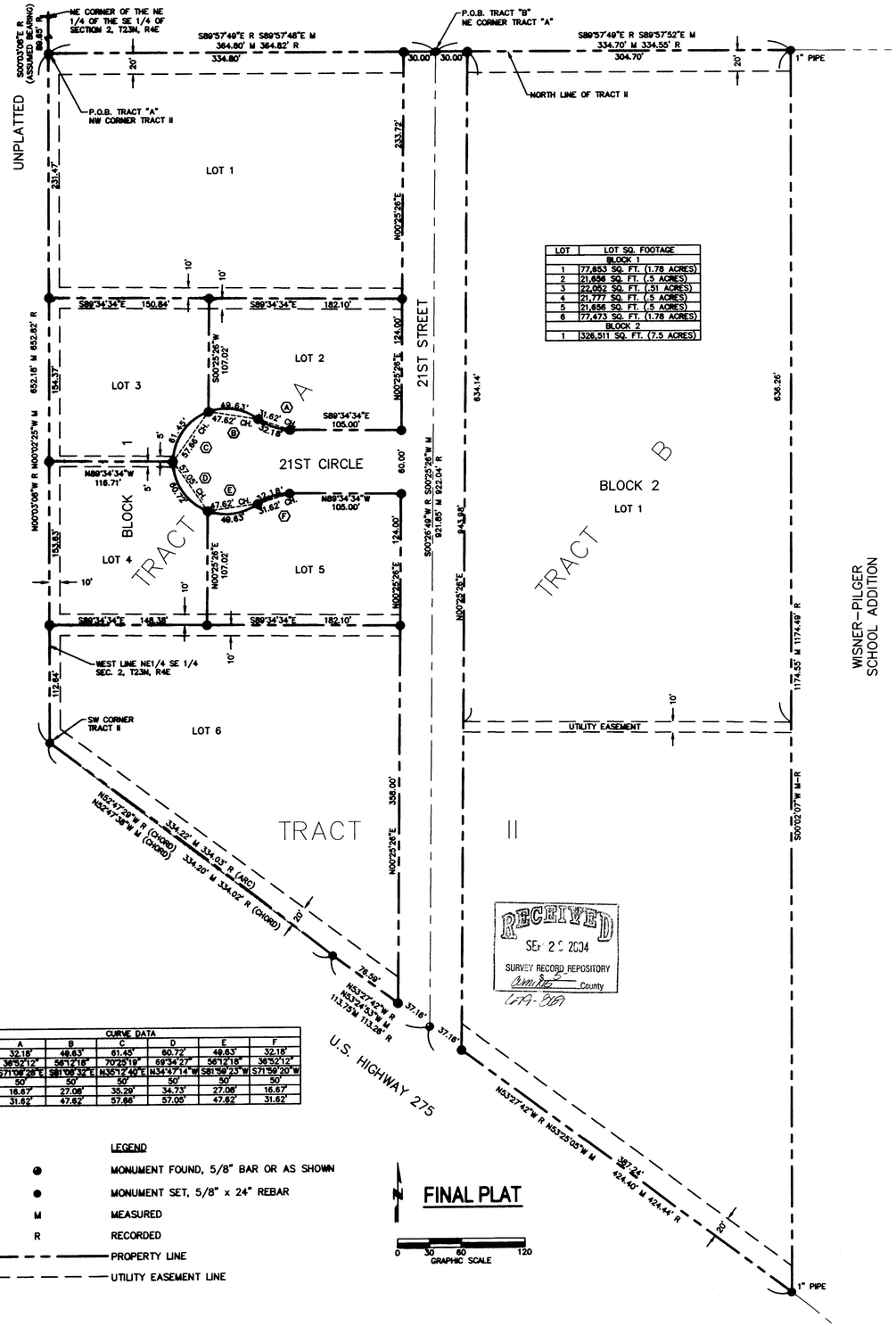
19TH ADDITION

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 2, T23N, R4E OF THE 6TH P.M. TO THE CITY OF WISNER, CUMING COUNTY, NEBRASKA



LOT	LOT SQ. FOOTAGE
BLOCK 1	
1	77,653 SQ. FT. (1.78 ACRES)
2	21,656 SQ. FT. (.5 ACRES)
3	22,052 SQ. FT. (.51 ACRES)
4	21,777 SQ. FT. (.5 ACRES)
5	21,656 SQ. FT. (.5 ACRES)
6	77,473 SQ. FT. (1.78 ACRES)
BLOCK 2	
1	326,511 SQ. FT. (7.5 ACRES)

CURVE DATA						
	A	B	C	D	E	F
L	32.18'	49.63'	61.45'	50.72'	49.63'	32.18'
D	36°52'12"	56°12'18"	70°29'19"	69°34'27"	56°12'18"	36°52'12"
CH. DIR.	S71°08'28"E	S81°08'32"E	N35°12'40"E	N34°47'14"W	S81°08'23"W	S71°08'20"W
R	50'	50'	50'	50'	50'	50'
T	16.67'	27.08'	35.29'	34.73'	27.08'	16.67'
CH.	31.62'	47.62'	57.66'	57.05'	47.62'	31.62'

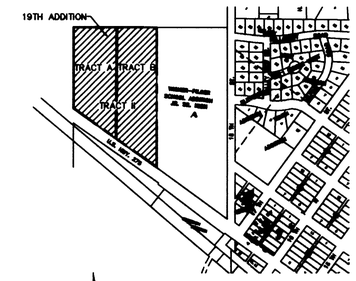
RECEIVED
SEP 2 0 2004
SURVEY RECORD REPOSITORY
County
LFA-368

LEGEND

- MONUMENT FOUND, 5/8" BAR OR AS SHOWN
- MONUMENT SET, 5/8" x 24" REBAR
- M MEASURED
- R RECORDED
- PROPERTY LINE
- UTILITY EASEMENT LINE

N FINAL PLAT

0 30 60 120
GRAPHIC SCALE



N LOCATION MAP

NOTES:

1. The following easements, reservations and restrictions apply to the property described in the Surveyor's Statement:

Easement in favor of the Cuming County Independent Telephone Company, its successors and assigns, and the terms and provisions thereof as set forth in that certain instrument dated June 11, 1936 and recorded April 28, 1952 in Misc. Book 13 at Page 335 of the records of Cuming County, Nebraska.

Restrictive Covenant dated April 13, 1996 and recorded April 29, 1996 in Misc. Book 32 at Page 332-335 of the records of Cuming County, Nebraska.

Easement for Right of way in favor of the Great Plains Telephone Company, its successors and assigns, and the terms and provisions thereof, as set forth in that certain instrument recorded September 19, 2000 in Misc. Book 35 at Page 20 of the records of Cuming County, Nebraska.

OWNERS CERTIFICATE AND DEDICATION
The undersigned, owners of the real estate described in the Surveyor's Statement, have caused said real estate to be platted, to be known hereinafter as 19th Addition to the City of Wisner, Cuming County, Nebraska and the undersigned owners hereby dedicate the Streets, Avenues, Drives, Roads, Alleys and other public grounds designated upon and referred to in this plat to the use and benefit of the public and provided further are easements as shown on this plat.

_____
Wisner Community Development, A Non-Profit Corporation
Jason Minnick, President

OWNERS CERTIFICATE AND DEDICATION
The undersigned, owners of the real estate described in the Surveyor's Statement, have caused said real estate to be platted, to be known hereinafter as 19th Addition to the City of Wisner, Cuming County, Nebraska and the undersigned owners hereby dedicate the Streets, Avenues, Drives, Roads, Alleys and other public grounds designated upon and referred to in this plat to the use and benefit of the public and provided further are easements as shown on this plat.

_____
School District No. 30 of Cuming County, Nebraska
Alan Harms, Superintendent

WAIVER
We, Wisner Community Development, A Non-Profit Corporation and School District No. 30 of Cuming County, Nebraska, sole owners of the tract of land described in the Surveyor's Statement, hereby waive any right to claims as a result of damages occasioned by the establishment of grades or alterations of the surface of any portion of the streets and alleys to conform to grades established.

_____
Wisner Community Development, A Non-Profit Corporation
Jason Minnick, President

_____
School District No. 30 of Cuming County, Nebraska
Alan Harms, Superintendent

STATE OF NEBRASKA)
)ss
COUNTY OF CUMING)
The foregoing instrument was acknowledged before me this _____ day of _____, 2004 by Jason Minnick, President of Wisner Community Development, A Non-Profit Corporation, on behalf of the Corporation.

My commission expires: _____ _____
Notary Public

STATE OF NEBRASKA)
)ss
COUNTY OF CUMING)
The foregoing instrument was acknowledged before me this _____ day of _____, 2004 by Alan Harms, Superintendent of School District No. 30 of Cuming County, Nebraska, on behalf of the School District.

My commission expires: _____ _____
Notary Public

APPROVAL
The foregoing and within plat, dedication and instrument approved by the Honorable Mayor and City Council of the City of Wisner, Cuming County, Nebraska, by resolution duly passed on the ____ day of _____, 2004.

Attest: _____ _____
City Clerk Mayor

FIELD NOTES
Found monuments of record as shown on the plat. Set all interior corners of this Addition as instructed by the Owner and as shown on the Plat. Produced and measured all lines with Sokkia Set 3B II S/N 020502.

SURVEYOR'S STATEMENT
I, Jeffrey S. Ryan, a Registered Land Surveyor in the State of Nebraska, hereby state that I have closely supervised and accurately surveyed 19th Addition, part of the Northeast Quarter of the Southeast Quarter of Section 2, Township 23 North, Range 4 East of the 6th P.M., to the City of Wisner, Cuming County, Nebraska; that the plat hereto is the original, accurate, true and correct Plat of said 19th Addition; that said Plat accurately and correctly reflects all of the lots, blocks, streets, alleys, parks, commons and other grounds in said Addition, all of which are correctly and accurately staked off, marked and are correctly designated and shown on the attached Plat; that I have surveyed and platted said 19th Addition, consisting of Lots 1 thru 9, Block 1 and Lot 1, Block 2 at the instance and request of Wisner Community Development, A Non-Profit Corporation and School District No. 30 of Cuming County, Nebraska as owners.

The foregoing subdivision is comprised of the following described real estate:

TRACT A
A tract of land located in the NE 1/4 of the SE 1/4 of Section 2, T23N, R4E of the 6th P.M. in Cuming County, Nebraska, more particularly described as follows:

Commencing at the northwest corner of the NE 1/4 of the SE 1/4 of Section 2, T23N, R4E of the 6th P.M. in Cuming County, Nebraska; thence S00°03'08"E on an assumed bearing on the west line of the NE 1/4 of the SE 1/4 of said section, 89.65 feet, to the point of beginning, point being the northwest corner of a tract (Tract II), surveyed by Clyde R. Flowers, Jr., L.S. #357, dated May 25, 1993; thence S89°57'49"E on the north line of said Tract II, 364.82 feet, to the northeast corner of Tract A; thence S00°26'49"W on the east line of said Tract A, 922.04 feet, to a point on the north right-of-way line of U.S. Highway #275, point being on the south line of said Tract II; thence N53°27'42"W on the said north right-of-way, 113.26 feet; thence northeasterly on an arc of an 11,394.16 foot radius curve concaved to the right, 334.03 feet (chord bearing of N52°47'29"W, chord distance 334.02 feet), to a point on the said west line of the NE 1/4 of the SE 1/4, point being the southwest corner of said Tract II; thence N00°03'08"W on the said west line, 652.82 feet, to the point of beginning, containing 6.54 acres, more or less.

TRACT B
A tract of land located in the NE 1/4 of the SE 1/4 of Section 2, T23N, R4E of the 6th P.M. in Cuming County, Nebraska, more particularly described as follows:

Commencing at the northwest corner of the NE 1/4 of the SE 1/4 of Section 2, T23N, R4E of the 6th P.M. in Cuming County, Nebraska; thence S00°03'08"E on an assumed bearing on the west line of the NE 1/4 of the SE 1/4 of said section, 89.65 feet, point being the northwest corner of a tract (Tract II), surveyed by Clyde R. Flowers, Jr., L.S. #357, dated May 25, 1993; thence S89°57'49"E on the north line of said Tract II, 364.82 feet, to the point of beginning; thence S89°57'49"E on the said north line, 334.55 feet, to the northwest corner of a surveyed tract by Sidney Magdanz, dated September 9, 1969; thence S00°02'07"W on the West line of said surveyed tract and on the east line of said Tract II, 1,174.49 feet, to a point on the north right-of-way line of U.S. Highway #275, said point being the southeast corner of said Tract II; thence N53°27'42"W on the said north right-of-way line and on the south line of said Tracit II, 424.44 feet; thence N00°26'49"E, 922.04 feet, to the point of beginning, containing 8.14 acres, more or less.

Permanent monuments were found or set on all lots and streets of said Plat.

Dated this 20th day of June 2004

Jeffrey S. Ryan, R.L.S. 541

NEBRASKA REGISTERED LS-541 LAND SURVEYOR JEFFREY S. RYAN

STATE OF NEBRASKA)
COUNTY OF CUMING)
This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ __M. on the _____ day of _____, 2004.

_____
Register of Deeds

JEO Consulting Group, Inc.
402/371-8416 P.O. BOX 1424 NORFOLK, NEBRASKA 68702

FINAL PLAT

19TH ADDITION
PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 2, T23N, R4E OF THE 6TH P.M. TO THE CITY OF WISNER, CUMING COUNTY, NEBRASKA

DATE 06/20/04	DRAWN BY RLW
PROJECT NO. 631B01	BILLING GROUP
SCALE AS SHOWN	
FIELD BOOK WISNER N-4	
FILE NAME 631B01-BILDWG	
REVISION	
REVISION	
REVISION	
REVIEW BY	
REVIEW DATE	
SHEET 1	