

BROWN ACRES NORTH SUBDIVISION

PART OF THE NE1/4, SE 1/4 OF SEC. 7, T12N, R11W, HALL COUNTY, NEBRASKA

FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4, SE1/4) OF SECTION SEVEN (7), TOWNSHIP TWELVE (12) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SEC. 7, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S00°00'00"E UPON AND ALONG THE EAST LINE OF THE SE1/4 A DISTANCE OF 613.12 FEET; THENCE N90°00'00"W A DISTANCE OF 40.00 FEET TO A POINT OF CURVATURE, SAID POINT ALSO BEING ON THE NEW WEST RIGHT-OF-WAY (R.O.W.) LINE OF 130TH ROAD; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 35°49'49", AN ARC LENGTH OF 910.52 FEET, A RADIUS OF 1456.00 FEET, AND A CHORD BEARING OF N45°28'30"W A CHORD DISTANCE OF 895.75 FEET TO THE NORTH LINE OF SE1/4; THENCE S88°44'00"E UPON AND ALONG SAID NORTH LINE A DISTANCE OF 638.79 FEET TO SAID NEW WEST R.O.W. LINE; THENCE CONTINUING S88°44'00"E UPON AND ALONG SAID NORTH LINE A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 178232.49 SQUARE FEET OR 4.092 ACRES MORE OR LESS OF WHICH 0.563 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON MAY 9TH 2006, UNDER MY PERSONAL SUPERVISION, I COMPLETED AN ACCURATE SURVEY OF "BROWN ACRES NORTH SUBDIVISION" LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4, SE1/4) OF SECTION SEVEN (7), TOWNSHIP TWELVE (12) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT THE LOTS, BLOCKS, STREETS, AVENUES, ALLEYS, PARKS, COMMONS AND OTHER GROUNDS, AS CONTAINED IN SAID ADDITION AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, ARE 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 LOTS ARE AS SHOWN ON THE PLAT; THAT EACH 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

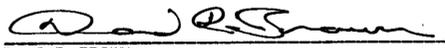


DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT DAVID R. BROWN AND JOAN M. BROWN, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "BROWN ACRES NORTH SUBDIVISION" IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4, SE1/4) OF SECTION SEVEN (7), TOWNSHIP TWELVE (12) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; AND HEREBY DEDICATE THE EASEMENTS, IF ANY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR UNDERGROUND PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; 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 OWNER AND PROPRIETOR.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT Grand Island, Nebraska
CITY STATE

THIS 1th DAY OF June, 2006.


DAVID R. BROWN

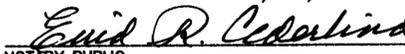

JOAN M. BROWN

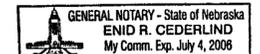
ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL SS

ON THIS 1th DAY OF June, 2006 A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DAVID R. BROWN AND JOAN M. BROWN, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE 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.

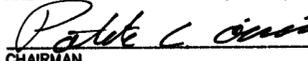
MY COMMISSION EXPIRES July 4, 2006


NOTARY PUBLIC



APPROVAL

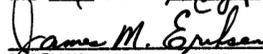
SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.


CHAIRMAN

05/10/06
DATE

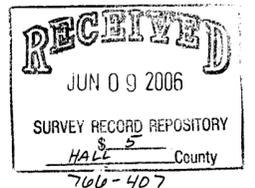
APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS

THIS 1st DAY OF May, 2006.

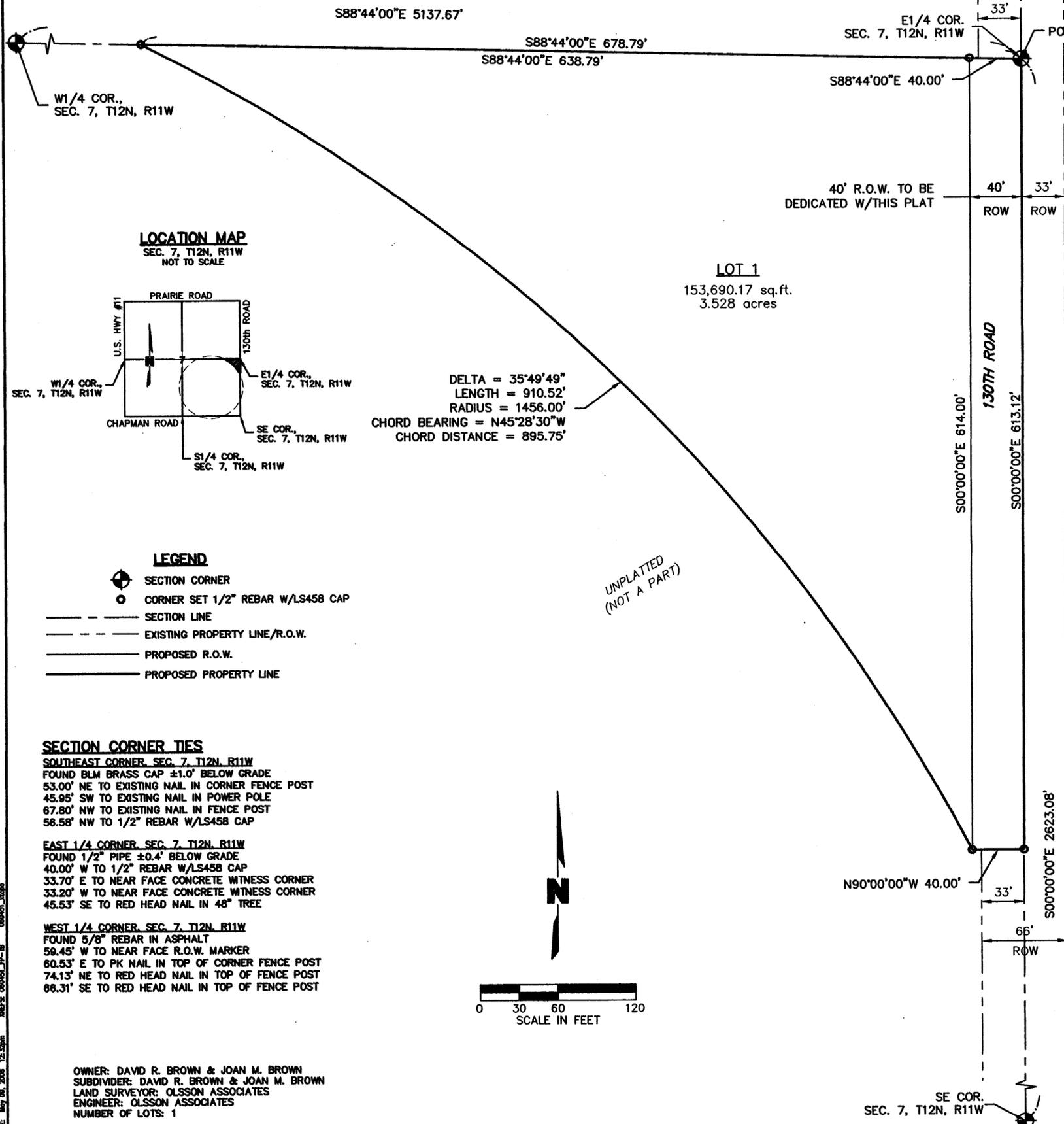

CHAIRMAN




COUNTY CLERK



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USER: jbrown
 DATE: May 06, 2006 12:32pm
 F:\Projects\2006\05\BrownAcres\BrownAcres.plt
 PLOT DATE: May 06, 2006 12:32pm