

PAGE TWO OF
BECCA'S SUBDIVISION NO. 1
A PARCEL OF LAND LOCATED IN GOVERNMENT
LOTS 9 & 10 OF SECTION 6, T. 13 N., R. 38 W. OF
THE 6th P.M., KEITH COUNTY, NEBRASKA

STATEMENT OF OWNERSHIP:

Know all persons by these presents, that Adams Bank and Trust, represented by Todd S. Adams, President of Adams Bank and Trust, is the owner of the lands described hereon by the surveyor, that I have caused this plat to be made according to the regulations of the governing body to better divide the land according to land use. These things are my expressed desire and that they are all of my free will.

Todd S. Adams, President of Adams Bank and Trust

ATTEST:

STATE OF NEBRASKA)
COUNTY OF KEITH)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2004, by Todd S. Adams, President of Adams Bank and Trust, to me known to be that identical person whose signature is affixed to the Statement of Ownership as his own voluntary act and deed.

NOTARY PUBLIC

My commission expires _____

Seal:

APPROVAL AND ACCEPTANCE:

This Subdivision shown and offered hereon has been reviewed by the Ogallala City Council and has been approved and accepted as presented.

Presidents of the Ogallala City Council

APPROVAL AND ACCEPTANCE:

This Subdivision shown and offered hereon has been reviewed by the Ogallala Planning Commission and has been recommended for approval and accepted as presented.

Chairman of the Ogallala Planning Commission

RECORDED:

Entered on numerical index and filed for record this _____ day of _____, 2004, at _____ o'clock _____ M. and recorded in Book _____ of Plats at Page _____, in the Office of the Keith County Clerk.

DONNA MESSERSMITH
Keith County Clerk

RECORDED DESCRIPTION (Shown as Tract "B")

A parcel of land located in Government Lots 9 and 10 of Section 6, Township 13 North, Range 38 West of the 6th P.M., Keith County, Nebraska, described as follows:

Beginning at the Southeast corner of Block 42 of the Original Town of Ogallala, Nebraska; thence, along the East line thereof, N 09°00'00" W 174.00 feet to its intersection with the Southerly line of the U.P.R.R. right-of-way; thence, along said South line, N 81°01'00" E 315.50 feet to its intersection with the southwesterly line, S 58°26'00" E 116.76 feet; thence, along a curve to the right, with a radius 945.42 feet, through a central angle of 37°20'22", for an arc distance of 616.47 feet, thence S 00°06'51" W 183.19 feet to its intersection with a line which is 33 feet North from and parallel with the North line of Nielsen's Subdivision; thence, along said parallel line, S 88°30'50" 398.38 feet; thence, parallel with and 1 foot from a fence, N 01°02'55" W 362.84 feet; thence N 45°10'00" W 237.70 feet; thence, along a projection of the South line of Block 42, S 81°01'00" W 200 feet to the Point of Beginning, EXCEPT that tract conveyed to the STATE OF NEBRASKA for highway purposes as shown in Warranty Deed recorded in Book "86", Page 298 of the Deed records of Keith County, Nebraska.

LEGAL DESCRIPTION

A parcel of land located in Government Lots 9 & 10 of Section 6, T.13 N., R.38 W. of the 6th P.M., Keith County, Nebraska, described as follows:

Beginning at the SE corner of Block 42 of the Original Town of Ogallala, Nebraska; thence N 09°01'12" W 174.08 feet to a point on the southerly Right-of-Way line of the U.P.R.R.; thence N 81°02'14" E on said Right-of-Way line, 314.99 feet to a point on the westerly Right-of-Way line of Highway #61; thence S 58°22'19" E on said Right-of-Way line, 116.88 feet to the beginning of a nontangent 945.42 foot radius curve concave Southwesterly; thence Southeast on the arc of said curve an arc distance of 616.19 feet (chord bearing S 39°43'06" E with a chord distance of 605.34 feet); thence S 00°06'51" W on said Right-of-way line, 183.19 feet; thence N 88°30'50" E 398.32 feet; thence N 00°56'18" W 362.68 feet; thence N 45°00'15" W 237.73 feet; thence S 81°00'16" W 200.05 feet to the Point of Beginning and containing 6.30 acres, more or less.

LEGEND CONTINUED

ZONING

PRESENTLY ZONED = HIGHWAY BUSINESS DISTRICT (C-2)

AREA, YARD, AND HEIGHT REQUIREMENTS FOR THE (C-2) HIGHWAY BUSINESS DISTRICT SHALL BE THE FOLLOWING:

- (A) THERE SHALL BE NO LIMITATIONS PLACED ON THE SIZE OF THE LOT.
- (B) MINIMUM YARD REQUIREMENTS SHALL BE AS FOLLOWS:
 - (1) FRONT YARD DEPTH: NONE.
 - (2) SIDE YARD WIDTH: NONE, EXCEPT ON THE SIDE OF A LOT ADJOINING A RESIDENTIAL DISTRICT, IN WHICH CASE A SIDE YARD OF NOT LESS THAN EIGHT FEET SHALL BE PROVIDED. IF A SIDE YARD IS ALLOWED, BUILT, OR USED, IT SHALL BE NOT LESS THAN FIVE FEET IN WIDTH.
 - (3) REAR YARD DEPTH: NONE, EXCEPT ON THE REAR OF A LOT ADJOINING A RESIDENTIAL DISTRICT, IN WHICH CASE A REAR YARD OF NOT LESS THAN 25 FEET SHALL BE PROVIDED.
 - (4) A FLOOD ELEVATION CERTIFICATE IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

SURVEYOR'S CERTIFICATE

I do hereby certify that, under my personal supervision, this plat was prepared from an actual survey completed this 16th day of July, 2004, and is correct to the best of my knowledge.



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

674-365 2/2

