

NORFOLK 140 PRELIMINARY PLAT

LEGAL DESCRIPTION AS SURVEYED:

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., NORFOLK, WISCONSIN COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTH QUARTER CORNER OF SAID SECTION 30;
THENCE S072°14'E (MAGNET BEARING), A DISTANCE OF 178.04 FEET TO THE POINT OF BEGINNING;
THENCE S072°15'0"E, A DISTANCE OF 79.01 FEET;
THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 275 FOR THE FOLLOWING 3 COURSES;
THENCE S08°45'0"E, 275 A DISTANCE OF 725.11 FEET;
THENCE S08°15'0"E, A DISTANCE OF 380.57 FEET;
THENCE S08°50'0"E, A DISTANCE OF 163.09 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 275 AND THE WEST RIGHT-OF-WAY LINE OF SOUTH 37TH STREET;
THENCE S07°15'0"E, ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH 37TH STREET, A DISTANCE OF 1,217.82 FEET;
THENCE S07°15'0"E, A DISTANCE OF 1,320.06 FEET;
THENCE S08°15'0"E, A DISTANCE OF 1,320.04 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 30;
THENCE S08°15'0"E, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 30, A DISTANCE OF 1,320.75 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30;
THENCE S08°15'0"E, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1,320.06 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30;
THENCE S08°15'0"E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, A DISTANCE OF 471.22 FEET;
THENCE S08°15'0"E, A DISTANCE OF 1,000.25 FEET;
THENCE S08°15'0"E, A DISTANCE OF 516.50 FEET;
THENCE S08°15'0"E, A DISTANCE OF 238.27 FEET;
THENCE S08°15'0"E, A DISTANCE OF 94.19 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 6,173.02 SQUARE FEET OR 141.73 ACRES, MORE OR LESS.

OWNER: FLATROCK GROUP LLC
11225 DAVENPORT ST. #108
OMAHA, NE 68154
ENGINEER: ROBERT M. DUNALL, PE
SCHEMWER
1044 N. 115TH STREET, SUITE 300
OMAHA, NE 68154
SUBDIVISOR: JEREMY M. BENDER
SCHEMWER
1044 N. 115TH STREET, SUITE 300
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CURRENT ZONING: A
PROPOSED ZONING: I-1



