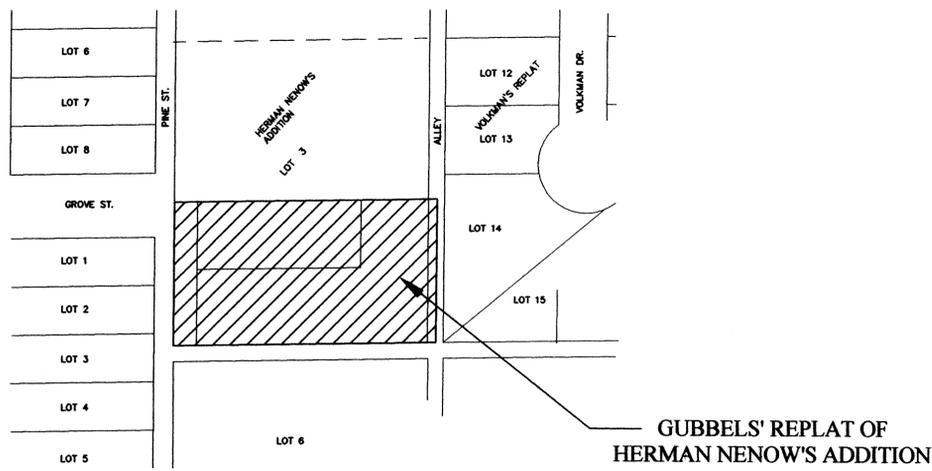


GUBBELS' REPLAT OF HERMAN NENOW'S ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA



VICINITY MAP

SCALE: NONE

GUBBELS' REPLAT OF
HERMAN NENOW'S ADDITION

LOT NO.	STREET ADDRESS	LOT SQ. FT.
LOT 1-R	901 S. PINE	23,746
LOT 2-R	819 S. PINE	11,904

THERE SHALL BE PERMANENT EASEMENTS OF NOT LESS THAN TEN FEET IN WIDTH OF EACH SIDE OF REAR LOT LINES AND FIVE FEET ON EACH SIDE OF SIDE LOT LINES.

— INDICATES THE BUILDING SETBACK; 25 FEET FROM PROPERTY LINE ON FRONT OF ALL LOTS, REAR YARD SHALL BE AT LEAST TWENTY PERCENT OF THE DEPTH OF THE LOT, BUT SUCH DEPTH NEED NOT BE MORE THAN 30 FEET; AND 7 FEET FROM PROPERTY LINE ON SIDE OF ALL LOTS.

A FOUR FOOT SIDEWALK SHALL BE CONSTRUCTED BY THE OWNER ON THE STREET SIDE OR SIDES OF EACH LOT IN THE ADDITION ABUTTING UPON A PLATTED STREET AS PROVIDED FOR IN ORDINANCE NO. 3780 OF THE CITY OF NORFOLK, PASSED AND APPROVED ON APRIL 1, 1991.

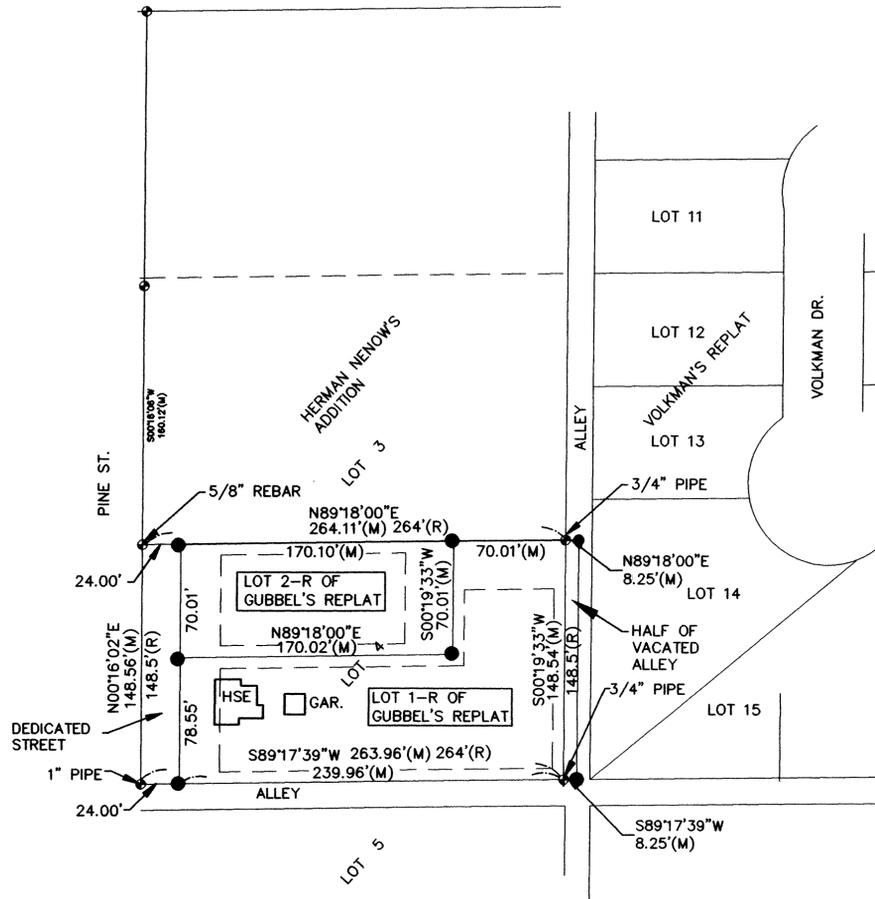
PRESENT AND PROPOSED ZONING IS R-1.

LEGEND

- MONUMENT FOUND
- MONUMENT SET, 5/8" X 24" REBAR W/ L.S. 541 CAP
- M MEASURED DISTANCE
- R RECORDED DISTANCE

FIELD NOTES:

FOUND MONUMENTS OF RECORD AS SHOWN. SET THE EAST PROPERTY LINE AS SHOWN 8.25' EAST OF THE EAST LINE OF LOT 4. SET ALL OTHER INTERIOR CORNERS AS SHOWN. PRODUCED AND MEASURED ALL LIENS WITH TRIMBLE GPS SYSTEM.



FINAL PLAT



DEDICATION

We, Kevin G. Gubbels and A. Lisa Gubbels Husband and Wife are owners of the tract of land described in the Surveyor's Statement and embraced within this plat. We hereby grant easements of 10 feet along the rear lot lines and 5 feet along the side lot lines of each lot for the construction and maintenance of utilities and we hereby dedicate the West 24 feet of Lot 4 for Pine Street Right of Way as shown on the plat. We hereby make said tract of land, so shown on the above Plat, a part of the City of Norfolk, Madison County, Nebraska. Said tract of land shall hereinafter be known as GUBBELS' REPLAT

Kevin G. Gubbels _____ A. Lisa Gubbels _____

WAIVER

We, Kevin G. Gubbels and A. Lisa Gubbels Husband and Wife, being owners of the tract of land described in the Surveyor's Statement and embraced within this plat, hereby waive all right of claims as a result of damages occasioned by the establishment of grades or alterations of the surface of any portion of the streets and alleys to conform to grades established.

Kevin G. Gubbels _____ A. Lisa Gubbels _____

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS

COUNTY OF MADISON)

On this _____ day of _____, 2011, before me the undersigned, a Notary Public, duly commissioned and qualified for said County and State, appeared Kevin G. Gubbels and A. Lisa Gubbels, Husband and Wife, to be personally known to be the identical persons who executed the foregoing instrument, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my hand and official seal on the date last written.

My commission expires: _____

Notary

CONSENT OF LIENHOLDERS

We, Pinnacle Bank, being a lienholder in the described tract of land, hereby approve and agree to the platting of Gubbels' Replat of Herman Nenow's Addition to the City of Norfolk, Madison County, Nebraska.

Pinnacle Bank--Madison

Kevin Small, President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS

COUNTY OF MADISON)

On this _____ day of _____, 2011, before me the undersigned, a Notary Public, duly commissioned and qualified for said County and State, appeared Kevin Small, President, to be personally known to be the identical person who executed the foregoing instrument, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my hand and official seal on the date last written.

My commission expires: _____

Notary

APPROVAL

The foregoing and within Plat, Dedication and Instrument were approved by the Planning Commission of the City of Norfolk, Madison County, Nebraska, this _____ day of _____, 2011.

Chairman

APPROVAL

The foregoing and within Plat, Dedication and Instrument were approved by the Honorable Mayor and City Council of the City of Norfolk, Madison County, Nebraska, by resolution duly passed on the _____ day of _____, 2011.

City Clerk

Mayor

TREASURER'S CERTIFICATE

The foregoing and within plat and instrument have no regular or special taxes due or delinquent against the platted land. Dated this _____ day of _____, 2011.

Madison County Treasurer

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 GUBBELS' REPLAT OF LOT 4 OF HERMAN NENOWS ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA; THAT THE PLAT ATTACHED HERETO IS THE ORIGINAL, ACCURATE, TRUE AND CORRECT PLAT OF SAID ADDITION; 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 SAID GUBBELS' REPLAT, CONSISTING OF LOTS 1-R AND 2-R AT THE INSTANCE AND REQUEST OF KEVIN G. GUBBELS AND A. LISA GUBBELS, HUSBAND AND WIFE.

THE ABOVE OR FOREGOING PLAT IS COMPRISED OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 4 AND THE WEST HALF (8.25') OF THE VACATED ALLEY OF HERMAN NENOWS ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA.

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

DATED THIS 13th DAY OF JUNE 2011.

JEFFREY S. RYAN / R.L.S. 541



REGISTER OF DEEDS

STATE OF NEBRASKA)
)SS

COUNTY OF MADISON)

THIS INSTRUMENT WAS FILED FOR RECORD THE _____ DAY OF _____, 2011, AT _____, M. AND RECORDED IN _____, PAGE _____

Survey Record Repository
RECEIVED

500
NOV 16 2011
MADISON
1045 = 261

DATE	6/9/2011	DRAWN BY	KSL
PROJECT NO.	110496	BILLING GROUP	001
SCALE	1"=20'		
FIELD BOOK	NORFOLK #38		
FIELD CREW	JSR-BJB		
FILE NAME	sv110496.dwg		
REVISION			
REVISION			
PROGRESS	INITIALS	DATE	
PLAN IN HAND			
70% REVIEW			
80% REVIEW			
SURVEY FILE NO.	SV110496		
SHEET	1 OF 1		

FINAL PLAT

GUBBELS' REPLAT OF
HERMAN NENOW'S ADDITION
TO THE CITY OF NORFOLK,
MADISON COUNTY, NEBRASKA

SHEET TITLE

PROJECT TITLE

DATE: 6/9/2011, DRAWN BY: KSL, PROJECT NO.: 110496, BILLING GROUP: 001, SCALE: 1"=20', FIELD BOOK: NORFOLK #38, FIELD CREW: JSR-BJB, FILE NAME: sv110496.dwg, SURVEY FILE NO.: SV110496, SHEET: 1 OF 1

JEO
Consulting Group, Inc.
Norfolk, Nebraska 68702
PO Box 1424
Ph: 402.371.6416