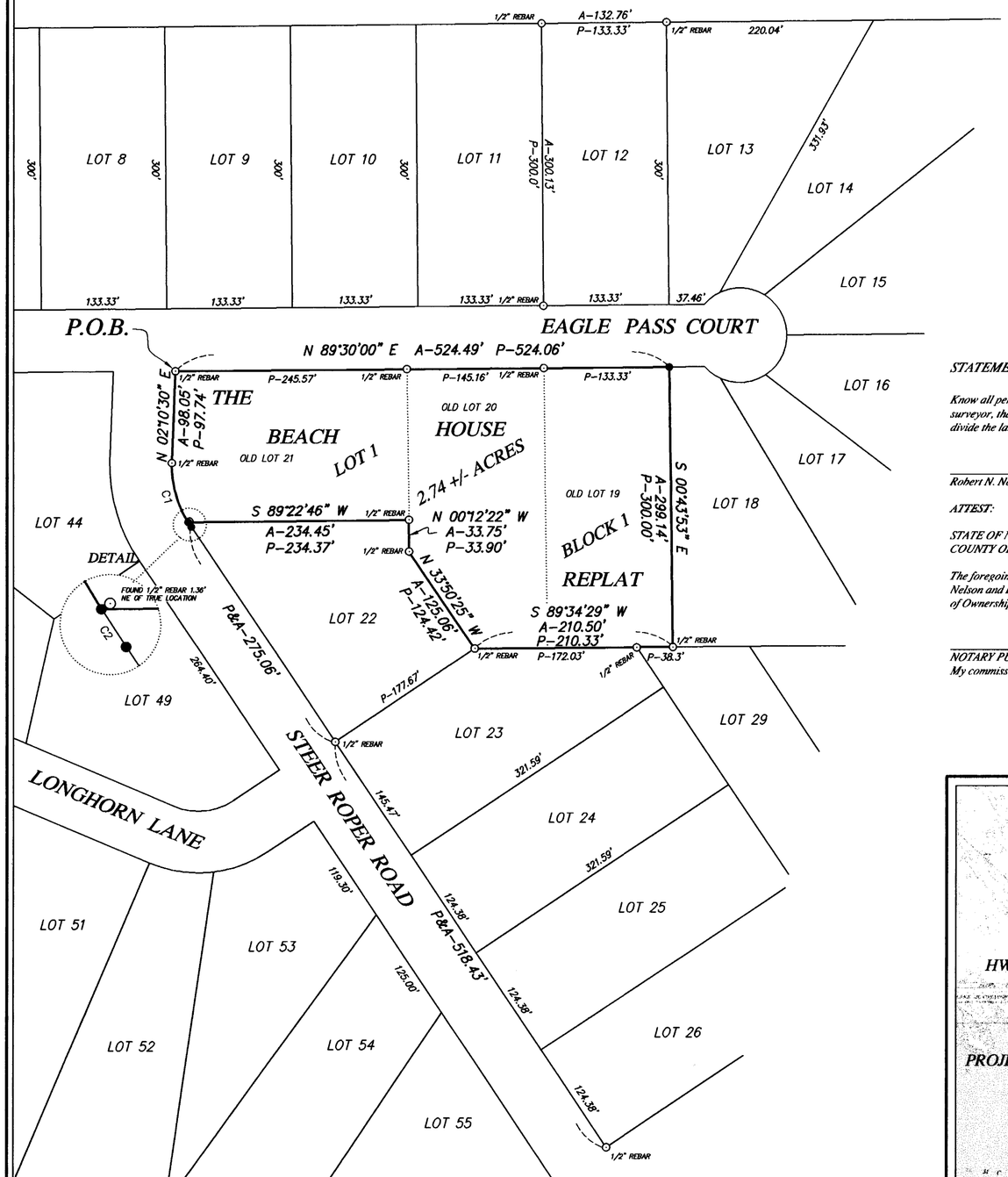
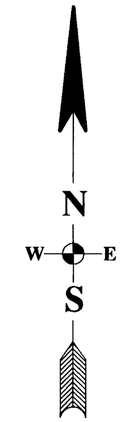
JOB NO. 06-080

FINAL PLAT OF

THE BEACH HOUSE REPLAT

LOCATED IN LOTS 19, 20 AND 21, McGINLEY'S SUBDIVISION NO. 1 LOCATED IN THE S 1/2 OF SECTION 21, T.15 N., R.38 W. OF THE 6th P.M., KEITH COUNTY, NEBRASKA





SCALE 1" = 100'

LEGEND

- ○ FOUND MONUMENT
- ● MONUMENT SET 1/2" REBAR W/ PLASTIC CAP STAMPED R.L.S. 554
- P– PLATTED DISTANCE
- A– ACTUAL DISTANCE

LEGAL DESCRIPTION

A tract of land located in Lots 19, 20 and 21, McGinley's Subdivision No. 1 located in the S 1/2 of Section 21, T.15 N., R.38 W. of the 6th P.M., Keith County, Nebraska, said tract being more particularly described as follows:

Beginning at the NW corner of Lot 21, McGinley's Subdivision No. 1 located in the S 1/2 of Section 21, T.15 N., R.38 W. of the 6th P.M., Keith County, Nebraska; thence N 89°30'00" E on the north line of Lots 19, 20 and 21, 524.49 feet to the NE corner of Lot 19; thence S 00°43'53" E on the east line of said Lot 19, 299.14 feet to the SE corner of said Lot 19; thence S 89°34'29" W on the south line of Lots 19 and 20, 210.50 feet; thence N 33°50'25" W on the northwesterly line of said Lot 20, 125.06 feet; thence N 00°12'22" W on the west line of said Lot 20, 33.75 feet to the SE corner of said Lot 21; thence S 89°22'46" W on the south line of said Lot 21, 234.45 feet to the beginning of a nontangent 117.00 foot radius curve concave Northeasterly; thence Northwesterly on the arc of said curve 66.25 feet (chord bearing N 15°21'33" W, chord distance 65.37 feet); thence N 02°10'30" E on the west line of said Lot 21, 98.05 feet to the Point of Beginning containing 2.74 acres, more or less.

STATEMENT OF OWNERSHIP:

Know all persons by these presents, that The Beach House, LLC, is the owner of the lands described hereon by the surveyor, that we have caused this replat to be made according to the regulations of the governing body to better divide the land according to land use. These things are our expressed desire and that they are all of our free will.

Robert N. Nelson *Laura J. Nelson*

ATTEST:

STATE OF NEBRASKA)
COUNTY OF KEITH)

The foregoing instrument was acknowledged before me on this____day of_____, 2006, by Robert N. Nelson and Laura J. Nelson to me known to be those identical persons whose signatures are affixed to the Statement of Ownership as their own voluntary act and deed.

NOTARY PUBLIC
My commission expires_____ *Seal:*

APPROVAL AND ACCEPTANCE (Planning Commission)

The Final Plat of The Beach House Replat located in Lots 19, 20 and 21, McGinley's Subdivision No.1located in the S 1/2 of Section 21, T.15 N., R.38 W. of the 6th P.M., Keith County, Nebraska, shown hereon, has been reviewed by the Keith County Planning Commission and has been approved and accepted.

Chairman, Keith County Planning Commission *Date*

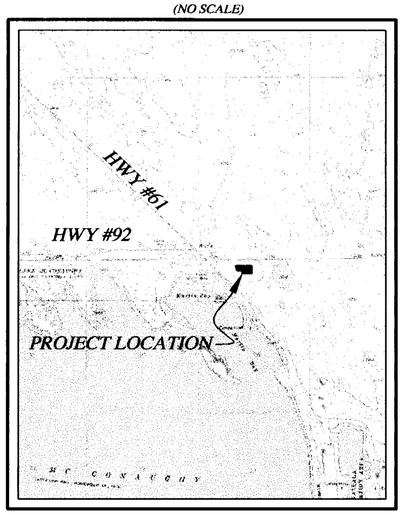
APPROVAL AND ACCEPTANCE (Board of County Commissioners)

The Final Plat of The Beach House Replat located in Lots 19, 20 and 21, McGinley's Subdivision No.1located in the S 1/2 of Section 21, T.15 N., R.38 W. of the 6th P.M., Keith County, Nebraska, shown hereon, has been reviewed by the Board of County Commissioners and has been approved and accepted.

Chairman, Keith County Board of Commissioners *Date*

VICINTY SKETCH

(NO SCALE)



RECORDED:

Entered on numerical index and filed for record this____day of_____, 2006, at ____o'clock___M. and recorded in Book_____ of Plats at Page____, in the Office of the Keith County Clerk.

Donna Messersmith, Keith County Clerk

RECEIVED
JUL 07 2006
SURVEY RECORD REPOSITORY
$ 5
KEITH County
770-062

NEBRASKA REGISTERED LS-554 LAND SURVEYOR RYAN E. DICKINSON

SURVEYOR'S CERTIFICATE

I do hereby certify that, under my personal supervision, this plat was prepared from an actual survey completed this 22nd day of April, 2006, and is correct to the best of my knowledge.

Ryan E. Dickinson, Registered Land Surveyor
Nebraska Reg. No. 554

DICKINSON LAND SURVEYORS
P.O.BOX 283, OGALLALA, NEBRASKA
OFFICE-308-284-8440 CELL-308-289-1485

MEASURED CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	117.00'	66.25'	65.37'	N 15°21'33" W	32°26'44"
C2	117.00'	6.03'	6.03'	N 33°03'31" W	02°57'11"