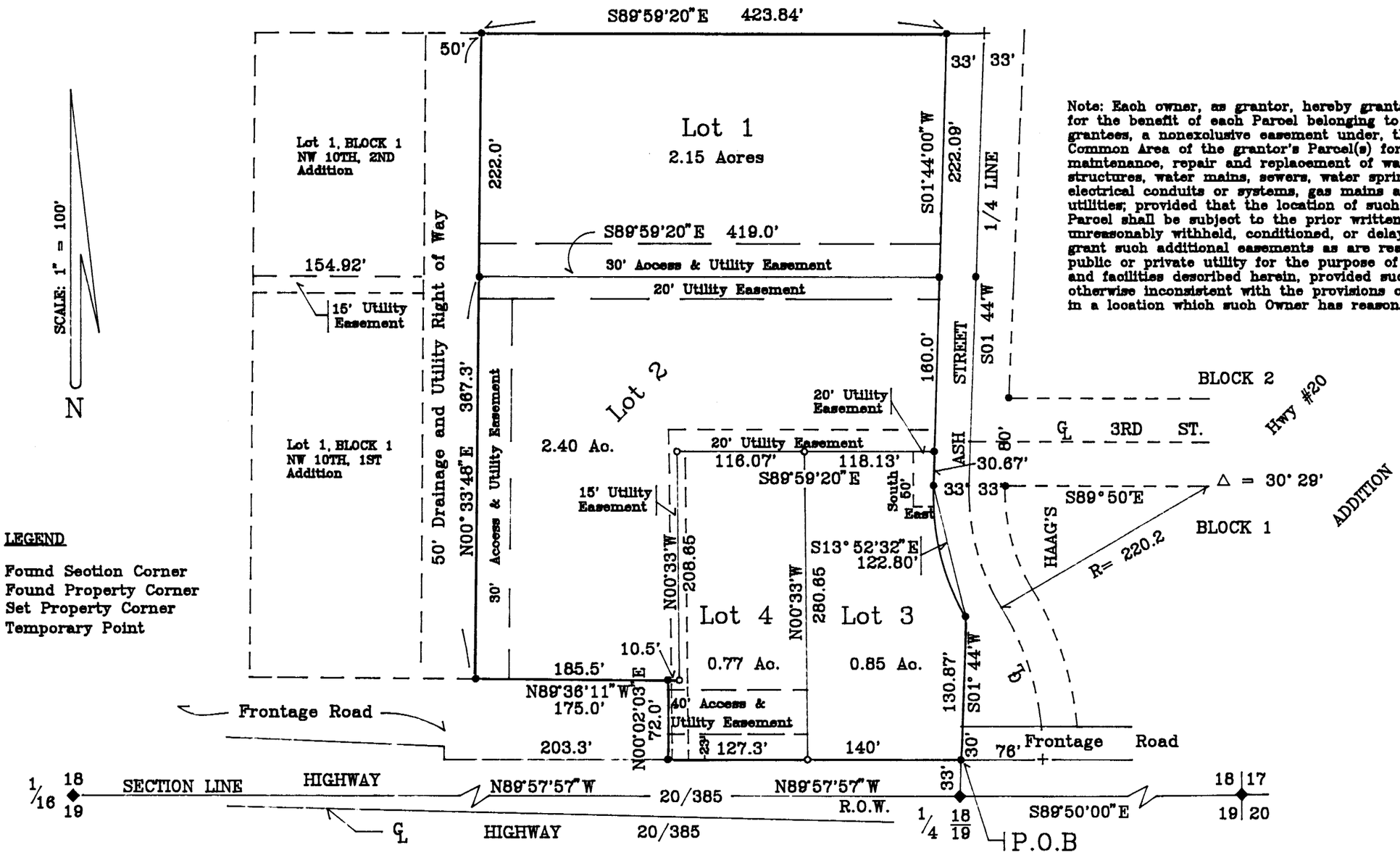
EISENBARTH ADDITION, TO THE CITY OF CHADRON, DAWES COUNTY, NE.

A Replat of Northwest Eleventh, First Addition



SCALE: 1" = 100'

N

LEGEND

- ◆ Found Section Corner
- • Found Property Corner
- ○ Set Property Corner
- + Temporary Point

Note: Each owner, as grantor, hereby grants to the other Owners, for the benefit of each Parcel belonging to the other owners, as grantees, a nonexclusive easement under, through and across the Common Area of the grantor's Parcel(s) for the installation, operation, maintenance, repair and replacement of water drainage systems or structures, water mains, sewers, water sprinkler system lines, telephones, electrical conduits or systems, gas mains and other public or private utilities; provided that the location of such easement(s) on any given Parcel shall be subject to the prior written approval shall not be unreasonably withheld, conditioned, or delayed. Each Owner agrees to grant such additional easements as are reasonably required by any public or private utility for the purpose of providing the utility lines and facilities described herein, provided such easements are not otherwise inconsistent with the provisions of this Declaration and are in a location which such Owner has reasonably approved.

DEDICATION

The undersigned: E & L Holdings, LLC, the Fee Owner(s) and Proprietor(s) of the following described real estate: EISENBARTH ADDITION to the City of Chadron, Dawes County, Nebraska. A Replat of NW 11th, First Addition; more particularly described as follows: Commencing at the South 1/4 Corner of Section 18, T-33-N, R-48-W of the 6th P.M., Dawes County, Nebraska; thence N01°44'00"E, 33.0 feet on the 1/4 line to the Point of Beginning; thence N89°57'57"W, 267.3 feet on the Northerly right of way of Highway #385; thence N00°02'03"E, 72.0 feet; thence N89°36'11"W, 175.0 feet on the North Line of frontage road; thence N00°33'48"E, 589.3 feet; thence S89°59'20"E, 423.84 feet to the West right of way of Ash Street; thence S01°44'W, 412.76 feet on the West right of way of Ash Street to a point of curvature; thence S13°52'32"E, 122.8 feet (chord distance) on a convex curve (radius=253.2') to the 1/4 Line; thence S01°44'W, 130.87 feet to the Point of Beginning and containing 6.17 Acres.

E & L Holdings, L.L.C.

ACKNOWLEGEMENT

STATE OF NEBRASKA }
COUNTY OF DAWES } SS

The above and foregoing DEDICATION was acknowledged before me this 30th day of June, 2006 by Jamey R. Eisenbarth representing; E & L Holdings, LLC.

My Commission Expires:

Beverly A. Bartlett
Notary Public

BEVERLY A. BARTLETT
MY COMMISSION EXPIRES
June 20, 2010

APPROVAL

Submitted to and approved by the City Planning Commission on the 13th day of June, 2006.

Chairperson

ACCEPTANCE

The foregoing Plat and Dedication was approved and accepted by the City Council of Chadron, NE, by Resolution No. 2006-62 passed on the 19th day of June, 2006.

John Gamby
Mayor

Donna J. Rust
City Clerk

CITY OF CHADRON NEBRASKA
OFFICIAL SEAL

CORNER DESCRIPTIONS

SC 17,18,19,20, T-33-N, R-48-W: Found a Dawes County aluminum cap in a water valve box, from which; nails in power poles bear NW, 27.44'; NE, 48.71'; and SE, 68.54'; the NW corner of a chain link fence bear SW, 81.90'.

1/4 18/19, T-33-N, R-48-W: Found a State of Nebraska Brass Cap in the North asphalt shoulder of Highway 20, from which; 5/8" dia. rebars bear North, 33.0'; and NW, 41.43'; base of steel light pole bears NE, 22.75'; a telephone box bears NW, 33.84'.

1/4 Corner 7/18, T-33-N, R-48-W: Found a Dawes County aluminum monument 10" deep in E-W County Road, from which; a 5/8" dia. rebar bears West, 0.25'; x-nails in power pole bear ESE, 90.5'; x-nails in gate post bear South, 34.0'; and SSW, 38.8'; NW corner of house bear SW, 101.25'; fences run North and South.

West 16th Corner, 18/19, T-33-N, R-48-W: Found LS-109 cap flush in concrete, from which; p.k. nail in centerline of Highway bear North, 4.26'; "x" chiseled in R.O.W. markers bear NW, 99.6'; and SW, 100.15'; top of fire hydrant bears NE, 89.05'.

SURVEYOR'S CERTIFICATE

This is to certify that on June 30th, 2006, I completed a survey of described property. All distances were measured by Total Station and/or 100' tape. All bearings are based on the Section line bearings as shown on this plat. I found or set 5/8" rebar w/LS 519 cap unless noted on this plat.

This survey was performed at the request of Jamie Eisenbarth.

Alan M. Curd, LS-519

RECEIVED
AUG 23 2006
SURVEY RECORD REPOSITORY
$ 5
DAWES County
777-603

NEBRASKA REGISTERED LS-519 LAND SURVEYOR ALAN M. CURD

F.B. 143 JE.dwg

18-33-48/8-2005