BRANDT'S LAKEWOOD 7th SUBDIVISION

A SUBDIVISION BEING PART OF ACCRETIONS TO GOVERNMENT LOT 2 IN SECTION 23, TOWNSHIP 8 NORTH, RANGE 16 WEST OF THE 6th PRINCIPAL MERIDIAN, KEARNEY COUNTY, NEBRASKA

LEGAL DESCRIPTION

A tract of land being a part of Lot One (1), Block One (1) and a part of Fruitwood Street (with said part of Lot 1, Block 1 and part of Fruitwood Street now vacated) located in Brandt's Lakewood Subdivision, a subdivision being part of Government Lot Two (2) and accretions and being located in the North Half (N1/2) of Section Twenty-three (23), Township Eight (8) North, Range Sixteen (16) West of the Sixth Principal Meridian, Kearney County, Nebraska AND TOGETHER WITH a tract of land being accretions lying North of Government Lots Two (2) and Three (3) located in Section Twenty-three (23), Township Eight (8) North, Range Sixteen (16) West of the Sixth Principal Meridian, Kearney County, Nebraska, more particularly described as follows: Referring to the East One Quarter Corner of said Section 23 and assuming the East line of said Section 23 as bearing NORTH and all bearings contained herein are relative thereto; thence NORTH on the East line of said Section 23 a distance of 1698.28 feet; thence S 89°00' W a distance of 342.28 feet; thence N 13°30' W a distance of 33.88 feet; thence S 88°58'11" W a distance of 345.40 feet; thence N 80°05'35" W a distance of 800.00 feet to the Southeast Corner of Brandt's Lakewood Subdivision, a subdivision being part of Government Lot 2 and accretions and being located in the North Half of Section 23, Township 8 North, Range 16 West of the Sixth Principal Meridian, Kearney County, Nebraska; thence continuing on the aforedescribed course N 80°05'35" W and on the South line of said Brandt's Lakewood Subdivision a distance of 100.00 feet; thence N 82°31'18" W and continuing on the South line of said Brandt's Lakewood Subdivision a distance of 505.10 feet to the Southwest Corner of said Brandt's Lakewood Subdivision; thence N 07°28'42" E and on the West line of said Brandt's Lakewood Subdivision a distance of 330.00 feet to the ACTUAL PLACE OF BEGINNING; thence continuing on the aforedescribed course N 07°28'42" E and on the West line of said Brandt's Lakewood Subdivision a distance of 391.39 feet to a point of curvature; thence leaving the West line of said Brandt's Lakewood Subdivision on a 194.30 foot radius curve to the right, forming a central angle of 37°50'14" an arc distance of 128.31 feet; thence N 05°50'25" W a distance of 101.40 feet to a point on the North line of Lot 1, Block 1 in said Brandt's Lakewood Subdivision; thence S 84°09'35" W and on the North line of said Lot 1 a distance of 45.24 feet; thence N 71°04'01" W and continuing on the North line of said Lot 1 (if extended) a distance of 228.00 feet; thence S 07°28'42" W a distance of 264.11 feet; thence S 82°31'18" E a distance of 80.00 feet; thence S 07°28'42" W a distance of 380.00 feet; thence S 82°31'18" E a distance of 170.00 feet to the place of beginning. Containing 2.96 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that James Gregory Brandt and Tamara S. Brandt, husband and wife, being the owners of the land described hereon have caused the same to be surveyed, subdivided, platted and designated as "BRANDT'S LAKEWOOD 7TH SUBDIVISION", a subdivision being part of accretions to Government Lot 2 in Section 23, Township 8 North, Range 16 West of the 6th Principal Meridian, Kearney County, Nebraska, and said owners hereby ratify and approve the disposition of their property as shown on the above plat, and hereby dedicate to the use and benefit of the public, the streets and utility easements (if any), and hereby dedicate to the use and benefit of the owners, successors and assignees of the tract of land located adjacent to and west of said subdivision, the "Private Access Road" as shown upon said plat, and acknowledge said subdivision to be made with the free consent and in accord with the desires of said owners.

Dated this 11th day of October, 2002.

James Gregory Brandt

Tamara S. Brandt

ACKNOWLEDGMENTS

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this 11th day of October, 2002, by James Gregory Brandt.

(SEAL) GENERAL NOTARY - State of Nebraska SHEILA A. THEESEN My Comm. Exp. Sept. 24, 2005

Notary Public

My commission expires 9-24-05

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this 11th day of October, 2002, by Tamara S. Brandt.

(SEAL) GENERAL NOTARY - State of Nebraska SHEILA A. THEESEN My Comm. Exp. Sept. 24, 2005

Notary Public

My commission expires 9-24-05

APPROVAL OF KEARNEY, NEBRASKA, CITY PLANNING COMMISSION

The undersigned, James R. Ganz, Jr., Chairperson or Vice-Chairperson of the City Planning Commission of the City of Kearney, buffalo County, Nebraska, does hereby certify that the foregoing plat of "BRANDT'S LAKEWOOD 7TH SUBDIVISION", a subdivision being part of accretions to Government Lot 2 in Section 23, Township 8 North, Range 16 West of the 6th Principal Meridian, Kearney County, Nebraska, was submitted to the Kearney, Nebraska, Planning commission for a public meeting and review and that recommendation by the Kearney, Nebraska, Planning Commission was made to the City Council on the 20th day of September, 2002.

~~Chairperson or~~ Vice-Chairperson

Vice-Chairperson
Title

APPROVAL OF KEARNEY, NEBRASKA, CITY COUNCIL

The above and foregoing plat was submitted to the City Council in and for the City of Kearney, Buffalo County, Nebraska, and duly considered by this Council at its regular meeting assembled on the 8 day of October, 2002, and upon motion duly made and recorded, the same was approved, solely within the terms and meanings of Section 16-901 through 16-904 inclusive, R.R.S. 1943 (as amended) as a suburban development, not a part of the City, in all respects by a majority vote of the members of such council.

Dated this 21 day of October, 2002.

(SEAL)

PRESIDENT OF THE COUNCIL
And Ex-Officio Mayor

ATTEST: Michelle E. Trembly
City Clerk

RESOLUTION NO. 2002-244

BE IT RESOLVED BY THE PRESIDENT AND COUNCIL OF THE CITY OF KEARNEY, NEBRASKA, that the plat of "BRANDT'S LAKEWOOD 7TH SUBDIVISION", subdivision being a part of Lot One (1), Block One (1) and a part of Fruitwood Street (with said part of Lot 1, Block 1 and part of Fruitwood Street now vacated) located in Brandt's Lakewood Subdivision, a subdivision being part of Government Lot Two (2) and accretions and being located in the North Half (N1/2) of Section Twenty-three (23), Township Eight (8) North, Range Sixteen (16) West of the Sixth Principal Meridian, Kearney County, Nebraska AND TOGETHER WITH a tract of land being accretions lying North of Government Lots Two (2) and Three (3) located in Section Twenty-three (23), Township Eight (8) North, Range Sixteen (16) West of the Sixth Principal Meridian, Kearney County, Nebraska, and in accordance with the terms and requirements of Sections 16-901 through 16-904 inclusive, R.R.S. 1943 (as amended) accepted and ordered filed and recorded in the Office of the Register of Deeds, Kearney County, Nebraska.

BE IT FURTHER RESOLVED that the President of the Council be and is hereby authorized and directed to execute the final plat on behalf of the City of Kearney, Nebraska.

PASSED AND APPROVED THIS 8TH DAY OF OCTOBER, 2002.

(SEAL)

PRESIDENT OF THE COUNCIL
AND EX-OFFICIO MAYOR

ATTEST:
CITY CLERK

BUFFALO SURVEYING CORPORATION
Kearney, Nebr. 68848
P.O. Box 905 (308) 237-3785

590-288 2/2 SHEET 2 OF 2 SHEETS