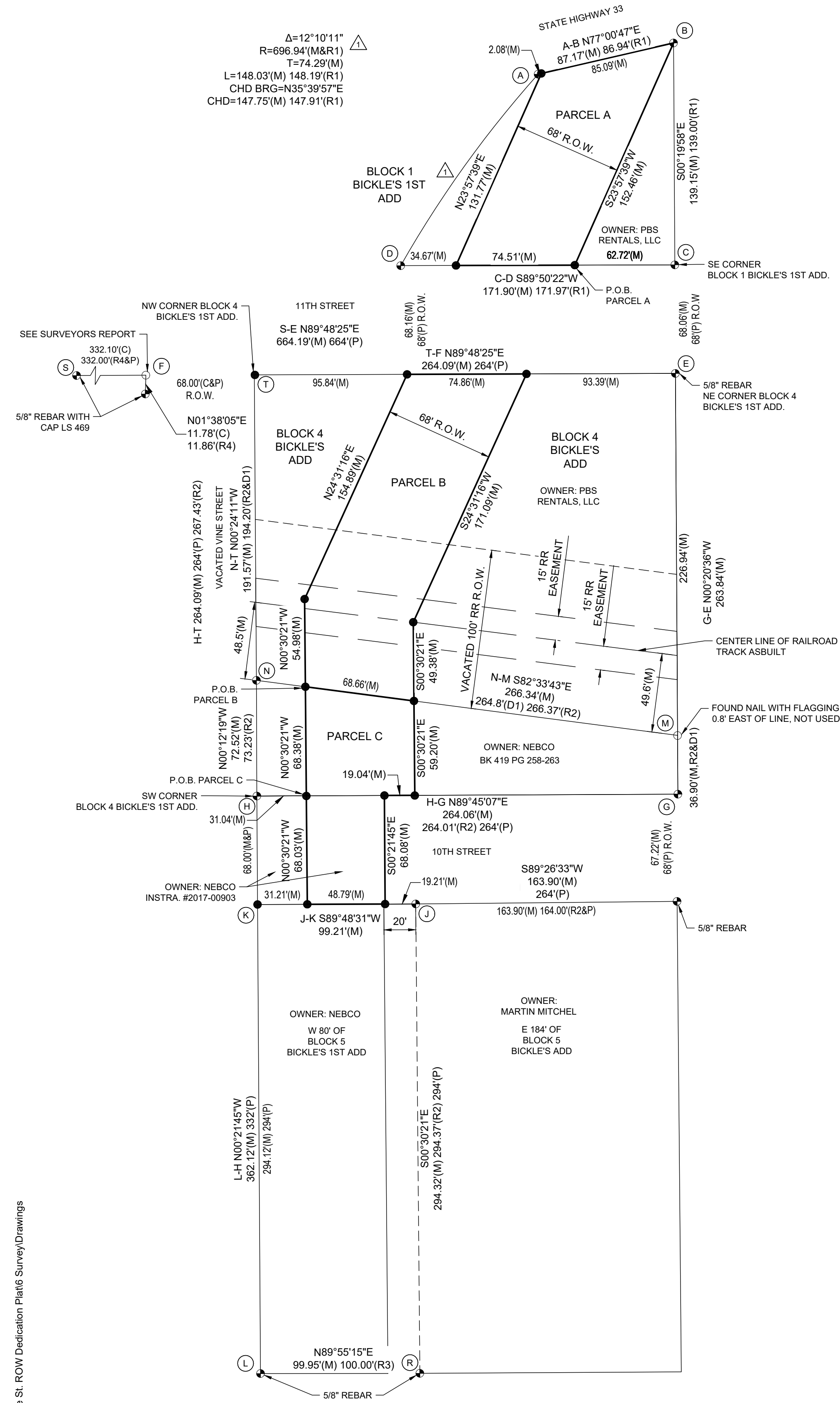




JEO CONSULTING GROUP

JEO Consulting, Inc.
2000 Q Street, Suite 500
Lincoln, NE 68503
402.435.3080 | jeo.com
Organization Certificate of
Authorization Number: CA-0069

STREET RIGHT-OF-WAY DEDICATION PLAT
CITY OF CRETE, SALINE COUNTY, NEBRASKA



PERIMETER DESCRIPTION:

PARCEL A
A PARCEL OF LAND LOCATED IN PART OF BLOCK 1, BICKLE'S 1ST ADDITION TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE S89°50'22"W (SALINE COUNTY LOW DISTORTION PROJECTION) ON THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 82.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°50'22"W ON SAID SOUTH LINE, A DISTANCE OF 74.51 FEET; THENCE N23°57'39"E, A DISTANCE OF 131.77 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY #33, AS RECORDED IN BOOK 83, PAGE 96; THENCE N77°00'47"E ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 85.09 FEET TO THE EAST LINE OF SAID BLOCK 1; THENCE S23°57'39"W, A DISTANCE OF 152.46 FEET TO THE POINT OF BEGINNING, CONTAINING 9,664 SQUARE FEET, MORE OR LESS.

PARCEL B
A PARCEL OF LAND LOCATED IN PART OF BLOCK 4, BICKLE'S 1ST ADDITION TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF SAID BLOCK 4; THENCE N89°45'07"E (SALINE COUNTY LOW DISTORTION PROJECTION) ALONG THE SOUTH LINE OF SAID BLOCK 4, A DISTANCE OF 31.04 FEET; THENCE N00°30'21"W, A DISTANCE OF 68.38 FEET TO THE NORTH LINE OF A SURVEY AS RECORDED IN BOOK 419, PAGE 258-263, SURVEYED AND RECORDED BY BEENBLOSSOM 2025 STATE SURVEY RECORD #1744-500 AND THE POINT OF BEGINNING; THENCE CONTINUING N00°30'21"W, A DISTANCE OF 54.98 FEET; THENCE N24°31'16"E, A DISTANCE OF 154.89 FEET TO THE NORTH LINE OF SAID BLOCK 4; THENCE N89°48'25"E ON SAID NORTH LINE, A DISTANCE OF 74.86 FEET; THENCE S24°31'16"W, A DISTANCE OF 171.09 FEET; THENCE S00°30'21"E, A DISTANCE OF 49.38 FEET TO SAID NORTH LINE; THENCE N82°33'43"W ON SAID NORTH LINE, A DISTANCE OF 68.66 FEET TO THE POINT OF BEGINNING, CONTAINING 14,632 SQUARE FEET, MORE OR LESS.

PARCEL C
A PARCEL OF LAND LOCATED IN PART OF BLOCK 4, BICKLE'S 1ST ADDITION AND PART OF THE ADJACENT 10TH STREET, RIGHT OF WAY DEEDED IN INSTRUMENT #2017-00903 IN THE OFFICE OF THE RECORDER OF SALINE COUNTY, NEBRASKA, PART OF THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF SAID BLOCK 4; THENCE N89°45'07"E (SALINE COUNTY LOW DISTORTION PROJECTION) ON THE SOUTH LINE OF SAID BLOCK 4, A DISTANCE OF 31.04 FEET TO THE POINT OF BEGINNING; THENCE N00°30'21"W, A DISTANCE OF 68.38 FEET TO THE NORTH LINE OF A SURVEY AS RECORDED IN BOOK 419, PAGE 258-263, SURVEYED AND RECORDED BY BEENBLOSSOM 2025 STATE SURVEY RECORD #1744-500; THENCE S82°33'43"E ON SAID NORTH LINE OF SURVEY, A DISTANCE OF 68.66 FEET; THENCE S00°30'21"E, A DISTANCE OF 59.20 FEET TO SAID SOUTH LINE; THENCE S89°45'07"W ON SAID SOUTH LINE, A DISTANCE OF 19.04 FEET; THENCE S00°21'45"E ON THE EAST LINE OF A TRACT OF LAND AS DESCRIBED IN INSTRUMENT #2017-00903, A DISTANCE OF 68.08 FEET TO THE SOUTH RIGHT OF WAY LINE OF 10TH STREET; THENCE S89°48'31"W ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 48.79 FEET; THENCE N00°30'21"W, A DISTANCE OF 68.03 TO THE POINT OF BEGINNING, CONTAINING 7,664 SQUARE FEET, MORE OR LESS.

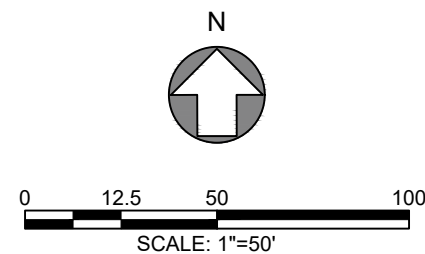
DEDICATION:

KNOW ALL BY MEN BY THESE PRESENTS: BLAINE SPANJER, BEING THE OWNER OF PBS RENTALS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREBY AS PARCELS A AND B, DO HEREBY LAYOUT, PLAT AND DEDICATE SAID REAL ESTATE FOR STREET RIGHT OF WAY IN ACCORDANCE WITHIN THIS PLAT.

BLAINE SPANJER, OWNER
PBS RENTALS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

KNOW ALL BY MEN BY THESE PRESENTS: JACK P. ABLE, BEING THE PRESIDENT OF NEBCO, INC., A NEBRASKA CORPORATION OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREBY AS PARCEL C, DO HEREBY LAYOUT, PLAT AND DEDICATE SAID REAL ESTATE FOR STREET RIGHT OF WAY IN ACCORDANCE WITHIN THIS PLAT.

JACK P. ABLE, PRESIDENT
NEBCO, INC., A NEBRASKA CORPORATION



- LEGEND
- MONUMENT FOUND
 - MONUMENT SET
 - CALCULATED POINT
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT-OF-WAY
 - M MEASURED DISTANCE
 - D1 DEEDED DISTANCE, DATE DEC. 19, 1988 TO MISSOURI PACIFIC RAILWAY
 - R1 RECORDED DISTANCE, BEENBLOSSOM SURVEY# 1744-500
 - R2 RECORDED DISTANCE, BEENBLOSSOM SURVEY# 1744-500
 - R3 RECORDED DISTANCE, SIEDSCHLAG SURVEY# 372-417
 - R4 RECORDED DISTANCE, SIEDSCHLAG SURVEY# 1233-116

NOTE: ALL BEARINGS ARE BASED ON SALINE COUNTY LOW DISTORTION PROJECTION.

OWNERS CERTIFICATION:

KNOWN ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNERS OF THE PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT AND HAVE CAUSED SAID LAND TO BE DEDICATED AS STREET RIGHT OF WAY AS SHOWN ON THIS PLAT.

SIGNED THIS _____ DAY OF _____, 2026.

BLAINE SPANJER, OWNER
PBS RENTALS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

SIGNED THIS _____ DAY OF _____, 2026.

JACK P. ABLE, PRESIDENT
NEBCO, INC., A NEBRASKA CORPORATION

ACKNOWLEDGMENT OF NOTARY:

STATE OF NEBRASKA)
COUNTY OF _____) S.S.

ON THIS _____ DAY OF _____, 2026, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED BLAINE SPANJER, WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT, WITH ACKNOWLEDGEMENT OF EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS OWNERS.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF _____) S.S.

ON THIS _____ DAY OF _____, 2026, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED JACK P. ABLE, WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT, WITH ACKNOWLEDGEMENT OF EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS OWNERS.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

PLANNING COMMISSION APPROVAL:

THIS STREET RIGHT OF WAY DEDICATION PLAT TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, WAS APPROVED BY THE PLANNING COMMISSION ON THIS _____ DAY OF _____, 2026.

DAVE JURENA, CHAIRPERSON

CITY COUNCIL APPROVAL:

THIS STREET RIGHT OF WAY DEDICATION PLAT TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, WAS APPROVED BY THE CITY COUNCIL OF CRETE, SALINE COUNTY, NEBRASKA ON THIS _____ DAY OF _____, 2026.

DAVE BAUER, MAYOR NANCY TELLEZ, CITY CLERK

SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE CITY OF CRETE. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF AN EXISTING UNPLATTED ROAD LOCATED IN BLOCKS 1 AND 4 AND ADJACENT ROAD RIGHT OF WAY LOCATED IN BICKLE'S 1ST ADDITION TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA.

MONUMENTS WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE 5/8" REBAR WITH CAP MARKED "PLS 570". UNLESS NOTED OTHERWISE, ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "SURVEY MARKER WEERS LS 807", UNLESS NOTED OTHERWISE.

FOR POINT T, I PRORATED LINE S-E. FOR POINT K, I HELD THE PLATTED RIGHT OF WAY DISTANCE AND ON LINE L-H. POINT F, FOUND SURVEY SPIKE IN TREE BASE, 0.5' EAST OF RECORDED MEASUREMENT FROM R4, SIEDSCHLAG 1233-116, NOT USED, TREE AT CALCULATED LOCATION NOT SET.

ALL BEARING AND DISTANCES WERE PRODUCED WITH A TRIMBLE R12i GNSS RECEIVER UTILIZING THE SIELER MIDWEST RTK NETWORK OR A TRIMBLE R12i GNSS BASE RECEIVER.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA; THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY; THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

TYLER J. WEERS, PLS 807

RIGHT OF WAY
DEDICATION
PART OF BLOCKS 1 AND 4,
BICKLE'S 1ST ADDITION
TO CITY OF CRETE,
SALINE COUNTY,
NEBRASKA

JEO Project No.: 261144
Date: 5/29/2026
QAQC: TW
Field Book: MISC #7
Field Crew: NPH
Survey File No.: 2026-107
Drawn By: MDM

US SURVEY FEET (sFT)

SHEET