

# HACKBART SUBDIVISION

## SHORT FORM PLAT OWNER'S CERTIFICATE

I the undersigned, Terry A. Hackbart and Connie Hackbart, husband and wife, owners, do hereby certify that we have laid out, platted and subdivided, and do hereby lay out, plat and subdivide said real estate in accordance with this plat.

This subdivision shall be known and designated as "HACKBART SUBDIVISION" described as Lots 14 thru 20, and half of vacated alley abutting, vacated 3rd Street, 66 feet in width, abutting Lot 20 on the North and Ash Street on the East, Original Town of Ruby and part of the South half of the Southwest Quarter, all located in Section 15, Township 10 North, Range 3 East, of the 6th Principal Meridian, Seward County, Nebraska.

Terry A. Hackbart, husband \_\_\_\_\_ Connie Hackbart, wife \_\_\_\_\_

## ACKNOWLEDGMENT OF NOTARY

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } S.S.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2001, before me, the undersigned, a notary public, duly commissioned, qualified for residing in said county, personally came Terry A. Hackbart and Connie Hackbart, husband and wife as owners who are personally known to me to be the identical persons whose names are affixed to the Owner's Certificate of the foregoing plat and they acknowledge the same to be their voluntary act and deed.

Seal \_\_\_\_\_ Notary Public \_\_\_\_\_

My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

## REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA }  
COUNTY OF SEWARD } S.S.

This is to certify that this instrument was filed for record in the Register of Deeds Office.

Date: \_\_\_\_\_ Time: \_\_\_\_\_ Instrument No.: \_\_\_\_\_

Register of Deeds \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I Jayme M. Malone hereby certify that I have accurately surveyed and staked the foregoing plat to be known as "HACKBART SUBDIVISION", described as Lots 14 thru 20, and half vacated alley abutting, vacated 3rd Street, 66 feet in width, abutting Lot 20 on the North and Ash Street on the East, Original Town of Ruby, and part of the South half of the Southwest Quarter, all located in Section 15, Township 10 North, Range 3 East, of the 6th Principal Meridian, Seward County, Nebraska and more particularly described as follows:

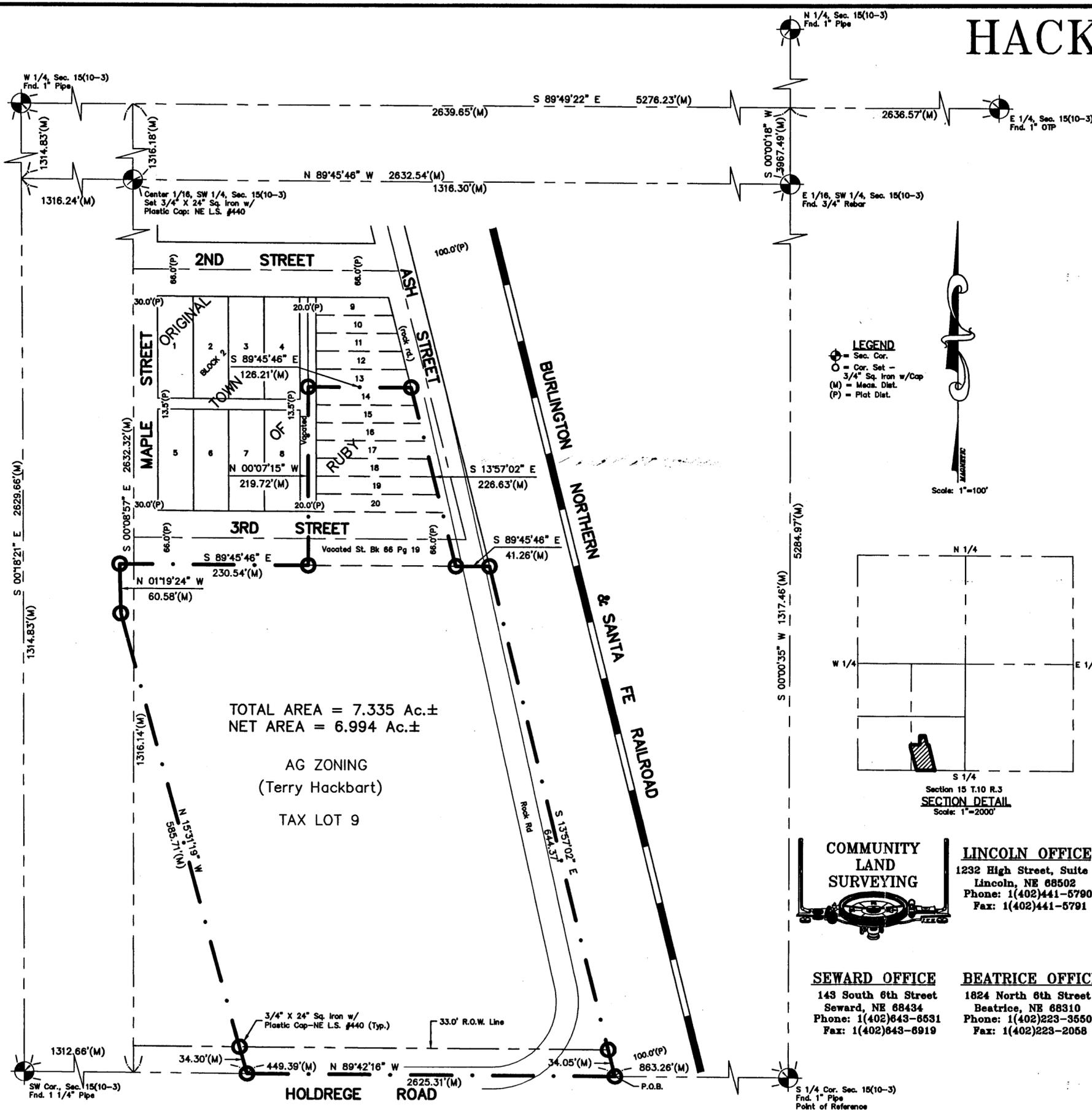
Referring to the South Quarter corner of said Section 15; thence westerly N 89°42'16" W, on the South line of the Southwest Quarter of said Section 15, 863.26 feet, to the Point of Beginning for the described Parcel; thence westerly N 89°42'16" W, on the last described bearing, 449.39 feet; thence northwesterly N 15°31'19" W, 585.71 feet; thence northerly N 01°19'24" W, 60.58 feet, to a point of intersection on the South right-of-way line of 3rd Street; thence easterly S 89°45'46" E, on the South right-of-way line of vacated 3rd Street, 230.54 feet, to a point of intersection on the centerline of a North-South vacated alley; thence northerly N 00°07'15" W, on the centerline of said vacated alley, 219.72 feet; thence easterly S 89°45'46" E, on the North line of Lot 14, 126.21 feet, to a point on the Westerly right-of-way line of Ash Street; thence southeasterly S 13°57'02" E, on the Westerly right-of-way line of Ash Street, 226.63 feet, to a point of intersection on the North line of Tax Lot 9; thence easterly S 89°45'46" E, on the North line of Tax Lot 9, 41.26 feet, to a point of intersection of the Westerly right-of-way line of Burlington Northern & Santa Fe Railroad Company; thence southeasterly S 13°57'02" E, on the Westerly right-of-way line of Burlington Northern & Santa Fe Railroad Company, 644.37 feet, to the Point of Beginning for the described Parcel.

Containing a total calculated area of 7.335 acres, more or less, of which 0.341 acres is reserved for county road right-of-way purposes, leaving 6.994 net acres, more or less. Subject to all easements, restrictions, and reservations of record.



SURVEY RECORD REPOSITORY  
Seward County

Signed this 2nd day of October 2001.  
Jayme M. Malone, REGISTERED SURVEYOR, Nebraska L.S. #440



TOTAL AREA = 7.335 Ac.±  
NET AREA = 6.994 Ac.±

AG ZONING  
(Terry Hackbart)

TAX LOT 9

COMMUNITY LAND SURVEYING

**LINCOLN OFFICE**  
1232 High Street, Suite 3  
Lincoln, NE 68502  
Phone: 1(402)441-5790  
Fax: 1(402)441-5791

**SEWARD OFFICE**  
145 South 6th Street  
Seward, NE 68434  
Phone: 1(402)643-8531  
Fax: 1(402)643-8919

**BEATRICE OFFICE**  
1824 North 6th Street  
Beatrice, NE 68310  
Phone: 1(402)223-3550  
Fax: 1(402)223-2058

## SEWARD COUNTY BOARD APPROVAL

This plat of Hackbart Subdivision has been submitted to and approved by the Seward County Board of Commissioners.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

## PLANNING COMMISSION APPROVAL

This plat of Hackbart Subdivision has been submitted to and approved by the Seward County Planning Commission.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2001.