

# KREUTZ ADDITION

## AN ADDITION TO THE CITY OF KEARNEY, BUFFALO COUNTY, NEBRASKA

### LEGAL DESCRIPTION

A tract of land being part of Lot Four (4), with said part of Lot Four (4) now vacated, A. Collin's Subdivision, a subdivision in the City of Kearney, Buffalo County, Nebraska and Lot 6 (now vacated), Block Three (3), Sixth Street Addition, an addition to the City of Kearney, Buffalo County, Nebraska, and part of vacated Central Avenue, a street in the City of Kearney, Buffalo County, Nebraska, and also a tract of land being part of the South Half of the Northwest Quarter (SW 1/2 NW 1/4) and part of the North Half of the Southwest Quarter (NW 1/2 SW 1/4) of Section Twelve (12), Township Eight (8) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Beginning at the point of intersection of the East property line of Central Avenue and the East-West Quarter Section line of Section 12 and assuming the East-West Quarter Section line of said Section 12 as bearing EAST and all bearings contained herein are relative thereto; thence S 04°02'28" W and on the East property line of said Central Avenue a distance of 326.09 feet to a point on the North line of Lot 47, Riverside Addition to the City of Kearney, Buffalo County, Nebraska, said point being 2.30 feet East of the Northwest Corner of said Lot 47; thence S 89°02'29" E and on the North line of said Riverside Addition a distance of 1287.7 feet to the Northeast Corner of Lot 1 in said Riverside Addition; thence leaving the North line of said Riverside Addition, N 03°12'26" W a distance of 699.46 feet to a point on the South line of Block 3, Sixth Street Addition, said point being Easterly a distance of 526.87 feet from the East line of Lot 3, A. Collin's Subdivision and the West line of Lot 6, Block 3, Sixth Street Addition; thence N 89°12'46" W and on the South line of said Block 3, Sixth Street Addition a distance of 371.57 feet to the Southwest Corner of Lot 5, Block 3 Sixth Street Addition; thence leaving the South line of said Block 3, Sixth Street Addition N 00°06'44" E and on the West line of said Lot 5, Block 3, Sixth Street Addition a distance of 387.49 feet to the Northwest Corner of said Lot 5, Block 3, Sixth Street Addition, said point being on the South Right-of-Way line of 6th Street, a street in the City of Kearney, Buffalo County, Nebraska with said point also being on a non-tangent 900.0 foot radius curve concave Southward; thence Westward on the South line of said 6th Street and on said non-tangent curve forming a central angle of 6°31'32" an arc distance of 107.74 feet to the point of tangency; thence tangent N 89°38'02" W and continuing on the South line of said 6th Street, a distance of 51.98 feet to a point on the West line of said Block 3, Sixth Street Addition, said point also being the Northeast Corner of Lot 1, Block 2 Anderson Park Third Subdivision, a subdivision to the City of Kearney, Buffalo County, Nebraska; thence leaving the South line of said 6th Street, S 00°28'12" E and on the East line of said Lot 1, Block 2, Anderson Park Third Subdivision and the East line of said Lot 3, A. Collin's Subdivision a distance of 392.83 feet to the Southwest Corner of said Lot 6, Block 3, Sixth Street Addition; thence S 00°03'41" W and continuing on the East line of said Lot 3, A. Collin's Subdivision and on the East line of Lot 4 in said A. Collin's Subdivision, a distance of 309.7 feet to a point being 80.17 feet northerly from the Southeast Corner of said Lot 4, A. Collin's Subdivision; thence S 89°59'02" W and parallel with the South line of said Lot 4, A. Collin's Subdivision a distance of 697.33 feet to a point on the East property line of said Central Avenue; thence S 00°47'22" W and on the East property line of said Central Avenue a distance of 80.17 feet to the place of beginning. Containing 16.37 acres, more or less.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Judy Ann Kreutz, a single person, Sixth Street Development, L.L.C. A Limited Liability Company, Platte Valley State Bank & Trust Company, Trustee & Beneficiary under deed of trust, being the sole owners and lien holders of the land described herein have caused the same to be surveyed, subdivided, platted and designated as "KREUTZ ADDITION", an addition to the City of Kearney, Buffalo County, Nebraska, and said owners and lien holder 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) as shown upon said plat, and acknowledge said addition to be made with the free consent and in accord with the desires of said owners and lien holders.

Dated this 30<sup>th</sup> day of July, 2004.

Judy Ann Kreutz  
Judy Ann Kreutz, a single person

Sixth Street Development, L.L.C.  
A Nebraska Limited Liability Company

Mark W. Benjamin  
Mark W. Benjamin, Managing Member

Platte Valley State Bank & Trust Company  
Beneficiary under Deed of Trust

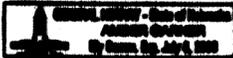
Kevin A. Niebauer  
Kevin A. Niebauer, MLC (print name)  
Assistant Vice President (title)

### ACKNOWLEDGMENTS

STATE OF NEBRASKA )  
COUNTY OF BUFFALO ) ss:

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of JUN, 2004, by Judy Ann Kreutz, a single person.

(S E A L)



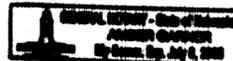
Amber Garner  
Notary Public

My commission expires 7-8-08

STATE OF NEBRASKA )  
COUNTY OF BUFFALO ) ss:

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of JUN, 2004, by Sixth Street Development, L.L.C., by and through it's Managing Member, Mark W. Benjamin

(S E A L)



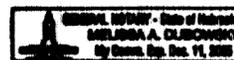
Amber Garner  
Notary Public

My commission expires 7-8-08

STATE OF NEBRASKA )  
COUNTY OF BUFFALO ) ss:

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of JUN, 2004, Kevin Niebauer, Platte Valley State Bank & Trust Company, Trustee & Beneficiary under Deed of Trust.

(S E A L)



Melissa A. Dubowsky  
Notary Public

My commission expires 12-11-05

### APPROVAL OF KEARNEY, NEBRASKA, CITY PLANNING COMMISSION

The undersigned, M. Stanley Dent, 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 "KREUTZ ADDITION", an addition to the City of Kearney, Buffalo 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 18<sup>th</sup> day of June, 2004.

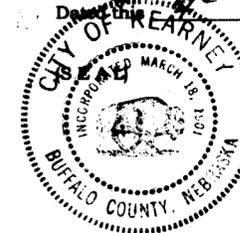
M. Stanley Dent  
Chairperson or Vice-Chairperson

Vice-Chair  
Title

### APPROVAL OF KEARNEY, NEBRASKA, CITY COUNCIL

The above mapping 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 17<sup>th</sup> day of August, 2004, and upon motion duly made and recorded, the same was approved, in accordance with the requirements of Section 19-916 R.R.S. 1943 (as amended), in all respects by a majority vote of the members of such council.

Dated this 13<sup>th</sup> day of August, 2004.



James J. Kopsky  
PRESIDENT OF THE COUNCIL  
and Ex-Officio Mayor

ATTEST: Michelle E. Treubly  
City Clerk

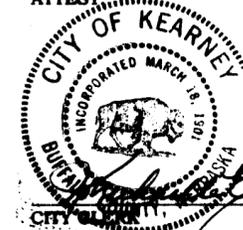
### RESOLUTION NO. 2004-124

BE IT RESOLVED BY THE VICE-PRESIDENT AND COUNCIL OF THE CITY OF KEARNEY, NEBRASKA, that the plat of "KREUTZ ADDITION", an addition to the City of Kearney, Buffalo County, Nebraska, duly made out, acknowledged and certified, and the same hereby is approved and in accordance with the provisions and requirements of Section 19-916 of the Nebraska Revised Statutes, accepted and ordered filed and recorded in the Office of the Register of Deeds of Buffalo County, Nebraska; said addition is hereby included within the corporate limits of said City and shall be and become a part of said City for all purposes whatsoever, and the inhabitants of such addition shall be entitled to all the rights and privileges and shall be subject to all laws, ordinances, rules and regulations of said City.

BE IT FURTHER RESOLVED that the Vice-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 13TH DAY OF JULY, 2004.

ATTEST:



Dorothy  
VICE-PRESIDENT OF THE COUNCIL  
AND EX-OFFICIO MAYOR

Michelle E. Treubly  
City Clerk



676-102 9/2