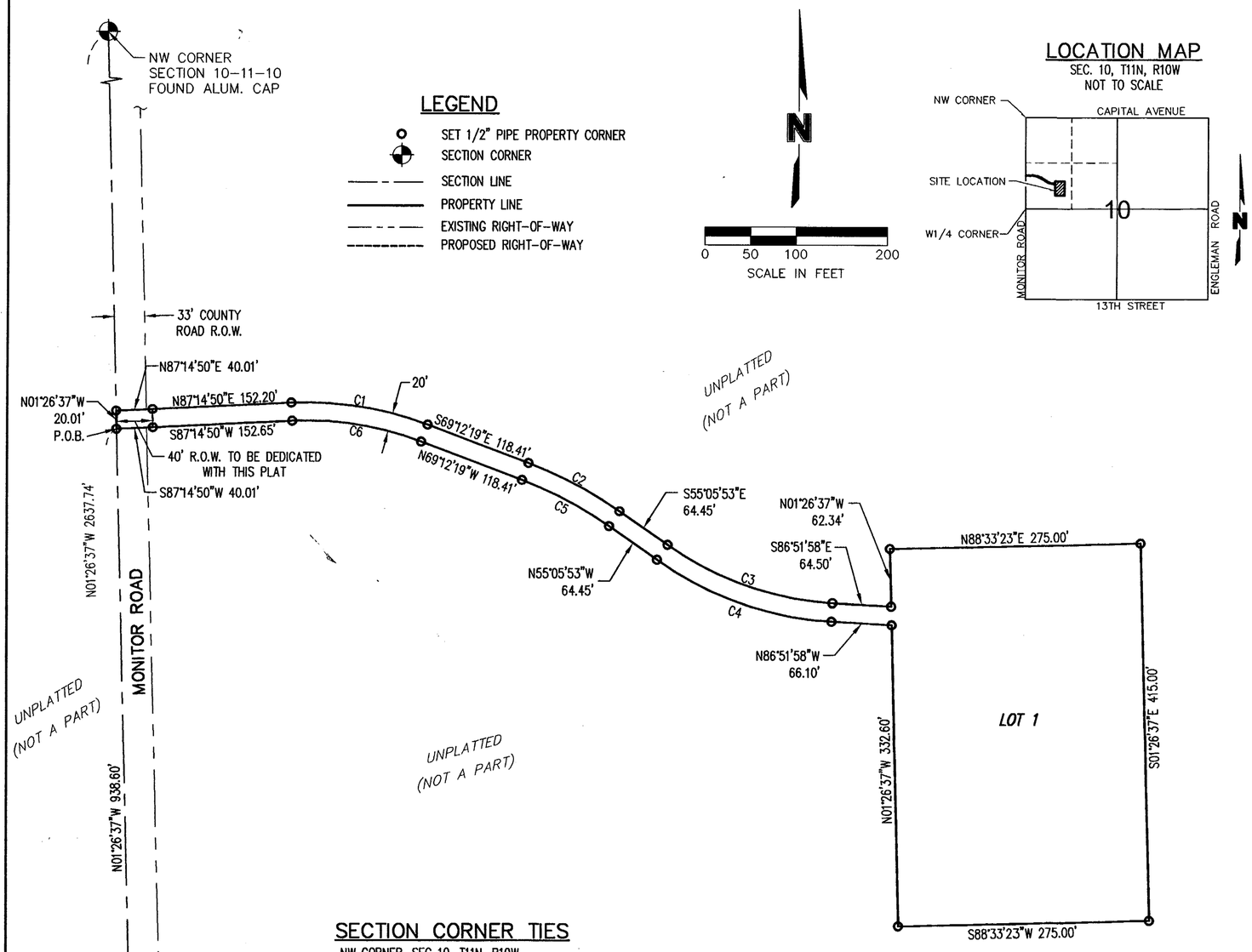
BAXTER FIRST SUBDIVISION

PART OF THE S.W. 1/4 OF THE N.W. 1/4 OF SEC. 10, T11N, R10W

HALL COUNTY, NEBRASKA



LOCATION MAP

SEC. 10, T11N, R10W
NOT TO SCALE

SECTION CORNER TIES

NW CORNER, SEC 10, T11N, R10W
FOUND ALUMINUM CAP
47.13' NW TO NAIL IN POWER POLE
46.50' NE TO NAIL IN POWER POLE
47.08' SE TO NAIL IN POWER POLE

WEST 1/4 CORNER, SEC 10, T11N, R10W
FOUND 3/4" REBAR, ±0.10' DEEP
64.98' NNE TO NAIL IN POWER POLE
64.28' NNW TO NAIL IN POWER POLE
32.48' W TO NAIL IN CORNER FENCE POST
36.99' SW TO NAIL IN RAILROAD TIE GATE POST

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	TANGENT	BEARING	CHORD
C1	23°32'51"	152.06	370.00	77.12	S80°58'45"E	151.00
C2	14°06'26"	113.26	460.00	56.92	S62°09'06"E	112.97
C3	31°46'05"	194.06	350.00	99.59	S70°58'56"E	191.58
C4	31°46'05"	205.15	370.00	105.29	N70°58'56"W	202.53
C5	14°06'26"	108.34	440.00	54.44	N62°09'06"W	108.06
C6	23°32'51"	143.84	350.00	72.95	N80°58'45"W	142.83

APPROVALS

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA

Patrick C. O'Neill — CHAIRMAN — 12/01/04 DATE

SEAL — SEAL OF HALL COUNTY NEBRASKA

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS
THIS 14th DAY OF December, 2004

Pamela E. Lancaster — CHAIRMAN
Pamela J. Dubbs — Deputy COUNTY CLERK

CITY OF GRAND ISLAND INCORPORATED SEAL DEC. 10, 1872 NEBRASKA

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA
THIS 21st DAY OF December, 2004

Jay Vavricka — MAYOR
RaNae Edwards — CITY CLERK

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4, NW1/4) OF SECTION TEN (10), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER (W1/4) CORNER OF THE SAID SEC. 10; THENCE ON AN ASSUMED BEARING OF N01°26'37"W ALONG AND UPON THE WEST LINE OF SAID NW1/4 A DISTANCE OF 938.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N01°26'37"W ALONG SAID WEST LINE A DISTANCE OF 20.01 FEET; THENCE N87°14'50"E A DISTANCE OF 40.01 FEET TO A POINT ON THE NEW DEDICATED EAST RIGHT-OF-WAY (R.O.W.) LINE OF MONITOR ROAD; THENCE CONTINUING N87°14'50"E A DISTANCE OF 152.20 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 23°32'51", AN ARC LENGTH OF 152.06 FEET, A RADIUS OF 370.00 FEET AND A CHORD BEARING OF S80°58'45"E A CHORD DISTANCE OF 151.00 FEET; THENCE S69°12'19"E A DISTANCE OF 118.41 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 14°06'26", AN ARC LENGTH OF 113.26 FEET, A RADIUS OF 460.00 FEET AND A CHORD BEARING OF S62°09'06"E A CHORD DISTANCE OF 112.97 FEET; THENCE S55°05'53"E A DISTANCE OF 64.45 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 31°46'05", AN ARC LENGTH OF 194.06 FEET, A RADIUS OF 350.00 FEET AND A CHORD BEARING OF S70°58'56"E A CHORD DISTANCE OF 191.58 FEET; THENCE S86°51'58"E A DISTANCE OF 64.50 FEET; THENCE N01°26'37"W PARALLEL TO SAID WEST LINE OF SEC. 10 A DISTANCE OF 62.34 FEET; THENCE N88°33'23"E A DISTANCE OF 275.00 FEET; THENCE S01°26'37"E PARALLEL TO SAID WEST LINE A DISTANCE OF 415.00 FEET; THENCE S88°33'23"W A DISTANCE OF 275.00 FEET; THENCE N01°26'37"W PARALLEL TO SAID WEST LINE A DISTANCE OF 332.60 FEET; THENCE N86°51'58"W A DISTANCE OF 66.10 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 31°46'05", AN ARC LENGTH OF 205.15 FEET, A RADIUS OF 370.00 FEET AND A CHORD BEARING OF N70°58'56"W A CHORD DISTANCE OF 202.53 FEET; THENCE N55°05'53"W A DISTANCE OF 64.45 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 14°06'26", AN ARC LENGTH OF 108.34 FEET, A RADIUS OF 440.00 FEET AND A CHORD BEARING OF N62°09'06"W A CHORD DISTANCE OF 108.06 FEET; THENCE N69°12'19"W A DISTANCE OF 118.41 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 23°32'51", AN ARC LENGTH OF 143.84 FEET, A RADIUS OF 350.00 FEET AND A CHORD BEARING OF N80°58'45"W A CHORD DISTANCE OF 142.83 FEET; THENCE S87°14'50"W A DISTANCE OF 152.65 FEET TO A POINT ON SAID NEW DEDICATED EAST R.O.W. LINE OF MONITOR ROAD; THENCE CONTINUING S87°14'50"W A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 3.03 ACRES MORE OR LESS OF WHICH 0.018 ACRES IS DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON NOVEMBER 02, 2004, UNDER MY PERSONAL SUPERVISION, I COMPLETED AN ACCURATE SURVEY OF "BAXTER FIRST SUBDIVISION", LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4, NW1/4) OF SECTION TEN (10), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT THE LOT CONTAINED IN SAID ADDITION IS SHOWN ON THE ACCOMPANYING PLAT THEREOF IS WELL AND ACCURATELY STAKED OFF AND MARKED; THAT IRON PIPE MARKERS, EXCEPT WHERE INDICATED WERE FOUND OR PLACED AT ALL LOT CORNERS; THAT THE DIMENSIONS OF THE LOT ARE AS SHOWN ON THE PLAT; THAT THE LOT BEARS ITS OWN NUMBER; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

TIMOTHY J. AITKEN, REGISTERED LAND SURVEYOR NUMBER, LS-458

REGISTERED LS-458 LAND SURVEYOR TIMOTHY J. AITKEN

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT LITTLE B'S CORPORATION, A NEBRASKA CORPORATION, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "BAXTER FIRST SUBDIVISION", HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY FREELY AND VOLUNTARILY DEDICATE THE ROAD RIGHT-OF-WAY TO THE PUBLIC FOR THEIR USE FOREVER; 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, THIS 6th DAY OF DECEMBER 2004

GREGORY T. BAXTER, PRESIDENT
LITTLE B'S CORPORATION, A NEBRASKA CORPORATION

RECEIVED JAN 07 2005 SURVEY RECORD REPOSITORY Hall County

ACKNOWLEDGMENT

STATE OF NEBRASKA
SS
COUNTY OF HALL

ON THE 6th DAY OF December, 2004, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED GREGORY T. BAXTER, PRESIDENT LITTLE B'S CORPORATION, A NEBRASKA CORPORATION, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Grand Island, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES October 4th, 2005

Gina M. Dubbs
NOTARY PUBLIC

SEAL — GENERAL NOTARY - State of Nebraska GINA M. DUBBS My Comm. Exp. Oct. 4, 2005

OWNERS: LITTLE B'S CORP., A NEBRASKA CORP.
SUBDIVIDER: LITTLE B'S CORP., A NEBRASKA CORP.
LAND SURVEYOR: OLSSON ASSOCIATES
NUMBER OF LOTS: 1

OLSSON ASSOCIATES
ENGINEERS – PLANNERS – SCIENTISTS – SURVEYORS
201 EAST 2ND STREET – GRAND ISLAND, NEBRASKA 68801 – 308-384-8750 – FAX 308-384-8752
LINCOLN OMAHA GRAND ISLAND SOUTH SIOUX CITY HOLDREGE KANSAS CITY PHOENIX DENVER

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