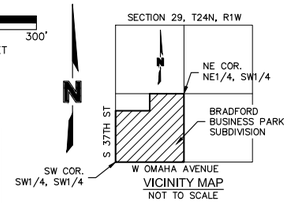
FINAL PLAT

BRADFORD BUSINESS PARK SUBDIVISION

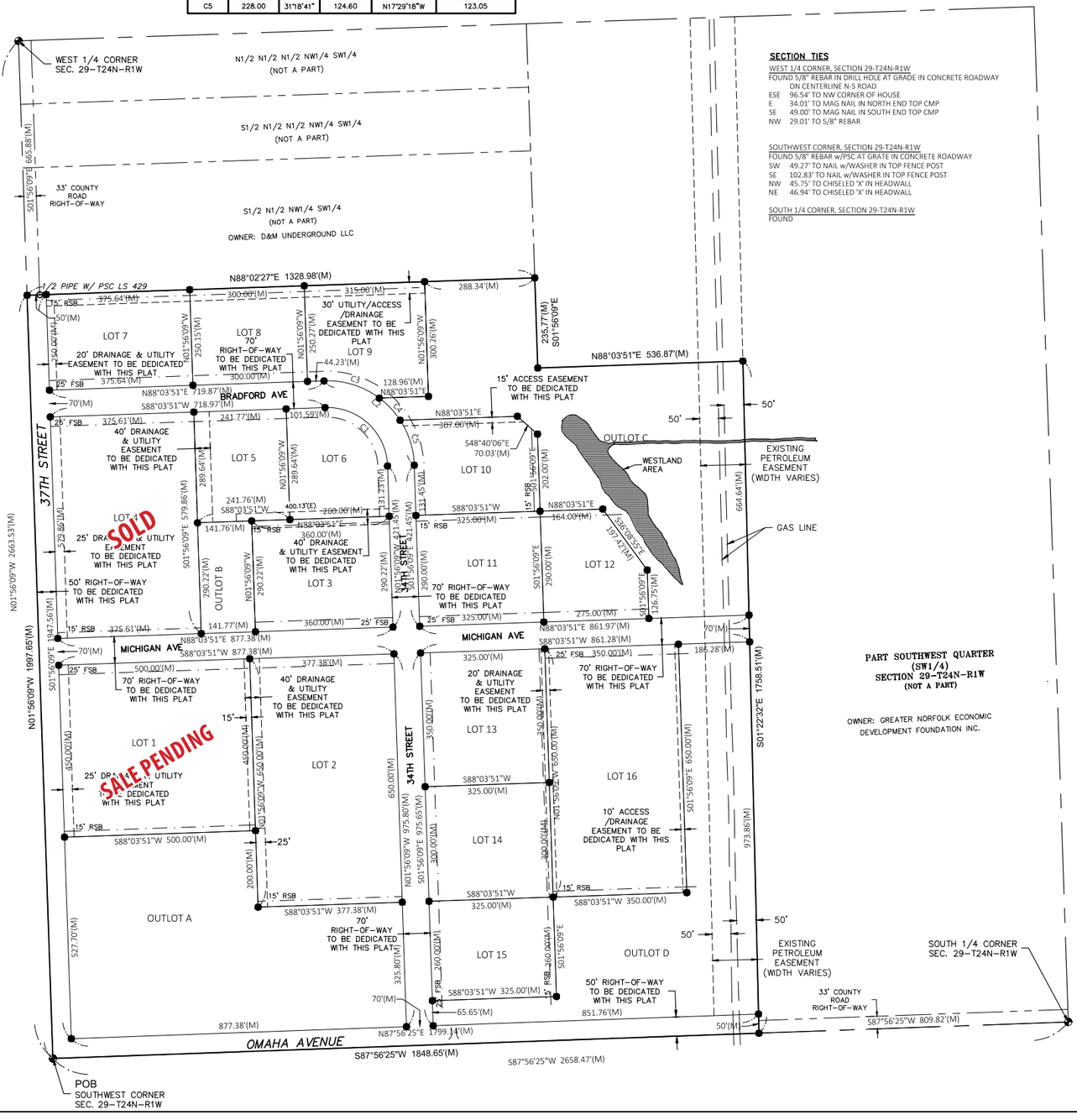
A TRACT OF LAND CONSISTING OF PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE ONE (1) WEST OF THE 6TH P.M., AN ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA

(PARCEL ID: 590169289)

SCALE IN FEET 0' 75' 150' 300'



CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	158.00	90°17'52"	249.01	S46°56'09"E	224.03
C2	228.00	89°58'45"	358.06	S46°49'20"E	322.38
C3	228.00	38°29'44"	153.19	N72°33'50"W	150.32
C4	228.00	20°10'19"	80.27	N43°13'49"W	79.86
C5	228.00	31°18'41"	124.60	N17°29'18"W	123.05



PART SOUTHWEST QUARTER (SW1/4) SECTION 29–T24N–R1W (NOT A PART)

OWNER: GREATER NORFOLK ECONOMIC DEVELOPMENT FOUNDATION INC.

SECTION TIES

WEST 1/4 CORNER, SECTION 29-T24N-R1W
FOUND 5/8" REBAR IN DRILL HOLE AT GRADE IN CONCRETE ROADWAY ON CENTERLINE N-S ROAD
ESE 96.54' TO NW CORNER OF HOUSE
E 34.01' TO MAG NAIL IN NORTH END TOP CMP
SE 49.00' TO MAG NAIL IN SOUTH END TOP CMP
NW 29.01' TO 5/8" REBAR

SOUTHWEST CORNER, SECTION 29-T24N-R1W
FOUND 5/8" REBAR w/PSC AT GRATE IN CONCRETE ROADWAY
SW 49.27' TO NAIL w/WASHER IN TOP FENCE POST
SE 102.83' TO NAIL w/WASHER IN TOP FENCE POST
NW 45.75' TO CHISELED 'X' IN HEADWALL
NE 46.94' TO CHISELED 'X' IN HEADWALL

SOUTH 1/4 CORNER, SECTION 29-T24N-R1W
FOUND

ENGINEER/LAND SURVEYOR
OLSSON, INC.
201 E. 2ND ST.
GRAND ISLAND, NE 68802

DEVELOPER/OWNER
GREATER NORFOLK ECONOMIC DEVELOPMENT FOUNDATION
609 W. NORFOLK AVE
NORFOLK, NE 68701

SUBDIVISION AREA
141.96 ACRES

ZONING
EXISTING ZONE: A (AG.)
PROPOSED ZONE: I-1

NUMBER OF LOTS: 17 LOTS / 4 OUTLOT

I–1 LIGHT INDUSTRIAL DISTRICT ZONING MINIMUM LOT REQUIREMENTS

FRONT YARD SETBACK = 25'
SIDE YARD SETBACK = 0'
REAR YARD SETBACK = 15'

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE ONE (1) WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 29-T24N-R1W, SAID POINT BEING THE POINT OF BEGINNING; THPENCE ON AN ASSUMED BEARING OF N01°56'09"W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4), A DISTANCE OF 1997.65 FEET; THENCE N88°02'27"E A DISTANCE OF 1213.74 FEET; THENCE S40°10'52"E A DISTANCE OF 295.54 FEET; THENCE N88°03'51"E A DISTANCE OF 469.19 FEET; THENCE S01°22'32"E A DISTANCE OF 1762.13 FEET TO THE SOUTH LINE OF SAID SW1/4; THENCE S87°56'25"W, ALONG THE SOUTH LINE OF SAID SW1/4, A DISTANCE OF 1848.65 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 3578914.99 SQUARE FEET OR 82.161 ACRES MORE OR LESS OF WHICH 6.796 ACRES ARE DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2020, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE ONE (1) WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

_____
JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

DEDICATION OF PLAT

WE, GREATER NORFOLK ECONOMIC DEVELOPMENT FOUNDATION, INC., A NEBRASKA NONPROFIT CORPORATION, ARE OWNERS OF THE TRACT OF LAND DESCRIBED IN THE SURVEYOR'S STATEMENT AND EMBRACED WITHIN THIS PLAT. HAVE CAUSED SAID REAL ESTATE SHALL BE HEREINAFTER KNOWN AS **"BRADFORD BUSINESS PARK SUBDIVISION"**, A PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE ONE (1) WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA, AND HEREBY DEDICATE THE STREETS, AVENUES, DRIVES, ROADS AND PUBLIC GROUNDS DESIGNATED UPON AND REFERRED TO IN THIS PLAT TO THE USE AND BENEFIT OF THE PUBLIC. PROVIDED FURTHER ARE EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES. WE FURTHER DECLARE THAT THE OUTLOTS ARE RESPONSIBLE FOR THE COST OF REPAIRS, MAINTENANCE, TAXES AND INSURANCE FOR POST CONSTRUCTION BEST MANAGEMENT PRACTICES AND THAT SUCH OBLIGATION SHALL RUN WITH THE LAND.

DATED THIS _____ DAY OF _____, 2020.

_____
RUSSELL L. WILCOX, PRESIDENT
GREATER NORFOLK ECONOMIC DEVELOPMENT FOUNDATION, INC., A NEBRASKA NONPROFIT CORPORATION

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF MADISON *SS*

ON THIS ___ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED RUSSELL L. WILCOX, PRESIDENT, GREATER NORFOLK ECONOMIC DEVELOPMENT FOUNDATION, INC., A NEBRASKA NONPROFIT CORPORATION, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.
WITNESS MY HAND AND OFFICIAL SEAL ON THE DATE LAST WRITTEN

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WAIVER

WE, GREATER NORFOLK ECONOMIC DEVELOPMENT FOUNDATION, INC., A NEBRASKA NONPROFIT CORPORATION ARE OWNERS OF THE REAL ESTATE DESCRIBED HEREON AND HEREBY WAIVE ANY RIGHT TO CLAIMS AS A RESULT OF DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR ALTERATIONS OF THE SURFACE.

_____
RUSSELL L. WILCOX, PRESIDENT
GREATER NORFOLK ECONOMIC DEVELOPMENT FOUNDATION, INC., A NEBRASKA NONPROFIT CORPORATION

TREASURER

(PARCEL ID: 590169289)
THIS IS TO CERTIFY THAT THERE ARE NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATION AND EMBRACES IN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE ON THIS _____ DAY OF _____, 2020.

_____
MADISON COUNTY TREASURER

APPROVAL

THE FOREGOING AND WITHIN PLAT, DEDICATION AND INSTRUMENT APPROVED BY THE NORFOLK PLANNING COMMISSION OF THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA THIS _____ DAY OF _____, 2020.

_____
CHAIRMAN, DAN SPRAY

APPROVAL

THE FOREGOING AND WITHIN PLAT, DEDICATION AND INSTRUMENT APPROVED BY THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA BY RESOLUTION DULY PASSED THIS _____ DAY OF _____, 2020.

_____ _____
CLERK, ELIZABETH DECK MAYOR, JOSH MOENNING

REGISTER OF DEEDS

STATE OF NEBRASKA
COUNTY OF MADISON *SS*

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REGISTER OF DEEDS OFFICE AT _____ __.M., ON THE _____ DAY OF _____, 2020.

_____
REGISTER OF DEEDS

LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- SECTION CORNER
- EXISTING PROPERTY LINE
- NEW SUBDIVISION LINE
- NEW PROPERTY LINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPERTY SETBACK LINE
- M MEASURED DISTANCE
- E NEW EASEMENT DISTANCE

LOT TABLE			
LOT ID	SQ. FT.	ACRES	ADDRESS
1	225000.08	5.165	MICHIGAN AVE.
2	245295.26	5.631	MICHIGAN AVE.
3	104478.70	2.399	MICHIGAN AVE.
4	217801.84	5.000	MICHIGAN AVE./ BRADFOR AVE.
5	70025.89	1.608	BRADFOR AVE.
6	69950.04	1.606	BRADFOR AVE.
7	93939.37	2.157	BRADFOR AVE.
8	75064.17	1.723	BRADFOR AVE.
9	87537.85	2.010	BRADFOR AVE.
10	81285.48	1.866	34TH ST.
11	94250.25	2.164	34TH ST./ MICHIGAN AVE.
12	70689.40	1.623	MICHIGAN AVE.
13	113750.91	2.611	34TH ST./ MICHIGAN AVE.
14	97499.09	2.238	34TH ST.
15	84500.00	1.940	34TH ST.
16	227500.00	5.223	MICHIGAN AVE.
*OUTLOT A	386683.72	8.877	-
*OUTLOT B	41143.18	0.945	-
*OUTLOT C	398608.69	9.151	-
*OUTLOT D	311621.02	7.154	-

*ALL OUTLOTS ARE DRAINAGE EASEMENT

NOTES:
A FOUR (4) FOOT SIDEWALK SHALL BE CONSTRUCTED BY THE OWNER ON THE STREET SIDE OR SIDES OF EACH LOT IN THE ADDITION ABUTTING ON A PLATTED STREET AS PROVIDED FOR BY ORDINANCE NO. 3780 OF THE CITY OF NORFOLK PASSED AND APPROVED ON APRIL 1, 1991.

olsson
201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION
		REVISIONS

BRADFORD BUSINESS PARK SUBDIVISION
FINAL PLAT

GREATER NORFOLK ECONOMIC DEVELOPMENT FOUNDATION, INC.

2020

NORFOLK, NEBRASKA

drawn by: JMJ
checked by: GI SVY
approved by: JEH
QA/QC by: JJA
project no.: 2020-0284
drawing no.:
date: 06.03.2020

SHEET 1 of 1

DWG: F:\2020\0001-0500\020-0284\40-Design\Survey\SRVY\Sheets\V_FPLAT_0200284.dwg USER: jjimenez
DATE: Jun 15, 2020 1:37pm XREFS: V_XRWAY_0200284 V_XTOPO_0200284