

Brown Subdivision

of part of Section 11, T-12-N, R-27-W
of the 6th P.M., Lincoln County, Nebraska

1" = 100'

October 2002

State of Nebraska
County of Lincoln SS
Village of Brady

BROWN SUBDIVISION, of a part of the Northwest Quarter of Section 11, Township 12 North, Range 27 West of the 6th P.M., Lincoln County, Nebraska, as it is described in the accompanying certificate, shown on the foregoing plat (original deed Book 506, Page 150) is created with the free consent and in accordance with the desires of the undersigned who are the sole owners and proprietors of the land included therein and shall be known as Brown Subdivision of part of the NW 1/4 of Section 11, T-12-N, R-27-W of the 6th P.M., Lincoln County, Nebraska.

NOTE: The owner hereby dedicates the 33' lying west of and adjacent to the west line of Lot 1 Brown Subdivision to the public use and benefit for county road purposes.

Boundary of Subdivision
A tract of land in the Northwest Quarter of Section 11, Township 12 North, Range 27 West of the 6th P.M., Lincoln County, Nebraska more particularly described as follows:

Referring to the Northwest Corner of Section 11, Township 12 North, Range 27 West of the 6th P.M., Lincoln County, Nebraska; thence S 0° 00' 00" E (an assumed bearing) on the east line of said Section 11, a distance of 963.98 feet; thence N 80° 00' 00" E, a distance of 33 feet to the POINT OF BEGINNING at the Southwest Corner of a tract of land described in Book 115, Page 333 at the Lincoln County Register of Deeds office; thence N 86° 19' 17" E on the south line of said tract, a distance of 150.08 feet; thence N 0° 00' 00" E on the east line of said tract, a distance of 149.97 feet; thence S 45° 02' 24" E on the north line of a tract of land described in Book 506, Page 150, a distance of 184.60 feet to the Northeast Corner of said tract; thence S 48° 48' 07" W on the east line of said tract, a distance of 291.68 feet to the northerly Highway 30 right-of-way; thence N 45° 00' 22" W on said right-of-way, a distance of 1096.41 feet to the easterly county road right-of-way; thence N 0° 00' 00" W on said right-of-way, a distance of 101.91 feet to the POINT OF BEGINNING; said described tract containing 7.54 acres, more or less.

A survey was made under my direction as shown and is true and correct to the best of my knowledge and belief.

All measurements are recorded in feet and decimals of a foot. All corners are marked as shown on the plat. Witness my hand this 17th day of October, 2002.

Bonita M. Edwards
Bonita M. Edwards L.S. 464
Registered Land Surveyor

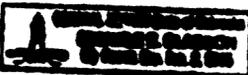


Gerald K. Brown
Gerald K. Brown
owner

Velma J. Brown
Velma J. Brown
owner

State of Nebraska
County of Lincoln SS
Personally before me, a Notary Public in and for Lincoln County, Nebraska, appeared Gerald K. Brown and Velma J. Brown, husband and wife, personally known to me to be the identical persons whose names are affixed to the foregoing instrument and they acknowledge the same to be their voluntary act and deed.

In witness whereof, I have hereunto subscribed my hand and affixed my seal this 17 day of October, 2002.
My commission expires Feb. 2, 2002



Michele E. Blagden
Michele E. Blagden
Notary Public

State of Nebraska
County of Lincoln SS
Village of Brady
This is to certify that the foregoing plat was presented to the Village Planning Commission at a regular meeting on the 9 day of Oct, 2002, and was approved and accepted on that date.

John M. ...
Chairman

State of Nebraska
County of Lincoln SS
Village of Brady
This is to certify that the foregoing plat was presented to the Chairman and Village Board at a regular meeting on the 9 day of OCTOBER, 2002, and was approved and accepted on that date.

Michele E. Blagden *Gerald K. Brown*
Village Clerk Chairman

NW Corner Sec. 11-12-27
Found 1 1/2" pipe per record
shiner side corner post/sgate 31.7'E
shiner side gate 32.5' NE
shiner side corner post 24.0' W
in line w/fence E-W
at center coord. N-S

NOTE:
State described their new ROW from the NW Corner of Sec. 11, however this POB doesn't match the distance from the original ROW they describe (we used the distance - 1.39 - from the original ROW to calculate these new lines). This fits the acreage they acquired closer than their POB.

NOTE: Bk.506, Pg.150 describes tract to section line however measurements show it to be to the easterly coord. ROW

- Corner Found
- Corner Set (1/2" x 24" rebar)
- M Measured Distance
- R Record Distance

file: 8651

Jim Hawks, Lincoln County Surveyor, has reviewed and approved the foregoing plat on this 17th day of October, 2002.
James W. Hawks
County Surveyor

State of Nebraska
County of Lincoln SS
Filed for record the ___ day of _____, 2002.
at ___ o'clock ___ M.
See Cabinet ___ Side ___

Lincoln County Register of Deeds

County Road
S 00°00'00"E
963.98

west line Sec. 11-12-27
33'

1.39(TR)M
from State Deed

1.42(M)

300'(R) north of RR ROW
298.91(M) north of RR ROW

Book 115
Page 333

N 90°00'00"E
33'
N 86°19'17"E
150.08(M) 150'(R)
N 00°00'00"E
149.97(M) 150'(R)

S 3°35'06"W
12.65(M)

S 44°58'55"E
291.68(M)

N 45°00'22"W
218.05(M)

S 40°54'26"W
174.33(M)

Document 200104104
Deed to State of Nebraska
for right-of-way
883,29 sq.ft.(R)
8793.73 sq.ft.(M)

S 44°58'55"E
291.68(M)

N 45°00'22"W
218.05(M)

S 40°54'26"W
174.33(M)

N 45°00'22"W
108.05(M) to ROW
109.16'(R)

N 45°00'22"W
98.35'

N 45°00'22"W
108.05(M) to ROW
109.16'(R)

Lot 1
1.21 Acres

Lot 2
6.33 Acres

S 45°02'24"E
184.60(M)

Original deed for this tract
Bk. 506, Pg. 150

300'(R) north of RR ROW
298.91(M) north of RR ROW

7.39(TR)M
from State Deed

200'(R)M north of RR tracks

190.4'(R) from westerly
Vine Street right-of-way
190.5'(M)

Book 115
Page 535

Book 309
Page 79

Book 309
Page 52

900'(R) from westerly
Vine Street right-of-way