

NUM PAGES 7  
 DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
 FEE 46.00 PD X CHG \_\_\_\_\_ RET \_\_\_\_\_  
 TOTAL PAID \_\_\_\_\_  
 P&M FUND 5.50 GEN FUND 40.50  
 CK NUM 45422 BY Miller & Associates

REC'D Craig Bennett  
 RETURN: Miller & Associates  
1111 Central Avenue  
Kearney, NE  
68847

Computer DD  
 Cards \_\_\_\_\_  
 Compared JS  
 Scanned SM

Inst. 2013 - 7296

RECORDED  
 BUFFALO COUNTY, NE

2013 SEP 17 A 11:17

*Kellie John*  
 REGISTER OF DEEDS



For Office Use Only	
Minor Subdivision Number:	<u>2013-12</u>
Subdivision File Number:	<u>SUB 2009-19A</u>
Date Filed:	<u>8/30/13</u>
Fee:	<u>\$108.00</u>
Receipt No. :	<u>*4312</u>
Revised 09-11	

**APPLICATION FOR MINOR SUBDIVISION APPROVAL**

*If you have any questions about this application form, please contact the Development Coordinator at 233-3227.*

I hereby verify and confirm that this procedure is being used to divide one (1) lot into two (2) parts, combining two (2) or more lots (or parts of lots) into one (1) parcel, or a combination thereof. This definition shall apply only once to any subdividing transaction or conveyance involving any specific lot or combination of lots and the following conditions shall apply for a minor subdivision:

1. All required improvements shall have been installed and be available to the resulting parcel.
2. No new dedication of public rights-of-way or easement can be involved.
3. Minor subdivisions shall comply with the Unified Land Development Ordinance requirements concerning minimum areas and dimensions of lots and blocks.
4. A certified land survey of the lot(s) to be subdivided and abutting lots showing all existing structures, building setbacks, and utility easements shall accompany the request for minor subdivision approval.
5. Following approval of a Minor Subdivision, **the subdivider must file the certified land survey and approved Application for Minor Subdivision Approval with the appropriate County Register of Deeds. The subdivider shall submit a copy of the recorded document of such filing to the City Planning Clerk within ninety (90) days of the date of approval or the document shall be null and void.**
6. **Attach separate sheet of Legal Description of Property for each parcel.**
7.  I have attached a certified land survey to the application showing proposed lots and abutting lots; and all existing structures, fences, and building setback lines and easements of record on the affected lots.

*We provide services, solutions, and opportunities for our community.*

Return to:  
 CITY OF KEARNEY  
 BOX 1180  
 KEARNEY, NE 68848

Larry D. Speicher  
Signature of Property Owner - Larry D. Speicher  
Member

Kearney Properties, LLC  
Printed Name of Property Owner

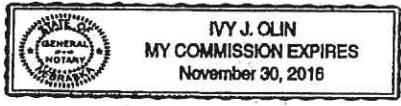
2

200 West Kellogg #950 Wichita, KS 67226  
Address (Include City, State and Zip Code)

316-682-6770  
Phone No.

STATE OF NEBRASKA )  
COUNTY OF BUFFALO ) ss.

The foregoing instrument was acknowledged before me this 6th day of September, 2013 by Larry D. Speicher, Member of Kearney Properties, LLC.



Ivy J. Olin  
NOTARY PUBLIC

Signature of Property Owner

Printed Name of Property Owner

Address (Include City, State and Zip Code)

Phone No.

STATE OF NEBRASKA )  
COUNTY OF BUFFALO ) ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_.

NOTARY PUBLIC

\*\*\*\*\*  
The Building Official or Official designated by him, hereby acknowledges receipt of the above Minor Subdivision application which is hereby: **Approved** \_\_\_\_\_ **Not Approved** \_\_\_\_\_

By: Max Richardson  
Max Richardson - Building Official

Approval Date: September 10, 2013

The City Manager of the City of Kearney, Buffalo County, Nebraska or Official designated by him, hereby acknowledges receipt of the above Minor Subdivision application which is hereby:

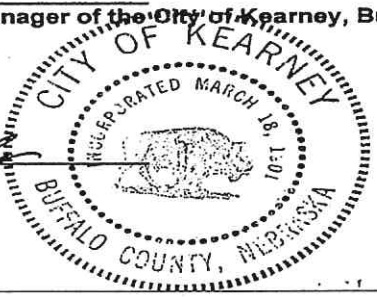
Approved  Not Approved \_\_\_\_\_

By: Michael W. Morgan  
Michael W. Morgan - City Manager of the City of Kearney, Buffalo County, Nebraska

Date: 9/9/13

ATTEST:

Michaëlle E. Trembly  
Michaëlle E. Trembly  
City Clerk

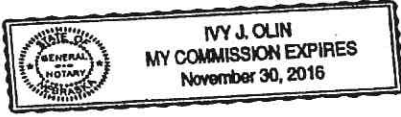


Larry D. Speicher *Member* Medical Office Properties, LLC  
Signature of Property Owner - Larry D. Speicher, Printed Name of Property Owner

200 West Kellogg, #950, Wichita KS 67226 316-682-6770  
Address (Include City, State and Zip Code) Phone No.

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF BUFFALO )

The foregoing instrument was acknowledged before me this 6th day of September,  
2013 by Larry D. Speicher Member of Medical Office Properties, LLC



Ivy J. Olin  
NOTARY PUBLIC

\_\_\_\_\_  
Signature of Property Owner Printed Name of Property Owner

\_\_\_\_\_  
Address (Include City, State and Zip Code) Phone No.

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF BUFFALO )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_ by \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

-MINOR SUBDI  
LOT 1, BLOCK 3, WESTERN NEBRASKA  
CITY OF KEARNEY, BUFFALO

LOT 1, BLOCK ONE

10TH STREET

P.O.B. NORTH TRACT

S89°27'45"E 432.32'(M)

NORTH LINE LOT 1 BLOCK THREE

N00°54'58"E 380.06'(M)

NORTH TRACT  
324605 S.F.  
7.45 Ac±

N88°59'24"W 218.88'(M)

N00°55'04"E  
99.57'(M)

N89°00'21"W 154.88'(M)

N01°01'20"E  
55.71'(M)

N01°01'02"E  
57.92'(M)

WEST LINE LOT 1 BLOCK THREE

V 546.55'(M)

UNPLATTED

Inst. 2013 - 7 2 9 6

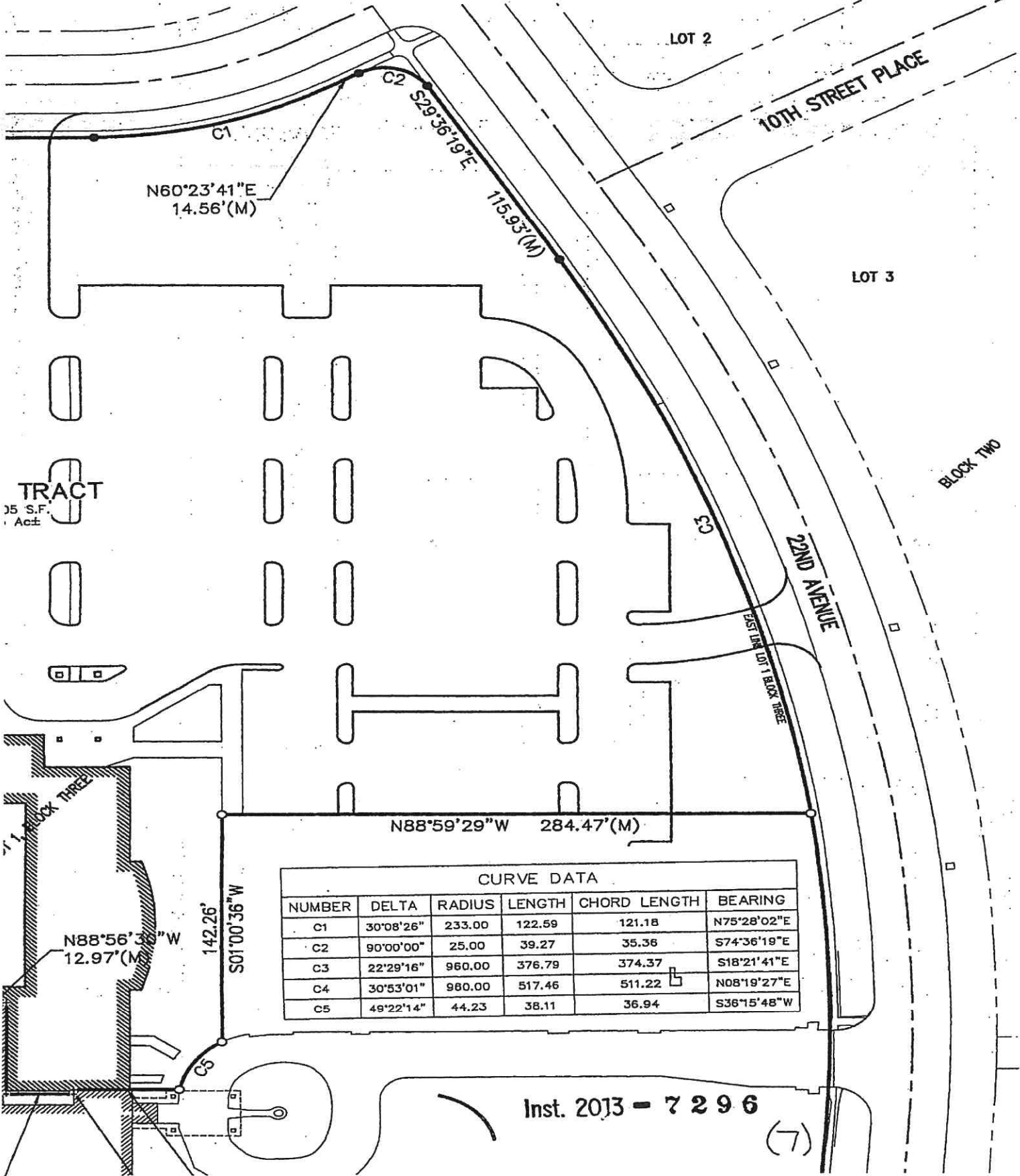
(6)

4)

(5)

**BDIVISION—  
A PROPERTY DEVELOPMENT ADDITION,  
PALO COUNTY, NEBRASKA**

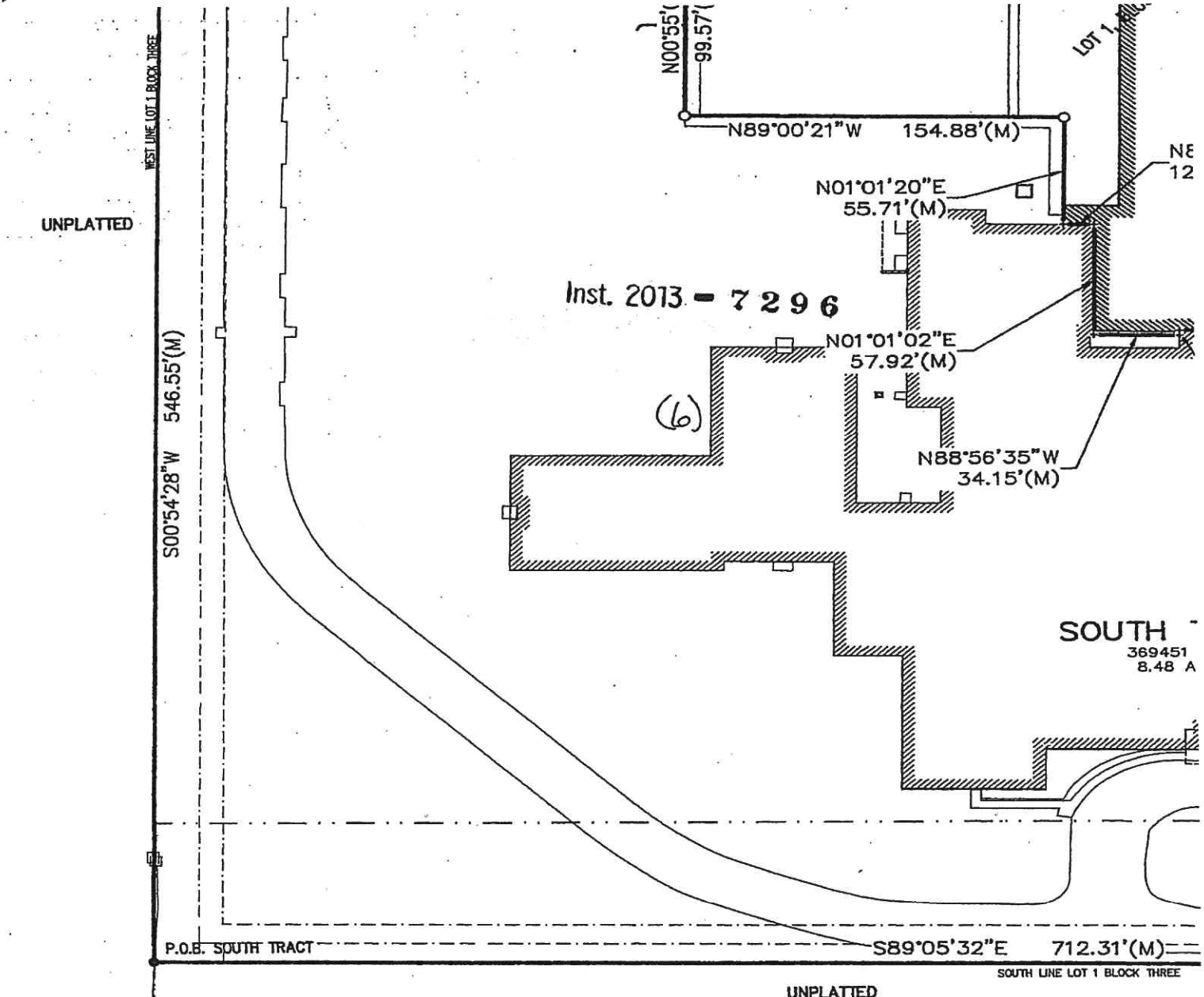
Inst. 2013 - 7 2 9 6



CURVE DATA					
NUMBER	DELTA	RADIUS	LENGTH	CHORD LENGTH	BEARING
C1	30°08'26"	233.00	122.59	121.18	N75°28'02"E
C2	90°00'00"	25.00	39.27	35.36	S74°36'19"E
C3	22°29'16"	960.00	376.79	374.37	S18°21'41"E
C4	30°53'01"	960.00	517.46	511.22	N08°19'27"E
C5	49°22'14"	44.23	38.11	36.94	S36°15'48"W

Inst. 2013 - 7 2 9 6

(7)



**LEGAL DESCRIPTION - NORTH TRACT**

A tract of land being part of Lot 1, Block Three, Western Nebraska Property Development Addition to the City of Kearney, Buffalo County, Nebraska, more particularly described as follows:  
 Beginning at the Northwest Corner of said Lot 1 and assuming the North line of said Lot 1 as bearing S89°27'45"E and all other bearing shown hereon relative thereto; thence S89°27'45"E on said North line and an arc length of 122.59 feet; thence N60°23'41"E continuing on said North line tangent to said Curve a distance of 14.56 feet to the beginning of a tangent curve to the right, having a central angle of 22°29'16", a radius of 960.00 feet and an arc length of 376.79 feet; thence N88°59'29"W leaving said East line a distance of 115.93 feet to the beginning of a tangent curve to the right, having a central angle of 49°22'14", a radius of 44.23 feet, an arc length of 38.11 feet, and a chord bearing S36°15'48"W a distance of 36.94 feet; thence N88°51'11"W non-tangent to said curve a distance of 51.57 feet; thence N88°56'30"W a distance of 12.97 feet; thence N01°01'20"E a distance of 55.71 feet; thence N89°00'21"W a distance of 154.88 feet; thence N00°55'04"E a distance of 99.57 feet; thence of 380.06 feet to the Point of Beginning. Containing 7.45 acres, more or less.

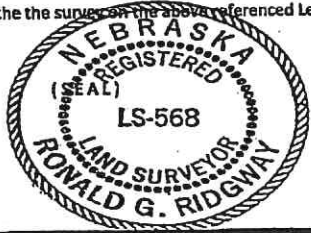
**LEGAL DESCRIPTION - SOUTH TRACT**

A tract of land being part of Lot 1, Block Three, Western Nebraska Property Development Addition to the City of Kearney, Buffalo County, Nebraska, more particularly described as follows:  
 Beginning at the Southwest Corner of said Lot 1 and assuming the South line of said Lot 1 as bearing S89°05'32"E and all other bearing shown hereon relative thereto; thence S89°05'32"E on the South line and the east line of said Lot 1, having a central angle of 30°53'01", a radius of 960.00 feet, an arc length of 517.46 feet, and a chord bearing N08°19'27"E a distance of 511.22 feet; thence N88°59'29"W to the right, having a central angle of 49°22'14", a radius of 44.23 feet, an arc length of 38.11 feet, and a chord bearing S36°15'48"W a distance of 36.94 feet; thence N88°51'11"W non-tangent to said curve a distance of 51.57 feet; thence N88°56'30"W a distance of 12.97 feet; thence N01°01'20"E a distance of 55.71 feet; thence N89°00'21"W a distance of 154.88 feet; thence N00°55'04"E a distance of 99.57 feet; thence of 380.06 feet to the Point of Beginning. Containing 8.48 acres, more or less.

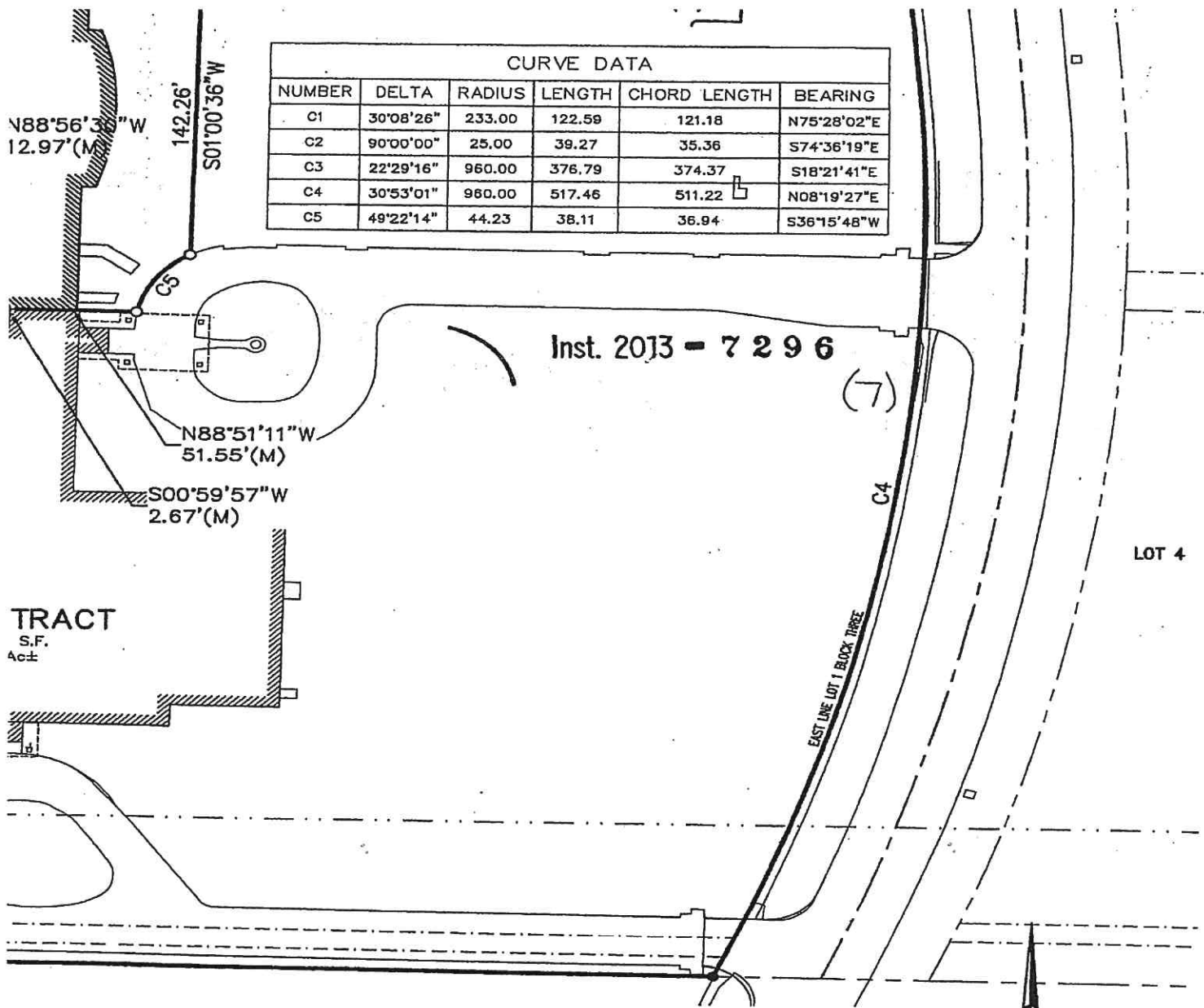
**SURVEYOR'S CERTIFICATE**

I, Ronald G. Ridgway, Nebraska Professional Registered Land Surveyor No. 568, do hereby certify the the survey of the above referenced Legal Description, was performed under my direct supervision and belief.

*[Signature]*  
 Ronald G. Ridgway, Nebraska Professional Registered Land Surveyor No. 568  
 Date 08/30/12



CURVE DATA					
NUMBER	DELTA	RADIUS	LENGTH	CHORD LENGTH	BEARING
C1	30°08'26"	233.00	122.59	121.18	N75°28'02"E
C2	90°00'00"	25.00	39.27	35.36	S74°36'19"E
C3	22°29'16"	960.00	376.79	374.37	S18°21'41"E
C4	30°53'01"	960.00	517.46	511.22	N08°19'27"E
C5	49°22'14"	44.23	38.11	36.94	S36°15'48"W



Inst. 2013 - 7 2 9 6

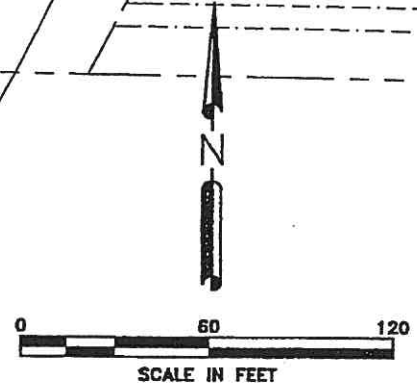
LOT 4

TRACT  
S.F.  
Ac±

1 line a distance of 432.32 feet to the beginning of a tangent curve to the left, having a central angle of 30°08'26", a radius of 233.00  
 angle of 90°00'00", a radius of 25.00 feet; and an arc length of 39.27 feet; then S29°36'19"E on the East line of said Lot 1 a distance  
 distance of 284.47 feet; then S01°00'36"W a distance of 142.26 feet to the beginning of a non-tangent curve to the right, having a  
 .55 feet; then S00°59'57"W a distance of 2.67 feet; then N88°56'35"W a distance of 34.15 feet; then N01°01'02"E a distance of  
 nce N88°59'24"W a distance of 218.88 feet to a point on the West line of said Lot 1; then N00°54'58"E on said West line a distance

line of said Lot 1 a distance of 712.31 feet to the Southeast Corner of said Lot 1 and the beginning of a non-tangent curve to the left  
 leaving said East line a distance of 284.47 feet; then S01°00'36"W a distance of 142.26 feet to the beginning of a non-tangent curve  
 curve a distance of 51.55 feet; then S00°59'57"W a distance of 2.67 feet; then N88°56'35"W a distance of 34.15 feet; then  
 distance of 99.57 feet; then N88°59'24"W a distance of 218.88 feet to a point on the West line of said Lot 1; then S00°54'28"W on

using known and recorded monuments. All information shown on the above plat is accurate and correct to the best of my knowledge



- = CORNERS FOUND (5/8" REBAR, EXCEPT AS INDICATED)
- = CORNERS ESTABLISHED (5/8" x 24" REBAR W/ R.L.S. CAP NO. 568)
- + = TEMPORARY POINT
- (P) = PLATTED DISTANCES
- (M) = MEASURED DISTANCES

DEVELOPMENT SERVICES  
FILED  
AUG 30 2013  
CITY OF KEARNEY  
PLANNING - ZONING DIVISION

**MA**  
Miller & Associates  
1111 CENTRAL AVENUE  
KEARNEY, NE 68847-8831  
Tel: 308-234-6456  
Fax: 308-234-1146  
**SHEET 1 OF 1 SHEETS**