECTION 11  
TOWNSHIP 17 NORTH, RANGE 1 WEST  
PLATTE COUNTY, NEBRASKA

MINOR SUBDIVISION  
COLUMBUS VIAERO SITE ADDITION

DATE	10/21/2010	DRAWN BY	AJG
PROJECT NO.	R101217	BILLING GROUP	001
SCALE	1"=200'		
FIELD BOOK	COLUMBUS #4		
FIELD CREW	JB		
FILE NAME	101217.dwg		
REVISION			
REVIEW BY			
REVIEW DATE			
FILE NUMBER			
SHEET	10F1		