

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
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 _____, 2025.

TREASURER'S SEAL

WASHINGTON COUNTY TREASURER

APPROVAL OF CITY OF BLAIR PLANNING COMMISSION
THIS PLAT OF THE EDGE BUSINESS PARK, WASHINGTON COUNTY, NEBRASKA, WAS APPROVED BY THE CITY OF BLAIR
PLANNING COMMISSION ON THIS _____ DAY OF _____, 2025.

CHAIRPERSON

NOTE:

- NO CONTOURS ARE SHOWN AS NO GRADING IS PROPOSED BY THE SUBDIVIDER.
- 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
REAR YARD..... 25 FEET
- REQUIRED UTILITIES EXIST.

SUBDIVIDER:

JAY NIELSEN
1730 STATE STREET
BLAIR NEBRASKA. 68008

ENGINEER:

THOMPSON, DREESSEN & DORNER, INC.
10836 OLD MILL ROAD
OMAHA NEBRASKA. 68154

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.
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.

VICINITY MAP NO SCALE

SECTION	12-18-11
SW 1/4	SE 1/4
NW 1/4	NE 1/4
SECTION	13-18-11

LEGEND

- PROPERTY CORNER FOUND
- PROPERTY CORNER SET (5/8" REBAR W/CAP #963)
- R RECORD DISTANCE
- M MEASURED DISTANCE
- OTP OPEN TOP PIPE

SW CORNER OF THE SE 1/4 OF SECTION 12,
T18N, R11E OF THE 6TH P.M., WASHINGTON
COUNTY, NEBRASKA.
FOUND A 1" DIAMETER BRASS CAP
NW 36.19' TO A DUPLEX NAIL IN A PINE TREE.
SW 81.43' TO A DUPLEX NAIL IN A PINE TREE.
SE 72.88' TO A DUPLEX NAIL IN A POWER POLE.
ESE 18.5'± TO THE CENTER OF MANHOLE COVER.

PART OF THE SW 1/4 OF SECTION 12-18-11

N00°08'34"W 1323.36' M

PART OF THE SE 1/4 OF SECTION 12-18-11

TAX LOT 263

OWNER: JENSEN LAWN
SOLUTIONS, INC

N41°14'23"W
21.12' M
N32°03'23"E
122.86' M

N00°04'26"W
247.70' M
N89°55'34"E
32.15' M

5/8" REBAR
W/CAP #382

109.90' R
160.96' M

PARCEL A TAX LOT 265

TRACT 1 AX LOT 161

TAX LOT 270

PART OF THE NE 1/4 OF SECTION 13-18-11

OWNER: MARSHALL G JACKSON

861.71' M

TAX LOT 176

706.92'

S89°55'52"W 706.59' R 706.92' M

LOT 2
(106,372 SQUARE
FEET OR 2.44 ACRES)

S89°55'52"W 544.51'

LOT 1
(105,722 SQUARE
FEET OR 2.43 ACRES)

N45°49'19"E
106.01' M
N64°37'28"E
120.11' M
120.11' M

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