FINAL PLAT
ANDERSON NORTH PARK ADDITION
CITY OF WAVERLY
LANCASTER COUNTY, NEBRASKA

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	59.73	340.00	10°03'58"	S76°49'28"W	59.66
C2	32.71	340.00	5°30'44"	S69°02'07"W	32.70
C3	103.32	380.00	15°34'42"	S74°04'05"W	103.00
C4	107.42	420.00	14°39'17"	S74°31'13"W	107.13
C5	123.98	350.00	20°17'46"	S10°11'48"E	123.33
C6	176.34	380.00	26°35'20"	S13°20'35"E	174.77
C7	126.00	410.00	17°36'29"	S12°01'40"E	125.51
C8	140.67	340.00	23°42'19"	N78°07'54"E	139.67
C9	157.22	380.00	23°42'19"	N78°07'54"E	156.10
C10	143.74	420.00	19°36'33"	N80°10'47"E	143.04
C11	144.96	350.00	23°43'50"	N11°51'20"W	143.93
C12	157.39	380.00	23°43'50"	N11°51'20"W	156.26
C13	169.81	410.00	23°43'50"	N11°51'20"W	168.60
C14	81.69	320.73	14°35'34"	N07°18'43"W	81.47
C15	89.33	350.73	14°35'34"	N07°18'43"W	89.09
C16	96.97	380.73	14°35'34"	N07°18'43"W	96.71
C17	89.14	350.00	14°35'31"	S82°41'18"W	88.90
C18	315.62	869.02	20°48'34"	N15°49'35"W	313.89
C19	5.52	390.00	0°48'38"	S89°34'44"W	5.52
C20	4.95	350.00	0°48'38"	S89°34'44"W	4.95
C21	4.39	310.00	0°48'38"	S89°34'44"W	4.39
C22	83.54	380.01	12°35'43"	S83°41'12"W	83.37
C23	68.25	320.01	12°13'13"	S83°52'26"W	68.12

GRAPHIC SCALE

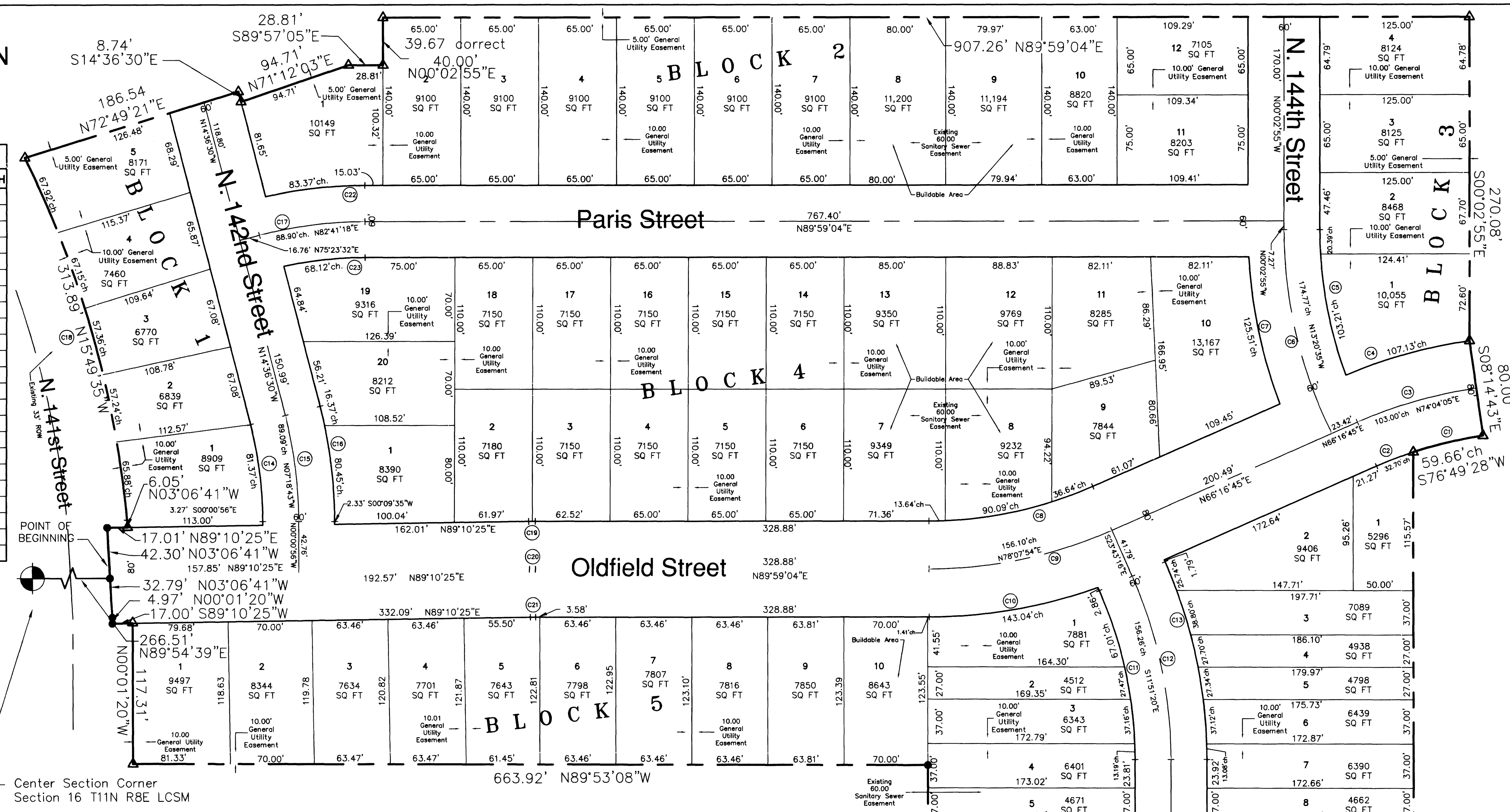
60 0 30 60 120 240

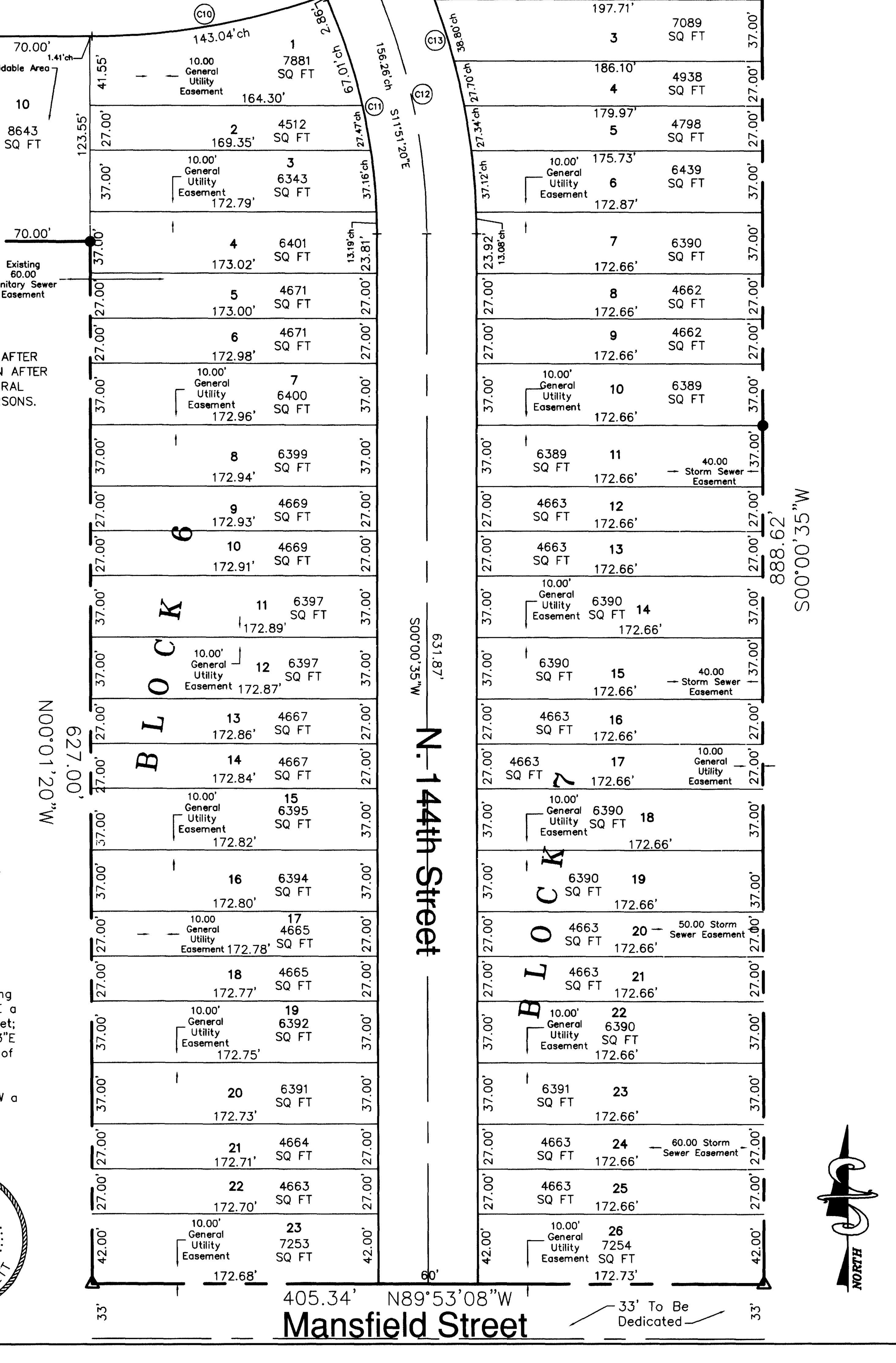
(IN FEET)
1 inch = 60 ft.

LEGEND

- △ – SET SURVEY POINT AS INDICATED
- ● – FOUND SURVEY POINT AS INDICATED
- C.T.P. – CRIMPED TOP PIPE
- O.T.P. – OPEN TOP PIPE
- S.D.H. – STAR DRILL HOLE
- "X" – CHISLED "X" IN CONCRETE
- P – PLAT DISTANCE
- A – ACTUAL DISTANCE
- R – RECORDED DISTANCE
- C – CALCULATED DISTANCE
- RAD – RADIUS OF CURVE

NOTE: ANY CONSTRUCTION OR GRADE CHANGES IN LES TRANSMISSION LINE EASEMENT CORRIDORS ARE SUBJECT TO LES APPROVAL AND MUST BE IN ACCORDANCE WITH LES DESIGN AND SAFETY STANDARDS. LANDSCAPING MATERIAL SELECTIONS WITHIN EASEMENT CORRIDORS SHALL FOLLOW ESTABLISHED GUIDELINES TO MAINTAIN MINIMUM CLEARENCE FROM UTILITY FACILITES.





DEDICATION

KNOW ALL MEN THESE PRESENT:
THAT I/WE, THE UNDERSIGNED, BEING SOLE OWNER(S) AND PROPRIETOR(S) OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS ANDERSON NORTH PARK ADDITION. THE LOTS AND BLOCKS TO BE NUMBERED AS SHOWN. AND I/WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND I/WE HEREBY DEDICATE TO THE PUBLIC FOR THE PUBLIC USE OF THE STREETS AS SHOWN HEREIN AND I/WE DO ALSO GRANT THE EASEMENTS SHOWN ON THE PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. NO PERMANENT EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, BUILDING OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. IN WITNESS THEREOF, I/WE DO HEREBY SET OUR HAND(S) THIS 2nd DAY OF Dec., 2005, A.D.

Robert Benes President
Aspen Builders, Inc.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
SS
COUNTY OF LANCASTER

ON THIS 2nd DAY OF Dec., 2005, A.D.; BEFORE ME A NOTARY DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED THE ABOVE SIGNED PERSON(S) WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON(S) WHOSE NAME(S) IS/ARE AFFIXED TO THE ABOVE DEDICATION ON THIS PLAT AS OWNER(S), PROPRIETOR(S) AND OR TRUSTEE(S) OF THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AND THEY ACKNOWLEDGE THE SIGNING OF SAID DEDICATION TO BE THEIR VOLUNTARY ACTS AND DEEDS. WITNESS MY HAND AND OFFICIAL SEAL OF NEBRASKA IN SAID COUNTY, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES: Feb. 5, 2006 ________________ NOTARY PUBLIC

CITY COUNCIL APPROVAL

THE DEDICATIONS SHOWN ON THIS PLAT HAVE BEEN ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WAVERLY, NEBRASKA, THIS 14th DAY OF September, 2005, A.D.

MAYOR ________________ ATTEST: Douglas C. Rix CITY CLERK

RECORDING ACKNOWLEDGMENT

STATE OF NEBRASKA
SS
COUNTY OF LANCASTER

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE ______ DAY OF __________, 2005, IN BOOK ______ AT PAGE ______.

DEPUTY ________________ REGISTER OF DEEDS ________________

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT AND CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS ANDERSON NORTH ADDITION, (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NO. 2004-079927 (HEREIN AFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRICAL, CABLE TV, TELEPHONE, NATURAL GAS,) EASEMENTS, OR STREETS, OR ROADS, PEDESTRIAN CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSONS.

TIERONE BANK

BY: Kurt Grosshans, Vice Pres.
KURT GROSSHANS, VICE-PRESIDENT

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA) SS
LANCASTER COUNTY) SS

BE IT REMEMBERED THAT ON THIS 2nd DAY OF Dec., 2005, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME KURT GROSSHANS, VICE-PRESIDENT OF TIERONE BANK, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL, THE SAME DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: Feb. 5, 2006 ________________ NOTARY PUBLIC

EASEMENTS

EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE, AS UTILITY EASEMENT RIGHT-OF-WAY WHICH ARE SHOWN AS LYING BETWEEN THE DASHED LINES IN WIDTHS INDICATED AND AS SET FORTH ON THIS PLAT UNLESS OTHERWISE NOTED, AND SAID EASEMENTS MAY BE EMPLOYED FOR THE PURPOSE OF INSTALLING, REPAIRING AND MAINTAINING GAS LINES, ELECTRIC LINES, TELEPHONE LINES, AND ALL OTHER FORM AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER USED BY THE PUBLIC OVER, UNDER AND ALONG THE STRIPS MARKED 'EASEMENTS'.

ACCESS

NO LOT SHALL HAVE DIRECT VEHICULAR ACCESS TO N. 141ST STREET.

STREETS

STREETS, AVENUES, LANES, DRIVES AND COURTS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO AND FOR PUBLIC USE ARE HEREBY SO DEDICATED.

LEGAL DESCRIPTION

A Legal Description of ANDERSON NORTH PARK ADDITION, located in Section 16, Township 11 North, Range 8 East of the 6th P.M., Lancaster County, Nebraska being more particularly described as follows:

Commencing at the Center Section corner of Section 16, Township 11 North, Range 8 East of the 6th P.M., Lancaster County, Nebraska; Thence N89°54'39"E along the Center Section line of said Section 16 a distance of 266.51 feet to the Easterly Right of Way of North 141st Street and the Point of Beginning; Thence following said Right of Way N03°06'41"W a distance of 42.30 feet; Thence N89°10'25"E a distance of 17.01 feet; Thence following said Right of Way along an 869.02 radius curve to the left, having a chord Bearing of N15°49'35"W, a chord distance of 313.89 feet, an arc length of 315.62 feet; Thence N72°49'21"E a distance of 186.54 feet; Thence S14°36'30"E a distance of 8.74 feet; Thence N71°12'03"E a distance of 94.71 feet; Thence S89°57'05"E a distance of 28.81 feet; Thence N00°02'55"E a distance of 39.67 feet; Thence N89°59'04"E a distance of 907.26 feet; Thence S00°02'55"E a distance of 270.08 feet; Thence S08°14'43"E a distance of 80.00 feet; Thence along a 340.00 foot radius curve to the left a chord bearing of S76°49'28"W a chord distance of 59.66 feet, an arc length of 59.73 feet; Thence S00°00'35"W a distance of 888.62 feet; Thence N89°53'08"W a distance of 405.34 feet; Thence N00°01'20"W a distance of 627.00 feet; Thence N89°53'08"W a distance of 663.92 feet to the said Right of Way; Thence following said Right of Way N00°01'20"W a distance of 117.31 feet; Thence S89°10'25"W a distance of 17.00 feet; Thence following said Right of Way N00°01'20"W a distance of 4.97 feet; Thence following said Right of Way N03°06'41"W a distance of 32.79 feet to the Point of Beginning. Said tract contains 21.56 acres, subject to easements and restrictions of record.

LAND SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY THE UNDERSIGNED, THAT THE SURVEY WAS DONE ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS SET FORTH BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR REGISTERED LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITION TOLERANCE ARE IN ACCORDANCE WITH RURAL AREA SURVEYS.

DATE: 12-2-05

THOMAS B. CATLETT LS – 502

NEBRASKA REGISTERED LAND SURVEYOR LS–502 THOMAS B. CATLETT

PROJECT 041129FP

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

REGA ENGINEERING GROUP, INC.
4827 PIONEERS BLVD.
LINCOLN, NEBRASKA
(402)-484-7342
- ENGINEERING
- PLANNING
- LAND SURVEYING

FINAL PLAT
ANDERSON NORTH PARK ADDITION
CITY OF WAVERLY
LANCASTER COUNTY, NEBRASKA

DATE: 10/04/05
DESIGNED BY: AJP
DRAWN BY: AJP
CHECKED BY: TC

SHEET NO. 1 of 1

Inst # 2006012295 Thu Mar 16 11:06:53 CST 2006
Filing Fee: $100.50 cpoll1
Lancaster County, NE Assessor/Register of Deeds Office PLAT
Pages 1