

LEGAL DESCRIPTION:

FINAL PLAT OF LOT A1 AND LOT A2, A REPLAT OF LOT A, SIDNEY HILLS THIRD ADDITION TO THE CITY OF SIDNEY, CHEYENNE COUNTY, NEBRASKA, and including lands formerly occupied as street right-of-way, all located in the Northwest Quarter (NW1/4) of Section 8, Township 13 North, Range 49 West of the 6th Principal Meridian, Sidney, Cheyenne County, Nebraska, more particularly described as follows:

Beginning at the southwest corner of Lot 2, Block 2, Sidney Hills Addition, Sidney, Cheyenne County, Nebraska, as recorded in the clerk's office of said Cheyenne County, said point being the POINT OF BEGINNING of this description, and being on the easterly right-of-way line of Fort Sidney Road; thence S81°59'17"E for a distance of 755.92 feet on the south line of said Sidney Hills Addition (417.91 feet), and continuing on the south line of Sidney Hills Second Addition (201.23 feet), Sidney, Cheyenne County, Nebraska, and also continuing on the northerly right-of-way line of Old Post Road (136.79 feet); thence continuing on said northerly right-of-way line the following courses:

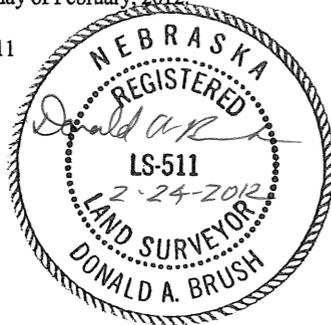
S60°52'16"W a distance of 137.64 feet; thence S57°58'53"W a distance of 154.19 feet; thence S54°34'13"W a distance of 206.46 feet; thence S51°46'20"W a distance of 196.31 feet to the easterly corner of a tract conveyed by Quitclaim in Deed Book 144, Page 702, filed Feb. 9, 2007, said point being on the said northerly right-of-way line of Old Post Road;

Thence on the southerly line of said tract 101.75 feet on a curve to the right, said curve having a radius of 67.96 feet, an included angle of 85°47'14", and a long chord bearing of N85°19'55"W for a distance of 92.51 feet; thence continuing on said southerly line tangent to fore said curve N42°26'11"W a distance of 244.08 feet; thence continuing on said southerly line 24.52 feet on a tangent curve to the right, said curve having a radius of 24.59 feet, an included angle of 57°07'47", and a long chord bearing of N13°52'18"W for a distance of 23.52 feet to the westerly line of said tract; thence continuing on said westerly line tangent to fore said curve N14°41'35"E a distance of 75.31 feet; thence continuing on said westerly line 74.13 feet on a tangent curve to the right, said curve having a radius of 1116.85 feet, an included angle of 3°48'11", and a long chord bearing of N16°35'40"E for a distance of 74.12 feet; thence continuing on said westerly line tangent to fore said curve N18°29'45"E a distance of 148.57 feet to the point of beginning, containing 5.208 acres, more or less (226881.95 ft sq, more or less).

SURVEYOR'S CERTIFICATE:

I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, do hereby certify that, between January 1, 2012 and July 31, 2012, the tract described above and shown on the accompanying drawing was surveyed by me or under my direct supervision; that the accompanying drawing is a correct delineation of said survey drawn to a scale of 100 feet to the inch; that the distances are earth-surface distances given in feet and decimals of a foot; that the bearings are NAD83 Nebraska State Plane Grid Bearings; that the area is as shown; and that the monuments were found or set as indicated.

WITNESS MY HAND AND SEAL this 24th day of February, 2012
Donald A. Brush
Nebraska Registered Land Surveyor Number 511



OWNER:
S & J Convenience, LLC
Sidney, Nebraska

OWNER'S STATEMENT:

S & J CONVENIENCE, LLC, being the Owner of that part of the West half of the Northwest Quarter of Section 8, Township 13 North, Range 49 West of the 6th Principle Meridian, Sidney, Cheyenne County, Nebraska, as described in the foregoing Legal Description and shown on the accompanying plat, have caused such real estate to be platted as

FINAL PLAT OF LOT A1 AND LOT A2, A REPLAT OF LOT A, SIDNEY HILLS THIRD ADDITION TO THE CITY OF SIDNEY, CHEYENNE COUNTY, NEBRASKA, as shown on the accompanying plat.

The streets and easements shown on and referred to in the plat are hereby dedicated to the use and benefit of the public.

The foregoing plat is made with our free consent and in accordance with the desires of the undersigned owners.

Dated this _____ day of _____, 2012

S & J CONVENIENCE, LLC

Timothy S. Wamsley, Partner

Attest: _____

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
) SS.
COUNTY OF _____)

Before me, a Notary public, qualified and acting in said County, personally came Timothy S. Wamsley, Partner, known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this _____ day of _____, 2012

My Commission Expires: _____

APPROVAL and ACCEPTANCE:

The foregoing FINAL PLAT OF LOT A1 AND LOT A2, A REPLAT OF LOT A, SIDNEY HILLS THIRD ADDITION TO THE CITY OF SIDNEY, CHEYENNE COUNTY, NEBRASKA, was approved by the Mayor and City Council of the City of Sidney Nebraska, by resolution duly passed this _____ day of _____, 2012.

By: _____
Wendall Gaston, Mayor

Seal

Attested: _____
Geri Anthony, City Clerk

1077-024 2/2

Panhandle Land Surveying

Donald A. Brush, Registered Land Surveyor
870 SB Road, Morrill, Nebraska, 69358
Phone: (308) 247-2602

FINAL PLAT OF

LOT A1 AND LOT A2, A REPLAT OF LOT A, SIDNEY HILL THIRD ADDITION
TO THE CITY OF SIDNEY, CHEYENNE COUNTY, NEBRASKA