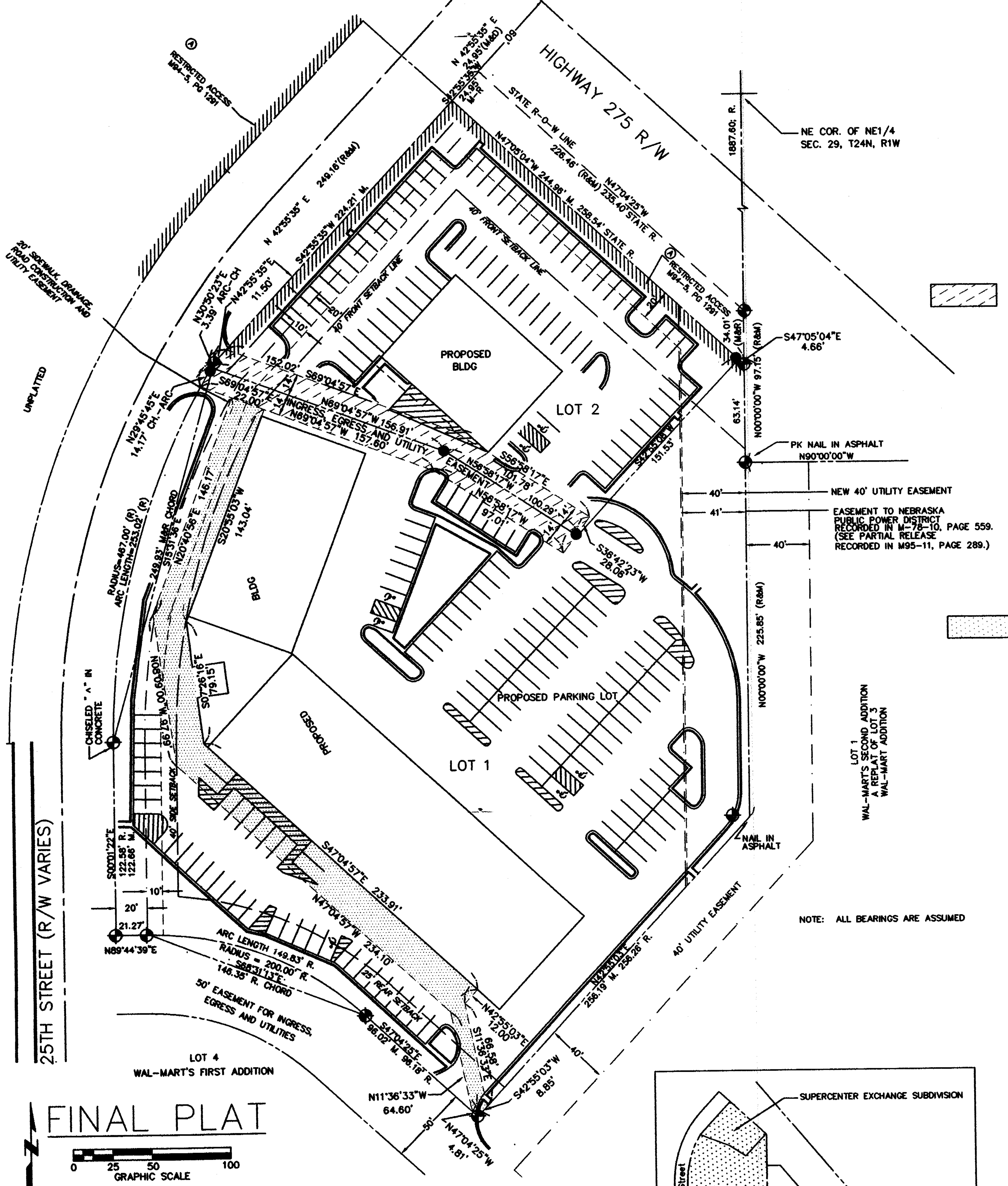
SUPERCENTER EXCHANGE SUBDIVISION
A REPLAT OF LOT 5, WAL-MART'S FIRST ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA

LOT	STREET ADDRESS	LOT SQ. FOOTAGE
1	701 South 25th	135,993
2	601 South 25th	44,808



LEGEND

- Monument Found, 5/8" Rebar or as shown
- Monument Set, 5/8" x 24" Rebar w/ Plastic Cap, L.S. 541
- M — Measured Distance
- R — Recorded Distance
- Property Line
- Easements Newly Dedicated on this Plat
- Existing Easements
- Building Setback Line, 40' on the Front, Side Yards shall be 8' unless adjacent to a residentially zoned (R) district, then the required side yard is 15'on the contiguous side(s). A side yard of 25' shall be provided on the street sides of a corner lot. The depth of the rear yard shall not be less than 25' or 20% of the lot depth, whichever is less.

Easement Description for Ingress, Egress and the Installation and Maintenance of Utilities

A tract of land located in Lots 1 and 2, Supercenter Exchange Subdivision, A Replat of Lot 5, Wal-Mart's First Addition, to the City of Norfolk, Madison County, Nebraska, more particularly described as follows:

Beginning at the North corner of said Lot 1, said corner is also the west corner of said Lot 2; thence Northeasterly on a curve concave to the Southeast along the Northerly line of said Lot 2, 3.39 feet, the chord of said curve having a bearing of North 30 degrees 50 minutes 23 seconds East and a distance of 3.39 feet; thence North 42 degrees 55 minutes 35 seconds East, 11.50 feet; thence South 69 degrees 04 minutes 57 seconds East, 152.02 feet on a line parallel with and 14.00 feet Northeast of the Southwesterly line of said Lot 2; thence South 56 degrees 58 minutes 17 seconds East, 101.78 feet on a line parallel with and 14.00 feet Northeast of the Southwesterly line of said Lot 2; thence South 36 degrees 42 minutes 23 seconds West, 28.06 feet; thence North 56 degrees 58 minutes 17 seconds West, 97.01 feet on a line parallel with and 14.00 feet Southwest of the southwesterly line of said Lot 2; thence North 69 degrees 04 minutes 57 seconds West, 157.60 feet on a line parallel with and 14.00 feet Southwest of the Southwesterly line of said Lot 2 to a point on the Northwesterly line of said Lot 1; thence Northeast on a curve concave to the Southeast 14.17 feet; the chord of said curve having a bearing of North 29 degrees 45 minutes 45 seconds East and a distance of 14.17 feet to the Point of Beginning.

Easement Description for Installation and Maintenance of Utilities

A tract of land located in Lot 1, Supercenter Exchange Subdivision, A Replat of Lot 5, Wal-Mart's First Addition, to the City of Norfolk, Madison County, Nebraska, more particularly described as follows:

Beginning at the South corner of said Lot 1; thence North 47 degrees 04 minutes 25 seconds West (an assumed bearing) 4.81 feet on the Southwesterly line of said Lot 1; thence North 11 degrees 36 minutes 33 seconds West, 64.60 feet; thence North 47 degrees 04 minutes 57 seconds West, 234.10 feet; thence North 08 degrees 09 minutes 00 seconds West, 97.99 feet; thence North 20 degrees 40 minutes 56 seconds East, 146.17 feet; thence South 69 degrees 04 minutes 57 seconds East, 22.00 feet; thence South 20 degrees 55 minutes 03 seconds West, 143.04 feet along the Northwesterly side of a proposed building; thence South 07 degrees 26 minutes 16 seconds East, 79.15 feet; thence South 47 degrees 04 minutes 57 seconds East, 233.91 feet along the westerly side of a proposed building; thence South 42 degrees 55 minutes 03 seconds West, 12.00 feet; thence South 11 degrees 36 minutes 33 seconds East, 66.58 feet to a point on the Southeasterly line of said Lot 1; thence South 42 degrees 55 minutes 03 seconds West, 8.85 feet on said Southeasterly Lot Line to the Point of Beginning.

The following existing easements and restrictions of record from Title Insurance No. 0499004175 dated July 12, 2004 pertain to this survey:

Ⓐ Terms, conditions and provisions of Warranty Deed to the State of Nebraska, Recorded May 20, 1994, as Document No. M-94-5 at Page 1291 of the records of Madison County, Nebraska. (This is a Warranty Deed conveying unto the State of Nebraska, Department of Roads, all rights of Ingress and Egress from and to all Public Right-of-Way. (This item is plotted hereon and does affect the subject property)

Ⓑ Terms, conditions and provisions of easement to Nebraska Public Power District, recorded February 1, 1996, as Document No. M96-2 at Page 61 of the records of Madison County, Nebraska. (This item is not plotted hereon because the description of this easement is ambiguous and, therefore, we are not able to ascertain the exact location thereof.)

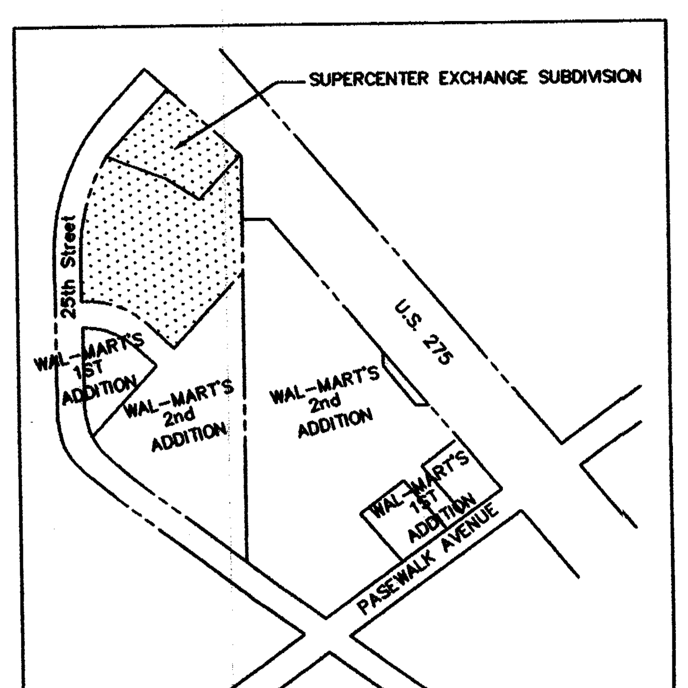
Ⓒ Insured property is adjacent to U.S. Highway 275 and is subject to controlled access for ingress and egress and possible corridor rights.

NOTES:

1. This site is designated Zone B (Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage areas is less than one square mile; or areas protected by levees from the base flood) as per Community Panel No. 310147 0015 C. effective date March 18, 1981, Federal Emergency Management Agency Federal Insurance Administration. Base flood elevation 1/4 mile south of this site is shown as elevation 1524.

2. Present and proposed zoning is C-3.

3. A four foot sidewalk shall be constructed by the Owner on the street side or sides of each lot in the Addition abutting upon a platted street as provided for in Ordinance No. 3780 of the City of Norfolk, passed and approved on April 1, 1991.



LOCATION MAP

APPROVAL

The foregoing and within plat, dedication and instrument was approved by the Mayor and City Council of the City of Norfolk, Madison County, Nebraska, by resolution duly passed on the ______ day of ____________, 2004.

City Clerk ____________ Mayor ____________

APPROVAL

The foregoing and within plat, dedication and instrument was approved by the Norfolk Planning Commission of the City of Norfolk, Madison County, Nebraska, this ______ day of __________, 2004.

____
Chairman

DEDICATION

We, Timber Norfolk Properties, L.P., a Georgia limited partnership, are the sole owners of the tract of land described in the Surveyor's Statement and embraced within this plat. We hereby grant the following easements for the installation and maintenance of utilities: 1) 10' in width, the westerly line being parallel with and 20' East of the westerly property line of Supercenter Exchange Subdivision; 2) 20' in width, on the Northeasterly line of Lot 2, of said Supercenter Exchange Subdivision; 3) the East 40' of Lot 1 and 2 of said Subdivision; 4)the easements described herein for Ingress, Egress and for the installation and maintenance of utilities. We hereby make said tract of land, so shown on the above Plat, a part of the City of Norfolk, Madison County, Nebraska. Said tract of land shall hereinafter be known as SUPERCENTER EXCHANGE SUBDIVISION, A Replat of Lot 5, Wal-Mart's First Addition, Part of the West Half of Section 28 and Part of the East Half of Section 29, Township 24 North, Range 1 West of the 6th P.M., City of Norfolk, Madison County, Nebraska, consisting of Lots 1 and 2.

TIMBER NORFOLK PROPERTIES, L.P.,
a Georgia limited partnership

____
Timber Development Corporation
General Partner
Michael Timmons, President

WAIVER

We, Timber Norfolk Properties, L.P., a Georgia limited partnership and Union Bank and Trust Company, a Nebraska state banking corporation, being the sole owners and lienholders of the tract of land described in the Surveyor's Statement hereby waive any right of claims as a result of damage occasioned by the establishment of grades or alterations of the surface of any portion of the streets and alleys to conform to grades established.

TIMBER NORFOLK PROPERTIES, L.P. — UNION BANK AND TRUST COMPANY, a Nebraska state banking corporation

____
Timber Development Corp.
General Partner
Michael Timmons, President

____
Karen J. Cenovic, Senior Vice President

CONSENT OF LIENHOLDER

We, Union Bank and Trust Company, a Nebraska state banking corporation, being Lien holders of the described tract of land, hereby approve and agree to the platting of SUPERCENTER EXCHANGE SUBDIVISION, A Replat of Lot 5, Wal-Mart's First Addition, Part of the West Half of Section 28 and Part of the East Half of Section 29, Township 24 North, Range 1 West of the 6th P.M., City of Norfolk, Madison County, Nebraska

UNION BANK AND TRUST COMPANY,
a Nebraska state banking corporation

C O R P O R A T E S E A L

____
Karen J. Cenovic, Senior Vice President

ACKNOWLEDGMENT OF NOTARY

(TIMBER NORFOLK PROPERTIES, L.P.)

State of Nebraska)
)ss
County of_______)

On this _____ day of ___________, 2004, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared Michael Timmons, President of Timber Development Corporation, General Partner for Timber Norfolk Properties, L.P., to be personally known to be the identical person who executed the foregoing instrument, and acknowledged the signing thereof to be his voluntary act and deed.

Witness my hand and official seal on the date last written.

My commission expires: ____________

____
Notary Public

ACKNOWLEDGMENT OF NOTARY

(UNION BANK AND TRUST CO.)

State of Nebraska)
)ss
County of ________)

On this _____ day of ___________, 2004, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared Karen J. Cenovic, Senior Vice President of Union Bank and Trust Company, a Nebraska state banking corporation to be personally known to be the identical person who executed the foregoing instrument, and acknowledged the signing thereof to be her voluntary act and deed.

Witness my hand and official seal on the date last written.

My commission expires: ____________

____
Notary Public

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 SUPERCENTER EXCHANGE SUBDIVISION, A Replat of Lot 5 of Wal-Mart's First Addition, Part of the West Half of Section 28 and Part of the East Half of Section 29, Township 24 North, Range 1 West of the 6th P.M., City of Norfolk, Madison County, Nebraska; that the Plat attached hereto is the original, accurate, true and correct Plat of said SUPERCENTER EXCHANGE SUBDIVISION; that said Plat accurately and correctly reflects all of the lots, blocks, streets, avenues, alleys, parks, commons, and other grounds in said Subdivision, all of which are correctly and accurately staked off, marked, and are correctly designated and shown on the attached Plat; that I surveyed and platted said SUPERCENTER EXCHANGE SUBDIVISION, consisting of Lots 1 and 2, at the instance and request of Timber Norfolk Properties, L.P., the Owners.

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

Lot 5, Wal-Mart's First Addition to the City of Norfolk, Madison County, Nebraska, less that part taken by the State of Nebraska, Department of Roads described as follows: Referring to the Northeast corner of the Northeast Quarter of Section 29, Township 24 North, Range 1 West of the 6th P.M., Madison County, Nebraska; thence Southerly a distance of 1887.60 feet along the East line of said Quarter Section to the Point of Beginning; thence Southerly deflecting 00 degrees 00 minutes 00 seconds A distance of 34.01 feet along said line; thence Northwesterly deflecting 132 degrees 49 minutes 47 seconds right, a distance of 258.54 feet to a point on the Southeasterly 25th Street Right of Way line; thence Northeasterly deflecting 90 degrees 01 minutes 46 seconds right, a distance of 24.95 feet along said Right of Way line to a point on the Southwesterly existing Highway 275 Right of Way line; thence Southeasterly deflecting 89 degrees 58 minutes 18 seconds Right, a distance of 235.40 feet along said Right of Way line to the Point of Beginning.

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

Dated this 19th day of AUGUST, 2004.

[signature]
Jeffrey S. Ryan, 541

REGISTER OF DEEDS

State of Nebraska)
)ss
County of Madison)

This instrument was filed for record the _____ day of ________, 2004 at _______ ____M. and recorded in ________, Page ______

RECEIVED
NOV 23 2005
SURVEY RECORD REPOSITORY
$ 5
MADISON County
738-395

NEBRASKA REGISTERED LS-541 LAND SURVEYOR JEFFREY S. RYAN

JEO Consulting Group, Inc.
402/371-6416 P.O. BOX 1424 NORFOLK, NEBRASKA 68702

FINAL PLAT

SUPERCENTER EXCHANGE SUBDIVISION
A REPLAT OF LOT 5, WAL-MART'S 1ST ADD.
TO THE CITY OF NORFOLK,
MADISON COUNTY, NEBRASKA

DATE 8-9-04	DRAWN BY KSL
PROJECT NO. 451SD81	BILLING GROUP
SCALE 1"=50'	
FIELD BOOK	
FILE NAME P:\451SU96\dwg&data\subdplat	
REVISION	
REVISION	
REVISION	
REVIEW BY	
REVIEW DATE	
SHEET 1 OF 1	