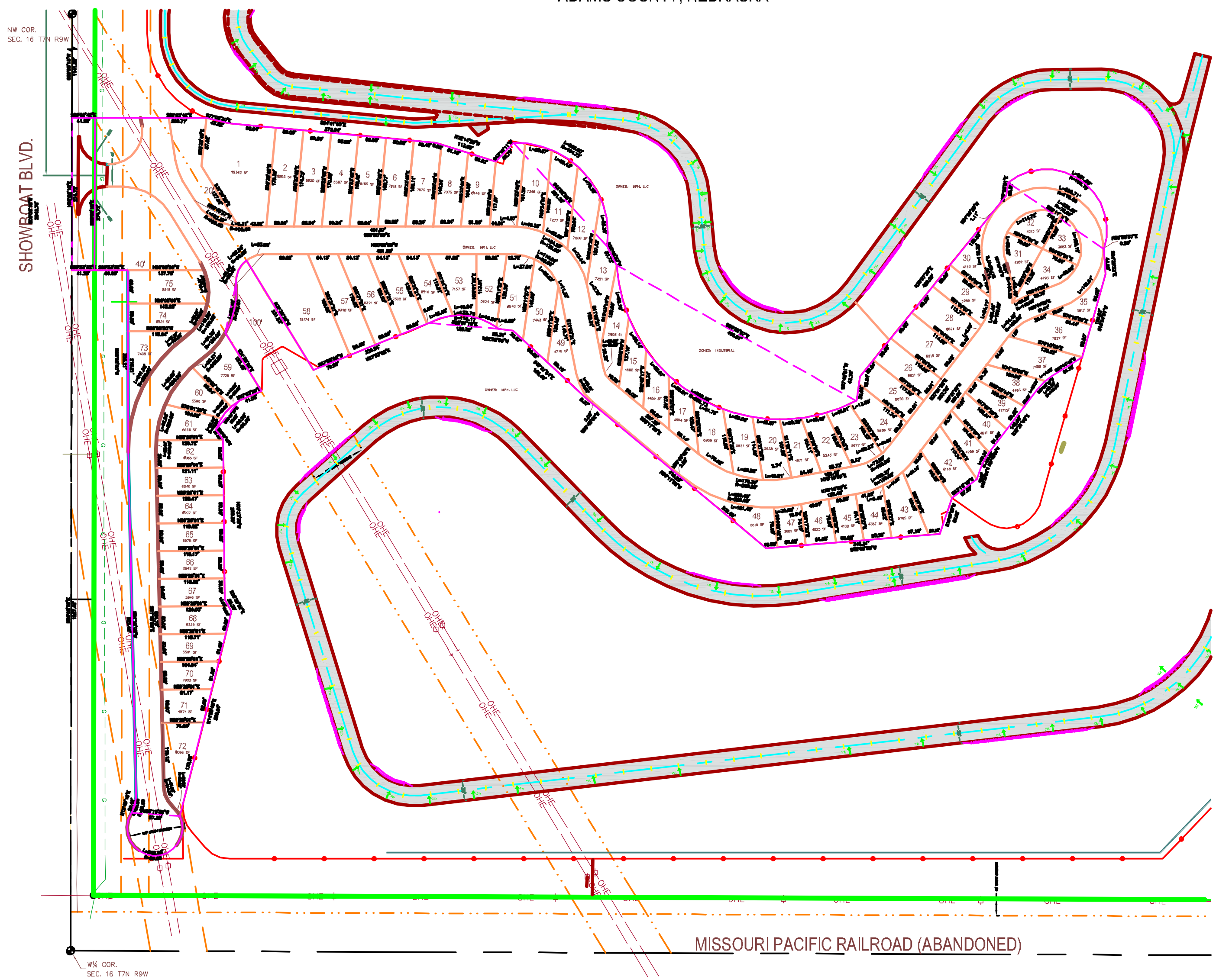
THE GARAGES SUBDIVISION

A TRACT OF LAND LOCATED IN THE NW 1/4 SECTION 16. T7N, R9W
ADAMS COUNTY, NEBRASKA



BENCHMARK: NORTHWEST BONNET BOLT ON FIRE HYDRANT AT THE SOUTHEAST CORNER OF U.S. HIGHWAY #6 AND SHOWBOAT BLVD. ELEVATION = 1909.23

LEGAL DESCRIPTION

A tract of land located in the Northwest Quarter (NW1/4) Section 16, Township 7 North, Range 9 West of the Sixth P.M., Adams County, Nebraska, more particularly described as follows:
Commencing at the Northwest Corner said Northwest Quarter (NW1/4) thence S00°06'18"W (assumed bearing) along the west line said Northwest Quarter (NW1/4) a distance of 1141.58 feet; thence S89°53'42"E perpendicular to said west line a distance of 41.25 feet to the east line of Showboat Boulevard and Place of Beginning; thence continuing S89°53'42"E perpendicular to the west line said Northwest Quarter (NW1/4) a distance of 200.77 feet; thence S77°03'30"E a distance of 43.52 feet; thence S84°41'00"E a distance of 373.94 feet; thence S72°14'29"E a distance of 113.50 feet; thence N43°19'11"E a distance of 46.79 feet to the beginning of a curve concave to the southwest subtended by a radius of 164.72 feet; thence along said curve the chord of which bears S42°02'58"E an arc distance of 285.80 feet; thence S26°46'33"E a distance of 37.73 feet to the beginning of a curve concave to the northeast subtended by a radius of 295.73 feet; thence along said curve the chord of which bears S60°25'57"E an arc distance of 580.56 feet; thence N07°45'51"E a distance of 43.76 feet; thence N38°57'32"E a distance of 420.20 feet; thence N07°56'51"E a distance of 23.32 feet to the beginning of a curve concave to the southwest subtended by a radius of 109.79 feet; thence along said curve the chord of which bears S55°11'31"E an arc distance of 281.59 feet; thence S04°23'23"E a distance of 44.86 feet; thence S15°54'51"W a distance of 156.03 feet; thence S57°44'46"W a distance of 64.70 feet to the beginning of a curve concave to the southeast subtended by a radius of 100.00 feet; thence along said curve the chord of which bears S47°32'00"W an arc distance of 35.28 feet; thence S37°31'46"W a distance of 142.90 feet to the beginning of a curve concave to the southeast subtended by a radius of 100.00 feet; thence along said curve the chord of which bears S27°19'50"W an arc distance of 37.24 feet; thence S16°39'39"W a distance of 15.89 feet; thence S53°18'10"W a distance of 57.07 feet; thence S18°09'02"W a distance of 68.02 feet; thence S85°09'20"W a distance of 342.31 feet; thence N50°11'58"W a distance of 419.29 feet; thence N47°21'54"W a distance of 183.40 feet; thence N82°55'06"W a distance of 25.31 feet to the beginning of a curve concave to the south subtended by a radius of 115.17 feet; thence along said curve the chord of which bears N85°01'16"W an arc distance of 133.70 feet; thence S87°53'02"W a distance of 228.04 feet; thence N31°30'20"W a distance of 231.83 feet to the beginning of a curve concave to the southeast subtended by a radius of 50.00 feet; thence along said curve the chord of which bears S22°25'37"W an arc distance of 48.90 feet to the beginning of a curve concave to the northwest subtended by a radius of 150.00 feet; thence along said curve the chord of which bears S12°18'32"W an arc distance of 90.48 feet; thence S31°30'20"E a distance of 123.45 feet; thence S87°53'02"W a distance of 41.08 feet to the beginning of a curve concave to the southeast subtended by a radius of 96.69 feet; thence along said curve the chord of which bears S38°46'18"W an arc distance of 69.50 feet; thence S36°07'46"E a distance of 21.85 feet; thence S00°33'33"E a distance of 288.39 feet; thence S28°29'52"E a distance of 25.20 feet; thence S14°08'45"W a distance of 380.04 feet to the beginning of a curve concave to the west subtended by a radius of 50.00 feet; thence along said curve the chord of which bears S86°16'39"E an arc distance of 208.03 feet to the beginning of a curve concave to the west subtended by a radius of 50.00 feet; thence along said curve the chord of which bears N15°48'19"E an arc distance of 29.88 feet; thence N01°18'06"W a distance of 622.46 feet; thence N00°06'40"W a distance of 328.21 feet; thence N89°53'42"W perpendicular to the west line said Northwest Quarter (NW1/4) a distance of 60.00 feet to the east line of Showboat Boulevard; thence N00°06'18"E along said east line parallel with the west line said Northwest Quarter (NW1/4) a distance of 274.72 feet to the Place of Beginning containing 16.70 acres, hereinafter known as The Garages Subdivision.

OWNER'S CERTIFICATE

Know all men by these present, MPH, L.L.C., the owner of the land described in the LEGAL DESCRIPTION hereon, has caused the same to be surveyed, subdivided, platted, and designated as THE GARAGES SUBDIVISION, as shown on the accompanying plat, and does hereby freely and voluntarily dedicate the easements for the location, construction, and maintenance of public service utilities forever and does further grant reasonable access to each lot over the private streets and right of ways, subject to reasonable rules and regulations by owner or assigns, and that the foregoing subdivision as particularly described in the Legal Description hereon is made with the consent and in accordance with the desires and wishes of the undersigned Owner.

Signed this ________ day of ____________________, ____________.

____
MPH, L.L.C.
by George Anderson

ACKNOWLEDGMENT

STATE OF NEBRASKA } ss
COUNTY OF ADAMS }

The foregoing instrument was acknowledged before me on the _____day of ____________, _______, by George C. Anderson, President of MHP, L.L.C., a Nebraska Limited Liability Company, on behalf of the Company.
My commission expires the ________ day of ___________________, _________.

(seal) ______________________________
Notary

WAIVER

Applicants hereby waive any and all claims for damages occasioned by the establishment of grades as the alteration of surfaces of any portion of the streets and alleys to conform to said grades established.

CITY PLANNING COMMISSION RECOMENDATION

This plat of THE GARAGES SUBDIVISION has been submitted to and reviewed by the City Planning Commission for approval and is hereby transmitted to the governing body of the City of Hastings, Adams County, Nebraska, with the recommendation this plat be ________________as proposed.
Dated this ________ day of ____________________, ____________.

____
Chairman

____
Director

MAYOR AND CITY COUNCIL ACTION

This plat of THE GARAGES SUBDIVISION a subdivision in the City of Hastings, Adams County, Nebraska, is hereby ______________ on this ______day of __________________,________.

____
Mayor

____
Attest: City Clerk

CITY SURVEYOR'S CERTIFICATE

I, the undersigned, do hereby ______________ this plat of THE GARAGES SUBDIVISION, in the City of Hastings, Adams County, Nebraska.

____
City Surveyor

CITY ENGINEER'S CERTIFICATE

I, the undersigned, do hereby ______________ this plat of THE GARAGES SUBDIVISION, in the City of Hastings, Adams County, Nebraska

____
City Engineer

CITY TREASURER'S CERTIFICATE

I hereby certify that the records of my office show no special assessments are delinquent upon the property described in the Legal Description on this plat.

____
City of Hastings Treasurer

COUNTY TREASURER'S CERTIFICATE

I hereby certify that the records of my office show no taxes are due or delinquent upon the property described in the Legal Description on this plat as of this __________ day of ____________________, __________.

____
Adams County Treasurer

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA } ss
COUNTY OF ADAMS }

This is to certify that this instrument was filed for record in the Register of Deeds Office of Adams County, Nebraska.
Date:__________________ Time: ___________ Instrument No.: ________________

____
Register of Deeds

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

____
THOMAS L. KRUEGER, LS 448

0 50 100 200
GRAPHIC SCALE
Full Scale: 100' : Half Scale: 200'

JEO Consulting Group, Inc.
Ph: 402.462.5657 5210 West Highway 6 Hastings, Nebraska 68901

SHEET TITLE: PRELIMINARY/FINAL PLAT

PROJECT TITLE: THE GARAGES SUBDIVISION
A TRACT OF LAND LOCATED IN THE NW1/4 SECTION 16, T7N, R9W, ADAMS COUNTY, NEBRASKA

DATE	DRAWN BY
6/30/06	JM/MS
PROJECT NO. 330p35	BILLING GROUP 001
SCALE 1"=100'	
FIELD BOOK ADAMS CO #30	
FILE NAME 330SU238HASTINGS F-2090.DWG	
REVISION	
REVISION	
PLAN IN HAND	
70% REVIEW	
90% REVIEW	
SHEET 1	