

Return to: City of Broken Bow  
314 South 10<sup>th</sup> Ave.  
Broken Bow, NE 68822

**CITY OF BROKEN BOW, NEBRASKA**

**ORDINANCE NO. 1211**

**AN ORDINANCE OF THE CITY OF BROKEN BOW, NEBRASKA APPROVING THE PLAT OF O'REILLY ADMINISTRATIVE LOT SPLIT SUBDIVISION, INCORPORATING SAID SUBDIVISION INTO THE CITY, AUTHORIZING THE MAYOR TO SIGN ALL DOCUMENTS APPROVING THE SAME, PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.**

BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF BROKEN BOW, NEBRASKA:

Section 1. The owners of O'Reilly Administrative Lot Split Subdivision have requested that the City approve said Subdivision and Plat.

Section 2. The Plat of O'Reilly Administrative Lot Split Subdivision has been presented to the Planning Commission for consideration, and the Planning Commission has recommended approval of the same.

Section 3. The Plat of O'Reilly Administrative Lot Split Subdivision, duly made out, acknowledged and certified, be and the same is approved and accepted and is ordered filed in the office of the Register of Deeds and Assessor.

Section 4. Further, the Mayor and Council find, pursuant to section 19-916 of the Nebraska Revised Statutes, that said Subdivision adjoins or is contiguous to the corporate limits, and with the approval of said Plat, said land described in said Plat shall be included within the corporate limits of Broken Bow and become a part of the City for all purposes whatsoever.

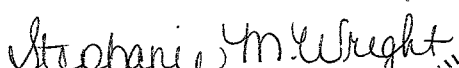
Section 5. The Mayor is authorized to sign any and all documents necessary to carry out the purposes of this Ordinance.

Section 6. This ordinance shall be in full force and take effect from and after its passage and approval as required by law and shall be published in pamphlet form.

Passed and approved this 8<sup>th</sup> day of October, 2019.

  
\_\_\_\_\_  
Jonathon Berghorst, Mayor

ATTEST:

  
Stephanie M. Wright, City Clerk





**SUBDIVISION APPLICATION  
CITY OF BROKEN BOW, NEBRASKA**

Items 1 through 14 must be filled out completely before acceptance of this application for processing.

1. Subdivision name: O'Reilly Administrative Lot Split
2. Owner's name: Opportunity Land Investments, LLC
3. Owner's home address: 720 Pawnee Lane, Broken Bow, NE Zip: 68822
4. Telephone number (home): 308-870-3504 (business): \_\_\_\_\_
5. Developer's name: O'Reilly Auto Enterprises, LLC
6. Developer's address: 233 S. Patterson Ave. Zip: 65802
7. Engineer's name: TAIT & Associates, Inc.
8. Engineer's address: 6163 E. Co. Rd. 16, Loveland, CO Zip: 80537
9. Present use of subject property: Vacant
10. Desired use of subject property: Commercial/Retail Auto Parts Sales
11. Present zoning: C-2 Highway Commercial District
12. Legal description of property: See attached Exhibit
13. Area of subject property (square feet and/or acres): 3.33 acres
14. Please describe and enumerate exhibits (e.g., a plat or site plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.): \_\_\_\_\_

Signature of owner: *Christopher Myron*  
 (or)  
 Signature of authorized agent: \_\_\_\_\_

Date submitted: 9-9-2019 JW  
 Filing fee (\$): 150.00 CL#2465324  
 Preliminary plat approved (date): \_\_\_\_\_

Final plat:  
 Planning Commission recommendation:  Approved     Not Approved    Date: 10-2-2019  
 Council action:                                     Approved     Not Approved    Date: \_\_\_\_\_  
 School Board:                                     Approved     Not Approved    Date: N/A

Signatures: *[Signature]*  
 Board of Public Works Chair

*[Signature]*  
 Planning Commission Chair

*[Signature]*  
 Mayor

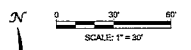
N/A  
 School Board President

**Legal Description:**

**A tract of land in the south half of the northwest quarter of Section 31, Township 17 North, Range 20 West of the 6th P.M., Custer County, Nebraska more particularly described as follows:**

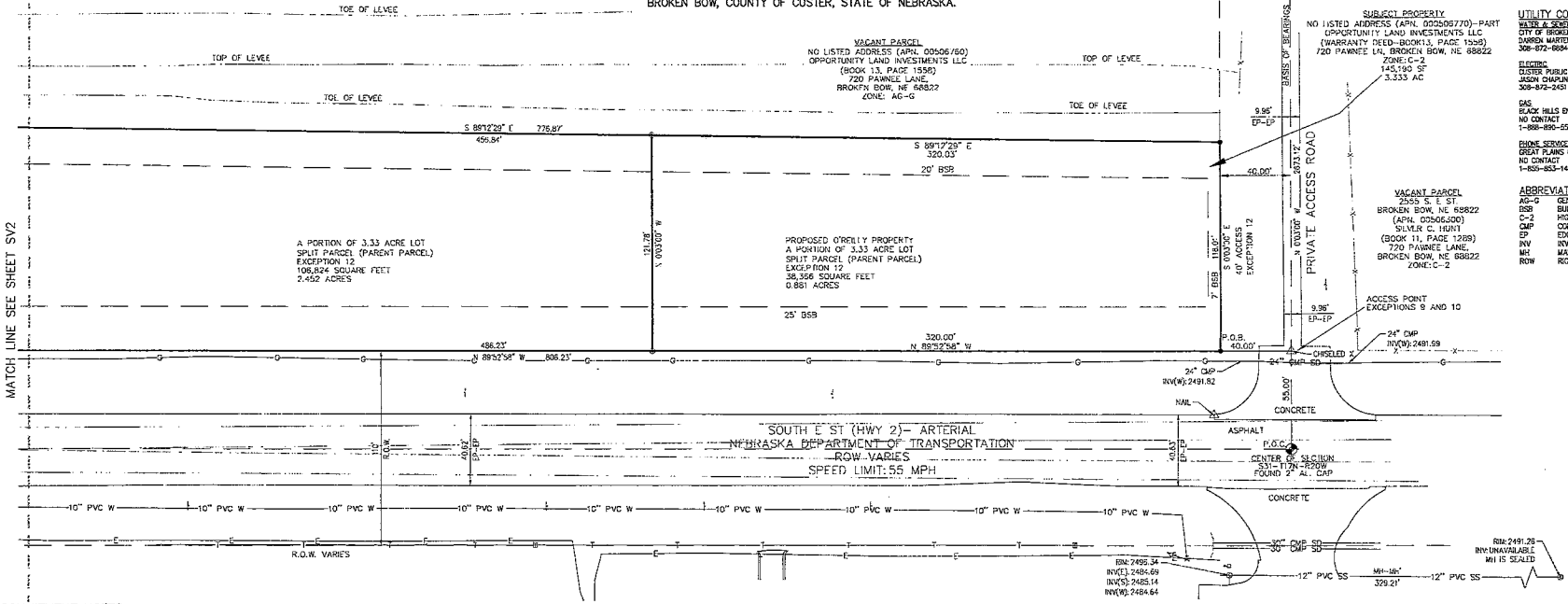
referring to the center of said Section 31; thence N 0°03'00" E on the east line of the northwest quarter of said Section 31, a distance of 55 feet to the northerly Highway 2 right-of-way; thence N 89°52'58" W on said right-of-way, a distance of 40 feet to the point of beginning; thence continuing N 89°52'58" W on said right-of-way, a distance of 806.23 feet; thence N 86°11'12" W on said right-of-way, a distance of 294.11 feet to the point of curvature of a non-tangent curve to the right, said curve having a radius of 1572.02 feet, a central angle of 8°24'26", and a chord of 230.46 feet bearing N 80°09'17" W; thence westerly on said curve and right-of-way an arc distance of 230.67 feet; thence N 75°13'39" E, a distance of 48.06 feet; thence N 73°18'56" E, a distance of 121.00 feet thence N 82°59'00" E, a distance of 201.00 feet; thence S 88°57'26" E, a distance of 188.00 feet; thence S 89°12'29" E, a distance of 776.87 feet; thence S 0°03'00" E, a distance of 118.01 feet to the point of beginning; said described tract containing 3.33 acres, more or less.

May 07, 2019 - 10:40am by [unclear] K:\Drawings\GAI\GAI\LD30 - BROKEN BOW, NE (2019)\Survey\Office\ALTA\NSPS\ACTING



# ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 17 NORTH, RANGE 20 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROKEN BOW, COUNTY OF CUSTER, STATE OF NEBRASKA.



**UTILITY CONTACTS:**

**WATER & SEWER**  
CITY OF BROKEN BOW  
SURREN MARTIN  
308-872-6854

**ELECTRIC**  
CUSTER PUBLIC POWER COMPANY  
ASHEN SHAMAN  
308-872-2451 EXT. 219

**GAS**  
GAS HILLS ENERGY  
NO CONTACT  
1-888-490-5554

**PHONE SERVICE**  
GREAT PLAINS COMMUNICATION  
NO CONTACT  
1-855-453-1463

**ABBREVIATIONS**

AG-G GENERAL AGRICULTURE  
BSP BUILDING SETBACK  
C-2 HIGHWAY COMMERCIAL  
CMP CORRUGATED METAL PIPE  
EP EDGE OF PAVEMENT  
INV INVERT  
MHW MANHOLE  
R.O.W. RIGHT OF WAY

**TITLE COMMITMENT NOTES:**

- CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 190165, AMENDMENT 3-28-19, DATED FEBRUARY 9, 2019 WAS RELIED UPON FOR RECORD DATA REGARDING RIGHT-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
- THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THE COMMITMENT IS FEE SIMPLE AND THE TITLE IS, AT THE COMMITMENT DATE, VESTED IN OPPORTUNITY LAND INVESTMENTS, LLC A NEBRASKA LIMITED LIABILITY COMPANY.
- RESPONSES TO SCHEDULE "B", PART I EXCEPTIONS

EXCEPTIONS 1, 2, 3, 5, 6, 13, 14, 15 AND 16 ARE NOT PART OF THE SURVEY AND ARE NOT ASSURED.

THE FOLLOWING EXCEPTIONS FROM SCHEDULE "B", PART II ARE SHOWN AND NOTED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF:

- ANY ENCUMBRANCE, ENCUMBRANCE VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND ASSESSMENT OF THE LAND.
- NO APPARENT ENCUMBRANCES
- THE LEND OF REAL ESTATE TAXES IMPOSED ON THE TITLE BY A GOVERNMENTAL AUTHORITY DUE OR PAYABLE REGARDING 2018 FIRST HALF NOT SUBMITTED UNTIL MAY 1, 2019. SECOND HALF NOT SUBMITTED UNTIL SEPTEMBER 1, 2019.

GENERAL TAXES FOR THE YEAR 2019, IN AMOUNT OF \$01.84, DUE AND PAYABLE.

FOR INTERNATIONAL PURPOSSES ONLY:  
PARCEL NO.: 020206770  
2018 ILL. LEVY: 1.000094  
2018 ASSESSED VALUE: \$17,406.00 (LAW)

NOTE: FOR YOUR INFORMATION, THE POLICY, WHEN ISSUED DOES NOT INSURE AGAINST LOSS OR DAMAGE ARISING FROM SPECIAL ASSESSMENTS BY ANY DISTRICT HAVING POWER TO IMPOSE THEM, IF THEY ARE NOT DUE AND PAYABLE AT THE OFFICE OF THE COUNTY TREASURER.

SPECIAL ASSESSMENTS, IF ANY, LEVIED BY THE CITY OF BROKEN BOW, WHICH ARE NOT DUE AND PAYABLE AT THE OFFICE OF THE COUNTY TREASURER.

- AFFECTS ALL OF THE PARENT PARCEL. (A.P.N. 020206770)
- TERMS AND PROVISIONS OF REPORT OF APPRAISERS RECORDED JULY 11, 1973 IN BOOK 174 PAGE 555.
- AFFECTS A PORTION OF THE PARENT PARCEL, THE PORTION OF THE PARENT PARCEL INCLUDED IN THE REPORT IS WEST OF A LINE SHOWN AND NOTED ON THE SURVEY. THIS DOES NOT AFFECT THE SUBJECT PROPERTY.
- LIMITED DIRECT ACCESS TO HIGHWAY NO. 2 FROM THE LAND, BY EXISTING FRONTAGE ROADS OR CURB CUTS ONTO THE HIGHWAY, OR BY PROPOSED FRONTAGE ROADS OR CURB CUTS ONTO THE HIGHWAY, REMAINING ACCESS HAVING BEEN GRANTED TO THE STATE OF NEBRASKA BY THE 26TH RECORDED OCTOBER 22, 1978 IN BOOK 183 PAGE 418.
- AFFECTS ALL OF THE PARENT PARCEL, THE DOCUMENT ALLOWS FOR ONE 40 FOOT ACCESS POINT CENTERED ON THE CENTERLINE OF THE SECTION AND ONE CONDITIONAL ACCESS POINT APPROXIMATELY 75 FEET WEST OF THE WEST END OF THE PARENT PARCEL. THE ACCESS POINTS ARE SHOWN ON THE SURVEY.
- TERMS AND PROVISIONS OF OUTLAIN DEED GRANTED TO THE STATE OF NEBRASKA, RECORDED JANUARY 10, 1979 IN BOOK 183 PAGE 716, INCLUDING PROVISIONS FOR LIMITING ACCESS TO AND FROM THE LAND DESCRIBED THEREIN. DEED OF CORRECTION RECORDED JULY 26, 1984 IN BOOK 189 PAGE 586.
- AFFECTS ALL OF THE PARENT PARCEL, THE DOCUMENTS ALLOWS FOR ONE 40 FOOT ACCESS POINT CENTERED ON THE CENTERLINE OF THE SECTION AND ONE CONDITIONAL ACCESS POINT APPROXIMATELY 75 FEET WEST OF THE WEST END OF THE PARENT PARCEL. THE ACCESS POINTS ARE SHOWN ON THE SURVEY.
- TERMS AND PROVISIONS OF CITY OF BROKEN BOW, NEBRASKA ORDINANCE NO. 1167 RECORDED AUGUST 1, 2017 IN BOOK 174 PAGE 5648.
- AFFECTS ALL OF THE PARENT PARCEL.
- RESOLUTION NO. 2017-82 APPROVING TOLL SPLIT RECORDED DECEMBER 15, 2017 IN BOOK 177 PAGE 8306.
- AFFECTS ALL OF THE PARENT PARCEL.

**LAND DESCRIPTION FROM TITLE COMMITMENT:**

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S1/2 NW1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY (20) WEST OF THE 6TH P.M., CUSTER COUNTY, NEBRASKA, LYING NORTH AND EAST OF NEBRASKA STATE HIGHWAY NO. 2, RIGHT-OF-WAY, EXCEPT A TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 31, RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SAID SECTION 31, A DISTANCE OF 40 FEET, THENCE WEST 20 FEET, THENCE NORTH 40 FEET TO THE POINT OF BEGINNING.

**PARENT PARCEL EXCEPTION 12:**

A TRACT OF LAND IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 17 NORTH, RANGE 20 WEST OF THE 6TH P.M., CUSTER COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

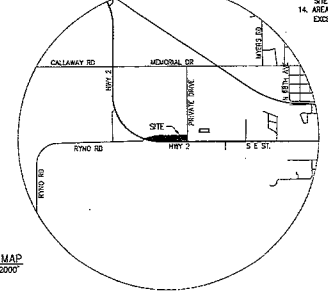
REFERING TO THE CENTER OF SAID SECTION 31, THENCE N 0°00'00" E ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 55 FEET TO THE NORTHEAST CORNER OF SAID SECTION 31, THENCE N 89°52'58" W ON SAID RIGHT-OF-WAY, A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING; THENCE CONTAINING N 89°52'58" W ON SAID RIGHT-OF-WAY, A DISTANCE OF 806.23 FEET; THENCE N 89°12'12" W ON SAID RIGHT-OF-WAY, A DISTANCE OF 294.11 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1972.00 FEET, A CENTRAL ANGLE OF 82°29'25", AND A CHORD OF 238.46 FEET BEARING N 89°57'17" W, THENCE WESTERLY ON SAID CURVE AND RIGHT-OF-WAY AN ARC DISTANCE OF 208.67 FEET; THENCE N 73°13'37" E, A DISTANCE OF 48.06 FEET; THENCE N 70°15'59" E, A DISTANCE OF 121.00 FEET; THENCE N 82°57'00" E, A DISTANCE OF 77.87 FEET; THENCE S 03°02'30" E, A DISTANCE OF 181.00 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED TRACT CONTAINING 3.33 ACRES, MORE OR LESS.

**METES AND BOUNDS DESCRIPTION (PROPOSED O'REILLY PARCEL):**

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 17 NORTH, RANGE 20 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROKEN BOW, COUNTY OF CUSTER, STATE OF NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 31, THENCE NORTH 0°00'00" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 31, A DISTANCE OF 55.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 2, THENCE NORTH 89°52'58" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 2, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89°52'58" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 2, A DISTANCE OF 200.00 FEET; THENCE NORTH 0°00'00" WEST A DISTANCE OF 121.70 FEET; THENCE SOUTH 89°12'12" EAST A DISTANCE OF 32.00 FEET; THENCE SOUTH 03°02'30" EAST ALONG A LINE 40 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 31, A DISTANCE OF 178.00 FEET TO THE POINT OF BEGINNING, CONTAINING 36,366 SQUARE FEET OR 0.831 ACRES, MORE OR LESS.

THE PROPERTY SURVEYED AND SHOWN HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN SCHEDULE 4 OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 190165, AMENDMENT 3-28-19, COMMITMENT DATE FEBRUARY 9, 2019.



**NOTES:**

- FLOOD ZONE DESIGNATION ACCORDING TO FLOOD INSURANCE RATE MAP, COUNTY PANEL NUMBER 3104200010A EFFECTIVE DATE MARCH 14, 1978. NO DIGITAL FLOOD DATA EXISTS. THE PROPERTY IS ZONED C-2 (HIGHWAY COMMERCIAL).
- BROKEN BOW MUNICIPAL CODE C-2 ZONING MAXIMUM BUILDING HEIGHT - 35 FEET FRONT SETBACK - 25 FEET SIDE SETBACK - 5 FEET REAR SETBACK - 20 FEET MAXIMUM LOT COVERAGE - NO REQUIREMENT
- BASES OF BEARINGS: THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 17 NORTH, RANGE 20 WEST AS NORTH 0°00'00" WEST BETWEEN MONUMENTS SHOWN HEREON.
- PERMANENT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS SURVEY, THE UNDERSIGNED BELIEVES THAT AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEBRASKA, THE RELATIVE ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREON. ALL INFORMATION SHOWN HEREON IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- STANDING FOR HIGHWAY'S NOT AVAILABLE.
- STREET IMPROVEMENTS AND RIGHT-OF-WAY: NEBRASKA DEPARTMENT OF TRANSPORTATION, GARY TRAVER 308-435-8033 (NO CHANGES PROPOSED)
- UTILITY LOCATED BY NEBRASKA UTILITIES BOARD NUMBER 19079019, 1907902122, & 190790254.
- APPROVED ENCUMBRANCES: NONE
- WATER MARK IS PER CITY STANDARD BURY DEPTH IS 5' TO TOP OF PIPE.
- GAS MAIN SIZE AND MATERIAL IS UNAVAILABLE AT TIME OF SURVEY.
- THERE IS NO EVIDENCE OF NEARBY EXISTING OR CONSTRUCTION ON THE PROPERTY.
- THE PROPOSED BENCH MARK IS NOS 2 59 NAVO 88 WITH ELEVATION OF 2476.20 FEET. THERE ARE TWO SITE BENCH MARKS SHOWN.
- SITE BENCH MARK 1: CIRCULATED X IN DRIVE ACCESS ON SOUTHWEST SIDE OF PROPERTY, ELEVATION 2468.00 FEET. THE BENCH MARK IS IN THE EDGE OF ASPHALT AT SOUTHWEST CORNER OF PROPERTY, ELEVATION 2470.00 FEET.
- AREA OF CONCERN: ERROR IN FIRST BEARING IN LEGAL DESCRIPTION OF PARENT PARCEL, IN RESOLUTION 2017-82, EXCEPTION NO. 12. THE BEARING SHOULD READ NORTH 0°00'00" WEST.

**SURVEY CERTIFICATION:**

I HEREBY CERTIFY TO CHICAGO TITLE INSURANCE COMPANY AND O'REILLY AUTO ENTERPRISES LLC, A RELIANCE LIMITED LIABILITY COMPANY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE 2016 NEBRASKA STANDARD FEDERAL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, AS THEY WERE ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5 & 6(A), 7(A)(C), 8, 9, 10, 11, 14, 15, 17, 18, AND 19 OF TABLE A THEREOF. THE FOLLOWING WAS COMPLETED ON APRIL 7, 2019.

*Michael J. DeDecker*  
Michael J. DeDecker, P.L.S. 573

ADDRESSING CHECKLIST COMMENTS

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

REVISIONS:

REVISION NO. DATE BY

TAIT

15172

STATE OF NEBRASKA

PLS. 573

NO. 15172

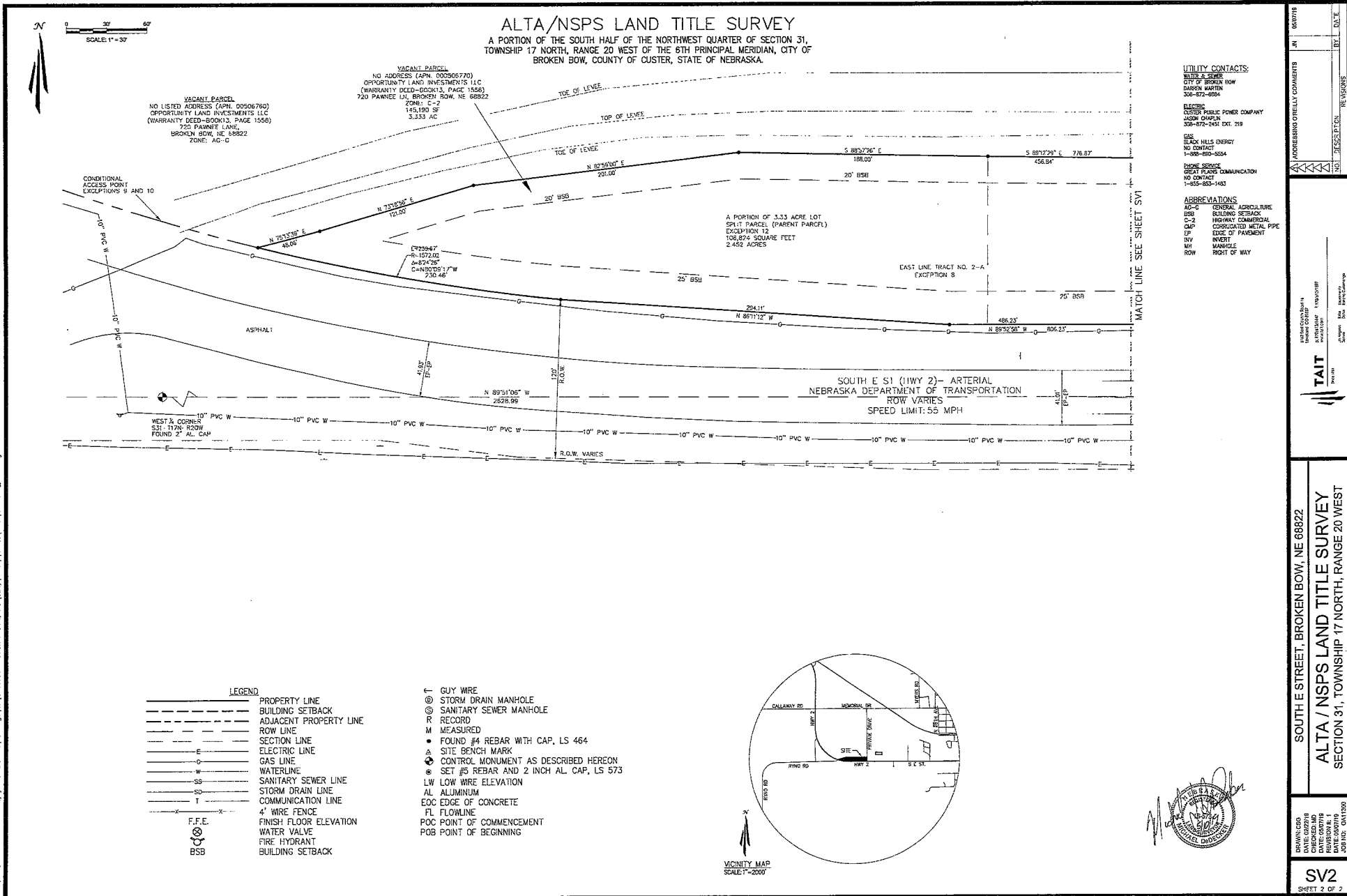
EXPIRES: 12/31/2021

ALTA / NSPS LAND TITLE SURVEY  
SECTION 31, TOWNSHIP 17 NORTH, RANGE 20 WEST

DRAWING NO. 2491.28  
CHECKED BY: [unclear]  
DATE: 04/07/19  
DATE: 04/07/19  
JOB NO.: 0411010

SV1  
SHEET 1 OF 2

May 07, 2019 - 10:08am by jhaccorato c:\Users\jph\OneDrive\Documents\ALTA\04112020\_ALTA.dwg



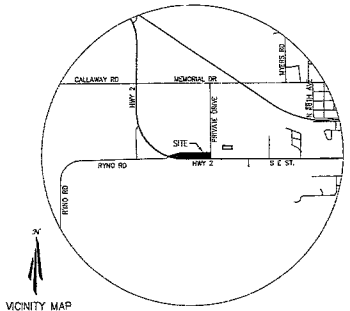
### ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 31,  
TOWNSHIP 17 NORTH, RANGE 20 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF  
BROKEN BOW, COUNTY OF CUSTER, STATE OF NEBRASKA.

**VACANT PARCEL**  
NO LISTED ADDRESS (APN: 000506770)  
OPPORTUNITY LAND INVESTMENTS LLC  
(WARRANTY DEED-BOOK 13, PAGE 1556)  
720 PANNEE LN, BROKEN BOW, NE 68822  
ZONE: C-2  
145,190 SF  
3.333 AC

**VACANT PARCEL**  
NO ADDRESS (APN: 000506770)  
OPPORTUNITY LAND INVESTMENTS LLC  
(WARRANTY DEED-BOOK 13, PAGE 1556)  
720 PANNEE LN, BROKEN BOW, NE 68822  
ZONE: C-2  
145,190 SF  
3.333 AC

C729947  
R-157.02  
S-437.98  
C-N80°09'17\"/>



**LEGEND**

	PROPERTY LINE		GUY WIRE
	BUILDING SETBACK		STORM DRAIN MANHOLE
	ADJACENT PROPERTY LINE		SANITARY SEWER MANHOLE
	ROW LINE		RECORD
	SECTION LINE		MEASURED
	ELECTRIC LINE		FOUND #4 REBAR WITH CAP, LS 464
	GAS LINE		SITE BENCH MARK
	WATERLINE		CONTROL MONUMENT AS DESCRIBED HEREON
	SANITARY SEWER LINE		SET #5 REBAR AND 2 INCH AL. CAP, LS 573
	STORM DRAIN LINE		LOW WIRE ELEVATION
	COMMUNICATION LINE		AL ALUMINUM
	4\"/>		

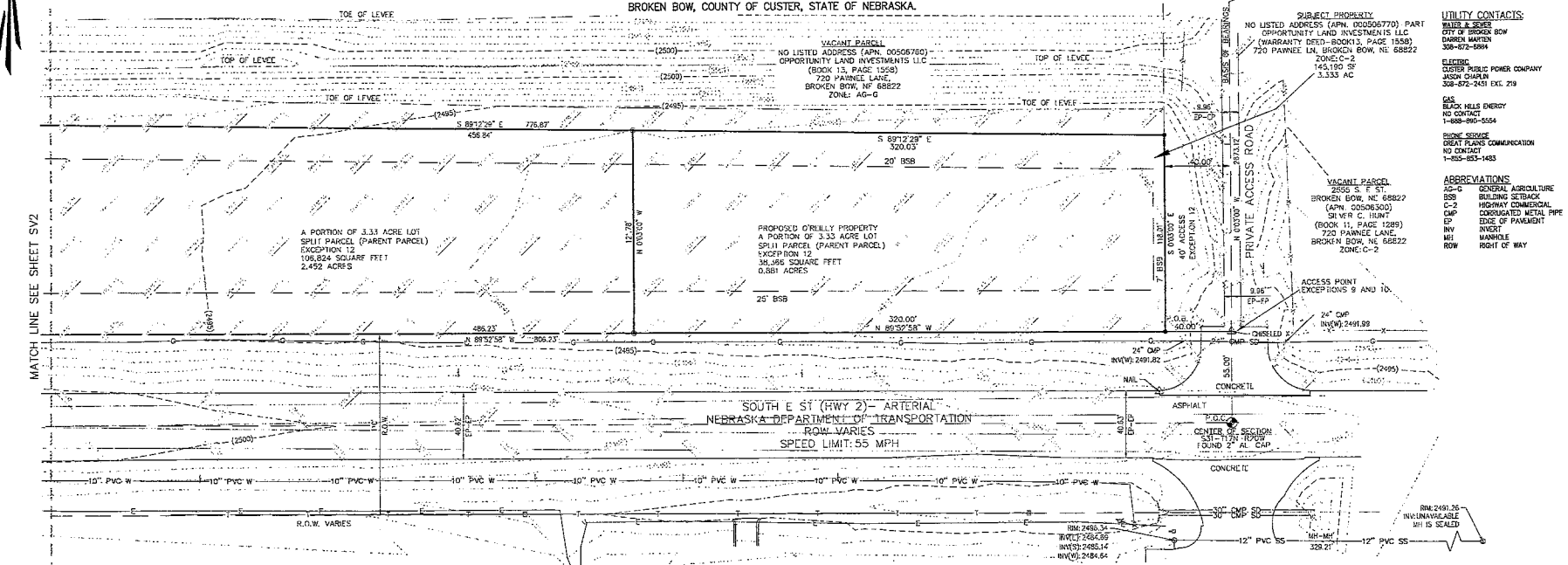
**UTILITY CONTACTS:**  
WATER & SEWER  
CITY OF BROKEN BOW  
DARON MARTIN  
308-972-0994  
**ELECTRIC**  
CUSTER PUBLIC POWER COMPANY  
JASON CAMPBELL  
308-972-4481 EXT. 219  
**GAS**  
BLACK HILLS ENERGY  
NO CONTACT  
1-888-680-6884  
**PHONE SERVICE**  
GREAT PLAINS COMMUNICATION  
NO CONTACT  
1-855-853-1483

**ABBREVIATIONS**  
AG-G GENERAL AGRICULTURE  
BEB BUILDING SETBACK  
C-2 HIGHWAY COMMERCIAL  
CMP CORRUGATED METAL PIPE  
EP EDGE OF PAVEMENT  
INW INVERT  
MH MANHOLE  
ROW RIGHT OF WAY

 TAIT PROFESSIONAL SURVEYORS 1100 S. 10TH ST., SUITE 100 LINCOLN, NE 68502 PH: 402.476.1100 FAX: 402.476.1101 WWW.TAITNE.COM	ADDRESSING SHEET COMMENTS SHEET NO. 1 SHEET DESCRIPTION SHEET DATE SHEET BY SHEET DATE
SOUTH E STREET, BROKEN BOW, NE 68822 <b>ALTA / NSPS LAND TITLE SURVEY</b> SECTION 31, TOWNSHIP 17 NORTH, RANGE 20 WEST	DRAWN: CGO CHECKED: MD DATE: 06/17/19 DATE: 06/17/19 DATE: 06/17/19 JOHN D. GANTZ
<b>SV2</b> SHEET 2 OF 2	

# ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 31,  
TOWNSHIP 17 NORTH, RANGE 20 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF  
BROKEN BOW, COUNTY OF CUSTER, STATE OF NEBRASKA.



- UTILITY CONTACTS:**
  - ELRIC: CUSTER PUBLIC POWER COMPANY, JASON CHAPLIN, 308-872-2431 EXT. 219
  - GAZ: BLACK HILLS ENERGY, NO CONTACT, 1-888-881-8554
  - SUNG: SUNK SERVICE, GREAT PLAINS COMMUNICATION, NO CONTACT, 1-855-853-1483
- ABBREVIATIONS:**
  - AG - GENERAL AGRICULTURE
  - BS - BUILDING SETBACK
  - CC - HIGHWAY COMMERCIAL
  - CCP - COORDINATED METAL PIPE
  - ED - EDGE OF PAVEMENT
  - INV - INVERT
  - MH - MANHOLE
  - ROW - RIGHT OF WAY

**TITLE COMMITMENT NOTES:**

1. CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 190188, AMENDMENT 3-29-18, DATED FEBRUARY 9, 2019 WAS SOLELY UPON FOR RECORD DATA REGARDING POINTS-OF-PLANT, EASEMENTS AND ENCROACHMENTS IN THE PREPARATION OF THIS SURVEY.

2. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS FEE SIMPLE AND THE TITLE IS, AT THE COMMITMENT DATE, VESTED IN OPPORTUNITY LAND INVESTMENTS, LLC A NEBRASKA LIMITED LIABILITY COMPANY.

3. RESPONSES TO SCHEDULE "B", PART II EXCEPTIONS

EXCEPTIONS 1, 2, 3, 5, 6, 11, 14, 15 AND 16 ARE NOT PART OF THE SURVEY AND ARE NOT ADDED.

THE FOLLOWING EXCEPTIONS FROM SCHEDULE "B", PART II ARE SHOWN AND NOTED HERETO TO THE BEST OF MY KNOWLEDGE AND BELIEF:

4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

NO APPARENT ENCROACHMENTS.

7. THE USE OF REAL ESTATE TAXES ON ASSESSMENTS BASED ON THE TITLE BY A GOVERNMENTAL AUTHORITY OR PAYABLE DECEMBER 31, 2019, FIRST HALF NOT DELINQUENT UNTIL MAY 1, 2019, SECOND HALF NOT DELINQUENT UNTIL SEPTEMBER 1, 2019.

GENERAL TAXES FOR THE YEAR 2018, IN AMOUNT OF \$30,184, DUE AND PAYABLE.

FOR INFORMATIONAL PURPOSES ONLY:  
PARCEL NO.: 000263780  
2018 MILL LEVY: 1.000004  
2018 ASSESSED VALUE: \$17,460.00 (LAND)

NOTE: FOR YOUR INFORMATION, THE POLICY, WHEN ISSUED DOES NOT INSURE AGAINST LOSS OR DAMAGE ARISING FROM SPECIAL ASSESSMENTS BY ANY DISTRICT HAVING POWER TO IMPROVE THEM, IF THEY ARE NOT DUE AND PAYABLE AT THE OFFICE OF THE COUNTY TREASURER.

SPECIAL ASSESSMENTS, IF ANY, LEVIED BY THE CITY OF BROKEN BOW WHICH ARE NOT DUE AND PAYABLE AT THE OFFICE OF THE COUNTY TREASURER.

AFFECTS ALL OF THE PARENT PARCELS. (A.P.N. 000506700)

8. TERMS AND PROVISIONS OF REPORT OF APPRAISERS RECORDED JULY 11, 1973 IN BOOK 174 PAGE 555.

AFFECTS A PORTION OF THE PARENT PARCEL, THE PORTION OF THE PARENT PARCEL, INCLUDED IN THE REPORT IS WEST OF A LINE SHOWN AND NOTED ON THE SURVEY. THIS DOES NOT AFFECT THE SUBJECT PROPERTY.

9. LIMITED DIRECT ACCESS TO HIGHWAY NO. 2 FROM THE LAND, BY EXISTING FRONTAGE ROADS OR CURB CUTS ONTO THE HIGHWAY, OR BY PROPOSED FRONTAGE ROADS OR CURB CUTS ONTO THE HIGHWAY, REMAINING ACCESS HAVING BEEN GRANTED TO THE STATE OF NEBRASKA BY THE DEED RECORDED OCTOBER 22, 1978 IN BOOK 183 PAGE 418.

AFFECTS ALL OF THE PARENT PARCEL, THE DOCUMENT ALLOWS FOR ONE 40 FOOT ACCESS POINT CENTERED ON THE CENTERLINE OF THE SECTION AND ONE CONDITIONAL ACCESS POINT APPROXIMATELY 75 FEET WEST OF THE WEST END OF THE PARENT PARCEL. THE ACCESS POINTS ARE SHOWN ON THE SURVEY.

10. TERMS AND PROVISIONS OF OUTLAW DEED GRANTED TO THE STATE OF NEBRASKA, RECORDED JANUARY 10, 1879 IN BOOK 183 PAGE 716, INCLUDING PROVISIONS FOR LIMITING ACCESS TO AND FROM THE LAND DESCRIBED THEREIN. EXCEPTION RECORDED JULY 25, 1994 IN BOOK 186 PAGE ONE.

AFFECTS ALL OF THE PARENT PARCEL, THE DOCUMENTS ALLOWS FOR ONE 40 FOOT ACCESS POINT CENTERED ON THE CENTERLINE OF THE SECTION AND ONE CONDITIONAL ACCESS POINT APPROXIMATELY 75 FEET WEST OF THE WEST END OF THE PARENT PARCEL. THE ACCESS POINTS ARE SHOWN ON THE SURVEY.

11. TERMS AND PROVISIONS OF CITY OF BROKEN BOW, NEBRASKA ORDINANCE NO. 1167 RECORDED AUGUST 1, 2017 IN BOOK 17 PAGE 5648.

AFFECTS ALL OF THE PARENT PARCEL.

12. RESOLUTION NO. 2017-82 APPROVING LOT SPLIT RECORDED DECEMBER 15, 2017 IN BOOK 17 PAGE 8550.

AFFECTS ALL OF THE PARENT PARCEL.

**LAND DESCRIPTION FROM TITLE COMMITMENT:**

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY (20) WEST OF THE 6TH PAAL, CUSTER COUNTY, NEBRASKA, LYING NORTH AND EAST OF NEBRASKA STATE HIGHWAY NO. 2 RIGHT-OF-WAY, EXCEPT A TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4) OF SECTION 31, BEARING THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4) OF SAID SECTION 31, A DISTANCE OF 40 RODS, THENCE NORTH 43 RODS, THENCE EAST 20 RODS TO THE POINT OF BEGINNING.

**PARENT PARCEL EXCEPTION 12:**

A TRACT OF LAND IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 17 NORTH, RANGE 20 WEST OF THE 6TH PAAL, CUSTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

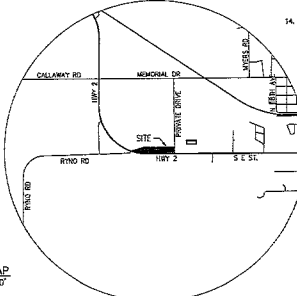
RETROFITTING TO THE CENTER OF SAID SECTION 31, THENCE N 08°52'58" E ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 55 FEET TO THE NORTHEAST CORNER OF SAID SECTION 31, THENCE N 89°32'58" W ON SAID RIGHT-OF-WAY, A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING. THENCE CONTINUING N 89°32'58" W ON SAID RIGHT-OF-WAY, A DISTANCE OF 1801.23 FEET; THENCE N 89°11'07" W ON SAID RIGHT-OF-WAY, A DISTANCE OF 284.11 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1572.00 FEET, A CENTRAL ANGLE OF 89°07'37" AND A CHORD OF 230.44 FEET BEARING N 89°07'37" W, THENCE WESTERLY ON SAID CURVE AND RIGHT-OF-WAY, A DISTANCE OF 230.47 FEET, THENCE N 79°53'39" E, A DISTANCE OF 48.68 FEET; THENCE N 73°05'07" E, A DISTANCE OF 171.00 FEET; THENCE N 82°00'00" E, A DISTANCE OF 203.00 FEET; THENCE S 89°32'58" E, A DISTANCE OF 183.00 FEET; THENCE S 89°32'58" E, A DISTANCE OF 776.69 FEET; THENCE S 90°00'00" E, A DISTANCE OF 118.61 FEET TO THE POINT OF BEGINNING SAID DESCRIBED TRACT CONTAINING 3.33 ACRES, MORE OR LESS.

**METES AND BOUNDS DESCRIPTION (PROPOSED O'REILLY PARCEL):**

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 17 NORTH, RANGE 20 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROKEN BOW, COUNTY OF CUSTER, STATE OF NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER CORNER OF SAID SECTION 31, THENCE NORTH 03°00'00" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 31, A DISTANCE OF 55.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 2, THENCE NORTH 89°32'58" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 2, A DISTANCE OF 48.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89°32'58" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 2, A DISTANCE OF 203.00 FEET, THENCE NORTH 89°32'58" WEST A DISTANCE OF 171.76 FEET, THENCE SOUTH 89°32'58" EAST A DISTANCE OF 203.00 FEET, THENCE SOUTH 03°00'00" EAST ALONG A LINE 40 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 31, A DISTANCE OF 118.61 FEET TO THE POINT OF BEGINNING, CONTAINING 3.33 SQUARE FEET OR 0.881 ACRES MORE OR LESS.

THE PROPERTY SURVEYED AND SHOWN HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN SCHEDULE A OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 190188, AMENDMENT 3-29-18, COMMITMENT DATE FEBRUARY 9, 2019.



- NOTES:**
- FLOOD ZONE DESIGNATION: ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 310428001A (EFFECTIVE DATE MARCH 14, 1978, NO SPECIAL FLOOD DATA EXISTS).
  - THE PROPERTY IS ZONED C-2 (HIGHWAY COMMERCIAL).
  - BROKEN BOW MUNICIPAL CODE C-2 ZONING: MINIMUM BUILDING HEIGHT - 35 FEET; FRONT SETBACK - 25 FEET; SIDE SETBACK - 7 FEET; REAR SETBACK - 30 FEET; MAXIMUM LOT COVERAGE - NO REQUIREMENT.
  - BASES OF BEARINGS: THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 17 NORTH, RANGE 20 WEST AS NORTH 03°00'00" WEST BETWEEN MONUMENTS SHOWN HEREON.
  - PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS SURVEY, THE SURVEYOR BELIEVES THAT AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEBRASKA THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. ALL INFORMATION SHOWN HEREON IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
  - STATIONING FOR HIGHWAY IS NOT AVAILABLE.
  - STREET IMPROVEMENTS AND RIGHT-OF-WAY: NEBRASKA DEPARTMENT OF TRANSPORTATION GARY THAYER 308-435-8033 (NO CHANGES PROPOSED).
  - UTILITY LOCATES BY NEBRASKA RII, TICKET NUMBER 199709019, 199709022 & 199709024.
  - APPARENT ENCROACHMENTS: NONE.
  - WATER MARK IS PER CITY STANDARD BURY DEPTH IS 5" TO TOP OF PIPE.
  - ONE MAN SIZE AND MATERIAL IS AVAILABLE AT TIME OF SURVEY.
  - THERE IS NO EVIDENCE OF WETLANDS, EITHER NATURAL OR CONSTRUCTION ON THE PROPERTY.
  - THE FRONT BENCH MARK IS NOS 2 IN BENCH MARK OR WITH ELEVATION OF 2496.50 FEET. THERE ARE TWO SITE BENCH MARKS SHOWN.
  - THE BENCH MARK 1, CHISELED X IN BENCH ACCESS ON SOUTHEAST SIDE OF PROPERTY, ELEVATION 2496.00 FEET, SITE BENCH MARK 2, NAIL IN EDGE OF ASPHALT AT SOUTHWEST CORNER OF PROPERTY, ELEVATION 2497.18 FEET.
  - AREA OF CONCRETE BENCH IN FRONT BENCH IN OLD DESCRIPTION OF PARENT PARCEL, IN RESOLUTION 2017-82, EXCEPTION NO. 12, THE BEARING SHOULD READ NORTH 03°00'00" WEST.

**SURVEY CERTIFICATION:**

I HEREBY CERTIFY TO CHICAGO TITLE INSURANCE COMPANY AND O'REILLY AUTO ENTERPRISES LLC, A DELAWARE LIMITED LIABILITY COMPANY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WAS PREPARED BY OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE 2016 NATIONAL STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED THEREIN 1, 2, 3, 4, 5, 6(A), 7(A)(C), 8, 9, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 7, 2018.

Michael H. DeDecker, P.L.S. 573

**ADDRESSING O'REILLY COMMENTS:**

NO.	DESCRIPTION	STATUS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

**DATE:** \_\_\_\_\_

**SCALE:** \_\_\_\_\_

**TAIT**

**SOUTH E STREET, BROKEN BOW, NE 68622**

**ALTA/NSPS LAND TITLE SURVEY**

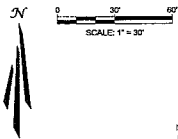
**SECTION 31, TOWNSHIP 17 NORTH, RANGE 20 WEST**

**SV1**

**SHEET 1 OF 2**

May 07, 2019 - 10:46am by mactrans K:\Drawings\01\011200 - BROKEN BOW, NE (R00)\Survey\Office\ALTA\01\ALTA\_01\_L001\_ALTA.dwg

May 07, 2019 - 10:48am by jhacarrate K:\Drawings\011\0111100 - BROKEN BOW, NE (889)\Survey\Office\ALTA\011100L\_ALTA.dwg

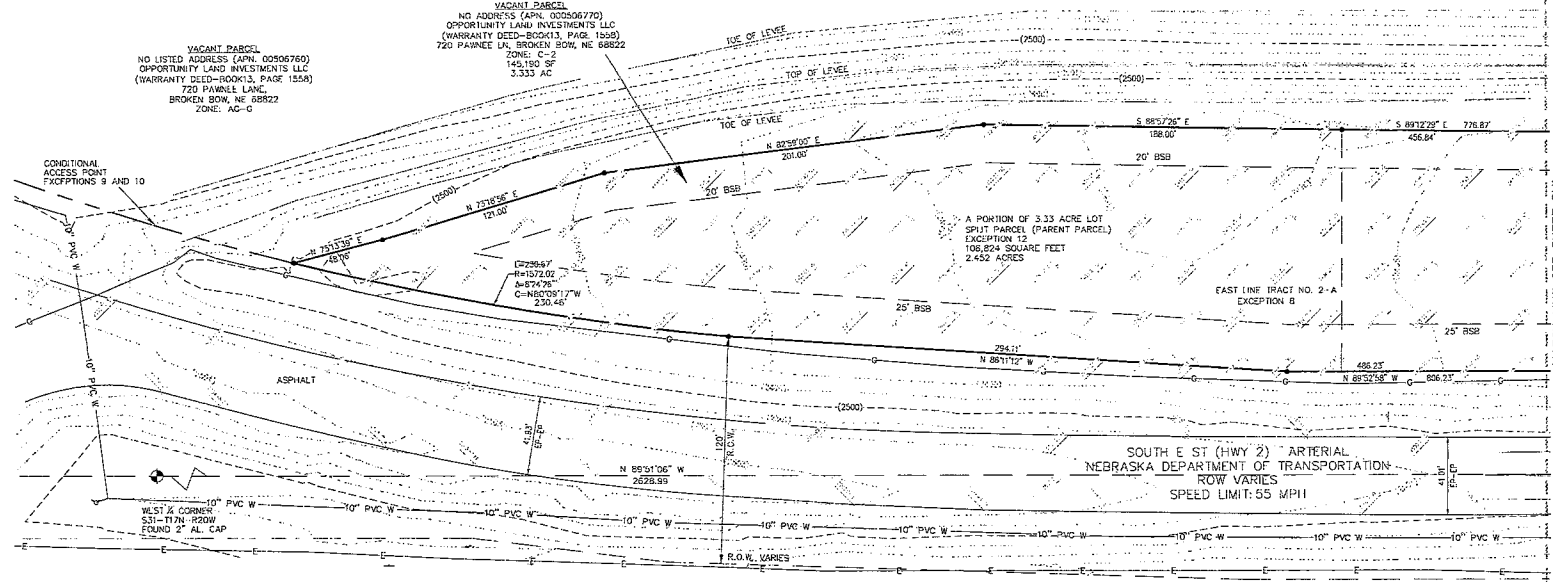


## ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 31,  
TOWNSHIP 17 NORTH, RANGE 20 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF  
BROKEN BOW, COUNTY OF CUSTER, STATE OF NEBRASKA.

**VACANT PARCEL**  
NO LISTED ADDRESS (APN: 002506770)  
OPPORTUNITY LAND INVESTMENTS LLC  
(WARRANTY DEED-BOOK13, PAGE 1558)  
720 PARKWAY LN, BROKEN BOW, NE 68822  
ZONE: C-2  
145,190 SF  
3,333 AC

**VACANT PARCEL**  
NO LISTED ADDRESS (APN: 00506760)  
OPPORTUNITY LAND INVESTMENTS LLC  
(WARRANTY DEED-BOOK13, PAGE 1558)  
720 PARKWAY LN,  
BROKEN BOW, NE 68822  
ZONE: AG-C



MATCH LINE SEE SHEET SV1

**UTILITY CONTACTS**  
WALDE R. SCHMIDT  
CITY OF BROKEN BOW  
GARDEN WARTH  
308-672-2451 EXT. 219

ELECTRIC  
CUSTER PUBLIC POWER COMPANY  
ANDRI CHURCH  
308-672-2451 EXT. 219

GAS  
SEAK HILL ENERGY  
NO CONTACT  
1-888-850-3554

PHONE SERVICE  
GREAT PLAINS COMMUNICATION  
NO CONTACT  
1-888-850-1483

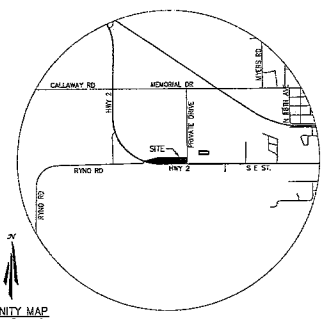
**ABBREVIATIONS**

- AG-C GENERAL AGRICULTURE
- BSB BUILDING SETBACK
- C-2 HIGHWAY COMMERCIAL
- CMF CORRUGATED METAL PIPE
- EP EDGE OF PAVEMENT
- HW HIGHWAY
- MH MANHOLE
- R.O.W. RIGHT OF WAY

**LEGEND**

	PROPERTY LINE
	BUILDING SETBACK
	ADJACENT PROPERTY LINE
	ROW LINE
	SECTION LINE
	ELECTRIC LINE
	GAS LINE
	WATERLINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	COMMUNICATION LINE
	FINISH FLOOR ELEVATION
	4\"/>
	BUILDING SETBACK

- GUY WIRE
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- RECORD
- MEASURED
- FOUND #4 REBAR WITH CAP, LS 464
- SITE BENCH MARK
- CONTROL MONUMENT AS DESCRIBED HEREON
- SET #5 REBAR AND 2 INCH AL. CAP, LS 573
- LOW WIRE ELEVATION
- ALUMINUM
- EDGE OF CONCRETE
- FLOWLINE
- POINT OF COMMENCEMENT
- POINT OF BEGINNING



MIDNITY MAP  
SCALE: 1" = 2000'



<p style="font-size: small;">DRAWN BY: jhacarrate CHECKED BY: jhacarrate DATE: 05/07/19 DATE: 05/07/19 DATE: 05/07/19 JOB NO.: 0411100</p>	<p style="font-size: small;">JOB NO.: 0411100 DATE: 05/07/19 DATE: 05/07/19 DATE: 05/07/19</p>
<p style="font-size: small;">SOUTH E STREET, BROKEN BOW, NE 68822</p> <p style="font-size: small;">ALTA / NSPS LAND TITLE SURVEY</p> <p style="font-size: small;">SECTION 31, TOWNSHIP 17 NORTH, RANGE 20 WEST</p>	
<p style="font-size: x-large; font-weight: bold;">SV2</p> <p style="font-size: small;">SHEET 2 OF 2</p>	

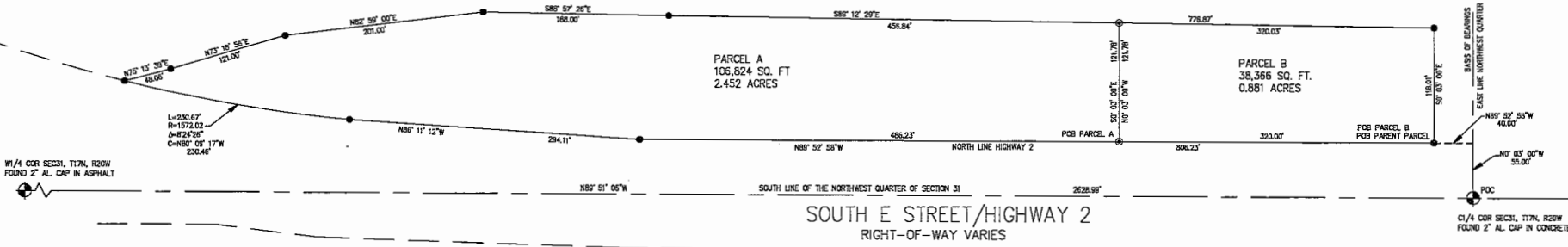
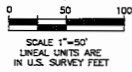
# O'REILLY ADMINISTRATIVE LOT SPLIT

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 17 NORTH, RANGE 20 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROKEN BOW, COUNTY OF CUSTER, STATE OF NEBRASKA.

N1/4 COR SEC31, T17N, R20W  
FOUND 2" AL. CAP IN ASPHALT

### LEGEND:

- CONTROL MONUMENT AS DESCRIBED HEREON.
- ⊙ SET #5 REBAR WITH 2 INCH ALUMINUM CAP, LS 573
- FOUND #4 REBAR WITH PLASTIC CAP, LS 464
- PCC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING



### LEGAL DESCRIPTION PARCEL A:

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 17 NORTH, RANGE 20 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROKEN BOW, COUNTY OF CUSTER, STATE OF NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 AS BEARING NORTH 00°03'00\"/>

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 00°03'00\"/>

### LEGAL DESCRIPTION PARCEL B:

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 17 NORTH, RANGE 20 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROKEN BOW, COUNTY OF CUSTER, STATE OF NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 AS BEARING NORTH 00°03'00\"/>

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 00°03'00\"/>

### SECTION CORNER TIES:

- WEST 1/4 CORNER S31-T17N-R20W  
FOUND 2" ALUMINUM CAP IN ASPHALT
- SOUTHWEST 81.33 TO "X" NAILS IN GATE POST
- SOUTH 82.24 TO "X" NAILS IN GATE POST
- NORTHEAST 130.88 TO 6 INCH NAIL AT EDGE OF ASPHALT
- CENTER 1/4 CORNER S31-T17N-R20W  
FOUND 2" ALUMINUM CAP IN CONCRETE
- NORTH 53.00 TO CHISELED "X" IN CONCRETE
- NORTHEAST 74.94 TO 5/8\"/>

### CITY COUNCIL APPROVAL:

THE UNDERSIGNED, JONATHAN BERGHORST, MAYOR OF THE CITY OF BROKEN BOW, NEBRASKA, DOES HEREBY CERTIFY THAT THE FOREGOING ADMINISTRATIVE LOT SPLIT WAS SUBMITTED TO THE BROKEN BOW CITY COUNCIL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, AND WAS APPROVED ON THAT DATE BY A MAJORITY VOTE OF THE MEMBERS OF SAID CITY COUNCIL.

JONATHAN BERGHORST, MAYOR

STATE OF NEBRASKA )  
                                  ) SS.  
COUNTY OF CUSTER )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY JONATHAN BERGHORST, MAYOR OF BROKEN BOW, NEBRASKA

WITNESS MY HAND AND OFFICIAL SEAL.

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

NOTARY PUBLIC

### PLANNING COMMISSION APPROVAL:

THE UNDERSIGNED CHAIRPERSON OR MEMBER OF THE BROKEN BOW, NEBRASKA, PLANNING COMMISSION DOES HEREBY CERTIFY THAT THE FOREGOING ADMINISTRATIVE LOT SPLIT WAS SUBMITTED TO THE BROKEN BOW PLANNING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, AND WAS APPROVED ON THAT DATE BY A MAJORITY VOTE OF THE MEMBERS OF SAID PLANNING COMMISSION.

CHAIRPERSON OR MEMBER

PRINTED NAME AND TITLE

### REGISTER OF DEEDS CERTIFICATION:

THIS IS TO CERTIFY THAT THE FOREGOING ADMINISTRATIVE LOT SPLIT HAS BEEN ACCEPTED AND FILED FOR RECORD IN THE OFFICE OF THE CUSTER COUNTY REGISTER OF DEEDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, IN BOOK \_\_\_\_\_ ON PAGE \_\_\_\_\_ (SLIDE NO. \_\_\_\_\_)

CORINNE HUBBELL

CUSTER COUNTY REGISTER OF DEEDS

### NOTES:

1. BASIS OF BEARINGS: THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 17 NORTH, RANGE 20 WEST AS NORTH 00°03'00\"/>
2. CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 180166 AMENDMENT 3-29-19, DATED FEBRUARY 8, 2019 WAS RELIED UPON FOR RECORD DATA REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.

### DEDICATION:

THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE FOLLOWING REAL PROPERTY DESCRIBED IN LOT SPLIT, RESOLUTION 2017-82, CUSTER COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 17 NORTH, RANGE 20 WEST OF THE 6TH P.M., CUSTER COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE CENTER OF SAID SECTION 31; THENCE N 00°03'00\"/>

HAVE PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME OF O'REILLY ADMINISTRATIVE LOT SPLIT.

OWNER:  
OPPORTUNITY LAND INVESTMENTS, LLC  
A NEBRASKA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

AS: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
                                  ) SS.  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY: \_\_\_\_\_ AS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

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

NOTARY PUBLIC

### LAND SURVEYOR'S CERTIFICATION:

I, MICHAEL J. DEDEORCK, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THE SURVEY OF O'REILLY ADMINISTRATIVE LOT SPLIT WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SURVEY IS ACCURATELY REPRESENTED ON THIS PLAT AND THAT THE STATEMENTS CONTAINED HEREON WERE READ BY ME AND THE SAME ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY WAS MADE ON APRIL 7, 2019.

MICHAEL J. DEDEORCK  
NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 573  
FOR AND ON BEHALF OF TAIT & ASSOCIATES, INC.

DATE: \_\_\_\_\_

FOR REVIEW ONLY

61818 L. Lenoir County Plat 18  
 P: 278-314-1414 F: 278-314-1807  
 www.tait.com  
**TAIT**  
 Surveyors  
 1000 S. 10th St., Suite 100  
 Broken Bow, NE 68801  
 1 OF 1