

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.

WASHINGTON COUNTY TREASURER

TREASURER'S SEAL

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 15 DAY OF APRIL, 2025.

CHAIRPERSON

NOTE:

PROPERTY IS ZONED OPD (OFFICE PARK DISTRICT).  
THE MINIMUM SETBACK REQUIREMENTS ARE:  
FRONT YARD..... 25 FEET    SIDE YARD..... 9 FEET  
REAR YARD..... 25 FEET

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 OF THE STATE OF NEBRASKA AND DATE SHOWN ON THE PLAT IS THE DATE WHEN THE SURVEY WAS MADE. THE AREA OF THE REPLAT DESCRIBED HEREIN AND THAT PERMANENT MARKERS WERE FOUND AT ALL CORNERS OF THE REPLAT ARE IDENTICAL TO THOSE OF THE ORIGINAL SURVEY. THEREFORE, I BEAR ASSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN THE EDGE OF BUSINESS PARK, LOTS 1 AND 2, BEING A PLATING 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 THE S.W. CORNER OF TAX LOT 177 IN THE NW 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 SAID SECTION 13; THENCE N09°05'52"W 122.86 FEET CONTINUING ON THE EAST LINE OF SAID TENTH STREET; THENCE S23°02'57"W 122.86 FEET CONTINUING ON THE EAST LINE OF SAID TENTH STREET; THENCE N41°14'23"W 211.12 FEET CONTINUING ON THE EAST LINE OF SAID TENTH STREET TO THE EASTERLY LINE OF THE VACATED CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY; THENCE N45°45'18"E 106.01 FEET ON THE NORTH LINE OF TAX LOT 276 IN SAID SECTION 12; THENCE N06°27'52"E 120.11 FEET CONTINUING ON THE NORTH LINE OF TAX LOT 276 IN SAID SECTION 12; THENCE N06°27'52"E 120.11 FEET CONTINUING ON THE WEST LINE OF TAX LOT 276 IN SAID SECTION 12; THENCE S06°27'52"E 120.11 FEET CONTINUING ON THE WEST LINE OF TAX LOT 276 IN SAID SECTION 12; THENCE S43°45'47"E 681.54 FEET ON THE WESTERLY LINE OF SAID TENTH STREET; THENCE S43°45'47"E 681.54 FEET ON THE WESTERLY LINE OF SAID TENTH STREET TO THE SE CORNER OF TAX LOT 177 IN SAID SECTION 13;

JAMES BRADSHAW

SECTION 13;  
THENCE S09°05'52"W 708.92 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

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

JON L. CARRELL  
NEBRASKA RLS #693

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, NIELSEN HOMES AND DEVELOPMENT, BEING THE OWNERS OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED HEREON AND WE, THE SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF 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 ERECTED, MAINTAINED, REPAIR, AND RENEW PIPES, WIRES, CROSSINGS, DOWN GUTS AND ANCHORS, CABLES, AND CONDUITS, AND TO BE USED FOR THE CONVEYANCE OF WATER, GAS, AND POWER FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND FOR ANY PURPOSE THEREOF, AND FOR THE CONVEYANCE OF PROVISIONS, PASSENGERS, AND THEIR RECEIPTS THEREOF, 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 AND BACK LOT LINES, OF ANY LOT OR LOTS, AND THE INTERSECTIONS OF THE WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, DRIVEWAYS, SIDEWALKS, OR ANY OTHER PURPOSES, PROVIDED THAT THEY DO NOT THEN OR LATER INTERFERE WITH THE FORESAID USES OR RIGHTS HEREIN GRANTED.

NIELSEN HOMES AND DEVELOPMENT

WASHINGTON COUNTY BANK

BY: JAY NIELSEN, MEMBER

BY: DAVE LADWIG, MANAGER

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)  
COUNTY OF )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 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 \_\_\_\_\_, 2025 BY DAVE LADWIG, MANAGER OF WASHINGTON COUNTY BANK ON BEHALF OF SAID BANK.

\_\_\_\_\_  
NOTARY PUBLIC

APPROVAL OF BLAIR CITY COUNCIL

THIS PLAT OF THE EDGE BUSINESS PARK, WASHINGTON COUNTY, NEBRASKA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, ON THIS DAY OF \_\_\_\_\_, 2025.

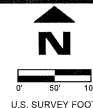
MAYOR, MELINDA RUMP

ATTEST: BLAIR CITY CLERK, BRENDA WHEELER



thompson, dressen & dorner, inc.  
10836 Old Mill Rd  
Omaha, NE 68154  
p.402.330.8860 f.402.330.5866  
jcarrell@td2co.com  
dba: TD2 Engineering & Surveying  
NE CA-0199

THE EDGE BUSINESS PARK  
LOTS 1 AND 2



Revision Dates

No.	Description	MM-DD-Y
---	---	---
---	---	---
---	---	---
---	---	---

Job No.: 1387-25-3(ADM)  
 Drawn By: RJR  
 Reviewed By: JLC  
 Date: MARCH 18, 2025  
 Book: 24/76  
 Page: 46

Sheet Title

CITY OF BLAIR  
WASHINGTON COUNTY  
FINAL PLAT

Sheet Number

SHEET 1 OF 1