

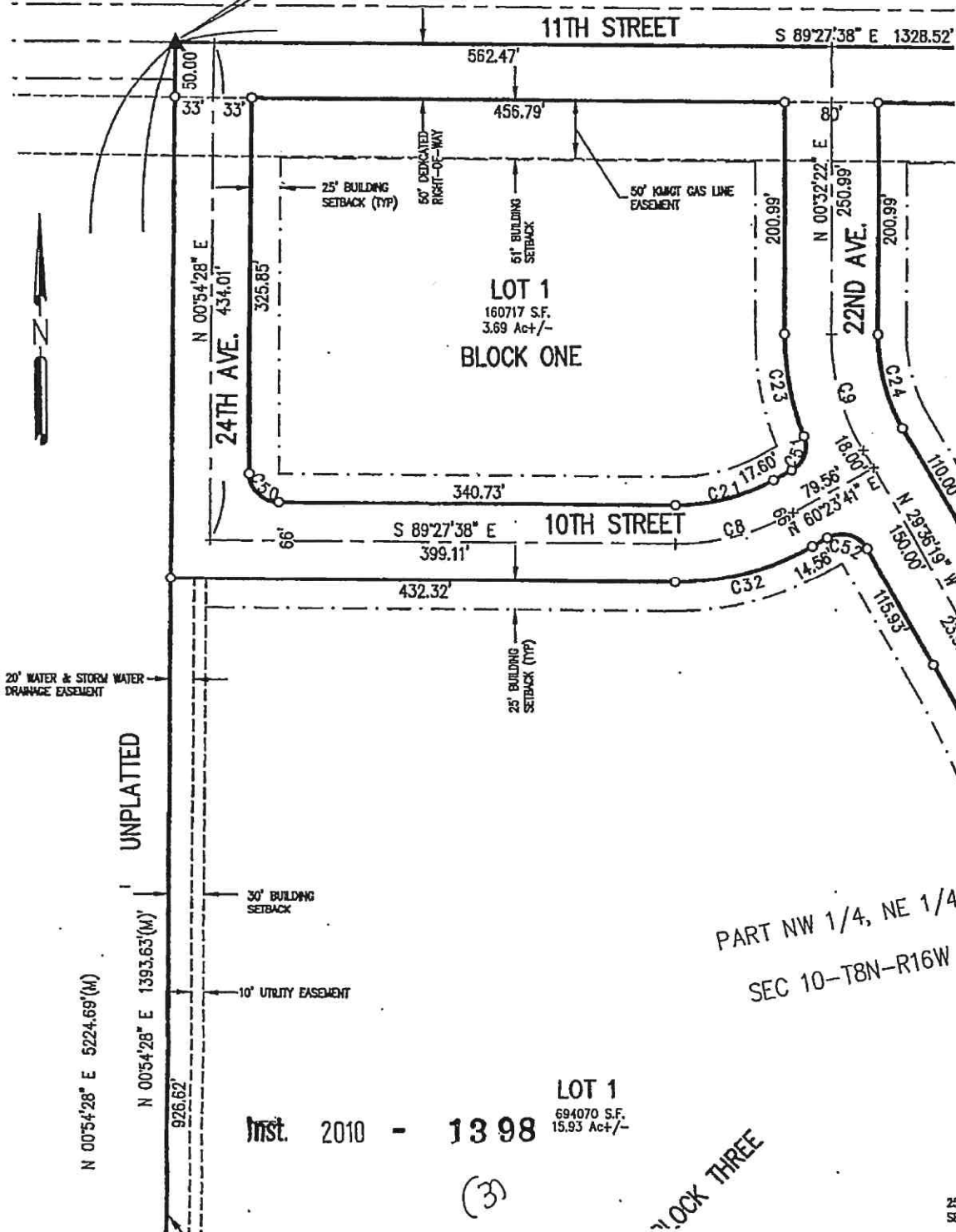
RECORDED
BUFFALO COUNTY, NE
2010 HR 10 PM 2:31

WESTERN NEBRASKA PROPERTY AN ADDITION TO THE CITY OF KEARN.

Kellie John
REGISTER OF DEEDS

Inst. 2010 - 1398

NORTHWEST CORNER
NORTHWEST 1/4, NORTHEAST 1/4
SECTION 10, T8N, R16W



Inst. 2010 - 1398

LOT 1
694070 S.F.
15.93 Act/-

BLOCK THREE

(3)

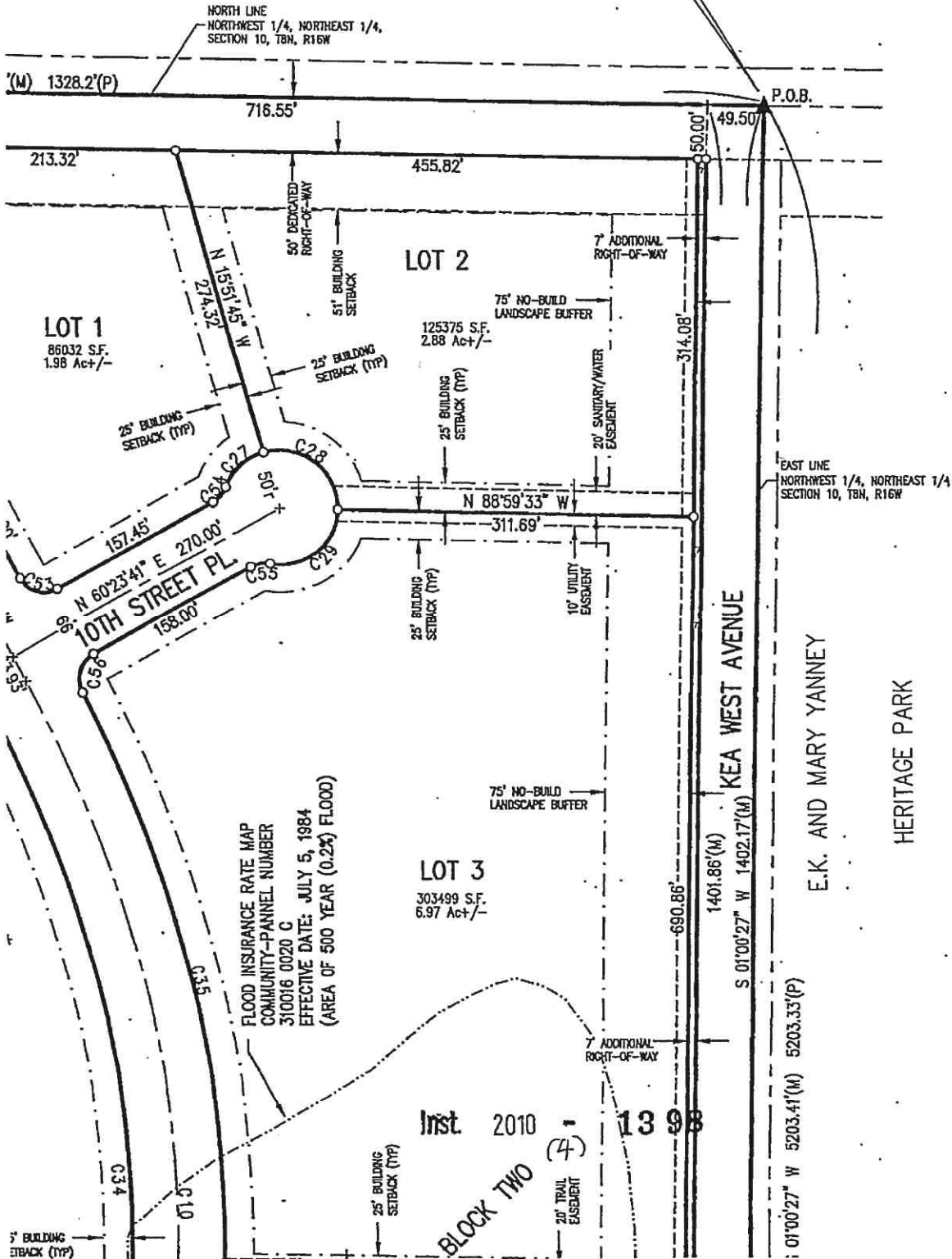
RB

Inst. 2010 - 1398

Y DEVELOPMENT ADDITION EY, BUFFALO COUNTY, NEBRASKA

(2)

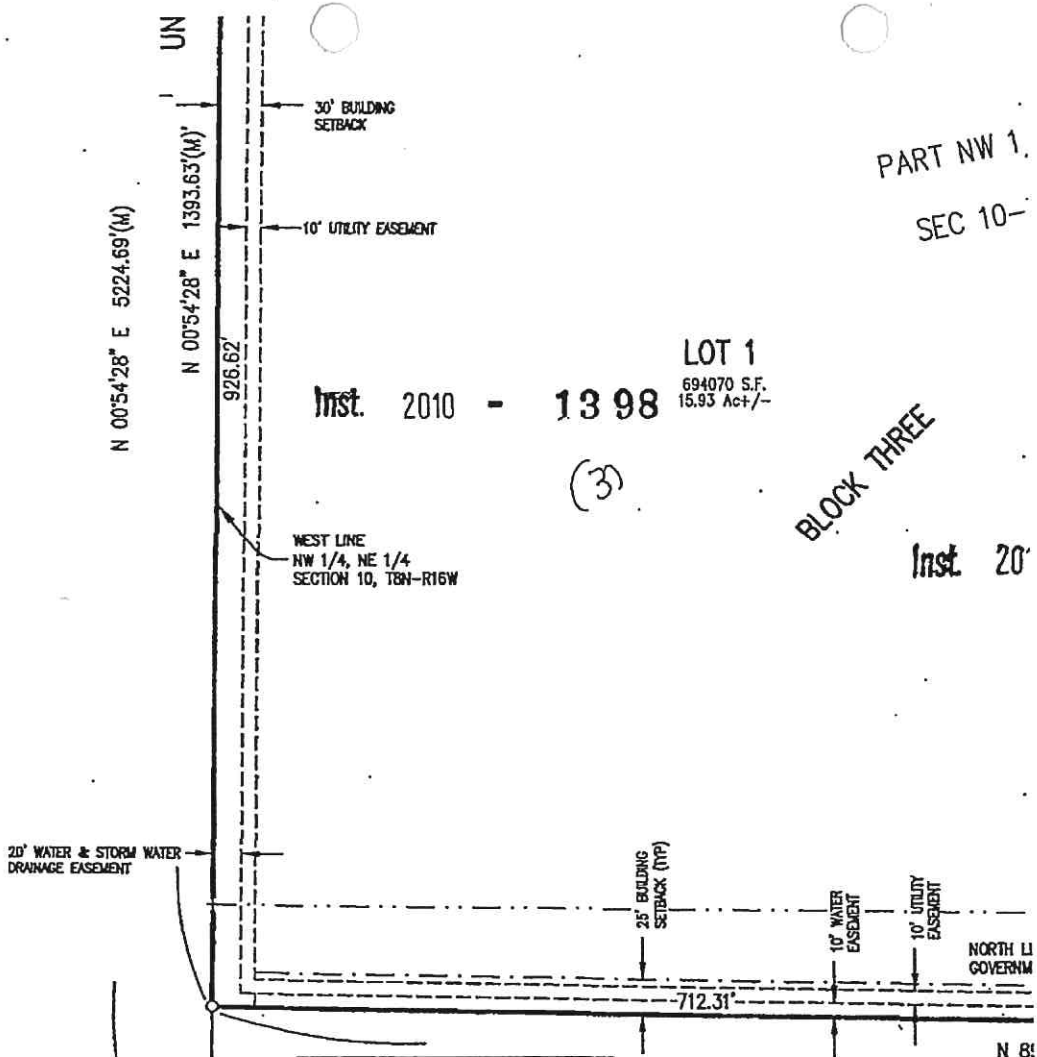
NORTHEAST CORNER
NORTHWEST 1/4, NORTHEAST 1/4
SECTION 10, T8N, R16W



Inst. 2010 - 1398

(4)

BLOCK TWO



SOUTHWEST CORNER
SOUTHWEST 1/4, SOUTHEAST 1/4
SECTION 10, T8N, R16W

CORNER TIES		
NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 10, T8N, R16W. FOUND CHISLED '+' AND DRILL HOLE IN CONCRETE	SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 10, T8N, R16W. FOUND HEX ROD IN GRAVEL ROAD 0.5' BELOW SURFACE	SOUTH QUARTER 10, T8N, R16W FOUND
NORTH-32.86'-CONC. WITNESS CORNER	W-12.85'-X'D NAILS IN GUARD RAIL POST	SE-32'
SSE-60.20'- NAIL & BOTTLE CAP IN POWER POLE	E-12.55'-X'D NAILS IN GUARD RAIL POST	SSE-32'
NE-39.50'- NAIL & BOTTLE CAP IN POWER POLE	S-53.67'-EDGE OF CONC. OVERPASS	WSW-4'
WNW-53.95'- TOP CENTER NUT OF FIRE HYDRANT	SSE-54.25'-CHISLED 'X' IN NORTH END CURB	NORTH-
SW-36.60'- NEAR RIM OF MANHOLE	SSW-54.25'-CHISLED 'X' IN NORTH END CURB	

SURVEYOR'S CERTIFICATE

I, Brian L. Langenberg, Nebraska Registered Land Surveyor No. 546, do hereby certify that the survey above referenced Legal Description, was performed under my direct supervision using known and monuments. All information shown on the above plot is accurate and correct to the best of my knowledge and belief.

Brian L. Langenberg
 Brian L. Langenberg
 Nebraska Registered Land Surveyor No. 546

(SEAL)



Date 03/09/2010

PART NW 1/4, NE 1/4
SEC 10-T8N-R16W

LOT 1
303499 S.F.
6.97 Ac +/-

FLOOD INSURANCE RATE
COMMUNITY-PANNEL N
310016 0020 C
EFFECTIVE DATE: JULY
(AREA OF 500 YEAR (

Inst. 2010

BLOCK TWO (5)

Inst. 2010 - 1398
(4)

25' BUILDING
SETBACK (TYP)

25' BUILDING
SETBACK (TYP)

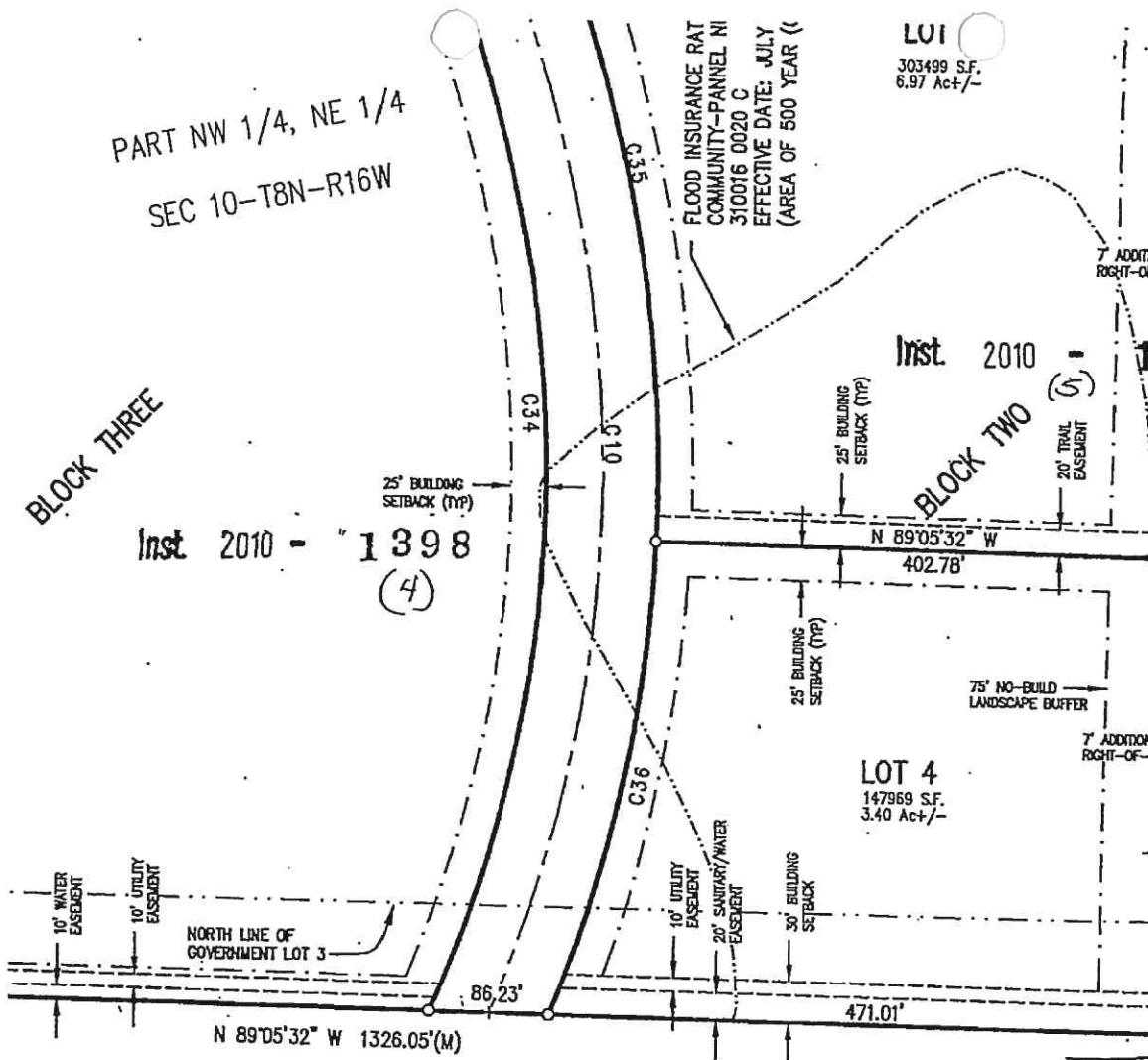
20' TRAIL
EASEMENT

7' ADDITION
RIGHT-OF-

LOT 4
147969 S.F.
3.40 Ac +/-

75' NO-BUILD
LANDSCAPE BUFFER

7' ADDITION
RIGHT-OF-



UNPLATTED

CORNER TIES

F THE SOUTHWEST THEAST QUARTER SECTION	SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 10, T8N, R16W. FOUND BLM BRASS CAP, 0.5' ABOVE SURFACE	NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 10, T8N, R16W. FOUND RR SPIKE IN ASPHALT AT SURFACE
AVEL ROAD 0.5' BELOW	SE-32.25'-NAIL & BOTTLE CAP IN FENCE POST	NE-72.73'-X'D NAILS IN POWER POLE
I GUARD RAIL POST	SSE-32.03'-NAIL & BOTTLE CAP IN FENCE POST	NE-111.8'-X'D NAILS IN POWER POLE
GUARD RAIL POST	WSW-41.50'-NAIL & BOTTLE CAP IN FENCE POST	SSE-97.24'-I" REBAR
NC. OVERPASS	NORTH-1.35'-CONC. WITNESS CORNER	E-20.0'-CENTERLINE OF FIELD DRIVE SOUTH
C' IN NORTH END CURB		
C' IN NORTH END CURB		

SOUTHEAST CORNER
SOUTHWEST 1/4, SOUTHWEST
SECTION 10, T8N, R16W

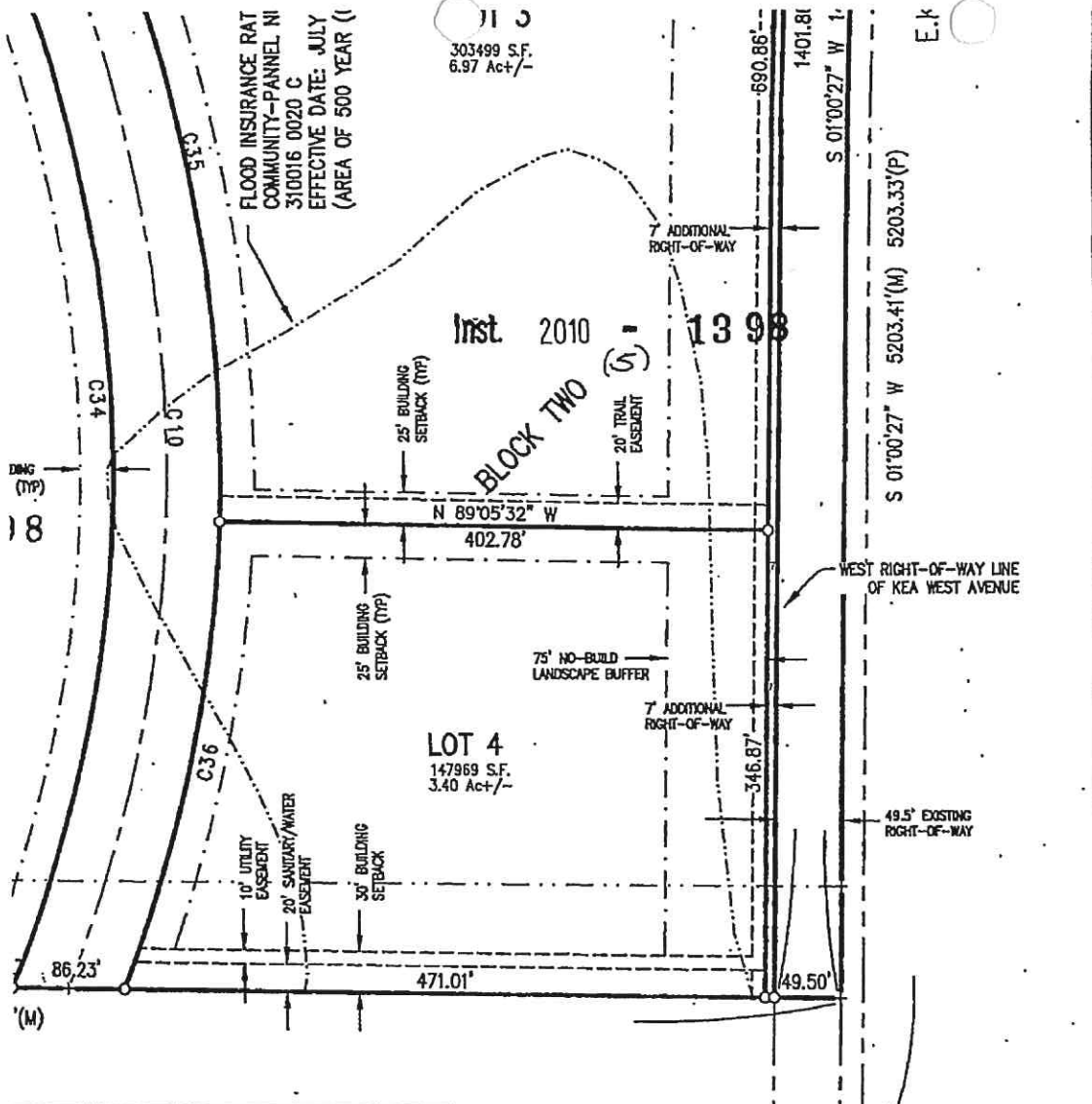
I hereby certify that the survey on the
above described land is correct to the best of my knowledge

This plat prepared for:
Western Nebraska Property Development
c/o Sean Denney
3219 Central Avenue, Suite 200
Kearney, NE 68847
Currently Zoned AG
Proposed Zoning CO-PD, R3-PD
JANUARY 22, 2010

CURVE DATA

NUMBER	DELTA	RADIUS	ARC LENGTH
CL 8	30'08"42"	200.00	105.23
CL 9	30'08"42"	200.00	105.23
CL 10	52'24"31"	1000.00	914.70
C 21	30'08"42"	167.00	87.86
C 23	21'27"48"	240.00	89.91
C 24	30'08"42"	160.00	84.18
C 27	53'05"19"	50.00	46.33
C 28	106'52"13"	50.00	93.26
C 29	98'43"59"	50.00	86.16
C 32	30'08"42"	233.00	122.59
C 34	53'22"17"	960.00	894.25
C 35	30'08"42"	1040.00	546.63
C 36	19'34"38"	1040.00	355.35
C 50	90'22"06"	25.00	39.43
C 51	81'19"06"	25.00	35.48
C 52	90'00"00"	25.00	39.27
C 53	90'00"00"	25.00	39.27
C 54	39'20"45"	25.00	17.17
C 55	39'20"45"	25.00	17.17
C 56	88'10"00"	25.00	38.47





FLOOD INSURANCE RATE
COMMUNITY-PANEL N1
310016 0020 C
EFFECTIVE DATE: JULY
(AREA OF 500 YEAR (1

31 5
303499 S.F.
6.97 Ac+/-

Inst. 2010
BLOCK TWO (S)
1398

LOT 4
147969 S.F.
3.40 Ac+/-

- WEST RYER SECTION NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 10, T8N, R16W.
- IVE SURFACE FOUND RR SPIKE IN ASPHALT AT SURFACE
- I FENCE POST NE-72.73'-X'D NAILS IN POWER POLE
- IN FENCE NE-111.6'-X'D NAILS IN POWER POLE
- IN FENCE SSE-97.24'- $\frac{1}{2}$ " REBAR
- NER E-20.0'-CENTERLINE OF FIELD DRIVE SOUTH

SOUTHEAST CORNER
SOUTHWEST 1/4, SOUTHEAST 1/4
SECTION 10, T8N, R16W

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Currently Zoned AG
Proposed Zoning CO-PD, R3-PD

JANUARY 22, 2010



- SCALE IN FEET
- ▲ = SECTION CORNERS FOUND
 - = CORNERS ESTABLISHED (CAPPED 5/8" REBAR)
 - + = TEMPORARY POINT
 - (P) = PLATTED DISTANCES
 - (M) = MEASURED DISTANCES
- NOTE: ALL DISTANCES SHOWN ARE MEASURED UNLESS OTHERWISE NOTED.

WNPD FINAL PLAT

MA
Miller & Associates

1111 CENTRAL AVENUE
KEARNEY, NE 68847-8833
Tel: 308-234-6158
Fax: 308-234-1146

Inst. 2010 - 1398
WESTERN NEBRASKA PROPERTY
AN ADDITION TO THE CITY OF KEARNY.

LEGAL DESCRIPTION

A tract of land located in the Northwest Quarter of the Northeast Quarter and part of Government Lot 3 in Section 10, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: considering the north line of the Northwest Quarter of the Northeast Quarter of said Section 10 as assumed bearing S89°27'38"E and with all bearings contained herein and relative thereto: point of beginning being the northeast corner of the Northwest Quarter of said Northeast Quarter; thence S01°00'27"W on the east line of the Northwest Quarter of said Northeast Quarter and said Government Lot 3 a distance of 1402.17 feet; thence N89°05'32"W a distance of 1326.05 feet to the west line of the Northwest Quarter of said Northeast Quarter and said Government Lot 3; thence N00°54'28"E on said west line a distance of 1393.63 feet to the north line of said Northeast Quarter (also being the centerline of 11th Street as platted in the City of Kearney, Buffalo County, Nebraska); thence S89°27'38"E on said north line a distance of 1328.52 feet to the point of beginning, containing 42.59 acres more or less of which 2.56 acres more or less are presently being used for street purposes.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Spencer Land Co., a Nebraska Corporation, by Timothy E. Lowe (print name), its PRESIDENT (print title)

are the sole owners of the land described hereon. Said owners and lien holders have caused the same to be surveyed, subdivided, platted and designated as "WESTERN NEBRASKA PROPERTY DEVELOPMENT ADDITION", an addition to the City of Kearney, Buffalo County, Nebraska, and said owners and lien holders hereby ratify and approve the disposition of their property as shown on the above plat, and hereby dedicate to the use and benefit of the public, the streets and utility easements as shown upon said plat, and acknowledge said addition to be made with the free consent and in accord with the desires of said owners and lien holders.

Dated this 10TH day of MARCH, 2010

Timothy E. Lowe (signature)

TIMOTHY E. LOWE (print name)

PRESIDENT (print title)

Spencer Land Co., a Nebraska Corporation

ACKNOWLEDGMENTS

STATE OF Nebraska)

S.S.

COUNTY OF Buffalo)

The foregoing instrument was acknowledged before me this 10 day of March, 2010, by Timothy E. Lowe (print name), President (print title) of Spencer Land Co., a Nebraska Corporation

Inst. 2010 - 13 98

**PROPERTY DEVELOPMENT ADDITION
KEARNEY, BUFFALO COUNTY, NEBRASKA**

(7)

APPROVAL OF KEARNEY, NEBRASKA, CITY PLANNING COMMISSION

The undersigned, James R. Garza, Jr. (name), Chairperson or Vice Chairperson of the City Planning Commission of the City of Kearney, Buffalo County, Nebraska, does hereby certify that the foregoing plat of "WESTERN NEBRASKA PROPERTY DEVELOPMENT ADDITION", an addition to the City of Kearney, Buffalo County, Nebraska, was submitted to the Kearney, Nebraska, Planning Commission for a public meeting and review and that recommendation by the Kearney, Nebraska, Planning Commission was made to the City Council on the 19th day of February, 2010.

[Signature]
Chairperson

APPROVAL OF KEARNEY, NEBRASKA, CITY COUNCIL

The above and foregoing plat was submitted to the City Council in and for the City of Kearney, Buffalo County, Nebraska, and duly considered by this Council at its regular meeting assembled on the 9 day of March, 2010, and upon motion duly made and recorded, the same was approved in accordance with the requirements of Section 19-916, Nebraska Revised Statutes of 1943 (Reissue 1987), in all respects by a majority vote of the members of such council.

Dated this 9 day of March, 2010.

[Signature]
RANDY BUSCHKOETTER
VICE-PRESIDENT OF THE COUNCIL

ATTEST:

[Signature]
MICHAELLE E. TREMBLY
CITY CLERK



RESOLUTION NO. 2010-44

BE IT RESOLVED BY THE PRESIDENT AND COUNCIL OF THE CITY OF KEARNEY, NEBRASKA, that the plat of Western Nebraska Property Development Addition, an addition to the City of Kearney, Buffalo County, Nebraska for a tract of land located in the Northwest Quarter of the Northeast Quarter and part of Government Lot 3 in Section 10, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: considering the north line of the Northwest Quarter of the Northeast Quarter of said Section 10 as assumed bearing S89°27'38"E and with all bearings contained herein and relative thereto: point of beginning being the northeast corner of the Northwest Quarter of said Northeast Quarter; thence S01°00'27"W on the east line of the Northwest Quarter of said Northeast Quarter and said Government Lot 3 a distance of 1402.17 feet; thence N89°05'32"W a distance of 1326.05 feet to the west line of the Northwest Quarter of said Northeast Quarter and said Government Lot 3; thence N00°54'28"E on said west line a distance of 1393.63 feet to the north line of said Northeast Quarter (also being the centerline of 11th Street as platted in the City of Kearney, Buffalo County, Nebraska); thence S89°27'38"E on said north line a distance of 1328.52 feet to the point of beginning, containing 42.59 acres more or less of which 2.56 acres more or less are presently being used for street purposes, all in Buffalo County, Nebraska duly made out, acknowledged and certified, and the same hereby is approved in accordance with the provisions and requirements of Section 19-916 of the Nebraska Revised Statutes, be accepted and ordered filed and recorded in the Office of the Register of Deeds of Buffalo County, Nebraska; said addition is hereby included within the corporate limits of said City and shall be and become a part of said City for all purposes whatsoever, and the inhabitants of such addition shall be entitled to all the rights and privileges and shall be subject to all laws, ordinances, rules and regulations of said City.

BE IT FURTHER RESOLVED that the Subdivision Agreement, marked as Exhibit "A" attached hereto and made a part hereof by reference, be and is hereby approved and that the President of the Council be and is hereby authorized and directed to execute said agreement on behalf of the City of Kearney, Nebraska. Said Subdivision Agreement shall be filed with the final plat with the Buffalo County Register of Deeds.

BE IT FURTHER RESOLVED that the President of the Council be and is hereby authorized and directed to execute the final plat on behalf of the City of Kearney, Nebraska.

PASSED AND APPROVED THIS 9TH DAY OF MARCH, 2010.

Inst. 2010 - 13 98

[Signatures] (7)

and said Government Lot 3 a distance of 217 feet; thence N89°05'32"W a distance of 1326.05 feet to the west line of the Northwest Quarter of said Northeast Quarter and said Government Lot 3; thence N00°54'28"E on said west line a distance of 1393.63 feet to the north line of said Northeast Quarter (also being the centerline of 11th Street as platted in the City of Kearney, Buffalo County, Nebraska); thence S89°27'38"E on said north line a distance of 1328.52 feet to the point of beginning, containing 42.59 acres more or less of which 2.56 acres more or less are presently being used for street purposes, all in Buffalo County, Nebraska duly made out, acknowledged and certified, and the same hereby is approved in accordance with the provisions and requirements of Section 19-916 of the Nebraska Revised Statutes, be accepted and ordered filed and recorded in the Office of the Register of Deeds of Buffalo County, Nebraska; said addition is hereby included within the corporate limits of said City and shall be and become a part of said City for all purposes whatsoever, and the inhabitants of such addition shall be entitled to all the rights and privileges and shall be subject to all laws, ordinances, rules and regulations of said City.

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BE IT FURTHER RESOLVED that the President of the Council be and is hereby authorized and directed to execute the final plat on behalf of the City of Kearney, Nebraska.

PASSED AND APPROVED THIS 9TH DAY OF MARCH, 2010.

Inst. 2010 - 1398



(8)

RANDY BUSCHKOETTER
VICE-PRESIDENT OF THE COUNCIL

