

BROWN CONDOMINIUMS SUBDIVISION
A CONDOMINIUM REGIME LOCATED IN PART OF BLOCK 5
J.P. GANDY ADDITION TO THE CITY OF BROKEN BOW, CUSTER COUNTY, NEBRASKA

LEGAL DESCRIPTIONS

UNIT NO. 1

A tract of land being part of Lot Eight (8) part of Lot Seven (7) and part of Lot Six (6), Block Five (5) of J.P. Gandy Addition to the City of Broken Bow, Custer County, Nebraska, being more particularly described as follows: Referring to the Northwest Corner of Lot 8, J.P. Gandy Addition and assuming the West line of Lot 8 as bearing N 00°07'12" E and all bearings contained herein are relative thereto; thence S 89°55'00" E on the North line of Lot 8 a distance of 16.07 feet to the Actual Point of Beginning; thence continuing S 89°55'00" E on said North line a distance of 49.10 feet; thence S00°07'12" W on the centerline of an existing wall a distance of 26.33 feet; thence S 89°52'48" E on the centerline of an existing wall a distance of 6.69 feet; thence S 00°15'35" W on the outside of an existing wall a distance of 16.46 feet; thence N 89°52'48" W on the centerline of an existing wall a distance of 12.27 feet; thence S 00°07'12" W a distance of 3.83 feet; thence N 89°52'48" W a distance of 12.91 feet; thence N 00°07'12" E on the centerline of an existing wall a distance of 2.79 feet; thence N 89°52'48" W on the centerline of an existing wall a distance of 16.56 feet; thence N 00°07'12" E on the centerline of an existing wall a distance of 5.50 feet; thence N 89°52'48" W on the centerline of an existing wall a distance of 14.00 feet; thence N 00°07'12" E on the centerline of an existing wall a distance of 38.30 feet to the point of beginning. Containing 2214 sq. ft. more or less of which 304 sq. ft. more or less is in Lot 6 and 1021 sq. ft. more or less is in Lot 7 and 889 sq. ft. more or less is in Lot 8.

UNIT NO. 2

A tract of land being part of Lot Eight (8) and part of Lot Seven (7), Block Five (5) of J.P. Gandy Addition to the City of Broken Bow, Custer County, Nebraska, being more particularly described as follows: Referring to the Southeast Corner of said Lot 7, J.P. Gandy Addition and assuming the East line of Lot 7 as bearing N 00°07'12" E and all bearings contained herein are relative thereto; thence N 00°07'12" E and on said East line a distance of 28.00 feet to the Actual Point of Beginning; thence continuing N 00°07'12" E on said East line and the centerline of an existing wall a distance of 25.00 feet; thence N 89°52'48" W on the centerline of an existing wall a distance of 29.93 feet; thence S 00°07'12" W on the centerline of an existing wall a distance of 25.00 feet, thence S 89°52'48" E on the centerline of an existing wall a distance of 29.93 feet to the point of beginning. Containing 748 sq. ft. more or less of which 600 sq. ft. more or less is in Lot 7 and 148 sq. ft. more or less is in Lot 8.

UNIT NO. 3

A tract of land being part of Lot Eight (8) and part of Lot Seven (7), Block Five (5) of J.P. Gandy Addition to the City of Broken Bow, Custer County, Nebraska, being more particularly described as follows: Referring to the Southeast Corner of Lot 7, J.P. Gandy Addition and assuming the East line of said Lot 7 as bearing N 00°07'12" E and all bearings contained herein are relative thereto; thence N 00°07'12" E and on said East line a distance of 9.33 feet to the Actual Point of Beginning; thence continuing N00°07'12" E on the East line of lot 7 and the outside of an existing wall a distance of 18.67 feet; thence N 89°52'48" W on the centerline of an existing wall a distance of 29.93 feet; thence S 00°07'12" W on the centerline of an existing wall a distance of 0.75 feet; thence S 25°40'31" W on the centerline of an existing wall a distance of 6.97 feet; thence S 00°07'12" W on the centerline of an existing wall a distance of 11.63 feet; thence S 89°52'48" E on the centerline of an existing wall a distance of 32.94 feet to the point of beginning. Containing 603 sq. ft. more or less of which 448 sq. ft. more or less is in Lot 7 and 155 sq. ft. more or less is in Lot 8.

UNIT NO. 4

A tract of land being part of Lot Eight (8) and part of Lot Nine (9), Block Five (5) of J.P. Gandy Addition to the City of Broken Bow, Custer County, Nebraska, being more particularly described as follows: Referring to the Southwest Corner of Lot 9, J.P. Gandy Addition and assuming the West line of Lot 9 as bearing N 00°07'12" E and all bearings contained herein are relative thereto; thence N 00°07'12" E and on said West line a distance of 3.86 feet to the Actual Point of Beginning; thence continuing N 00°07'12" E on said West line and the outside of an existing wall a distance of 24.92 feet; thence S 89°52'48" E on the centerline of an existing wall a distance of 28.83 feet; thence S 34°02'26" E on the centerline of an existing wall a distance of 8.46 feet; thence S 00°07'12" W on the centerline of an existing wall a distance of 17.89 feet; thence N 89°55'21" W on the outside of an existing wall a distance of 33.58 feet to the point of beginning. Containing 820 sq. ft. more or less of which 222 sq. ft. more or less is in Lot 8 and 598 sq. ft. more or less is in Lot 9.

UNIT NO. 5

A tract of land being part of Lot Eight (8) and part of Lot Nine (9), Block (5) of J.P. Gandy Addition to the City of Broken Bow, Custer County, Nebraska, being more particularly described as follows: Referring to the Southwest Corner of Lot 9, J.P. Gandy Addition and assuming the West line of Lot 9 as bearing N 00°07'12" E and all bearings contained herein are relative thereto; thence N 00°07'12" E and on said West line and also the outside of an existing wall a distance of 28.78 feet to the Actual Point of Beginning; thence N 00°07'12" E continuing on said west line and the outside of an existing wall a distance of 19.58 feet; thence S 89°52'48" E on the centerline of an existing wall a distance of 28.83 feet; thence S 00°07'12" W on the centerline of an existing wall a distance of 19.58 feet; thence S 89°52'48" E on the centerline of an existing wall a distance of 28.83 feet to the point of beginning. Containing 565 sq. ft. more or less of which 95 sq. ft. more or less is in Lot 8 and 470 sq. ft. more or less is in Lot 9.

UNIT NO. 6

A tract of land being part of Lot Eight (8) and part of Lot Nine (9), Block Five (5) of J.P. Gandy Addition to the City of Broken Bow, Custer County, Nebraska, being more particularly described as follows: Beginning at the Northwest Corner of Lot 9, J.P. Gandy Addition and assuming the West line of Lot 9 as bearing S 00°07'12" W and all bearings contained herein are relative thereto; thence S 00°07'12" W and on said West line and also the outside of an existing wall a distance of 55.53 feet; thence S 89°52'48" E on the centerline of an existing wall a distance of 28.83 feet; thence N 00°07'12" E on the centerline of an existing wall a distance of 46.40 feet; thence S 89°52'48" E on the centerline of an existing wall a distance of 2.92 feet; thence N 00°07'12" E on the centerline of an existing wall a distance 9.15 feet to a point on the North line of said Lot 8; thence N89°55'00" W on said North line a distance of 31.75 feet to the point of beginning. Containing 1628 sq. ft. more or less of which 295 sq. ft. more or less is in Lot 8 and 1333 sq. ft. more or less is in Lot 9.

UNIT NO. 7

A tract of land being part of Lot Six (6), Block Five (5) of J.P. Gandy Addition to the City of Broken Bow, Custer County, Nebraska, being more particularly described as follows: Referring to the Southeast Corner of Lot 7, J.P. Gandy Addition and assuming the East line of said Lot 7 as bearing N 00°07'12" E and all bearings contained herein are relative thereto; thence N 00°07'12" E and on said East line a distance of 23.54 feet to the Actual Point of Beginning; thence N 00°07'12" E continuing on said East line and also the centerline of an existing wall a distance of 25.00 feet; thence N 89°50'07" E on the centerline of an existing wall a distance of 23.80 feet; thence S 00°15'35" W on the outside of an existing wall a distance of 25.00 feet; thence S 89°50'07" W on the outside of an existing wall a distance of 23.74 feet to the point of beginning. Containing 593 sq. ft. more or less.

UNIT NO. 8

A tract of land being part of Lot Eight (8), part of Lot Seven (7) and part of Lot Six (6) Block Five (5) of J.P. Gandy Addition to the City of Broken Bow, Custer County, Nebraska, being more particularly described as follows: Referring to the Northwest Corner of Lot 8, J.P. Gandy Addition and assuming the West line of Lot 8 as bearing N 00°07'12" E and all bearings contained herein are relative thereto; thence S 89°55'00" E on the North line of Lot 8 a distance of 7.75 feet to the Actual Point of Beginning; thence continuing S89°55'00" E on said north line a distance of 8.32 feet; thence S 00°07'12" W on the centerline of an existing wall a distance of 38.30 feet; thence S 89°52'48" E on the centerline of an existing wall a distance of 14.00 feet; thence S 00°07'12" W on the centerline of an existing wall a distance of 5.50 feet; thence S 89°52'48" E on the centerline of an existing wall a distance of 16.56 feet; thence S 00°07'12" W on the centerline of an existing wall a distance of 2.79 feet; thence S 89°52'48" E on the centerline of an existing wall a distance of 12.91 feet; thence N 00°07'12" E on the centerline of an existing wall a distance of 3.83 feet; thence S 89°52'48" E on the centerline of an existing wall a distance of 12.27 feet; thence S 00°15'35" W on the outside of an existing wall a distance of 12.54 feet; thence N 89°50'07" E on the centerline of an existing wall a distance of 23.80 feet; thence N 00°07'12" E on the centerline of an existing wall a distance of 4.45 feet; thence N 89°52'48" W on the centerline of an existing wall a distance of 29.93 feet; thence S 00°07'12" W on the centerline of an existing wall a distance of 25.75 feet; thence S 25°40'31" W on the centerline of an existing wall a distance of 6.97 feet; thence S 00°07'12" W on the centerline of an existing wall a distance of 11.63 feet; thence S 89°52'48" E on the centerline of an existing wall a distance of 32.94 feet; thence S 00°07'12" W on the outside of an existing wall a distance of 5.53 feet; thence N 89°55'21" W on the outside of an existing wall a distance of 38.40 feet; thence N 00°07'12" E on the centerline of an existing wall a distance of 17.89 feet; thence N 34°02'26" W on the centerline of an existing wall a distance of 8.46 feet; thence N 00°07'12" E on the centerline of an existing wall a distance of 65.98 feet; thence S 89°52'48" E on the centerline of an existing wall a distance 2.92 feet; thence N 00°07'12" E on the centerline of an existing wall a distance of 9.15 feet to the point of beginning. Containing 1763 sq. ft. more or less of which 252 sq. ft. more or less is in Lot 6 and 330 sq. ft. more or less is in Lot 7 and 1181 sq. ft. more or less is in Lot 8.

SURVEYORS CERTIFICATE

I, Ronald Ridgway, Nebraska Registered Land Surveyor No. 568, do hereby certify that the survey on the above referenced Legal Description, was performed by Chad A. Dixon, NE R.L.S. 672, under my direct supervision using known and recorded monuments. All information shown on the above plat is accurate and correct to the best of my knowledge and belief.

Ronald G. Ridgway
 Ronald G. Ridgway
 Nebraska Registered Land Surveyor No. 568

05/27/10



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT RAY BROWN, DBA RAY BROWN APARTMENTS, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, PLATTED AND DESIGNATED AS "BROWN CONDOMINIUMS SUBDIVISION" A SUBDIVISION IN THE CITY OF BROKEN BOW, CUSTER COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT-OF-WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER; AND 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 EASEMENT; AND THAT 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.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA, THIS ____ DAY OF _____, 20____.

SIGNATURE

RAY BROWN

ACKNOWLEDGMENT

STATE OF _____, COUNTY OF _____, SS.

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND SAID COUNTY AND STATE, CAME RAY BROWN

TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

THIS PLAT OF BROWN CONDOMINIUMS SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY THE BROKEN BOW PLANNING COMMISSION THIS ____ DAY OF _____, 20____.

CHAIRMAN

SECRETARY

CITY COUNCIL APPROVAL

THIS PLAT OF BROWN CONDOMINIUMS SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY THE BROKEN BOW CITY COUNCIL THIS ____ DAY OF _____, 20____.

MAYOR

CITY ENGINEER

CITY CLERK

REGISTER OF DEEDS CERTIFICATION

STATE OF NEBRASKA, COUNTY OF CUSTER, SS.

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS ____ DAY OF _____, 20____, IN BOOK _____, PAGE _____

REGISTER OF DEEDS



MAY 07, 2010 15:26:50 Location: G:\Projects\177\177-LS-2010\177-LS-027-10 Brown Condominiums\Condo Plat.dwg