

FOR SALE

159' x 220' Lot



GREAT BUILDING SITE!

Here is a wonderful opportunity to buy a building site north of the Calamus Golf Course. East 59' Lot 10 and all Lot 11, Calamus Country Acres. Located on the corner of Calamus Drive and North Wagon Wheel Road.

2016 Taxes: \$106.60

\$16,500.00

L1700579

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Farmers National Company

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www.FarmersNational.com



DEDICATION PLAT OF
KRAUSE'S ADDITION TO CALAMUS COUNTRY ACRES

In The Southeast Quarter of Section 32, Township 22 North, Range 16 West, of the 6 P.M., Garfield Co. Nebr.

DEDICATION

The foregoing plat, known as "KRAUSE'S ADD. TO CALAMUS COUNTRY ACRES," a Plat in the Southeast Quarter of Section 32, Township 22 North, Range 16 West of the 6th P.M. in Garfield Co., Nebr., and lying adjacent to the North edge of Calamus Country Acres, and more accurately described as follows: Commencing at the Southeast corner of Section 32, Township 22 North, Range 16 West, in Garfield Co., Nebraska, thence in a southerly direction along the North line of said Section 32, on an assumed bearing of N 0° 03' 40" W a distance of 1,333.65 feet to the Point of Beginning; thence continuing in a northerly direction along said West line on said bearing a distance of 1,423.6 feet; thence in an easterly direction on a bearing of S 83° 27' 52" E a distance of 333.2 feet; thence in a southeasterly direction on a bearing of S 68° 18' 54" E a distance of 132.5 feet; thence in an easterly direction along an arc of 1,337.4 foot radius, on arc distance of 490.4 feet and whose long chord measures 487.67 feet and bears S 78° 46' 05" E; thence in an easterly direction on a bearing of S 89° 55' 21" E a distance of 331.1 feet; thence in a southerly direction on a bearing of S 0° 07' 17" E a distance of 150.0 feet; thence in an easterly direction on a bearing of N 89° 52' 43" E a distance of 266.0 feet to a point on the East line of Calamus Country Acres; thence in a southerly direction along said East line on an assumed bearing of S 89° 52' 43" E a distance of 1,333.65 feet to the Northeast corner of Calamus Country Acres; thence in a westerly direction along the North line of Calamus Country Acres on a bearing of N 89° 27' 43" W a distance of 1,332.5 feet to the Point of Beginning; and containing 34.2 Acres. Said Add. includes the following in Calamus Country Acres: The West 660 feet of Lot 10, of Lot 29, is with the free consent and in accordance with the desire of KRAUSE ENTERPRISES, INC., Scott L. Krause, President, the undersigned, and sole owner and proprietor, and the easements shown hereon are hereby granted in perpetuity to all public and private utilities; these successors and assigns, to construct, operate, maintain, repair, and replace storm sewers, sanitary sewers, water mains, conduits, buried cables, wires, poles and all appurtenances thereon, over, upon or under the easements as shown on the foregoing plat. The location and construction of sewage disposal and water supply facilities shall be approved by the State Health Dept. prior to installation. The street shown hereon are hereby dedicated to the use of the public.

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked out the foregoing plat of "KRAUSE'S ADDITION TO CALAMUS COUNTRY ACRES", and that iron pipe are set at all lot corners marked thus: on the plat, and that all dimensions are in feet and decimals of a foot. All measurements are horizontal and air curve measurements are arc distance unless otherwise shown. This 14th day of Nov., 1986

LS-208
AK Deedmont E-1489 L.S.-208
17 NOV 1986
NOTARY PUBLIC
GARFIELD COUNTY, NEBR.

ACCEPTANCE

The above plat and dedication is approved and accepted by the Garfield County Board of Commissioners by Resolution No. 9-B5 passed the 30 day of JAN. 1986

Attest: *Mark R. Edwards*
County Clerk

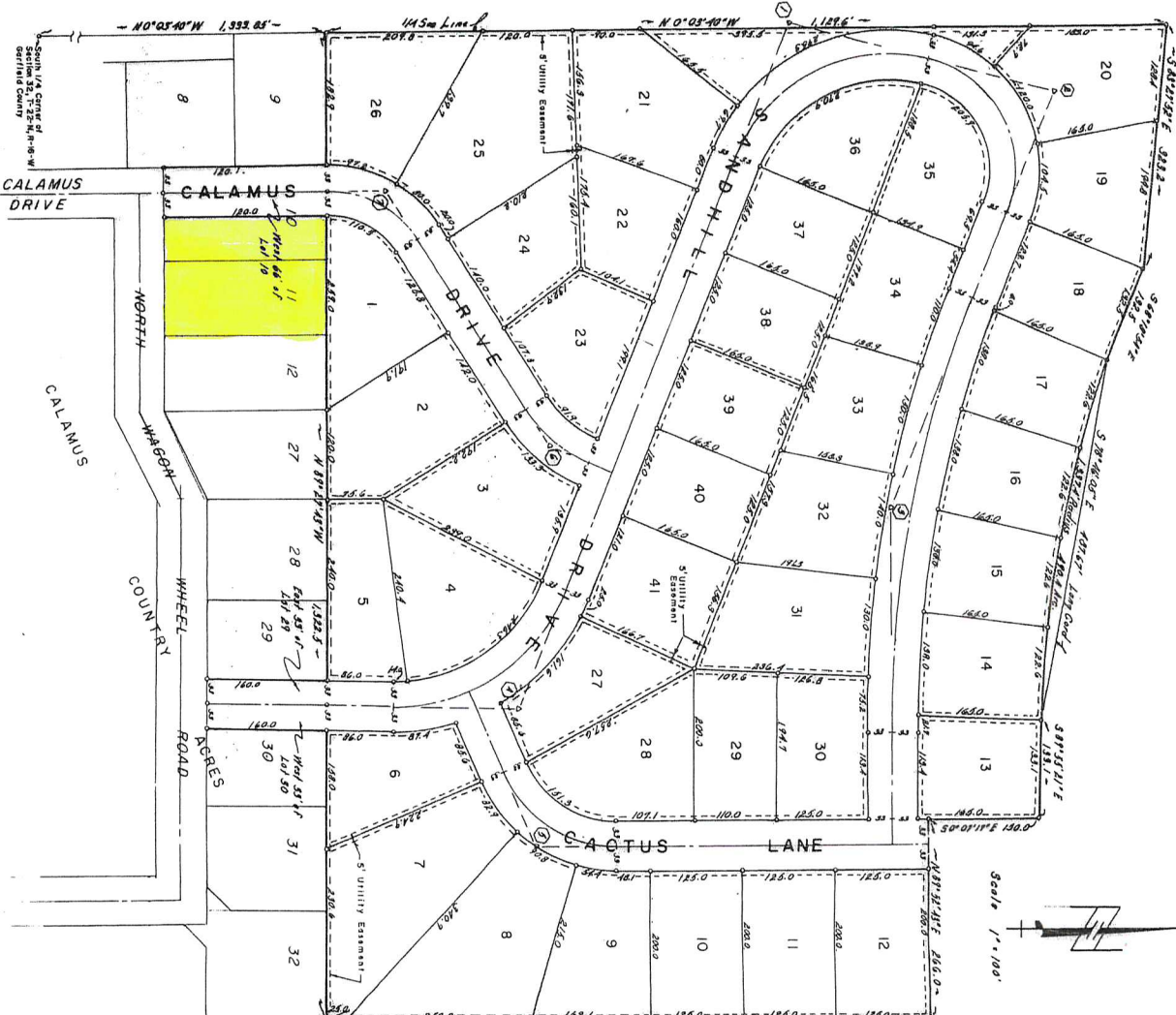
ACKNOWLEDGEMENT

On this 30 day of JAN. 1986, before me, a Notary Public of Garfield County, personally came Scott L. Krause, Warren E. Krause, and Elaine S. Krause personally known to me to be the identical persons who executed the foregoing dedication, and they acknowledged that they executed said dedication as their voluntary act and deed

WITNESS my hand and notarial seal of Burwell, Neb., in said County the day and year last aforesaid.

My commission expires on 22 day of JAN. 1990
JAN 22, 1990

KRAUSE'S ADD. TO
CALAMUS COUNTRY AC.
BURWELL NEBRASKA
DEARMONT ENGINEERING
AND SURVEYING
1116 Adams ST. PAUL, NEBR 68445-3501



CURVE DATA			
Inside Curve	Outside Curve	Outside Curve	Outside Curve
1	Δ 81° 42' 12"	266.0	333.2
2	Δ 89° 55' 21"	331.1	490.4
3	Δ 22° 07'	150.0	266.0
4	Δ 77° 17' 42"	132.5	487.67
5	Δ 68° 18' 54"	487.67	132.5
6	Δ 83° 27' 52"	333.2	266.0
7	Δ 89° 52' 43"	266.0	150.0
8	Δ 0° 07' 17"	150.0	331.1
9	Δ 89° 55' 21"	331.1	490.4
10	Δ 78° 46' 05"	487.67	132.5
11	Δ 68° 18' 54"	132.5	333.2
12	Δ 81° 42' 12"	266.0	333.2