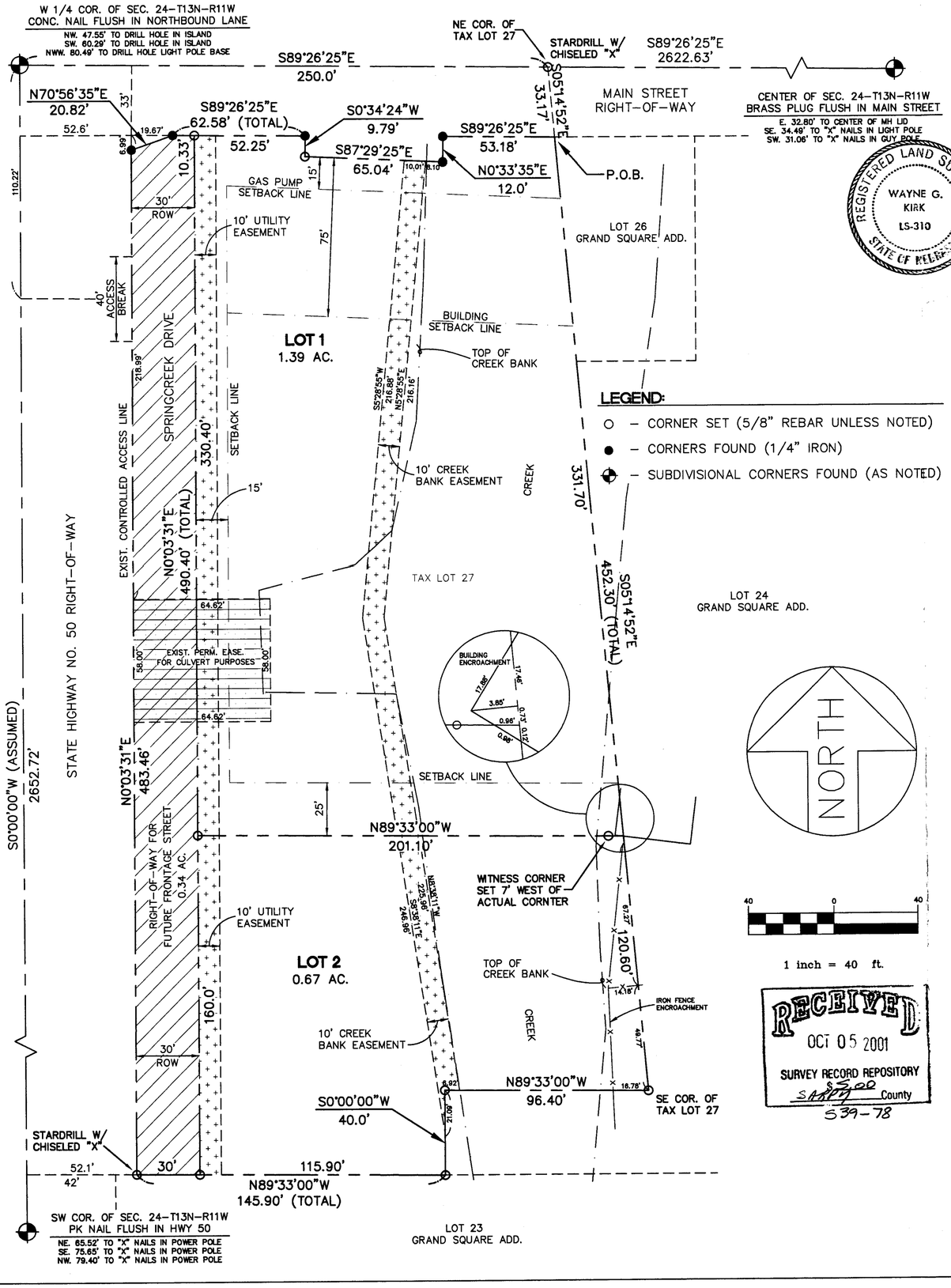
CHRISTENSEN GROUP ADDITION

A SUBDIVISION TO THE CITY OF SPRINGFIELD BEING PART OF TAX LOT 27 OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



LEGEND:

- ○ – CORNER SET (5/8" REBAR UNLESS NOTED)
- ● – CORNERS FOUND (1/4" IRON)
- ⊕ – SUBDIVISIONAL CORNERS FOUND (AS NOTED)

RECEIVED
OCT 05 2001
SURVEY RECORD REPOSITORY
$5.00 SARPY County
S39-78

REGISTERED LAND SURVEYOR WAYNE G. KIRK LS-310 STATE OF NEBRASKA

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED THE BOUNDARY OF LAND DESCRIBED HEREON AND HAVE FOUND IRONS AS NOTED OR PLACED MONUMENTS AT THE CORNERS OF THE LOTS, WITNESSES, AND ANGLE POINTS IN CHRISTENSEN GROUP ADDITION, TO THE CITY OF SPRINGFIELD BEING PART OF TAX LOT 27, IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. CONTAINING 2.40 ACRES MORE OR LESS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER QUARTER AND ASSUMING THE WEST LINE OF SAID QUARTER QUARTER TO BEAR SOUTH 0°00'00" WEST; THENCE SOUTH 89°26'25" EAST ALONG THE NORTH LINE OF SAID QUARTER QUARTER A DISTANCE OF 250.0 FEET TO THE NORTHEAST CORNER OF TAX LOT 27; THENCE SOUTH 05°14'52" EAST ALONG THE EASTERLY LINE OF TAX LOT 27 A DISTANCE OF 33.17 FEET TO THE SOUTH LINE OF MAIN STREET RIGHT-OF-WAY TO THE CITY OF SPRINGFIELD AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 05°14'52" EAST ALONG THE EASTERLY LINE OF TAX LOT 27 A DISTANCE OF 452.30 FEET TO THE SOUTHEAST CORNER OF TAX LOT 27; THENCE NORTH 89°33'00" WEST ALONG THE SOUTHERLY LINE OF TAX LOT 27 A DISTANCE OF 96.40 FEET; THENCE SOUTH 0°00'00" WEST A DISTANCE OF 40.0 FEET; THENCE NORTH 89°33'00" WEST ALONG THE SOUTH LINE OF TAX LOT 27 A DISTANCE OF 145.90 FEET TO THE EAST LINE OF STATE HIGHWAY NO. 50 RIGHT-OF-WAY; THENCE NORTH 0°03'31" EAST ALONG THE EAST LINE OF STATE HIGHWAY NO. 50 RIGHT-OF-WAY A DISTANCE OF 483.46 FEET TO THE SOUTH LINE OF SAID MAIN STREET RIGHT-OF-WAY; THENCE EASTERLY ALONG SAID MAIN STREET RIGHT-OF-WAY FOR THE FOLLOWING 6 COURSES: 1) NORTH 70°56'35" EAST A DISTANCE OF 20.82 FEET; 2) SOUTH 89°26'25" EAST A DISTANCE OF 62.58 FEET; 3) SOUTH 0°34'24" WEST A DISTANCE OF 9.79 FEET; 4) SOUTH 87°29'25" EAST A DISTANCE OF 65.04 FEET; 5) NORTH 0°33'35" EAST A DISTANCE OF 12.0 FEET; 6) SOUTH 89°26'25" EAST A DISTANCE OF 53.18 FEET TO THE POINT OF BEGINNING.

WAYNE G. KIRK — REG. NO. 310 — DATE: 10-3-2001

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT STEVEN P. STARK, A SINGLE PERSON, BEING THE SOLE OWNER AND PROPRIETOR OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND A STREET. SAID SUBDIVISION TO BE KNOWN AS CHRISTENSEN GROUP ADDITION, THE LOTS NUMBERED AS SHOWN, I HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT, AND HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE FRONTAGE STREET AND FURTHER GRANT EASEMENTS AS SHOWN HEREON TO THE CITY OF SPRINGFIELD. THE ABOVE OR FOREGOING IS A SUBDIVISION TO THE CITY OF SPRINGFIELD BEING PART OF TAX LOT 27 OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA AS APPEARS ON THIS PLAT. IT IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER AND PROPRIETOR.

IN WITNESS, WHEREOF, I DO HEREUNTO SET MY HAND THIS_____DAY OF_____A.D., 2001.

STEVEN P. STARK

ACKNOWLEDGEMENT OF NOTARY:

STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

ON THIS_____DAY OF_____, 2001, BEFORE ME, A NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEVEN P. STARK, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTORIAL SEAL IN SAID COUNTY THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES THE_____DAY OF_____A.D., 2001.

NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER — DATE:

PLANNING COMMISSION APPROVAL:

THIS PLAT OF "CHRISTENSEN GROUP ADDITION" WAS APPROVED BY THE CITY OF SPRINGFIELD PLANNING COMMISSION ON THIS_____DAY OF_____A.D., 2001.

CHAIRMAN — DATE:

CITY COUNCIL APPROVAL:

THIS PLAT OF "CHRISTENSEN GROUP ADDITION" WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SPRINGFIELD ON THIS_____DAY OF_____A.D., 2001.

MAYOR — ATTEST:_____, CITY CLERK

CITY ENGINEER APPROVAL:

THIS PLAT OF "CHRISTENSEN GROUP ADDITION" WAS APPROVED BY THE CITY OF SPRINGFIELD ENGINEER ON THIS_____DAY OF_____A.D., 2001.

SPRINGFIELD CITY ENGINEER

COUNTY REGISTER OF DEEDS CERTIFICATION:

THIS IS TO CERTIFY THAT TITLE TO THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATION AND EMBRACED WITHIN THIS PLAT IS ACCORDING TO THE RECORDS OF THIS OFFICE, SHOWN TO BE IN STEVEN P. STARK, FREE AND CLEAR OF ANY ENCUMBRANCE OF RECORD.

SARPY COUNTY REGISTER OF DEEDS — DATE:

DATE	BY	APP	REVISIONS

DESIGNED | DRAWN MWF | CHECKED WGK | BY

BOOK: 2001-2 PAGE: 49
DATE 8/21/01

THE SCHEMMER ASSOCIATES
Architects Engineers

CHRISTENSEN GROUP ADDITION
PART OF TAX LOT 27 IN THE NW 1/4
OF THE SW 1/4 OF SEC. 24-T13N-R11E
CITY OF SPRINGFIELD, SARPY CO. NE

FINAL PLAT

JOB NO. 200101 0045
SHEET 1-1
1 OF 1

0045plat.dwg 8-21-01 2:10:28 pm CST