

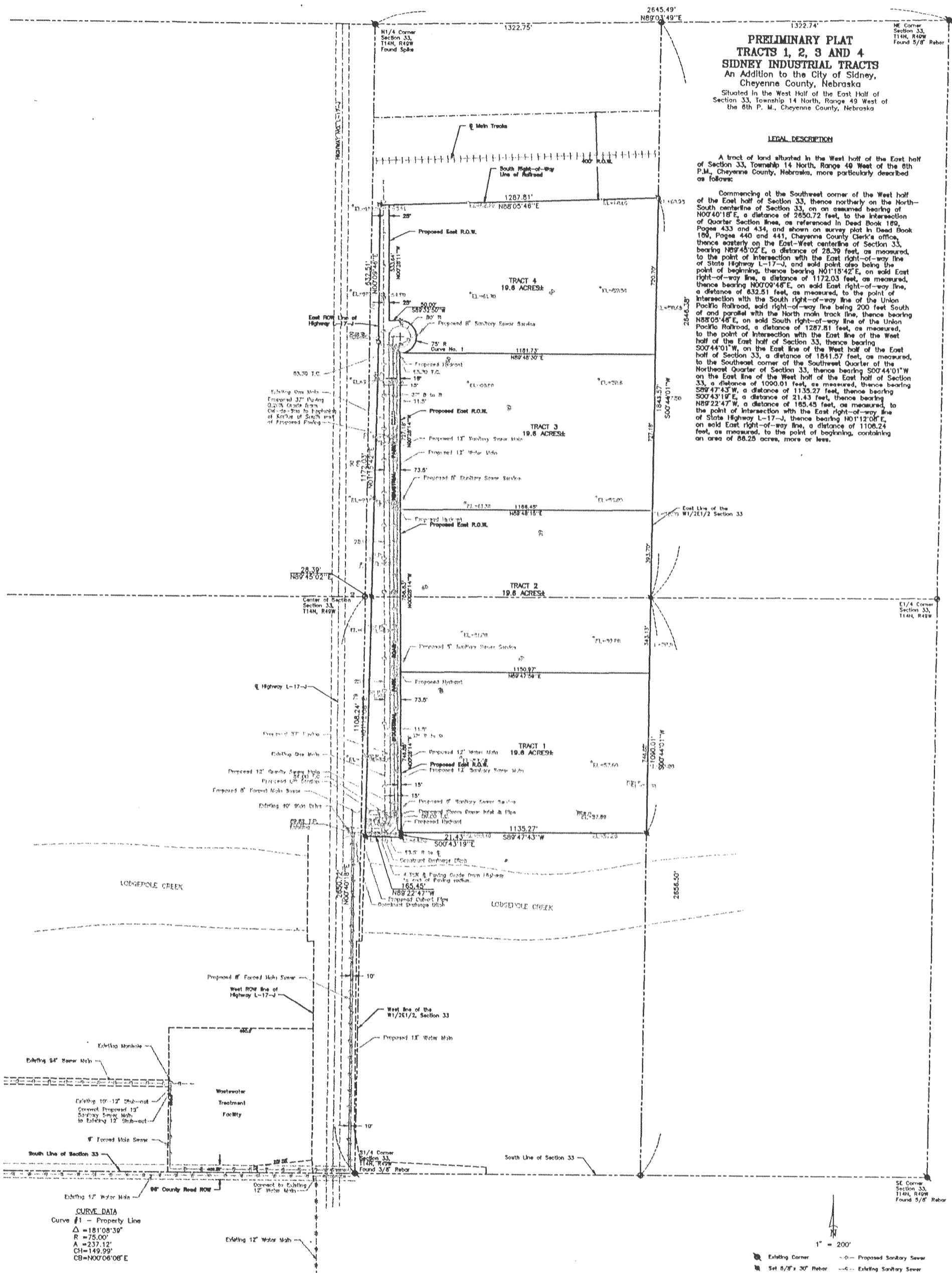
Sec 33, T14N, R49W
 Sec 34, T14N,
 Sec 4, T13N, R49W
 Sec 3, T13N, F

PRELIMINARY PLAT
TRACTS 1, 2, 3 AND 4
SIDNEY INDUSTRIAL TRACTS
 An Addition to the City of Sidney,
 Cheyenne County, Nebraska
 Situated in the West Half of the East Half
 of Section 33, Township 14 North, Range 49 West of
 the 8th P. M., Cheyenne County, Nebraska

LEGAL DESCRIPTION

A tract of land situated in the West half of the East half of Section 33, Township 14 North, Range 49 West of the 8th P.M., Cheyenne County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of the West half of the East half of Section 33, then northerly on the North-South centerline of Section 33, on an assumed bearing of N00°40'18"E, a distance of 2650.72 feet, to the intersection of Quarter Section lines, as referenced in Deed Book 169, Pages 433 and 434, and shown on survey plot in Deed Book 169, Pages 440 and 441, Cheyenne County Clerk's office, thence easterly on the East-West centerline of Section 33, bearing N89°45'02"E, a distance of 28.39 feet, as measured, to the point of intersection with the East right-of-way line of State Highway L-17-J, and said point also being the point of beginning, thence bearing N01°12'08"E, on said East right-of-way line, a distance of 1172.03 feet, as measured, thence bearing N00°09'48"E, on said East right-of-way line, a distance of 632.51 feet, as measured, to the point of intersection with the South right-of-way line of the Union Pacific Railroad, said right-of-way line being 200 feet South of and parallel with the North main track line, thence bearing N88°05'48"E, on said South right-of-way line of the Union Pacific Railroad, a distance of 1287.81 feet, as measured, to the point of intersection with the East line of the West half of the East half of Section 33, thence bearing S00°44'01"W, on the East line of the West half of the East half of Section 33, a distance of 1000.01 feet, as measured, thence bearing S00°47'43"W, a distance of 1135.27 feet, as measured, thence bearing S00°43'19"E, a distance of 21.43 feet, thence bearing N89°22'47"W, a distance of 185.45 feet, as measured, to the point of intersection with the East right-of-way line of State Highway L-17-J, thence bearing N01°12'08"E, on said East right-of-way line, a distance of 1108.24 feet, as measured, to the point of beginning, containing an area of 88.25 acres, more or less.



CURVE DATA
 Curve #1 - Property Line
 $\Delta = 181^{\circ}08'39''$
 $R = 75.00'$
 $A = 237.12'$
 $CH = 149.99'$
 $CB = N00^{\circ}06'08''E$

- 1" = 200'
- Existing Corner
 - Proposed Sanitary Sewer
 - Set 8/8" x 30' Rebar
 - Existing Sanitary Sewer
 - Corner not Located
 - Proposed Water Main
 - Existing Manhole
 - Existing Water Main
 - Proposed Manhole
 - Existing Gas Main
 - Proposed Water Hydrant
 - Power Pole

2 OF 8	DESIGNED BY: KAB	Job No. 125-98
	DETAILED BY: DSH	DATE: 6/8/98
	CHECKED BY: KAB	SCALE: 1"=200'

PROJECT: SIDNEY INDUSTRIAL TRACTS
 PRELIMINARY PLAT
 SIDNEY, NEBRASKA
PREPARED FOR: CITY OF SIDNEY, NEBRASKA

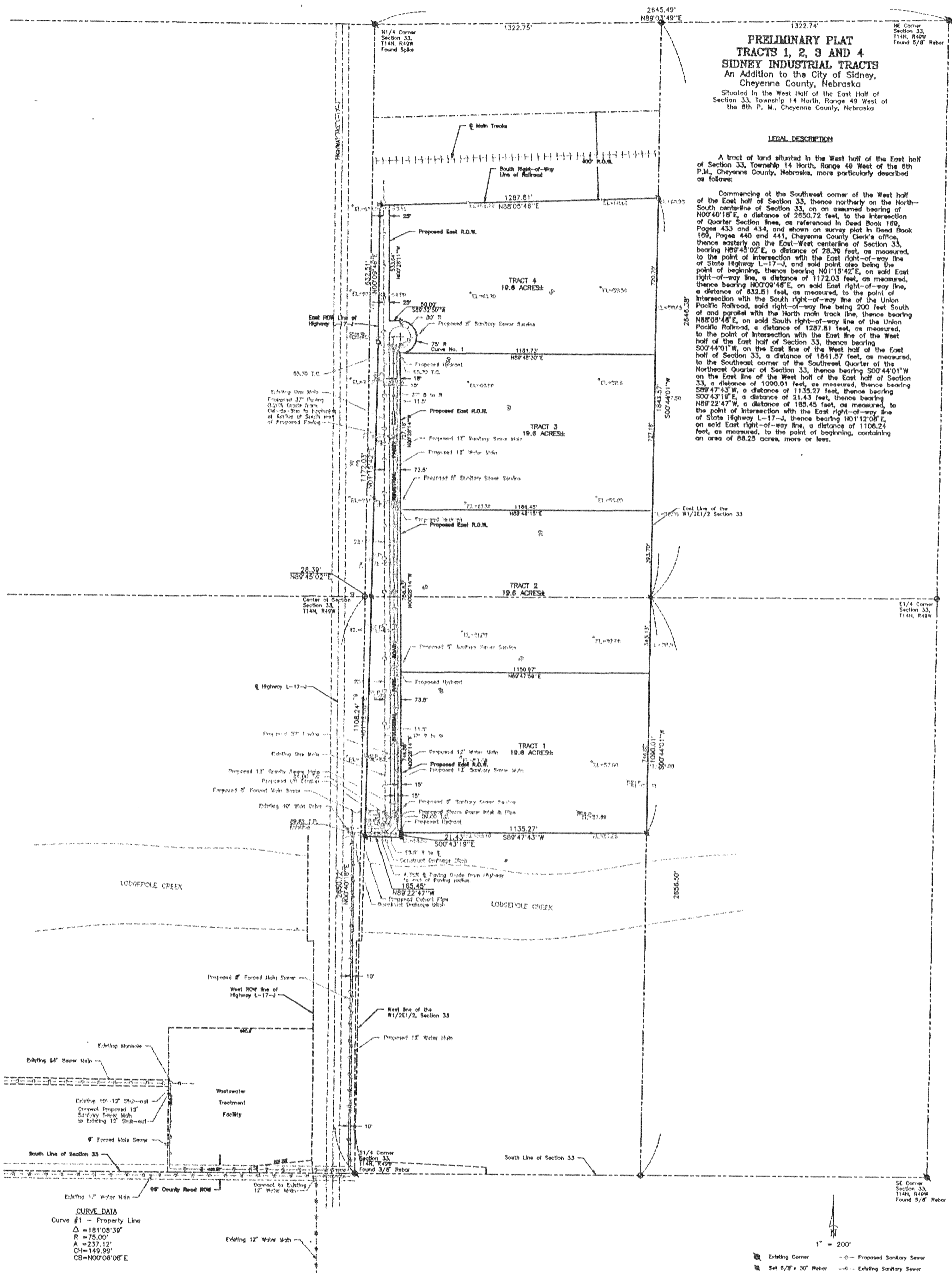
M. C. SCHAFF AND ASSOCIATES, INC.
 818 SOUTH BELTLINE HIGHWAY EAST
 SCOTTSBLUFF, NEBRASKA 69361
 Engineers ♦ Planners ♦ Designers ♦ Land Surveyors

PRELIMINARY PLAT
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 An Addition to the City of Sidney,
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 Situated in the West Half of the East Half
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PROJECT: SIDNEY INDUSTRIAL TRACTS
 PRELIMINARY PLAT
 SIDNEY, NEBRASKA
MASTER PLAN
PREPARED FOR: CITY OF SIDNEY, NEBRASKA

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