

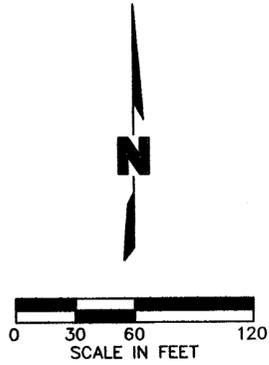
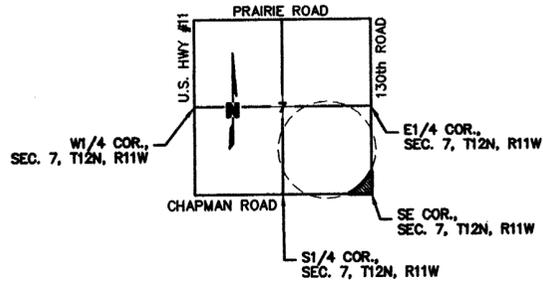
BROWN ACRES SOUTH SUBDIVISION

PART OF THE SE1/4, SE 1/4 OF SEC. 7, T12N, R11W,

VILLAGE OF CAIRO, HALL COUNTY, NEBRASKA

FINAL PLAT

LOCATION MAP
SEC. 7, T12N, R11W
NOT TO SCALE



LEGEND

- SECTION CORNER
- CORNER SET 1/2" REBAR W/LS458 CAP
- SECTION LINE
- EXISTING PROPERTY LINE/R.O.W.
- PROPOSED R.O.W.
- PROPOSED PROPERTY LINE

SECTION CORNER TIES

SOUTHEAST CORNER, SEC. 7, T12N, R11W
FOUND BLM BRASS CAP ±1.0' BELOW GRADE
53.00' NE TO EXISTING NAIL IN CORNER FENCE POST
45.95' SW TO EXISTING NAIL IN POWER POLE
67.80' NW TO EXISTING NAIL IN FENCE POST
56.58' NW TO 1/2" REBAR W/LS458 CAP

EAST 1/4 CORNER, SEC. 7, T12N, R11W
FOUND 1/2" PIPE ±0.4' BELOW GRADE
40.00' W TO 1/2" REBAR W/LS458 CAP
33.70' E TO NEAR FACE CONCRETE WITNESS CORNER
33.20' W TO NEAR FACE CONCRETE WITNESS CORNER
45.53' SE TO RED HEAD NAIL IN 48" TREE

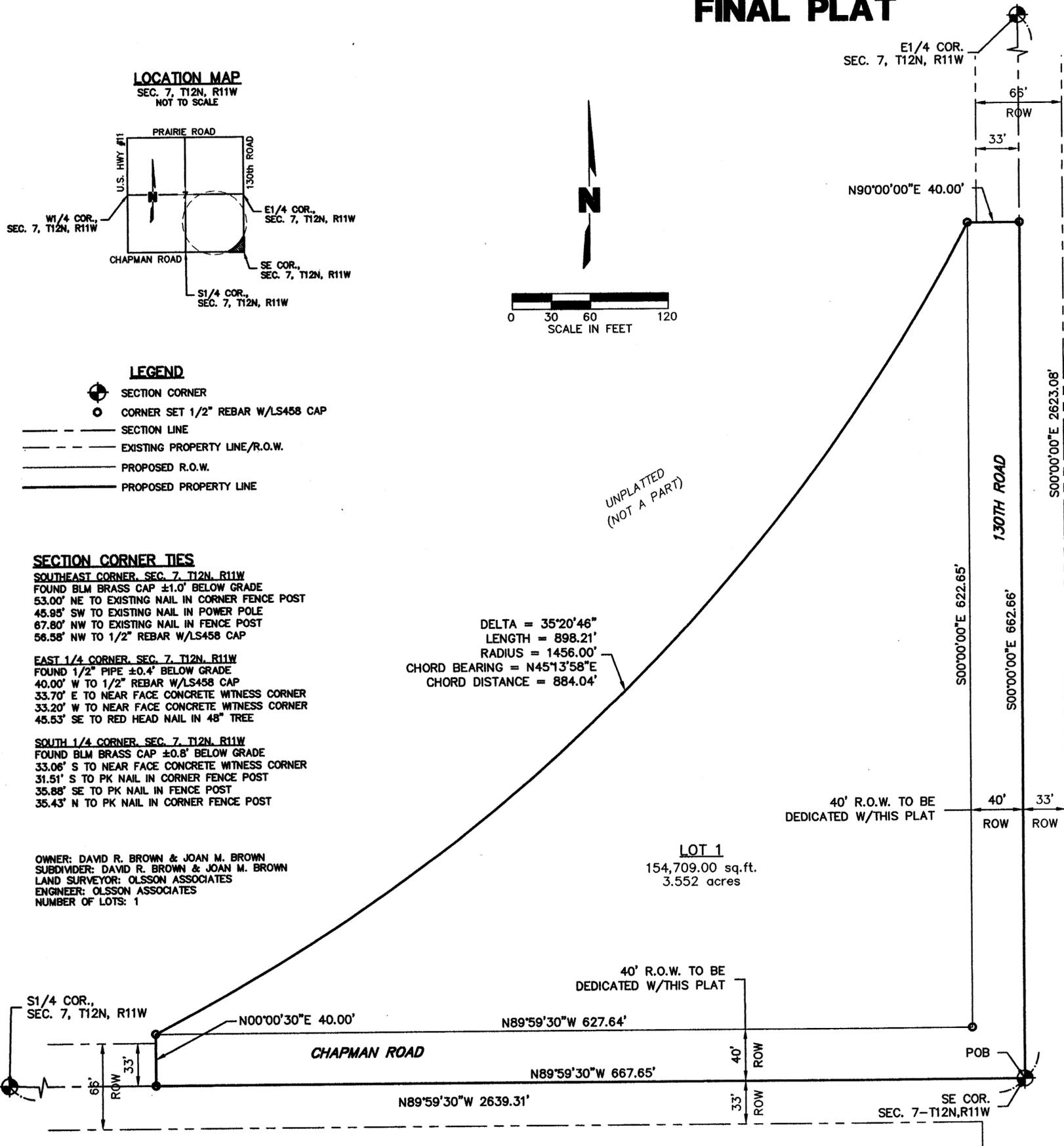
SOUTH 1/4 CORNER, SEC. 7, T12N, R11W
FOUND BLM BRASS CAP ±0.8' BELOW GRADE
33.06' S TO NEAR FACE CONCRETE WITNESS CORNER
31.51' S TO PK NAIL IN CORNER FENCE POST
35.88' SE TO PK NAIL IN FENCE POST
35.43' N TO PK NAIL IN CORNER FENCE POST

OWNER: DAVID R. BROWN & JOAN M. BROWN
SUBDIVIDER: DAVID R. BROWN & JOAN M. BROWN
LAND SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 1

DELTA = 35°20'46"
LENGTH = 898.21'
RADIUS = 1456.00'
CHORD BEARING = N45°13'58"E
CHORD DISTANCE = 884.04'

UNPLATTED
(NOT A PART)

LOT 1
154,709.00 sq.ft.
3.552 acres



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, 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 SOUTHEAST CORNER OF SAID SEC. 7, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N89°59'30"W UPON AND ALONG THE SOUTH LINE OF SE1/4 A DISTANCE OF 667.65 FEET; THENCE N00°00'30"E A DISTANCE OF 40.00 FEET TO A POINT OF CURVATURE, SAID POINT ALSO BEING THE NEW NORTH RIGHT-OF-WAY (R.O.W.) LINE OF CHAPMAN ROAD; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 35°20'46", AN ARC LENGTH OF 898.21 FEET, A RADIUS OF 1456.00 FEET, AND A CHORD BEARING OF N45°13'58"E A CHORD DISTANCE OF 884.04 FEET TO THE NEW WEST R.O.W. LINE OF 130TH ROAD; THENCE N90°00'00"E A DISTANCE OF 40.00 FEET TO THE EAST LINE OF SAID SE1/4; THENCE S00°00'00"E UPON AND ALONG SAID EAST LINE A DISTANCE OF 662.66 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 206321.07 SQUARE FEET OR 4.736 ACRES MORE OR LESS OF WHICH 1.185 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 SOUTH SUBDIVISION" LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, 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 UNDISPUTED MONUMENTS.

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



DEDICATION

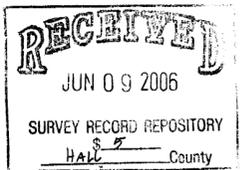
KNOW ALL MEN BY THESE PRESENTS, THAT DAVID R. BROWN AND JOAN M. BROWN, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "BROWN ACRES SOUTH SUBDIVISION" IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) 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 7th DAY OF June, 2006.

David R. Brown
DAVID R. BROWN

Joan M. Brown
JOAN M. BROWN



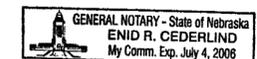
ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS 7th 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.
CITY

MY COMMISSION EXPIRES July 4, 2008

Enid R. Cederlund
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.

Steve O'Neill 05/10/06
CHAIRMAN DATE

APPROVED AND ACCEPTED BY THE VILLAGE OF CAIRO, NEBRASKA

THIS 16th DAY OF May, 2006.

Harvey R. Veeder
MAYOR

Susan Kuithe
CITY CLERK

