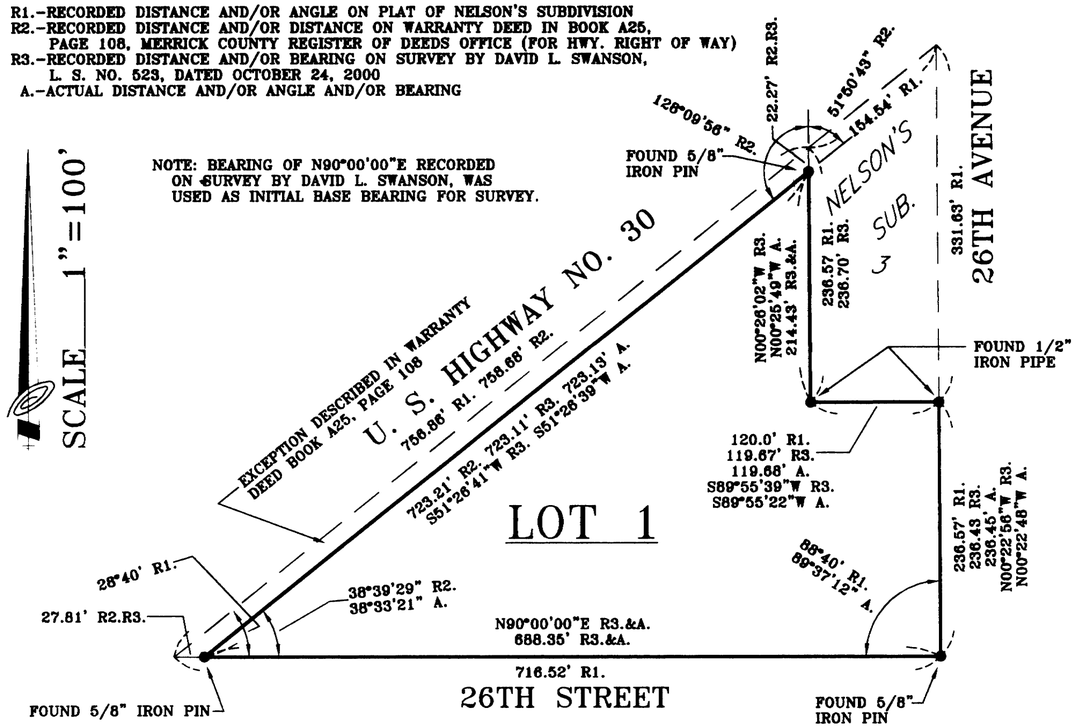
R1.-RECORDED DISTANCE AND/OR ANGLE ON PLAT OF NELSON'S SUBDIVISION
R2.-RECORDED DISTANCE AND/OR DISTANCE ON WARRANTY DEED IN BOOK A25, PAGE 108, MERRICK COUNTY REGISTER OF DEEDS OFFICE (FOR HWY. RIGHT OF WAY)
R3.-RECORDED DISTANCE AND/OR BEARING ON SURVEY BY DAVID L. SWANSON, L. S. NO. 523, DATED OCTOBER 24, 2000
A.-ACTUAL DISTANCE AND/OR ANGLE AND/OR BEARING




## LEGAL DESCRIPTION

A tract of land comprising all of Lots One (1), Two (2) and Four (4), Nelson's Subdivision in Central City, Merrick County, Nebraska, excepting therefrom, a tract of land described in a Warranty Deed recorded in Book A25, Page 108, and more particularly described as follows:

Beginning at the southwest corner of said Lot One (1); thence easterly, a distance of Twenty Seven and Eighty One Hundredths (27.81) feet along the south line of said Lot One (1); thence northeasterly, deflecting 38°39'29" left, a distance of Seven Hundred Twenty Three and Twenty One Hundredths (723.21) feet to a point on the east line of said Lot Two (2); thence northerly, deflecting 51°50'43" left, a distance of Twenty Two and Twenty Seven Hundredths (22.27) feet along said line to a point on the southerly existing highway right of way line; thence southwesterly, deflecting 126°09'56" left, a distance of Seven Hundred Fifty Eight and Sixty Eight Hundredths (758.68) feet to the point of beginning; containing 12,923.47 square feet, more or less.

said Lots One (1), Two (2) and Four (4), excepting the above described tract, containing 3.592 acres, more or less.

## SURVEYOR'S CERTIFICATE

I hereby certify that on August 19, 2002, I completed an accurate survey (made under my supervision) of "BOSSELMAN SUBDIVISION" in the City of Central City, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the plat, are well and accurately staked off and marked; that iron markers were placed at all corners as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

Lee D. Wagner, Registered Land Surveyor No. 557 (SEAL)

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that BOSSELMAN ENERGY, INC., a Nebraska Corporation, being the owner of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "BOSSELMAN SUBDIVISION" in the City of Central City, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, for the location, construction and maintenance of public service utilities and drainage forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes, shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

IN WITNESS WHEREOF, I have affixed my signature hereto at Grand Island, Ne, this 19 day of August, 2002.

BOSSELMAN ENERGY, INC.,
a Nebraska Corporation

Fred A. Bosselman, President

## ACKNOWLEDGEMENT

State of NEBRASKA
ss
County of HALL

On the 19 day of AUGUST 2002, before me, LYLE HUNKINS, a Notary Public within and for said County, personally appeared Fred A. Bosselman, President of BOSSELMAN ENERGY, INC., a Nebraska Corporation, to me personally known to be the President of said Corporation and the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed of said Corporation, and that he was empowered to make the above dedication for and in behalf of said Corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seat at GRAND ISLAND, NE on the date last above written.

My commission expires MARCH 6 - 2004.

Notary Public (SEAL)

GENERAL NOTARY-State of Nebraska
LYLE HUNKINS
My Comm. Exp. March 6, 2004

## APPROVALS

This plat of "BOSSELMAN SUBDIVISION" has been submitted to and approved by the Central City Planning Commission and is hereby transmitted to the governing body of the City of Central City, Merrick County, Nebraska, with the recommendation that such plat be approved as proposed, dated this 3rd day of September, 2002.

Chairman — Secretary

The dedications shown on this plat are hereby accepted by the governing body of the City of Central City, Merrick County, Nebraska, this 18th day of November, 2002.

Mayor — Clerk

CITY OF CENTRAL CITY, NEBRASKA — CORPORATE SEAL — MERRICK COUNTY

State of Nebraska
ss
County of Merrick

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 2002, at _____ o'clock, and is duly recorded in plat book _____, page _____.

RECEIVED
MAR 2 ' 2003
SURVEY RECORD REPOSITORY
S 8
Merrick County
607-679

# BOSSELMAN SUBDIVISION
## IN THE CITY OF CENTRAL CITY, NEBRASKA
BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA



2.00