## PRELIMINARY PLAT

# THE EDGE BUSINESS PARK

## LOTS 1 AND 2

BEING A PLATTING OF TAX LOT 276 IN THE SW 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., TOGETHER WITH TAX LOT 177 IN THE NW 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., ALL IN WASHINGTON COUNTY, NEBRASKA.

WASHINGTON COUNTY TREASURER'S CERTIFICATE TREASURER'S SEAL THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS DAY OF NW CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 12, T18N, R11E OF THE 6th P.M., WASHINGTON COUNTY, NEBRASKA. FOUND 4/8" REBAR W/CAP #486 NORTH 50.55' TO A "X" NAIL IN A POWER POLE. WASHINGTON COUNTY TREASURER NE 20.10' TO CENTER NUT OF A GAS CURB STOP. SE 53.34' TO A "X" NAIL IN A GUARD POST FOR A TELEPHONE PEDESTAL. NE 62.34' TO A "X" NAIL IN A POWER POLE WITH A LIGHT MAST ARM. APPROVAL OF CITY OF BLAIR PLANNING COMMISSION THIS PLAT OF THE EDGE BUSINESS PARK, WASHINGTON COUNTY, NEBRASKA, WAS APPROVED BY THE CITY OF BLAIR VICINITY MAP NO SCALE NOTE: SECTION i 1 2 - 1 18 - 1 1, NO CONTOURS ARE SHOWN AS NO GRADING IS PROPOSED BY THE SUBDIMDER. SW 1/4 SE 1/4 2. EXISTING ZONING IS OPD. PROPOSED ZONING IS ZONED OPD (OFFICE PARK DISTRICT).
THE MINIMUM SETBACK REQUIREMENTS ARE: FRONT YARD..... 25 FEET SIDE YARD..... 9 FEET 3. REQUIRED UTILITIES EXIST. P OF THE PART SE OF SECTION 12-18-11 SUBDIVIDER: SECTION 13 -JAY NIELSEN 1730 STATE STREET BLAIR NEBRASKA. 68008 TAX LOT 263 OWNER: JENSEN LAWN ENGINEER: THOMPSON, DREESSEN & DORNER, INC. 108360LD MILL ROAD DMAHA NEBRASKA, 68154 LEGEND PROPERTY CORNER FOUND PROPERTY CORNER SET (5/8" REBAR W/CAP #963) RECORD DISTANCE MEASURED DISTANCE OPEN TOP PIPE N41"14'23"W LOT 1 N32'03'23"E\_ (105,722 SQUARE 122.86' M FEET OR 2,43 ACRES) REBAR S89'55'52"W 544.51' N00'04'26"W\_ 247.70' M LOT 2 N89'55'34"E (106 372 SQUARE 32.15 SW CORNER OF THE SE 1/4 OF SECTION 12,-T18N, R11E OF THE 6th P.M., WASHINGTON 706.92 S89'55'52"W 706.59' R 706.92' N COUNTY, NEBRASKA.
FOUND A 1" DIAMETER BRASS CAP NW 36,19' TO A DUPLEX NAIL IN A PINE TREE. 'nΣ SW 81.43' TO A DUPLEX NAIL IN A PINE TREE. TAX LOT 176 SE 72.88' TO A DUPLEX NAIL IN A POWER POLE. ESE 18.5'± TO THE CENTER OF MANHOLE COVER. O F THE NE1/4 OF SECTION 13-18-11 OWNER: MARSHALL G JACKSON 861.71' M TAX LOT 265 AX LOT 161 SECTION 13-18-11 PART OF THE NE1/4 OF

SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL
SUPERVISION AND THAT I AM A DULY PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE
STATE OF NEBRASKA AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS IN
FEFECT AS OF THE DATE SHOWN HEREON AND I HAVE MADE A BOUNDARY SURVEY OF THE AREA
OF THE REPLAT DESCRIBED HEREIN AND THAT PERMANENT MARKERS WERE FOUND AT ALL
CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF BLIAIR TO
INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN THE EDGE
BUSINESS PARK, LOTS 1 AND 2, BEING A PLATTING OF TAX LOT 276 IN THE SW 1/4 OF THE
SE 1/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., TOGETHER
WITH TAX LOT 177 IN THE NW 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 18 NORTH,
RANGE 11 EAST OF THE 6TH P.M., ALL IN WASHINGTON COUNTY, NEBRASKA, MORE PARTICULARLY
DESCRIBED AS FOLLOWS; BEGINNING AT THE SW CORNER OF TAX LOT 177 IN SID SECTION 13;
THENCE NO0'04'26'W (ASSUMED BEARING) 247.70 FEET ON THE EAST LINE OF TENTH STREET;
THENCE N41'14'23'W 21.12 FEET CONTINUING ON THE EAST LINE OF SAID TENTH STREET;
THENCE N41'14'23'W 21.12 FEET CONTINUING ON THE EAST LINE OF SAID TENTH STREET;
THENCE N41'14'23'W 21.12 FEET CONTINUING ON THE EAST LINE OF SAID TENTH STREET;

THENCE N32'03'23'W 122.86 FEET CONTINUING ON THE EAST LINE OF SAID TENTH STREET;
THENCE N41'14'23'W 21.12 FEET CONTINUING ON THE EAST LINE OF SAID TENTH STREET TO
THE NORTH LINE OF TAX LOT 276 IN SAID SECTION 12;
THENCE N45'49'19'E 106.01 FEET ON THE NORTH LINE OF TAX LOT 276 IN SAID SECTION 12;
THENCE N64'37'28'E 120.11 FEET CONTINUING ON THE NORTH LINE OF TAX LOT 276 IN SAID
SECTION 12 TO THE MOST NORTHERLY CORNER THEREOF, ALSO BEING A POINT ON THE
WESTERLY LINE OF THE VACATED CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY;
THENCE \$43'45'47'E 681.54 FEET ON THE WESTERLY LINE OF SAID
VACATED CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY TO

THE SE CORNER OF TAX LOT 177 IN SAID THENCE SB9'55'52"W 706.92 FEET ON THE SOUTH LINE OF TAX LOT 177 IN SAID SECTION 13 TO THE POINT OF BEGINNING.

CONTAINS: 4.87 ACRES MORE OR LESS



MARCH 18, 2025

DEDICATION KNOW ALL MEN BY THESE PRESENTS: THAT WE, NIELSEN HOMES AND DEVELOPMENT, BEING KNOW ALL MEN BY THESE PRESENTS: THAT WE, NIELSEN HOMES AND DEXELOPMENT, BEING THE OWNERS OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED HEREON AND WE, WASHINGTON COUNTY BANK, BEING THE MORTGAGE HOLDER, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS THE EDGE BUSINESS PARK, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK QC, CITY OF BLAIR, BLACKHILLS ENERGY AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIMIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALKINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND GROSS A FIVE (5)\* FOOT WIS TRIP OF THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND DECREASE AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND DECREASE AND THE RECEPTION, ON, OVER, THROUGH, UNDER AND ASSIGNS A FIVE (5)\* FOOT WIS THE OFFICE OF THE STAND THE RECEPTION. THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

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WASHINGTON COUNTY BANK

JAY NIELSEN, MEMBER

DAVE LADWIG, MANAGER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) COUNTY OF

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, 2025 BY JAY NIELSEN, MEMBER OF NIELSEN HOMES AND DEVELOPMENT, ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) COUNTY OF

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_DAY OF BEHALF OF SAID BANK.

NOTARY PUBLIC

### APPROVAL OF BLAIR CITY COUNCIL

MAYOR, MELINDA RUMP

ATTEST: BLAIR CITY CLERK, BRENDA WHEELER



thompson, dreessen & dorner, inc 10836 Old Mill Rd Omaha, NE 68154 402 330 8860 F402 330 5866 jcarrell@td2co.com dba: TD2 Engineering & Surveying NE CA-0199

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Revision Dates		
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Sheet Title

CITY OF BLAIR WASHINGTON COUNTY PRELIMINARY PLAT

SHEET 1 OF 1