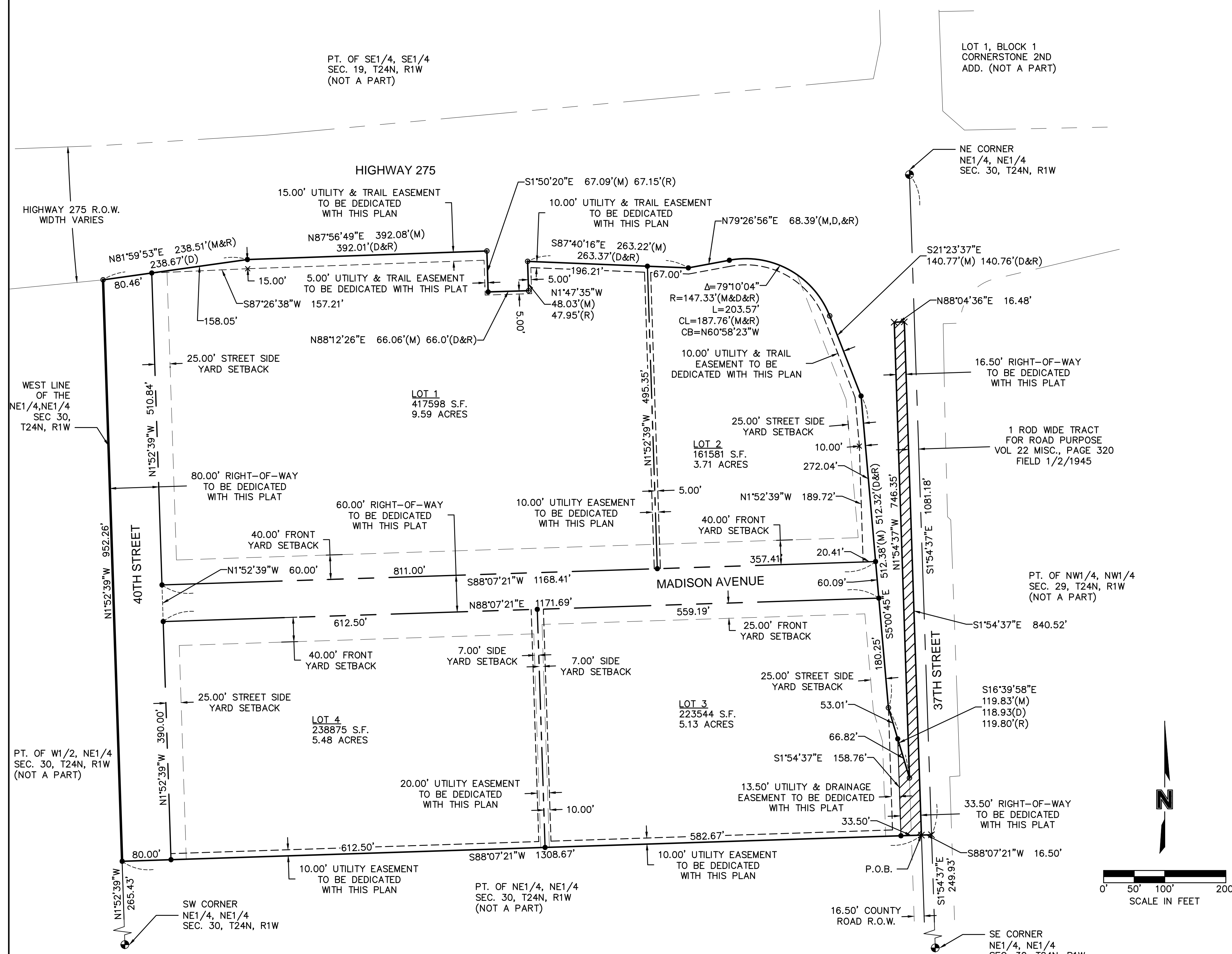


# FOUNTAIN POINT ADDITION

A FINAL PLAT OF A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, T24N, R1W, CITY OF NORFOLK, MADISON COUNTY, NEBRASKA  
FINAL PLAT



## LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4, NE1/4) OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., CITY OF NORFOLK, MADISON COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID NE1/4, NE1/4; THENCE ON AN ASSUMED BEARING OF S01°54'37"E ALONG THE EAST LINE OF SAID NE1/4, NE1/4 A DISTANCE OF 1081.18 FEET; THENCE S88°07'21"W A DISTANCE OF 16.50 FEET TO A POINT ON THE WEST LINE OF A 1 ROD WIDE TRACT OF LAND FOR ROAD PURPOSES RECORDED IN VOLUME 22 OF MISCELLANEOUS, FILED JANUARY 2, 1945, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S88°07'21"W A DISTANCE OF 1308.67 FEET TO A POINT ON THE WEST LINE OF SAID NE1/4, NE1/4; THENCE N01°52'39"W A DISTANCE OF 952.26 FEET TO THE POINT OF INTERSECTION OF SAID WEST LINE AND THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF HIGHWAY 275; THENCE ALONG AND UPON SAID SOUTH R.O.W. LINE N81°59'53"E A DISTANCE OF 238.51 FEET; THENCE N87°56'49"E A DISTANCE OF 392.08 FEET; THENCE S01°50'20"E A DISTANCE OF 67.09 FEET; THENCE N88°12'26"E A DISTANCE OF 66.06 FEET; THENCE N01°47'35"W A DISTANCE OF 48.03 FEET; THENCE S87°40'16"E A DISTANCE OF 263.22 FEET; THENCE N79°26'56"E A DISTANCE OF 68.39 FEET; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 79°10'04", A RADIUS OF 147.33 FEET, AN ARC LENGTH OF 203.57 FEET AND A CHORD BEARING S60°58'23"E A CHORD DISTANCE OF 187.76 FEET; THENCE S21°23'37"E A DISTANCE OF 140.77 FEET; THENCE S05°00'45"E A DISTANCE OF 512.38 FEET; THENCE S16°39'58"E A DISTANCE OF 119.83 FEET TO A POINT ON THE WEST LINE OF 37TH STREET COUNTY ROAD R.O.W.; THENCE N01°54'37"W ALONG SAID WEST COUNTY ROAD R.O.W. LINE A DISTANCE OF 746.35 FEET; THENCE N88°04'36"E A DISTANCE OF 16.48 FEET TO A POINT ON THE WEST LINE OF SAID 1 ROD WIDE TRACT OF LAND FOR ROAD PURPOSES; THENCE S01°54'37"E ALONG SAID WEST LINE A DISTANCE OF 840.52 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 27.65 ACRES MORE OR LESS OF WHICH 3.74 ACRES ARE NEW DEDICATED PUBLIC ROAD RIGHT-OF-WAY.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON \_\_\_\_\_, 2017, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4, NE1/4) OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., CITY OF NORFOLK, MADISON 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, REGISTERED LAND SURVEYOR NUMBER, LS-630

## APPROVAL

THE FOREGOING AND WITHIN PLAT, DEDICATION AND INSTRUMENT APPROVED BY THE NORFOLK PLANNING COMMISSION OF THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

CHAIRMAN, BRIAN LUNDY

## APPROVAL

THE FOREGOING AND WITHIN PLAT, DEDICATION AND INSTRUMENT APPROVED BY THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA BY RESOLUTION DULY PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

CLERK, ELIZABETH DECK

MAYOR, JOSH MOENNING

## DEDICATION OF PLAT

WE, FOUNTAIN POINT, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, ARE OWNERS OF THE REAL ESTATE DESCRIBED HEREON.  
SAID REAL ESTATE SHALL BE HEREINAFTER KNOWN AS "FOUNTAIN POINT ADDITION", IN THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA AND HEREBY DEDICATE THE STREETS, AVENUES, DRIVES, ROADS AND PUBLIC GROUNDS DESIGNATED UPON AND REFERRED TO IN THIS PLAT TO THE USE AND BENEFIT OF THE PUBLIC. PROVIDED FURTHER ARE EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND TRAILS.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

DAVID OSTDIEK, EXECUTIVE VICE PRESIDENT  
FOUNTAIN POINT DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF MADISON SS  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DAVID OSTDIEK, EXECUTIVE VICE PRESIDENT, FOUNTAIN POINT DEVELOPMENT, LLC A NEBRASKA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

## WAIVER

WE, FOUNTAIN POINT DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ARE OWNERS OF THE REAL ESTATE DESCRIBED HEREON AND HEREBY WAIVE ANY RIGHT TO CLAIMS AS A RESULT OF DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR ALTERATIONS OF THE SURFACE.

DAVID OSTDIEK, EXECUTIVE VICE PRESIDENT  
FOUNTAIN POINT DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

## REGISTER OF DEEDS

STATE OF NEBRASKA  
COUNTY OF MADISON SS  
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

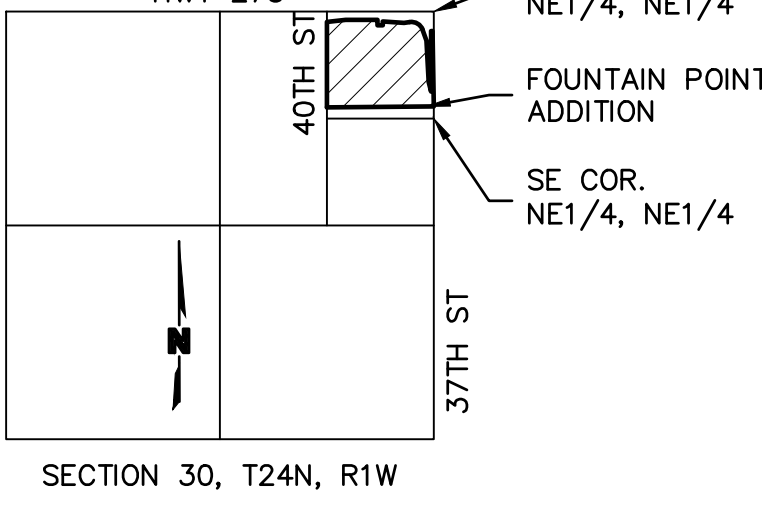
REGISTER OF DEEDS

LOT NO.	LOT SIZE SQ. FT.	ADDRESS
LOT 1	417598	3900 MADISON AVE. OR 151 S. 40TH ST.
LOT 2	161581	3720 MADISON AVE. OR 150 S. 37TH ST.
LOT 3	223544	3725 MADISON AVE. OR 276 S. 37TH ST.
LOT 4	238875	3911 MADISON AVE. OR 275 S. 40TH ST.

**SECTION CORNER TIES**  
NORTHEAST CORNER  
NE1/4, NE1/4 SEC. 30, T24N, R1W  
41.95' S. TO NNE BOLT IN LIGHT POLE BASE  
97.66 NE TO TOP CENTER OF FIRE HYDRANT  
111.01' ESE TO MAG NAIL IN WEST END OF CONCRETE ISLAND  
SOUTHEAST CORNER  
NE1/4, NE1/4 SEC. 30, T24N, R1W  
37.99' NE TO TOP CENTER OF 15" C.M.P. CULVERT  
30.63' SE TO TOP CENTER OF 15" C.M.P. CULVERT  
33.00' W TO 1/2" REBAR  
6.90' E TO CENTERLINE OF 37TH STREET  
SOUTHWEST CORNER  
NE1/4, NE1/4 SEC. 30, T24N, R1W  
33.00' E TO 1/2" REBAR  
33.00' W TO 1/2" REBAR  
47.00' NW TO 1/2" REBAR

- LEGEND**
- SECTION CORNER
  - SET CORNER (5/8"x24" REBAR W/CAP)
  - ⊗ FOUND CORNER (3/4" IRON PIPE)
  - ⊗ TEMPORARY POINT
  - ▨ 37TH ST DEDICATED R.O.W.
  - PROPOSED EASEMENT LINE
  - PROPOSED PROPERTY LINE
  - PROPOSED SUBDIVISION LINE
  - PROPOSED R.O.W.
  - SET BACK LINE
  - SECTION LINE
  - M MEASURED DISTANCE
  - R RECORDED DISTANCE, LAVERN F. SCHROEDER (LS-312), JUNE 2016 SURVEY
  - D DEED DISTANCE

**NOTES**  
1. A 4' WIDE SIDEWALK SHALL BE CONSTRUCTED ON THE STREET SIDE OF EACH LOT IN THIS SUBDIVISION  
2. LOTS 1, 2 AND 4 ARE ZONED C3  
LOT 3 IS ZONED R3  
OWNER: FOUNTAIN POINT DEVELOPMENT, LLC  
SUBDIVISION: FOUNTAIN POINT DEVELOPMENT, LLC  
SURVEYOR: OLSSON ASSOCIATES  
ENGINEER: OLSSON ASSOCIATES  
NUMBER OF LOTS: 4



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