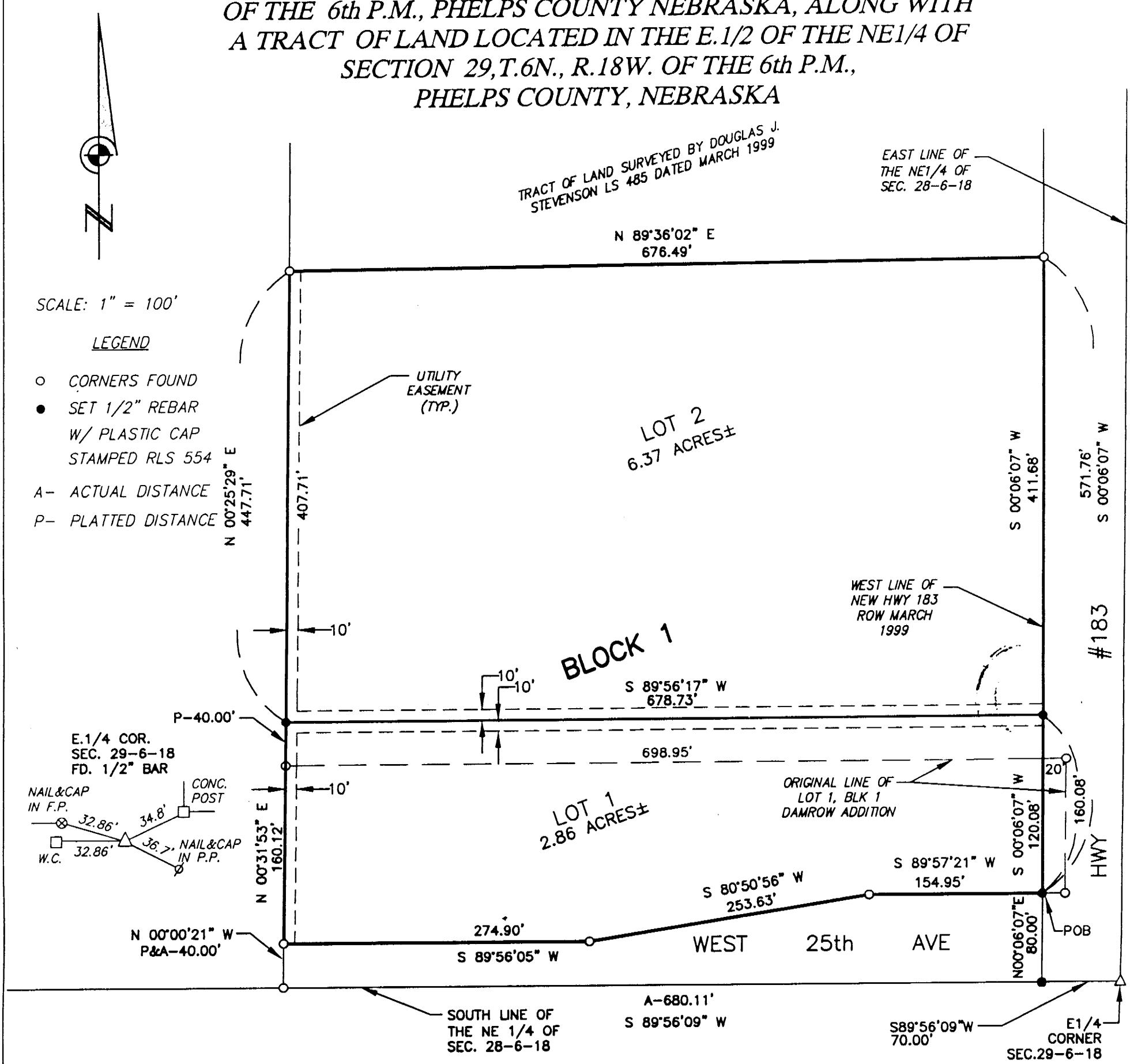
FINAL PLAT OF

VJD 2nd SUBDIVISION

BEING A REPLAT OF LOT 1, BLOCK 1, DAMROW ADDITION LOCATED IN THE E1/2 OF NE1/4 OF SECTION 29, T6N., R18W. OF THE 6th P.M., PHELPS COUNTY NEBRASKA, ALONG WITH A TRACT OF LAND LOCATED IN THE E.1/2 OF THE NE1/4 OF SECTION 29,T.6N., R.18W. OF THE 6th P.M., PHELPS COUNTY, NEBRASKA



LEGAL DESCRIPTION

A tract of land located in the E.1/2 of the N.E.1/4 of Section 29, T.6 N., R.18 W. of the 6th P.M., Phelps County, Nebraska and encompassing Lot 1, Block 1, Damrow Addition located in the E.1/2 of the N.E.1/4 of Section 29, T.6 N., R.18 W. of the 6th P.M., Phelps County, Nebraska described as follows:

Commencing at the E.1/4 corner of Section 29, T.6 N., R.18 W. of the 6th P.M., Phelps County, Nebraska; thence S 89 °56'09" W on the South Line of the N.E.1/4 of said Section, 70.00 feet to the West Line of Highway 183 Right-of-Way; thence N 00 °06'07" E on said West Line 80.00 feet to the Point of Beginning, said point being on the North Line of West 25th Avenue; thence S 89 °57'21" W on said North Line 154.95 feet ; thence S 80 °50'56" W on said North Line 253.63 feet; thence S 89 °56'05" W on said North Line 274.90 feet to a point on the West Line of Damrow Addition, said point being 40.00 feet north of the S.W. corner of said Damrow Addition; thence N 00 °31'53" E on the West Line of said Damrow Addition 160.12 feet to the N.W. corner of said Damrow Addition; thence N 00 °25'29" E 447.71 feet to the S.W. corner of a tract of land surveyed by Douglas J. Stevenson, L.S. 485 dated March 1999; thence N 89 °36'02" E on the South Line of said surveyed tract 676.49 feet to a point on the West Line of Highway 183; thence S 00 °06'07" W on the West Line of said Highway 183, 571.76 feet to the Point of Beginning containing 9.23 acres more or less.

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SURVEY RECORD REPOSITORY
Phelps County

SURVEYOR'S CERTIFICATE

I do hereby certify that, under my personal supervision this plat was prepared from an actual survey completed this 28th day of February, 2002 and is correct to the best of my knowledge.

NEBRASKA REGISTERED LS-554 LAND SURVEYOR RYAN E. DICKINSON

Ryan E. Dickinson, Registered Land Surveyor
Nebraska Reg. No. 554

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