

# BOUSQUET SUBDIVISION

LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 6 EAST OF THE 6TH P.M., DIXON COUNTY, NEBRASKA.

DATE: 9-9-2003  
DRAWING NO.: 2003082  
SHEET: 1 OF 1  
DRAWN BY: NNS  
CHECKED BY: FMF  
JOB NO.: 2003082

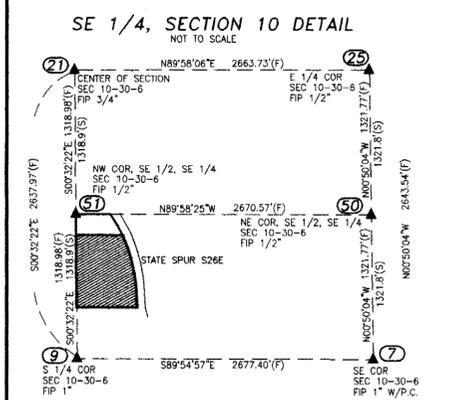
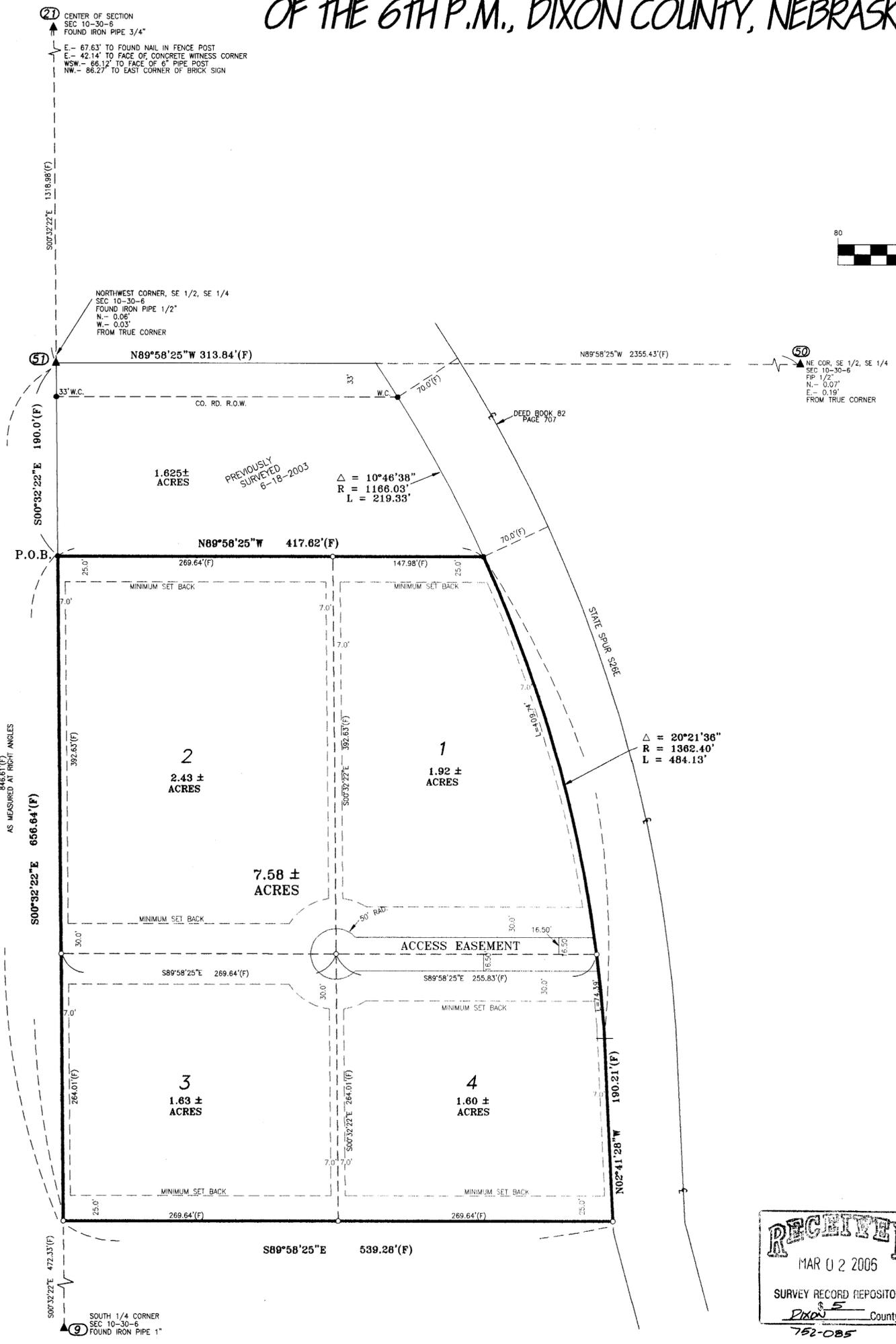


GRAPHIC SCALE



( IN FEET )  
1 inch = 80 ft.

- REFERENCES**
- ⑦ SOUTHWEST CORNER SEC 10-30-6 FOUND IRON PIPE 1" WITH PLASTIC CAP NO TIES AVAILABLE
  - ⑨ SOUTH 1/4 CORNER SEC 10-30-6 FOUND IRON PIPE 1" NE - 35.40' TO FOUND NAIL IN TOP OF FENCE POST NW - 32.98' TO FOUND NAIL IN TOP OF FENCE POST SE - 45.95' TO FOUND STEEL POST E - 29' TO FENCE LINE RUNNING NORTH-SOUTH
  - ②⑤ EAST 1/4 CORNER SEC 10-30-6 FOUND IRON PIPE 1/2" N - 22.43' TO FOUND 1" PIPE ENE - 54.26' TO GAS LINE MARKER ESE - 108.38' TO FOUND NO.8 BRASS CAP IN CONCRETE E - 98.22' TO FOUND 5/8" IRON REBAR
  - ⑤⑥ NORTHWEST CORNER, SE 1/2, SE 1/4 SEC 10-30-6 FOUND IRON PIPE 1/2" N - 0.07' E - 0.19' FROM TRUE CORNER NO TIES AVAILABLE
  - ⑤⑦ NORTHWEST CORNER, SE 1/2, SE 1/4 SEC 10-30-6 FOUND IRON PIPE 1/2" N - 0.06' W - 0.03' FROM TRUE CORNER NW - 3.53' TO FOUND "X" NAILS IN TOP OF FENCE POST NW - 8.95' TO FOUND "X" NAILS IN TOP OF FENCE POST N - 3.4' TO FENCE LINE WEST



**OWNERS CERTIFICATE**

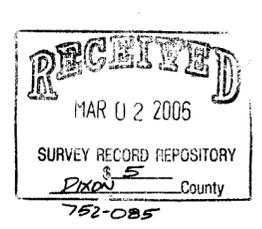
WE, THE UNDERSIGNED, SOLE OWNER OF THE REAL ESTATE DESCRIBED IN THE LEGAL DESCRIPTION, HAVE CAUSED SAID REAL ESTATE TO BE PLATTED INTO LOTS 1 THRU 4 TO BE KNOWN HERE IN AFTER AS BOUSQUET SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 6 EAST OF THE 6TH P.M., DIXON COUNTY, NEBRASKA. I DO HEREBY DEDICATE THE STREET, AVENUES, DRIVES, ROADS AND ALLEYS AND OTHER PUBLIC GROUNDS TO THE USE AND AND BENEFIT OF THE PUBLIC

\_\_\_\_\_ BOUSQUET

STATE OF NEBRASKA)  
COUNTY OF DIXON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003 BY \_\_\_\_\_ HUSBAND AND WIFE.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_



**PLANNING COMMISSION APPROVAL**

THE FOREGOING AND WITHIN PLAT, DEDICATION AND INSTRUMENT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF PONCA, DIXON COUNTY, NEBRASKA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003

CHAIRMAN \_\_\_\_\_

**APPROVAL**

THE FOREGOING AND WITHIN PLAT, DEDICATION AND INSTRUMENT IS HEREBY APPROVED AND ACCEPTED BY THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF PONCA, DIXON COUNTY, NEBRASKA

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

ATTEST \_\_\_\_\_ CITY CLERK \_\_\_\_\_ MAYOR

STATE OF NEBRASKA)  
COUNTY OF DIXON)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD BY THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

REGISTER OF DEEDS \_\_\_\_\_

**APPROVAL**

THE FOREGOING AND WITHIN PLAT, DEDICATION AND INSTRUMENT IS HEREBY APPROVED AND ACCEPTED BY LAND USE ADMINISTRATOR OF THE CITY OF PONCA, DIXON COUNTY, NEBRASKA

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

ATTEST \_\_\_\_\_ LAND USE ADMINISTRATOR

**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 6 EAST OF THE 6TH P.M., DIXON COUNTY, NEBRASKA. ALL CORNERS OF THIS DESCRIPTION ARE SET OR FOUND AS DESCRIBED ON OFFICIAL PLAT SIGNED ON 9-9-2003. HEREAFTER MAKE A PART OF THIS DESCRIPTION BY THIS REFERENCE AND ON FILE AT THE DIXON COUNTY COURTHOUSE IN THE COUNTY SURVEYOR'S OFFICE. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 846.61 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10 LYING WEST OF THE EXISTING STATE SPUR 526E AS DESCRIBED IN DEED BOOK 82, PAGE 707, LESS AND EXCEPT THE NORTH 190 FEET, THEREOF SAID TRACT CONTAINING 7.58 ACRES MORE OR LESS.

**LEGEND**

P.O.B. - POINT OF BEGINNING  
(F) - AS PER MEASURED BY FRANKLIN  
(S) - AS PER MEASURED BY SCHROEDER  
W/ - WITH  
PERP - PERPETUATED  
FIR - FOUND IRON REBAR  
FIP - FOUND IRON PIPE  
SIR - SET IRON REBAR  
○ - SET IRON REBAR 5/8"  
● - FOUND CORNER AS NOTED  
▲ - FOUND SECTION MARKER AS NOTED  
△ - SET SECTION MARKER AS NOTED  
P.C. - PLASTIC CAP  
A.C. - ALUMINUM CAP

**MINIMUM BUILDING SETBACKS**

FRONT YARD: 30.0'  
REAR YARD: 25.0'  
SIDE YARD: 7.0'

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF STATE OF NEBRASKA.

9-9-2003  
DATE OF SIGNATURE \_\_\_\_\_ R.L.S. 525  
NOT VALID UNLESS EMBOSSED WITH RAISED SEAL

ALPHA LAND SURVEYING

Alpha Surveying  
Land Surveying  
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REG. IN SOUTH DAKOTA & NEBRASKA