

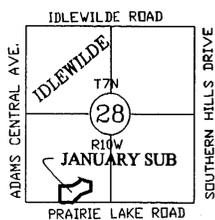
# JANUARY SUBDIVISION

A SUBDIVISION LOCATED IN THE WEST 1/2 OF SECTION 28, T7N-R10W OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA  
NOTE: LOTS 1 THROUGH 4 OF "ENGELWOOD", A SUBDIVISION TO THE COUNTY OF ADAMS, NEBRASKA  
ARE VACATED BY THE PLATTING OF THE PROPERTY SHOWN IN THE 'LEGAL DESCRIPTION' HEREON AS 'JANUARY SUBDIVISION'.  
TOGETHER WITH A PART OF LOT 2, OF ENGELWOOD 3<sup>RD</sup> ADDITION, ALSO VACATED BY THIS PLATTING OF  
"JANUARY SUBDIVISION." ZONED AG

### OWNER'S CERTIFICATE AND DEDICATION

Know all men by these presents, that Richard J. January, and Deanna E. January, husband and wife, and Dennis E. Engel, the Owners of Record of the real estate shown on the accompanying plat and described in the Legal Description hereon, have caused the same to be surveyed, subdivided, platted and designated as 'JANUARY SUBDIVISION', and that said surveying, subdividing, plating, and designation was done with the free consent and in accordance with the desires and wishes of we, the undersigned Owners.

Signed this 8<sup>th</sup> day of May, 2001. Signed this 8<sup>th</sup> day of May, 2001.  
*Richard J. January* *Deanna E. January*  
Richard J. January, husband Deanna E. January, wife  
*Dennis E. Engel*  
Dennis E. Engel



- SECTION CORNERS = ●
- CORNERS FOUND = ● (5/8" Rebars)
- CORNERS SET = ○ (1/2" Rebars)

VICINITY SKETCH

BUILDING SETBACKS  
AS REQUIRED BY ADAMS COUNTY  
ZONING REGULATIONS

OWNER'S NAME  
RICHARD J. AND DEANNA E. JANUARY  
DENNIS E. ENGEL

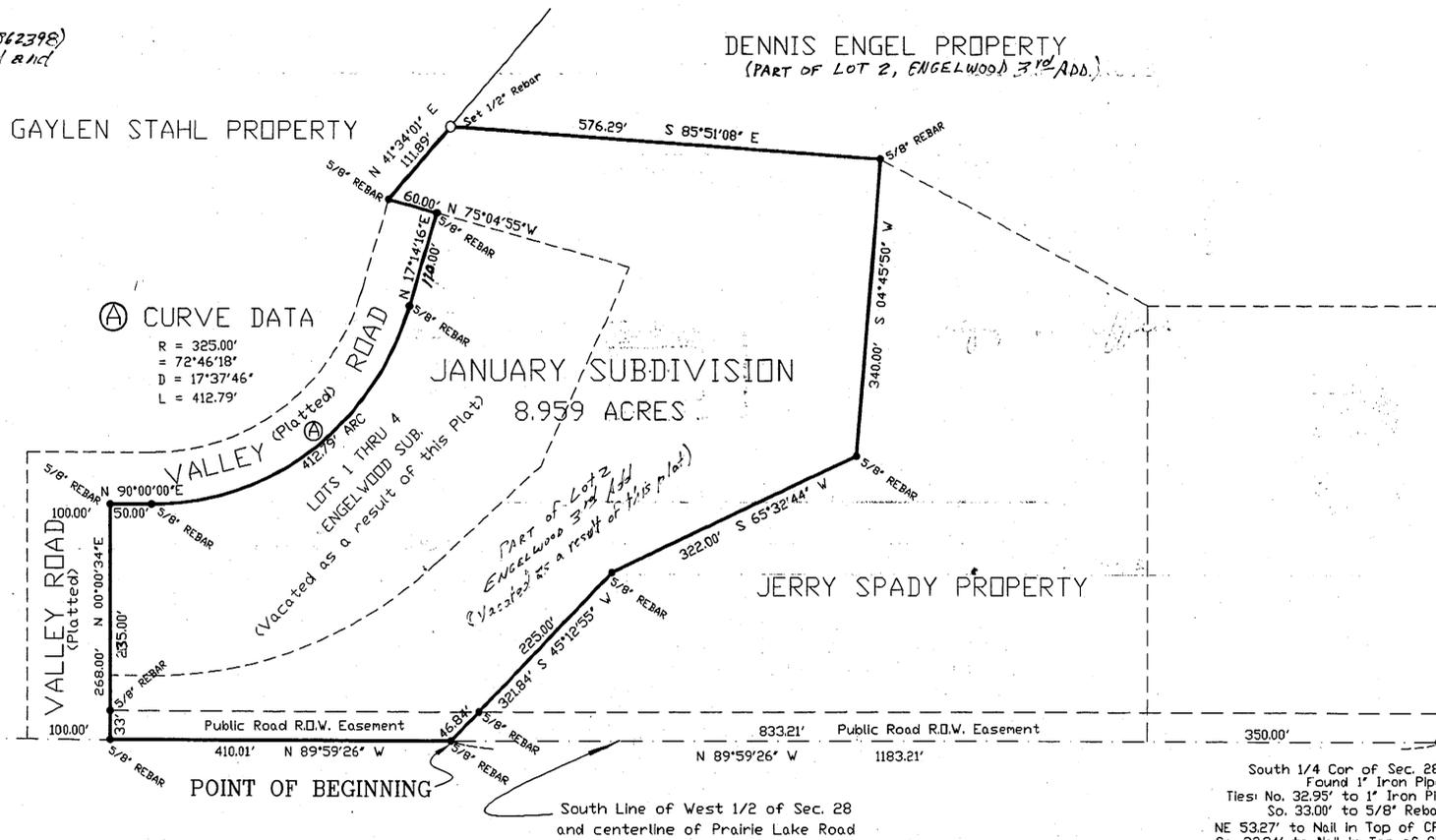
PROPOSED USE  
RESIDENTIAL HOUSING

FLOOD PLAIN NOTE  
NO PORTION OF THE PROPERTY SHOWN ON THIS FINAL PLAT IS LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE "A" ACCORDING TO THE FLOOD HAZARD BOUNDARY MAPS AS PROVIDED BY THE U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMIN., COMMUNITY PANEL NO. 3104110004A

### LEGAL DESCRIPTION

A tract of land in the West 1/2 of Section 28, T7N-R10W of the 6th P.M. Adams County, Nebraska, said tract being comprised of "Engelwood" as platted and recorded, (Document # 362398) and a part of Lot 2 of "Engelwood 3<sup>rd</sup> Addition" as platted and recorded, (Document # 950729), both tracts being more particularly described as follows:

Commencing at the South 1/4 Corner of Section 28 (Sec. 28), Township 7 North, Range 10 West (T7N-R10W) of the 6th P.M., Adams County, Nebraska, running thence North 89°59'26" West (assumed bearings) and along the South line of the West 1/2 of said Sec. 28 a distance of 1183.21 feet to the ACTUAL POINT OF BEGINNING; thence continuing North 89°59'26" West and along the said South line of W 1/2 of said Sec. 28 a distance of 410.01 feet; running thence North 00°00'34" East a distance of 268.00 feet; running thence North 90°00'00" East a distance of 50.00 feet to a point of curvature; running thence Northeasterly along the arc of a 325.00 foot radius curve to the left an arc distance of 412.79 feet to a point of tangency; running thence North 17°14'16" East a distance of 110.00 feet; running thence North 75°04'55" West a distance of 60.00 feet; running thence North 41°34'01" East a distance of 111.89 feet; running thence South 85°51'08" East a distance of 576.29 feet; running thence South 04°45'50" West a distance of 340.00 feet; running thence South 65°32'44" West a distance of 322.00 feet; running thence South 45°12'55" West a distance of 321.84 feet, more or less, to the ACTUAL POINT OF BEGINNING, said tract containing a calculated area of 8.959 Acres, more or less, of which 0.323 acres is presently being occupied by a Public Road Right-of-Way Easement located on the Southerly 33.00 feet thereof, said tract to be hereafter known as 'JANUARY SUBDIVISION.'



⊙ CURVE DATA  
R = 325.00'  
= 72°46'18"  
D = 17°37'46"  
L = 412.79'

SW Corner of Sec. 28, T7N, R10W  
Found 3/4" Pipe in Asphalt  
NW 39.92' to 5/8" Rebar  
NE 47.23' to nail in Power Pole  
SE 48.70' to Nail in Power Pole  
NW 52.14' to Nail in Power Pole

South 1/4 Cor of Sec. 28  
Found 1" Iron Pipe  
Ties No. 32.95' to 1" Iron Pipe  
So. 33.00' to 5/8" Rebar  
NE 53.27' to Nail in Top of CFP  
So. 33.24' to Nail in Top of CFP

### SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEBRASKA, AND THAT THIS FINAL PLAT OF 'JANUARY SUBDIVISION' WAS PREPARED BY ME OR UNDER MY SUPERVISION. ALL DISTANCES SHOWN ON THE PLAT ARE MEASURED IN FEET AND DECIMALS OF A FOOT, AND ALL PROPERTY AND LOT CORNERS ARE MARKED WITH IRON PINS OR IRON PIPES AS SHOWN ON THE PLAT.

SIGNED THIS 6TH DAY OF MAY, 2001.

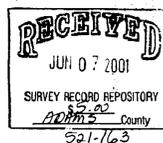
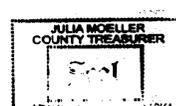
*Roger S. Parks*  
ROGER S. PARKS L.S. 287



### COUNTY TREASURER CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT ON THE PROPERTY DESCRIBED IN THE 'LEGAL DESCRIPTION' ON THIS PLAT AS OF THIS 8<sup>th</sup> DAY OF May, 2001.

*Julia Moeller*  
ADAMS COUNTY TREASURER



### MORTGAGE NOTE

First National Bank of South Dakota, 79 2nd St. SW P.O. Box 916, Huron South Dakota, 57350, a South Dakota Corporation, the holders of a mortgage on a part of the property shown on this plat do hereby concur with the platting of said real estate as 'JANUARY SUBDIVISION'.

Signed this 11<sup>th</sup> day of May, 2001.

*Melissa Dupke*  
Melissa Dupke  
Title: Mortgage Loan Officer



### ADAMS COUNTY AREA PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF 'JANUARY SUBDIVISION', A SUBDIVISION WITHIN THE ZONING JURISDICTION OF THE COUNTY OF ADAMS, NEBRASKA, HAS BEEN PRESENTED TO AND REVIEWED BY THE ADAMS COUNTY AREA PLANNING COMMISSION, AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE COUNTY OF ADAMS, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE APPROVED.

SIGNED THIS 8<sup>th</sup> DAY OF May, 2001.

*Alan Prober* *Kathy Colburn*  
CO-CHAIRPERSON DIRECTOR OF PLANNING

### ADAMS COUNTY BOARD OF SUPERVISORS ACCEPTANCE

THIS PLAT OF 'JANUARY SUBDIVISION' HAS BEEN REVIEWED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF ADAMS, NEBRASKA, AND IS HEREBY APPROVED BY MOTION DULY PASSED ON THIS 15<sup>th</sup> DAY OF May, 2001.

*Edmund Wurman* *Christina Lewis*  
CHAIRMAN OF THE BOARD COUNTY CLERK

### REGISTRAR OF DEEDS CERTIFICATE

STATE OF NEBRASKA }  
COUNTY OF ADAMS }  
THIS PLAT 'JANUARY SUBDIVISION' HAS BEEN FILED FOR RECORD ON: DATE: May 18, 2001 TIME: 9:18 A.M.  
INSTRUMENT NO: 20012233

*Janice D. Johnson*  
REGISTRAR OF DEEDS

