

ABOOD ADDITION

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

LEGAL DESCRIPTION

A tract of land being Government Lot Six (6) and accretions abutting said government lot, and part of Government Lot Seven (7) and accretions abutting said government lot, and all located in the South Half (S1/2) 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: Referring to the Northeast corner of Government Lot Four (4) in said Section 12, and assuming the East line of the Southeast Quarter (SE1/4) of said Section 12 as bearing S 00°55'06" E, and all bearings contained herein are relative thereto; thence S 00°55'06" E on said East line a distance of 1104.18 feet to the ACTUAL PLACE OF BEGINNING; thence S 00°55'06" E and continuing on said East line a distance of 343.85 feet to a point on the centerline of Walker Channel as shown on a survey by Mitchell W. Humphrey, L.S. No. 492, dated March 21 & 26, 2003; thence proceeding upstream on the centerline of said Walker Channel as shown on such survey by Mitchell W. Humphrey, L.S. No. 492, the following courses and distances, respectively:

S 59°29'46" W a distance of 382.4 feet; thence S 45°40'22" W a distance of 182.39 feet; thence S 17°37'59" W a distance of 107.72 feet; thence S 52°06'19" W a distance of 170.26 feet; thence S 79°50'56" W a distance of 54.05 feet; thence S 52°53'45" W a distance of 136.34 feet; thence S 39°25'19" W a distance of 129.93 feet; thence S 59°37'22" W a distance of 166.48 feet; thence S 79°57'21" W a distance of 201.52 feet; thence S 57°41'33" W a distance of 290.8 feet; thence S 47°56'56" W a distance of 234.13 feet to the South line of said Section 12;

thence leaving the centerline of said Walker Channel as shown on such survey by Mitchell W. Humphrey, L.S. No. 492, and proceeding N 87°28'18" W on the South line of said Section 12 a distance of 1029.0 feet to the Southwest corner of said Government Lot 6; thence N 00°42'22" W on the West line of said Government Lot 6, said line also being the North-South 1/4 Section line of said Section 12, a distance of 33.05 feet to the North line of a public road; thence N 87°28'18" W on the North line of said public road a distance of 61.0 feet; thence N 00°42'01" E a distance of 717.2 feet; thence N 00°23'01" E a distance of 803.0 feet to a point, said point being 28.0 feet westerly of the North-South 1/4 Section line; thence N 00°23'01" E and continuing on the aforesaid line a distance of 8.04 feet to the existing South bank of the North Channel of the Platte River; thence N 32°02'12" E a distance of 46.74 feet to the existing centerline of the North Channel of the Platte River; thence downstream on said centerline of the North Channel of the Platte River S 57°57'48" E a distance of 28.18 feet; thence continuing downstream on the existing centerline of the North Channel of the Platte River the following courses and distances, respectively:

N 85°37'16" E a distance of 118.37 feet; thence N 74°23'01" E a distance of 80.51 feet; thence N 83°09'57" E a distance of 138.56 feet; thence N 87°11'43" E a distance of 139.68 feet; thence N 85°28'13" E a distance of 89.23 feet; thence S 82°00'37" E a distance of 60.31 feet; thence S 71°44'49" E a distance of 127.24 feet; thence N 84°56'08" E a distance of 127.29 feet; thence S 83°41'08" E a distance of 80.49 feet; thence S 64°23'19" E a distance of 120.01 feet; thence S 68°34'22" E a distance of 143.36 feet; thence S 80°09'12" E a distance of 320.9 feet; thence N 83°47'53" E a distance of 85.22 feet; thence N 66°31'57" E a distance of 138.5 feet; thence N 54°20'31" E a distance of 113.48 feet; thence N 74°46'31" E a distance of 109.17 feet; thence S 81°56'41" E a distance of 31.36 feet; thence S 67°16' E a distance of 127.42 feet; thence S 88°53'46" E a distance of 102.34 feet; thence N 62°40'13" E a distance of 68.3 feet; thence N 83°44'23" E a distance of 37.03 feet;

thence leaving the existing centerline of the North Channel of the Platte River and proceeding S 07°11'20" E a distance of 26.16 feet; thence S 01°11'08" E a distance of 112.0 feet; thence N 89°12'25" E a distance of 384.02 feet to the place of beginning. Containing 77.85 acres, more or less, of which 1.06 acres, more or less, are presently being used for road purposes on the east and south sides.

DEDICATION

KNOW ALL MEN BY THESE PRESENT, that Jeanetta Abood, Personal Representative of the Estate of Tony Abood, Deceased, and Individually and as Surviving Spouse of Tony Abood, Deceased, being the owners, have caused the same to be surveyed, subdivided, platted and designated as "ABOOD ADDITION", an addition to the City of Kearney, Buffalo County, Nebraska, and said Owners 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 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.

Dated this 15th day of September, 2004

Jeanetta Abood, Personal Representative
Jeanetta Abood, Personal Representative of the
Estate of Tony Abood, Deceased

Jeanetta Abood
Jeanetta Abood, Individually and as Surviving
Spouse of Tony Abood, Deceased

ACKNOWLEDGMENT

STATE OF NEBRASKA

S.S.

COUNTY OF BUFFALO

The foregoing instrument was acknowledged before me this 15th day of September, 2004, by Jeanetta Abood, Personal Representative of the Estate of Tony Abood, Deceased.

Julie A. Albers
Notary Public
My commission expires Sept. 3, 2005 (S E A L)



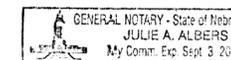
STATE OF NEBRASKA

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APPROVAL OF KEARNEY, NEBRASKA, CITY PLANNING COMMISSION

The undersigned, M. Stanley Darr (name), 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, "ABOOD ADDITION", an addition to the City of Kearney, Buffalo County, 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 16th day of July, 2004.

M. Stanley Darr
Chairperson Vice Chairperson

APPROVAL OF KEARNEY, NEBRASKA, CITY COUNCIL

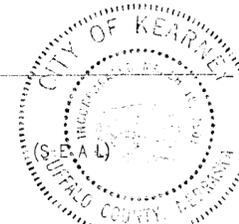
The above and foregoing plat was submitted to the City Council in and for the City of Kearney, Buffalo County, Nebraska, and duly considered by this Council at its regular meeting assembled on the 10th day of August, 2004, and upon motion duly made and recorded, the same was approved in accordance with the requirements of Section 19-916, Nebraska Revised Statutes of 1943 (Reissue 1987), in all respects by a majority vote of the members of such council.

Dated this 15th day of September, 2004.

ATTEST:

Michelle E. Trumble
CITY CLERK

John H. Harty
PRESIDENT OF THE COUNCIL
AND EX-OFFICIO MAYOR



RESOLUTION NO. 2004-144

BE IT RESOLVED BY THE PRESIDENT AND COUNCIL OF THE CITY OF KEARNEY, NEBRASKA, that the plat of "ABOOD ADDITION", an addition to the City of Kearney, Buffalo County, Nebraska, duly made out, acknowledged and certified, and the same hereby is approved subject to the name of the street being changed from Archway Parkway to 1st Street, 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 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 10TH DAY OF August, 2004.

ATTEST:

Michelle E. Trumble
CITY CLERK

John H. Harty
PRESIDENT OF THE COUNCIL
AND EX-OFFICIO MAYOR

