

RODEO INDUSTRIAL PARK SUBDIVISION

CITY OF BURWELL, GARFIELD COUNTY, NEBRASKA

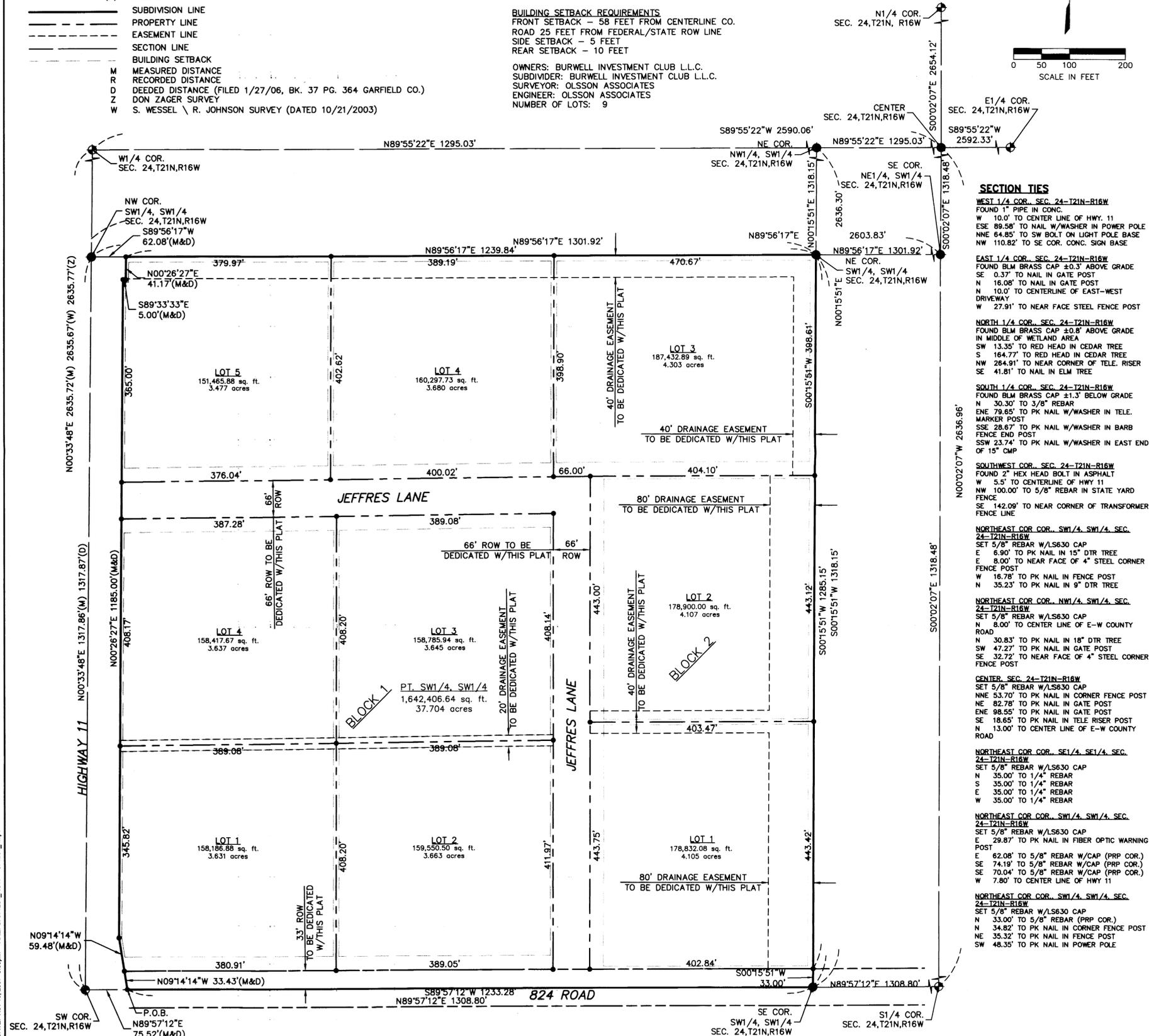
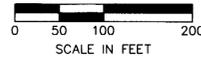
FINAL PLAT

LEGEND

- ◆ SECTION CORNER
- SET SECTION CORNER
- SET PROPERTY CORNER (5/8" REBAR W/CAP)
- (M) MEASURED DISTANCE
- (D) DEEDED DISTANCE
- SUBDIVISION LINE
- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- BUILDING SETBACK
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- D DEEDED DISTANCE (FILED 1/27/06, BK. 37 PG. 364 GARFIELD CO.)
- Z DON ZAGER SURVEY
- W S. WESSEL \ R. JOHNSON SURVEY (DATED 10/21/2003)

BUILDING SETBACK REQUIREMENTS
 FRONT SETBACK - 58 FEET FROM CENTERLINE CO.
 ROAD 25 FEET FROM FEDERAL/STATE ROW LINE
 SIDE SETBACK - 5 FEET
 REAR SETBACK - 10 FEET

OWNERS: BURWELL INVESTMENT CLUB L.L.C.
 SUBDIVIDER: BURWELL INVESTMENT CLUB L.L.C.
 SURVEYOR: OLSSON ASSOCIATES
 ENGINEER: OLSSON ASSOCIATES
 NUMBER OF LOTS: 9



LEGAL DESCRIPTION

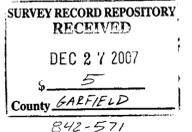
A TRACT OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4, SW1/4) IN SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SIXTEEN (16) WEST OF THE 6TH P.M., GARFIELD COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SEC. 24; THENCE ON AN ASSUMED BEARING OF N89°57'12"E UPON AND ALONG THE SOUTH LINE OF THE SW1/4, SW1/4 A DISTANCE OF 75.52 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY (ROW) LINE OF HIGHWAY 11 AND THE CENTER LINE OF 824 ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N09°14'14"W UPON AND ALONG SAID EAST ROW LINE OF HIGHWAY 11 A DISTANCE OF 33.43 FEET TO A POINT OF INTERSECTION OF SAID EAST ROW LINE OF HIGHWAY 11 AND THE NORTH ROW LINE OF 824 ROAD; THENCE CONTINUING N09°14'14"W UPON AND ALONG SAID EAST ROW LINE A DISTANCE OF 59.48 FEET; THENCE N00°26'27"E UPON AND ALONG SAID EAST ROW LINE A DISTANCE OF 1185.00 FEET; THENCE S89°33'33"E UPON AND ALONG SAID ROW LINE A DISTANCE OF 5.00 FEET; THENCE N00°26'27"E UPON AND ALONG SAID EAST ROW LINE A DISTANCE OF 41.17 FEET TO THE NORTH LINE OF THE SW1/4, SW1/4 OF SEC. 24; THENCE N89°56'17"E UPON AND ALONG SAID NORTH LINE A DISTANCE OF 1239.84 FEET TO THE NORTHEAST CORNER OF SAID SW1/4, SW1/4; THENCE S00°15'51"W UPON AND ALONG THE EAST LINE OF SAID SW1/4, SW1/4 A DISTANCE OF 1285.15 FEET TO SAID NORTH ROW LINE OF 824 ROAD; THENCE CONTINUING S00°15'51"W UPON AND ALONG SAID EAST LINE OF SW1/4, SW1/4 A DISTANCE OF 33.00 FEET TO THE SOUTHEAST CORNER OF SAID SW1/4, SW1/4; THENCE S89°57'12"W UPON AND ALONG THE SOUTH LINE OF SAID SW1/4, SW1/4 A DISTANCE OF 1233.28 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1,642,406.64 SQUARE FEET OR 37.704 ACRES MORE OR LESS OF WHICH 0.936 ACRES IS NEW DEDICATED COUNTY ROAD RIGHT-OF-WAY AND 2.519 ACRES IS NEW DEDICATED ROAD ROW WITHIN THE SUBDIVISION.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON November 13th 2007, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4, SW1/4) IN SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SIXTEEN (16) WEST OF THE 6TH P.M., GARFIELD COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

Jai Jason Andrist
 JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-458



DEDICATION OF PLAT

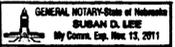
KNOW ALL MEN BY THESE PRESENTS, THAT BURWELL INVESTMENT CLUB L.L.C., BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "RODEO INDUSTRIAL PARK SUBDIVISION" IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4, SW1/4) IN SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SIXTEEN (16) WEST OF THE 6TH P.M., GARFIELD COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE EASEMENTS AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, 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 OWNERS AND PROPRIETORS.

TERRY DeGROFF, PRESIDENT, BURWELL INVESTMENT CLUB L.L.C.

ACKNOWLEDGMENT

BE IT REMEMBERED THAT ON THIS 13th DAY OF November, 2007, BEFORE ME, TERRY DeGROFF, PRESIDENT, BURWELL INVESTMENT CLUB L.L.C., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHOSE EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HERE UNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: 11-13-11



APPROVALS

THE FOREGOING PLAT OF "RODEO INDUSTRIAL PARK SUBDIVISION" WAS APPROVED BY THE CITY OF BURWELL, GARFIELD COUNTY, NEBRASKA, PLANNING COMMISSION ON THIS 22nd DAY OF November, 2007.

CHAIRPERSON, CITY OF BURWELL, GARFIELD COUNTY, NEBRASKA, PLANNING COMMISSION

ACCEPTANCE OF DEDICATIONS

THE FOREGOING PLAT WAS APPROVED AND ANY DEDICATIONS PROPOSED HAVE BEEN CONSIDERED AND ACCEPTED BY THE CITY OF BURWELL, GARFIELD COUNTY, NEBRASKA, BOARD OF COMMISSIONERS ON THIS 19th DAY OF November, 2007.

MAYOR

Sandy Post
 ATTEST: CITY CLERK

REGISTER OF DEEDS CERTIFICATE

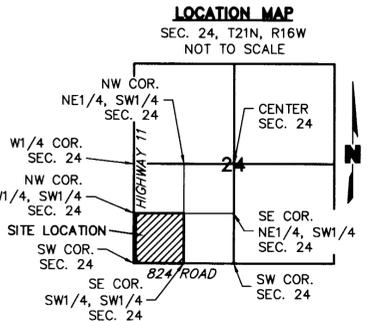
THIS INSTRUMENT WAS FILED FOR RECORD ON THIS _____ DAY OF _____ 2007 AT _____ M. IN BOOK _____ PAGE _____ AND A FEE OF \$ _____ WAS PAID.

GARFIELD COUNTY, NEBRASKA, REGISTER OF DEEDS

TREASURER CERTIFICATION

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ 2007 I FOUND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE REAL ESTATE PROPERTY DESCRIBED IN THIS PLAT AS SHOWN BY RECORDS OF THIS OFFICE.

GARFIELD COUNTY, NEBRASKA, TREASURER



DWG: F:\Projects\007-1261SV\07Plans\071261_FF_Burwell-InvestClub.dwg
 DATE: Nov 13, 2007 3:39pm
 XREFS: 071261_ROW 071261_atop
 USER: jlmenez