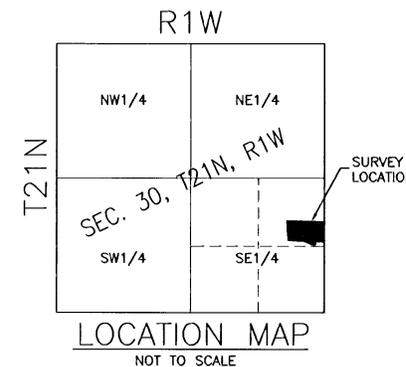
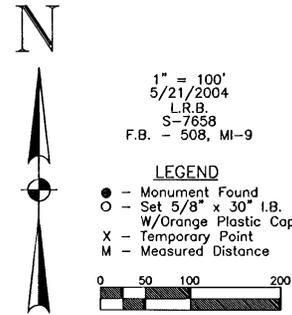
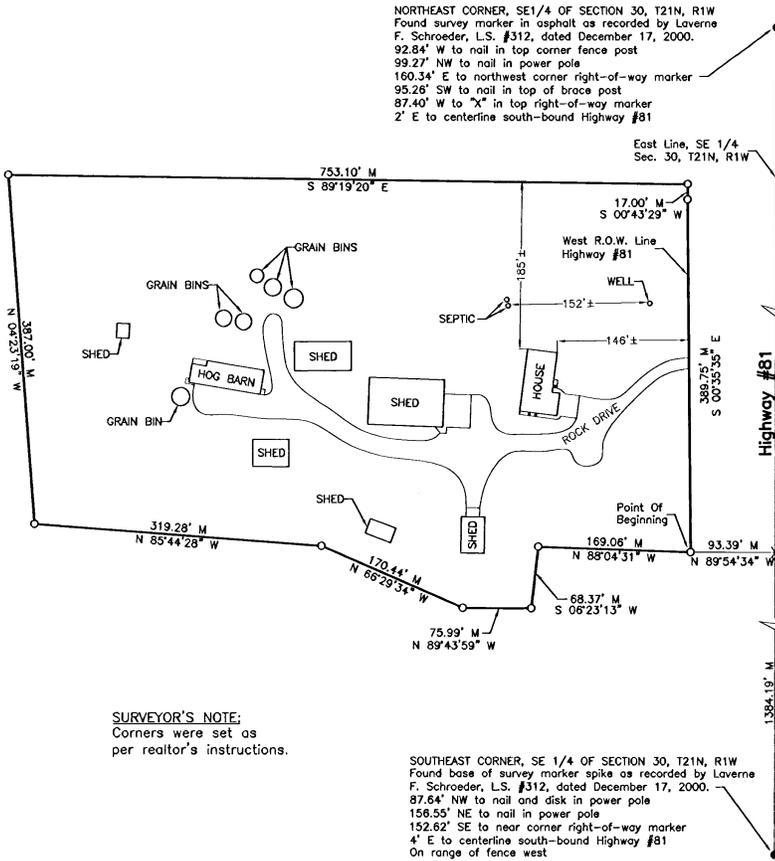


# FUCHS LOT SPLIT

A TRACT OF LAND LOCATED IN THE SE 1/4 OF SECTION 30, T21N, R1W OF THE 6th P.M. IN MADISON COUNTY, NEBRASKA



**SURVEYOR'S NOTE:**  
Corners were set as per realtor's instructions.

**SOUTHEAST CORNER, SE 1/4 OF SECTION 30, T21N, R1W**  
Found base of survey marker spike as recorded by Laverne F. Schroeder, L.S. #312, dated December 17, 2000.  
87.64' NW to nail and disk in power pole  
156.55' NE to nail in power pole  
152.62' SE to near corner right-of-way marker  
4' E to centerline south-bound Highway #81  
On range of fence west

**NOTES:**  
1. Present and proposed zoning is A-1  
2. The building setback requirements are as follows: The front yard shall be a minimum of 40', the minimum side yard shall be 10' and the minimum rear yard shall be 40'.

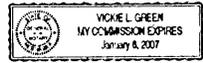
**OWNER'S CERTIFICATE**

We, Allen and Audrey Fuchs, being the sole owners of the tract of land described in the Surveyor's Statement, have caused said tract to be surveyed and said tract is to be a lot split from the SE 1/4 of Section 30, T21N, R1W of the 6th P.M. in Madison County, Nebraska, said lot split of land shall hereinafter be known as "FUCHS LOT SPLIT."

*Allen Fuchs*  
Allen Fuchs  
*Audrey Fuchs*  
Audrey Fuchs

**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA )  
COUNTY OF MADISON ) SS



On this 23<sup>rd</sup> day of June, 2004, before me, the undersigned, a Notary Public duly commissioned and qualified in and for said county and state, appeared Allen and Audrey Fuchs, known to be the identical person(s) who executed the foregoing instrument, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my hand and official seal on the date last written.

My commission expires: 1/6/2007

*Vickie L. Green*  
Notary Public

**SURVEYOR'S STATEMENT**

I, Eric M. Breuer, a Registered Land Surveyor in the State of Nebraska, hereby state that I have accurately surveyed FUCHS LOT SPLIT from the SE 1/4 of Section 30, T21N, R1W of the 6th P.M. in Madison County, Nebraska; that the plat attached hereto is the original, accurate, true and correct plat of said FUCHS LOT SPLIT; that said plat accurately and correctly reflects all of the lots, blocks, streets, avenues, alleys, parks, commons, and other grounds in said Lot Split, all of which are correctly and accurately staked off, marked, and are correctly designated and shown on the attached plat; that I surveyed and platted said FUCHS LOT SPLIT at the instance and request of Allen and Audrey Fuchs, the owners.

The foregoing Lot Split is comprised of the following described real estate:

**DESCRIPTION**

A tract of land located in the SE 1/4 of Section 30, T21N, R1W of the 6th P.M. in Madison County, Nebraska, more particularly described as follows:

Commencing at the southeast corner of the SE 1/4 of Section 30, T21N, R1W of the 6th P.M. and assuming the east line of said SE 1/4 to have a bearing of N 00°05'07" E; thence N 00°05'07" E on said east line, 1,384.19 feet; thence N 89°54'34" W, 93.39 feet, to the west right-of-way line of Highway #81, said point also being the point of beginning; thence N 88°04'31" W, 169.08 feet; thence S 06°23'13" W, 68.37 feet; thence N 89°43'59" W, 75.99 feet; thence N 66°29'34" W, 170.44 feet; thence N 85°44'28" W, 319.28 feet; thence N 04°23'19" W, 387.00 feet; thence S 89°19'20" E, 753.10 feet, to the west right-of-way line of Highway #81; thence S 00°43'29" W on said right-of-way line, 17.00 feet; thence S 00°35'35" E on said right-of-way line, 389.75 feet, to the point of beginning, said tract containing 7.05 acres, more or less.

Dated this 25th day of May, 2004.

*Eric M. Breuer*  
Eric M. Breuer, Nebraska L.S. #586  
GILMORE & ASSOCIATES, INC.



**ADMINISTRATOR'S CERTIFICATE**

Approved by the Administrator this 15th day of JUNE, 2004.

*John Johnson*  
Administrator

**APPROVAL BY THE MADISON COUNTY BOARD OF COMMISSIONERS**

The foregoing and within Plat and Instrument approved by the Madison County Board of Commissioners on this 15th day of June, 2004.



*Mary Schaefer*  
County Clerk  
*Jim M. Padgett*  
Chairperson

This is to certify that this instrument was filed for record in the Register of Deeds office at 9:40 AM on this 12 day of October, 2004, recorded at Cabinet 509 Plats, page 678.  
*Linda Sue Stiller, Deputy*  
Register of Deeds

Paid 25.50  
Fee No. 6468  
Paged General  
Indexed ✓

Tax I.D. # 590124692

REVISIONS

Diggers Hotline of Nebraska 1-800-331-5666

**GILMORE & ASSOCIATES INC.**  
Engineers Architects Surveyors



FUCHS LOT SPLIT  
A TRACT OF LAND LOCATED IN THE SE 1/4 OF SECTION 30, T21N, R1W OF THE 6th P.M. IN MADISON COUNTY, NEBRASKA

DRN BY LRB  
DATE 5/25/2004  
SCALE AS SHOWN  
PROJ. S-7658  
F.B. \_\_\_\_\_  
SHEET 1 of 1

9:40  
James Stock  
Fee \$25.50  
OK 4/26/8  
OK 3/29/4

