

Description Tract 1:

A part of Lot C, Christopher's Cove 1st Addition to the City of Columbus, Platte County, Nebraska, more particularly described as follows: beginning at the Northeast Corner of said Lot C; thence S 05°24'38" E (all bearings are reference from True North observed at the Northeast corner of Section 36, T17N, R1W of the 6th P.M.), 79.74 ft. on the East line of said Lot C; thence S 84°30'44" W, 614.41 ft.; thence N 05°29'16" W, 105.14 ft. to the South corner of Lot 110 of said Addition; thence S 44°33'11" E, 32.71 ft. on the Northeastly line of said Lot C; thence N 84°30'42" E, 593.90 ft. on the Northerly line of said Lot C to the point of beginning, containing 1.13 acres more or less.

Description Tract 2:

A part of Lot C, Christopher's Cove 2nd Addition to the City of Columbus, Platte County, Nebraska, more particularly described as follows: beginning at the Northwest Corner of said Lot C; thence N 84°31'27" E (all bearings are reference from True North observed at the Northeast corner of Section 36, T17N, R1W of the 6th P.M.), 336.03 ft. on the Northerly line of said Lot C to the Northeast corner thereof; thence S 05°29'16" E, 79.67 ft. on the East line of said Lot C; thence S 84°30'44" W, 336.14 ft. to the West line of said Lot C; thence N 05°24'38" W, 79.74 ft. on the West line of said Lot C to the point of beginning, containing 0.61 acres more or less.

Description Tract 3:

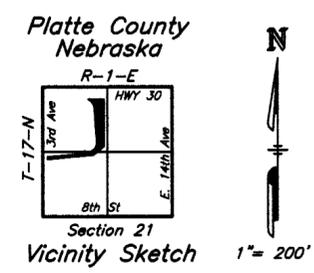
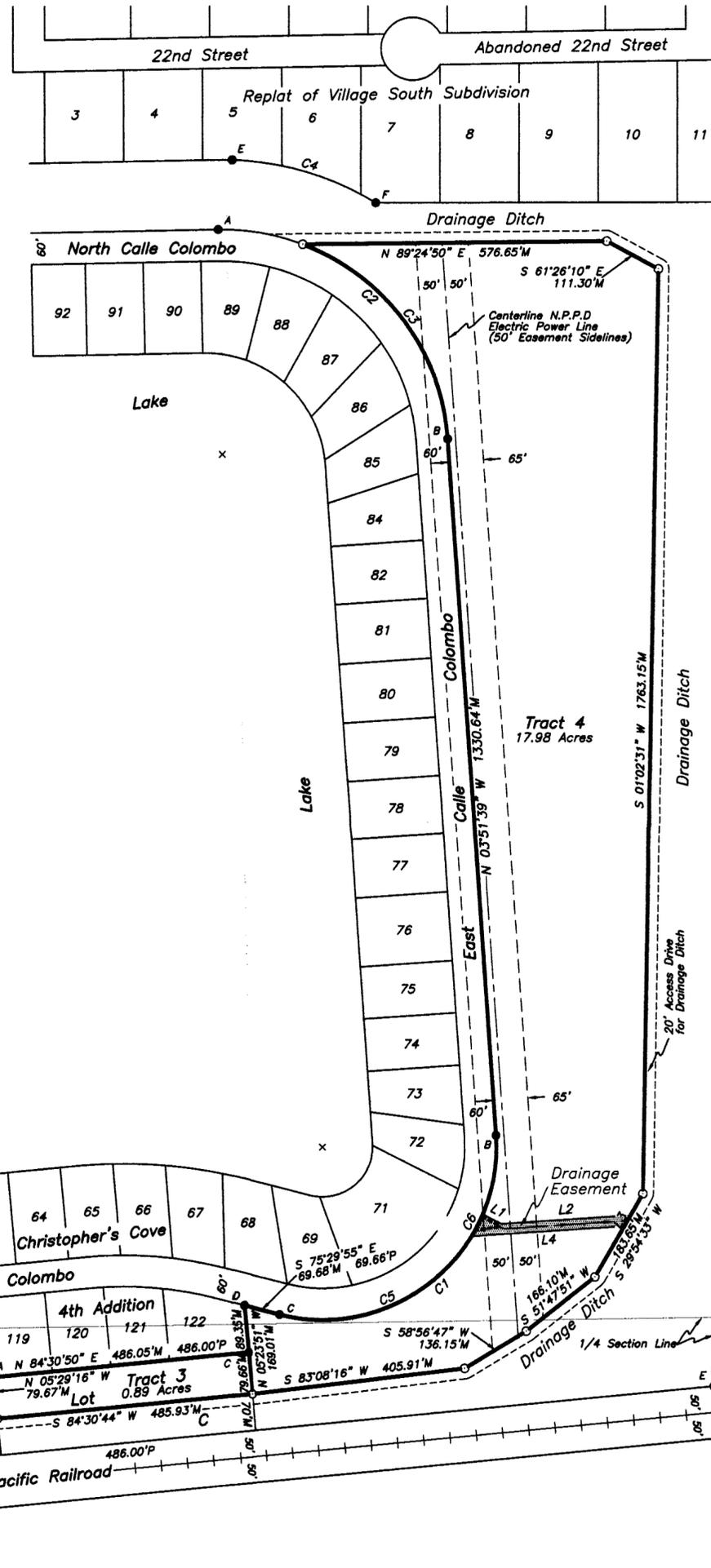
A part of Lot C, Christopher's Cove 4th Addition to the City of Columbus, Platte County, Nebraska, more particularly described as follows: beginning at the Northwest Corner of said Lot C; thence N 84°30'50" E (all bearings are reference from True North observed at the Northeast corner of Section 36, T17N, R1W of the 6th P.M.), 486.05 ft. on the Northerly line of said Lot C to the Northeast corner thereof; thence S 05°23'51" E 79.66 ft. on the East line of said Lot C; thence S 84°30'44" W, 485.93 ft. to the West line of said Lot C; thence N 05°29'16" W, 79.67 ft. on the West line of said Lot C to the point of beginning, containing 0.89 acres more or less.

Description Tract 4:

A tract of land located in the NW1/4 and in the SW1/4 of Section 21, T17N, R1E of the 6th P.M. Platte County, Nebraska, more particularly described as follows: beginning at the Northeast corner of Lot 122, Christopher's Cove 4th Addition to the City of Columbus, Platte County, Nebraska; thence S 75°29'55" E (all bearings are reference from True North observed at the Northeast corner of Section 36, T17N, R1W of the 6th P.M.), 69.68 ft. on the South right-of-way line of South Calle Colombo; thence Northeastly on a 329.84 ft. radius curve concaved to the Northwest, 623.79 ft. (long chord bears N 50°19'50" E, 534.90 ft.) on the South and East right-of-way lines of South Calle Colombo and East Calle Colombo; thence N 03°51'39" W, 1330.64 ft. on the East right-of-way line of East Calle Colombo; thence Northwestly on a 427.95 ft. radius curve concaved to the Southwest, 487.20 ft. (long chord bears N 36°28'46" W, 461.31 ft.) on the East right-of-way line of East Calle Colombo; thence N 89°24'50" E, 576.65 ft.; thence S 61°26'10" E, 111.30 ft.; thence S 01°02'31" W, 1763.15 ft.; thence S 29°54'33" W, 183.65 ft.; thence S 51°47'51" W, 166.10 ft.; thence S 58°56'47" W, 136.15 ft.; thence S 83°08'16" W, 405.91 ft. to the East line of said Addition; thence N 05°23'51" W, 169.01 ft. on the East line of said Addition to the point of beginning, containing 17.98 acres more or less.

Description Drainage Easement:

A strip of land located in the NW1/4 of Section 21, T17N, R1E of the 6th P.M. Platte County, Nebraska, more particularly described as follows: referring to the Northeast corner of Lot 122, Christopher's Cove 4th Addition to the City of Columbus, Platte County, Nebraska; thence S 75°29'55" E (all bearings are reference from True North observed at the Northeast corner of Section 36, T17N, R1W of the 6th P.M.), 69.68 ft. on the South right-of-way line of South Calle Colombo; thence Northeastly on a 329.84 ft. radius curve concaved to the Northwest 422.79 ft. (long chord bears N 67°47'18" E, 394.44 ft.) on the South and East right-of-way lines of South Calle Colombo and East Calle Colombo to the point of beginning; thence northeastly on a 329.84 ft. radius curve concaved to the Northwest 46.95 ft. (long chord bears N 26°59'22" E, 46.91 ft.) on the East right-of-way line of East Calle Colombo; thence S 62°55'16" E, 39.62 ft.; thence N 86°14'12" E, 245.48 ft.; thence S 29°54'33" W, 24.03 ft.; thence S 86°14'12" W, 290.16 ft. to the point of beginning, containing 0.14 acres more or less.



Note: All Bearings are referenced from True North observed at the Northeast Corner, Section 36, T17N, R1W.

- Legend-**
- Found Monument
 - Set 5/8" x 30" Rebar w/ Plastic Survey Cap
 - M Measured this Survey
 - P Plat Measurement

Field Notes:
 Point A found 5/8" iron pipe 12" deep, perpetuated with a 1" iron pipe with plastic cap. Point B found 5/8" iron pipe 20" deep, perpetuated with a 1" x 24" iron pipe with plastic cap. Point C found 5/8" iron pipe. Point D found 1" iron pipe with plastic cap. Point E found 1" iron pipe. Point F found 5/8" iron rod.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT
C1	329.84'M	623.79'M	534.90'M	N 50°19'50" E	456.98'M
	329.84'P	623.91'P	534.97'P		457.16'P
C2	427.95'M	650.71'M	589.81'M	N 47°25'30" W	406.96'M
	427.95'P	650.83'P	589.90'P		407.07'P
C3	427.95'M	487.20'M	461.31'M	N 36°28'46" W	273.84'M
C4	559.80'M	286.56'M	283.45'M	S 73°19'36" E	146.50'M
C5	329.84'M	422.79'M	394.44'M	N 67°47'18" E	246.04'M
C6	329.84'M	46.95'M	46.91'M	N 26°59'22" E	23.51'M

LINE	BEARING	DISTANCE
L1	S 62°55'16" E	39.62'M
L2	N 86°14'12" E	245.48'M
L3	S 29°54'33" W	24.03'M
L4	S 86°14'12" W	290.16'M

Surveyor's Statement:
 I, Thomas A. Tremel, a Registered Land Surveyor in the State of Nebraska, hereby state that this survey was conducted under my direct supervision and is correct to the best of my knowledge and belief.

Thomas A. Tremel
 Thomas A. Tremel, L.S. #455
 May 7, 2007



SURVEY RECORD REPOSITORY
 RECEIVED
 MAY 18 2007
 \$ 250
 County PLATTE
 813-420 422
 421 423

**SURVEY FOR THE CITY OF COLUMBUS
 PART OF CHRISTOPHER'S COVE ADD'S
 & S21 T17N R1E PLATTE CNTY NE**

TAT	TA TREMEL	04/24/07
DRAWN	SURVEYED	DATE

904 Lover's Lane - Columbus, NE 68601
 Phone (402) 563-4588 - Fax (402) 563-3922

