

FINAL PLAN WESTERN NEBRASKA PROPERTY DEVELOPMENT SECOND ADDITION AN ADDITION TO THE CITY OF KEARNEY, BUFFALO COUNTY, NEBRASKA

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, that Sean Denney, Chairman of the Board of Managers of Kearney Properties, LLC, a Nebraska Limited Liability Company &

Leo Fritson, Vice President of Great Western Bank

being the sole owner of the land described hereon have caused the same to be surveyed, subdivided, platted and designated as "Western Nebraska Property Development Second Addition", an addition to the City of Kearney, Buffalo County, Nebraska and said owners hereby dedicate to the use and benefit of the public, the streets and utility easements (if any) and acknowledge said subdivision to be made with the first consent and in accord with the desires of said owners, and dedicate the storm water management facilities contained on the proposed land and all appurtenances thereto contained within, the boundaries of the subdivision to the benefit of all property owners in said subdivision, including Lot One (1) through Lot Three (3) and the City of Kearney, Nebraska, and said owners do hereby agree to be collectively and proportionately responsible for the ongoing maintenance of said storm water facilities in perpetuity.

Dated this 15th day of January, 2014

Sean Denney
Sean Denney, Chairman of the Board of Managers of Kearney Properties, LLC, a Nebraska Limited Liability Company

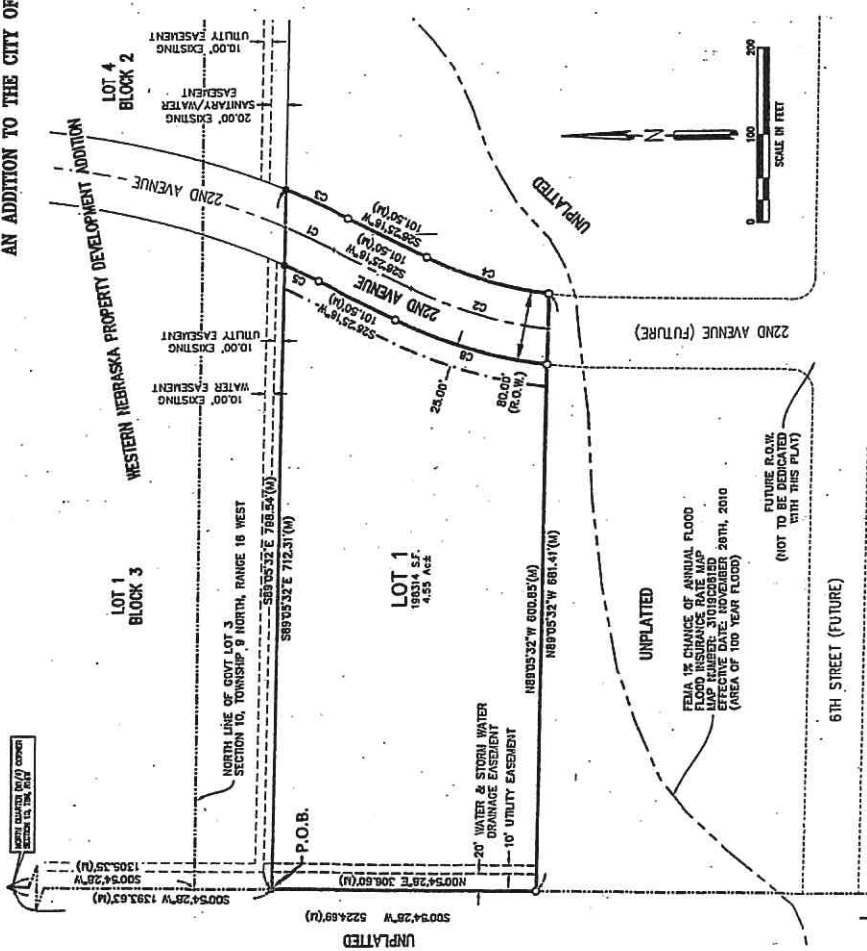
Leo Fritson
Leo Fritson, Vice President of Great Western Bank

ACKNOWLEDGMENTS

STATE OF Nebraska, ss.
County of Buffalo, ss.
I, Sean Denney, Chairman of the Board of Managers of Kearney Properties, LLC, a Nebraska Limited Liability Company, do hereby certify that the foregoing instrument was acknowledged before me this 15th day of January, 2014, by Sean Denney, Chairman of the Board of Managers of Kearney Properties, LLC, a Nebraska Limited Liability Company, on behalf of Kearney Properties, LLC, a Nebraska Limited Liability Company.

Sean Denney
Sean Denney, Chairman of the Board of Managers of Kearney Properties, LLC, a Nebraska Limited Liability Company

Leo Fritson
Leo Fritson, Vice President of Great Western Bank



LEGAL DESCRIPTION

A tract of land located in part of Government Lot Three (3), located in the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Ten (10), Township Eight (8) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska and more particularly described as follows:

Referring to the North Quarter (N1/4) corner of said Section 10 and assuming the West line of said Northeast Quarter (NE1/4) as bearing S09°42'28"W and all bearings contained herein are relative thereto; thence S09°42'28"W on said West line a distance of 1393.63 feet to a 5/8" rebar with cap at the Southwest corner of Lot 1, Block 3, Western Nebraska Property Development Addition as platted in the City of Kearney, Buffalo County, Nebraska; said point being the ACTUAL POINT OF BEGINNING; thence S89°03'32"E on the South line of said Lot 1, Block 3 for a distance of 794.54 feet to a 5/8" rebar with cap and point of curvature at the Southwest corner of Lot 4, Block 2 of said Western Nebraska Property Development Addition; said point also being on the Eastery Right-of-Way line of 22nd Avenue as platted in the City of Kearney, thence on the Eastery Right-of-Way line of 22nd Avenue as platted in the City of Kearney, thence on a non-tangent curve to the left, having a central angle of 0°42'00", a radius of 1040.00 feet, on an arc length of 11.69 feet and a chord bearing of S29°18'16"W a distance of 101.50 feet to a 5/8" rebar with cap and point of curvature; thence on a tangent curve to the left, having a central angle of 18°14'59", a radius of 460.00 feet, on an arc length of 146.52 feet and a chord bearing of S17°17'46"W a distance of 681.41 feet to a 5/8" rebar with cap; thence N89°03'32"W a distance of 681.41 feet to a 5/8" rebar with cap on the West line of said Northeast Quarter (NE1/4); thence N09°54'28"E on said West line a distance of 306.69 feet to the point of beginning. Containing 4.55 acres, more or less, of which 0.69 acres, more or less, will be dedicated for the use of the East side.

SECTION CORNER TIES

NORTH QUARTER (N1/4) CORNER,
SECTION 10, TOWNSHIP 8 NORTH, RANGE 16 WEST
Found chiseled "X" & drill hole in concrete.
NE 72.73 to "X" nail in power pole
NE 111.80 to "X" nail in power pole
SSE 97.28 to 5/8" rebar

SOUTH QUARTER (S1/4) CORNER,
SECTION 10, TOWNSHIP 8 NORTH, RANGE 16 WEST
Found Brass Cap.
SE 32.09 to nail & cap in fence post
SE 32.29 to nail & cap in fence post
N 1.35 to concrete witness corner
WSW 41.39 to nail cap in fence post

CURVE DATA

| MURDER | BEA | RANGE | TOWNSHIP | RANGE | SECTION | BEARING |
|--------|--------|-------|----------|-------|---------|------------|
| C1 | 33700' | 16C50 | 8N | 16W | 0813 | 23°15'44"N |
| C2 | 18500' | 16C50 | 8N | 16W | 0813 | 37°00'31"E |
| C3 | 49503' | 16C50 | 8N | 16W | 1052 | 51°17'47"E |
| C4 | 18132' | 16C50 | 8N | 16W | 1052 | 51°17'47"E |
| C5 | 29318' | 16C50 | 8N | 16W | 1052 | 51°17'47"E |
| C6 | 17174' | 16C50 | 8N | 16W | 1052 | 51°17'47"E |

NOTES
THIS PLAN PREPARED NOVEMBER 2013 FOR:
KEARNEY PROPERTIES, LLC
C/O SEAN DENNEY
319 CENTRAL AVENUE, SUITE 200
KEARNEY, NEBRASKA 68841
CURRENT ZONING: AG
PROPOSED ZONING: C-07D

APPROVAL OF KEARNEY, NEBRASKA, CITY PLANNING COMMISSION

The undersigned, Stanley A. Cloube (print name), Chairman or Vice-Chairman of the City Planning Commission of the City of Kearney, Buffalo County, Nebraska, do hereby certify that the foregoing plat of "Western Nebraska Property Development Second Addition", an addition to the City of Kearney, Buffalo County, Nebraska, was submitted to the City of Kearney, Buffalo County, Nebraska, Planning Commission for a public meeting and review and their recommendation by the City of Kearney, Buffalo County, Nebraska, Planning Commission was made to the City Council on the 15th day of January, 2014.

Stanley A. Cloube
Chairman or Vice-Chairman (signature)
(print name)

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 15th day of January, 2014, and upon motion duly made and recorded, the same was approved and passed by the City Council on the 15th day of January, 2014, and the same was ordered to be published in the 15th day of January, 2014, in accordance with the provisions of the Nebraska Statutes of 1943 (Reissue 1987), in all respects by majority vote of the members of each council.

Dated this 15th day of January, 2014

Stanley A. Cloube
STANLEY A. CLOUBE
PRESIDENT OF THE COUNCIL
AND EX-OFFICIO MAYOR



Michelle Treubert
MICHELLE TREUBERT
CITY CLERK

Survey Record Repository
RECEIVED
FEB 2 4 2014
BUFFALO
11(6) - 316

RESOLUTION NO. 2014-2

BE IT RESOLVED BY THE PRESIDENT AND COUNCIL OF THE CITY OF KEARNEY, NEBRASKA, that the plat of "Western Nebraska Property Development Second Addition" an addition to the City of Kearney, Buffalo County, Nebraska, a tract of land described as a tract located in part of Government Lot Three (3) located in the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Ten (10), Township Eight (8) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska and more particularly described as follows:

Referring to the North Quarter (N1/4) corner of said Section 10 and assuming the West line of said Northeast Quarter (NE1/4) as bearing S09°42'28"W and all bearings contained herein are relative thereto; thence S09°42'28"W on said West line a distance of 1393.63 feet to a 5/8" rebar with cap at the Southwest corner of Lot 1, Block 3, Western Nebraska Property Development Addition as platted in the City of Kearney, Buffalo County, Nebraska; said point being the ACTUAL POINT OF BEGINNING; thence S89°03'32"E on the South line of said Lot 1, Block 3 for a distance of 794.54 feet to a 5/8" rebar with cap and point of curvature at the Southwest corner of Lot 4, Block 2 of said Western Nebraska Property Development Addition; said point also being on the Eastery Right-of-Way line of 22nd Avenue as platted in the City of Kearney, thence on the Eastery Right-of-Way line of 22nd Avenue (if extended) and on a non-tangent curve to the left, having a central angle of 0°42'00", a radius of 1040.00 feet, on an arc length of 11.69 feet and a chord bearing of S29°18'16"W a distance of 101.50 feet to a 5/8" rebar with cap and point of curvature; thence on a tangent curve to the left, having a central angle of 18°14'59", a radius of 460.00 feet, on an arc length of 146.52 feet and a chord bearing of S17°17'46"W a distance of 681.41 feet to a 5/8" rebar with cap; thence N89°03'32"W a distance of 681.41 feet to a 5/8" rebar with cap on the West line of said Northeast Quarter (NE1/4); thence N09°54'28"E on said West line a distance of 306.69 feet to the point of beginning. Containing 4.55 acres, more or less, of which 0.69 acres, more or less, will be dedicated for road right-of-way purposes on the East side, which 0.69 acres, more or less, and the same hereby is approved in accordance with the provisions of the Nebraska Statutes of 1943 (Reissue 1987), in all respects by majority vote of the members of each council. The said addition is hereby included within the corporate limits of said City of Kearney, Nebraska, and 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 Clerk's Office.

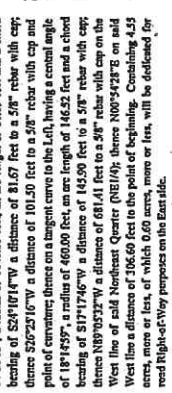
PASSED AND APPROVED THIS 15th DAY OF January, 2014

Stanley A. Cloube
STANLEY A. CLOUBE
PRESIDENT OF THE COUNCIL
AND EX-OFFICIO MAYOR



Michelle Treubert
MICHELLE TREUBERT
CITY CLERK

Chad Dixon
Chad Dixon
Professional Registered Land Surveyor No. 672



Dated 1-15-2014



Register of Deeds
Buffalo County

Inst. 2014 - 7 8 8

P.O. Box 1270
Kearney, NE 68848
Phone: (308) 236-1239
Fax: (308) 236-1291
Email: deeds@buffalogov.org

Jennifer Schleusener
Deputy

Kellie John
Register of Deeds

PLATS

Number of Pages 6

Amount \$ 40.00 Paid X Charge

P&M Fund: 5.00 GEN Fund: 35.00

Check # 46430 By Miller & Associates

Received: Craig Bennett

Statement to: Miller & Associates

1111 Central Avenue
Kearney, NE 68847

PLAT NAME: Western Nebraska Property Development ^{KY} (City, Rural)
Second Addition

| | |
|-------|---------------|
| Block | Lot: <u>1</u> |
| Block | Lots |
| Block | Lots |
| Block | Lots |
| Block | Lots |

Instrument Number: Inst. 2014 - 7 8 8

- ✓ SM 1. From where in Numerical Index Part Gov lot 3, Located in
- ✓ SM 2. Enter on computer SW 1/4 NE 1/4, 10-8-16
- ✓ SM 3. If in address system, change legal
- ✓ JS 4. Change Cards
- ✓ SM 5. Print new subdivision list for front & public computers (Print 4)
- ✓ SM 6. Put on computer "Plat Rec" (platrec.xls - Excel)
- ✓ SM **Assign Slide No. Working Plat Cabinet B (ODD NUMBERS), Slide B-291 SL 1-1
- ✓ SM 7. Put on computer "Plat Cabinet A" (cabineta.xls - Excel)
- ✓ SM 8. Put on O Index (oindex.xls - Excel) (PRINT 2 COPIES)
- ✓ SM ** Assign Slide No. Original Plat Cabinet O-2, Slide 20
- ✓ SM 9. Put on computer "Plat Cabinet O" (subo.xls - Excel) (PRINT 2 COPIES)
- 10. Enter & Print Rural Subdivisions (if applicable)
 - ___ **RuralSubs2.Alph - (Excel)
 - ___ **RuralSubs.Sections - (Excel)
- 11. Put on computer for Cadastral Chart page index in white book
 - ___ **RURALSUB.XLS - (Excel) - (when applicable for subdivisions in rural Buffalo Co)
 - ✓ SM **BOOKA.XLS - (Excel) - (when applicable for subdivisions in Kearney)
 - ___ **BOOKB.XLS - (Excel) - (when applicable for subdivisions in surrounding towns)
- ✓ SM 12. Put on computer Wall Chart (rodlist1.doc - Word)
- ___ 13. Vacate on cadastral and plat (if applicable)
- ___ 14. Place copy of recorded plat in Assessor's Tray to pick up & initial they've taken it
- ✓ SM 15. Scan
- ___ 16. Put on cadastral
- ___ 17. Put on wall map
- ___ 18. Kellie Email to GIS Workshop

RECORDED
BUFFALO COUNTY, NE
2014 FEB -4 A 11:26

WEST

Kellie John
REGISTER OF DEEDS

LOT 1
BLOCK 3

WESTERN NEBRASKA PROPERTY DIV

NORTH QUARTER (N1/4) CORNER
SECTION 10, TWP. 9N, R. 16W

S00°54'28"W 1393.63'(M)
S00°54'28"W 1305.35'(M)

NORTH LINE OF GOVT LOT 3
SECTION 10, TOWNSHIP 9 NORTH, RANGE 16 WEST

S89°05'32"E 798.54'(M)

S89°05'32"E 712.31'(M)

10.00' EXISTING
WATER EASEMENT

10.00' EXISTING
UTILITY EASEMENT

UNPLATTED
S00°54'28"W 5224.69'(M)

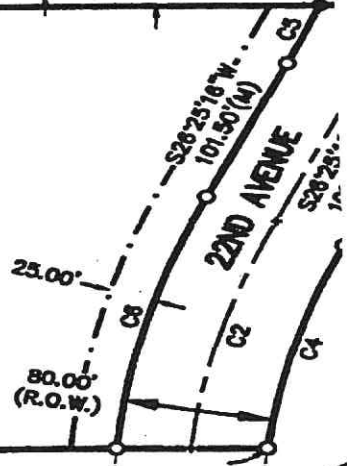
N00°54'28"E 306.60'(M)

20' WATER & STORM WATER
DRAINAGE EASEMENT
10' UTILITY EASEMENT

LOT 1
198314 S.F.
4.55 Ac±

N89°05'32"W 600.85'(M)

N89°05'32"W 881.41'(M)



UNPLATTED

FEMA 1% CHANCE OF ANNUAL FLOOD
FLOOD INSURANCE RATE MAP
MAP NUMBER: 31019C0615D
EFFECTIVE DATE: NOVEMBER 26TH, 2010
(AREA OF 100 YEAR FLOOD)

FUTURE R.O.W.
(NOT TO BE DEDICATED
WITH THIS PLAT)

22ND AVENUE (FUTURE)

6TH STREET (FUTURE)

Inst. 2014 - 7 8 8

(4)

SOUTH QUARTER (S1/4) CORNER
SECTION 10, TWP. 9N, R. 16W

LEGEND

- CORNERS FOUND (CAPPED 5/8" REBAR)
- ▲ SECTION CORNER
- CORNERS ESTABLISHED
- PLATTED DISTANCES
- - - MEASURED DISTANCES
- BUILDING SETBACKS
- - - PROPOSED ZONING C-0/PD
- 24' 0" FRONT YARD

SECTION CORNER TIES

NORTH QUARTER (N1/4) CORNER,
SECTION 10, TOWNSHIP 9 NORTH, RANGE 16 WEST

Found chiseled "x" & drill hole in concrete.

| | | |
|-----|---------|---------------------------|
| NE | 72.73' | to "X" nail in power pole |
| NE | 111.80' | to "X" nail in power pole |
| SSE | 97.24' | to 5/8" rebar |

SOUTH QUARTER (S1/4) CORNER,
SECTION 10, TOWNSHIP 9 NORTH, RANGE 16 WEST

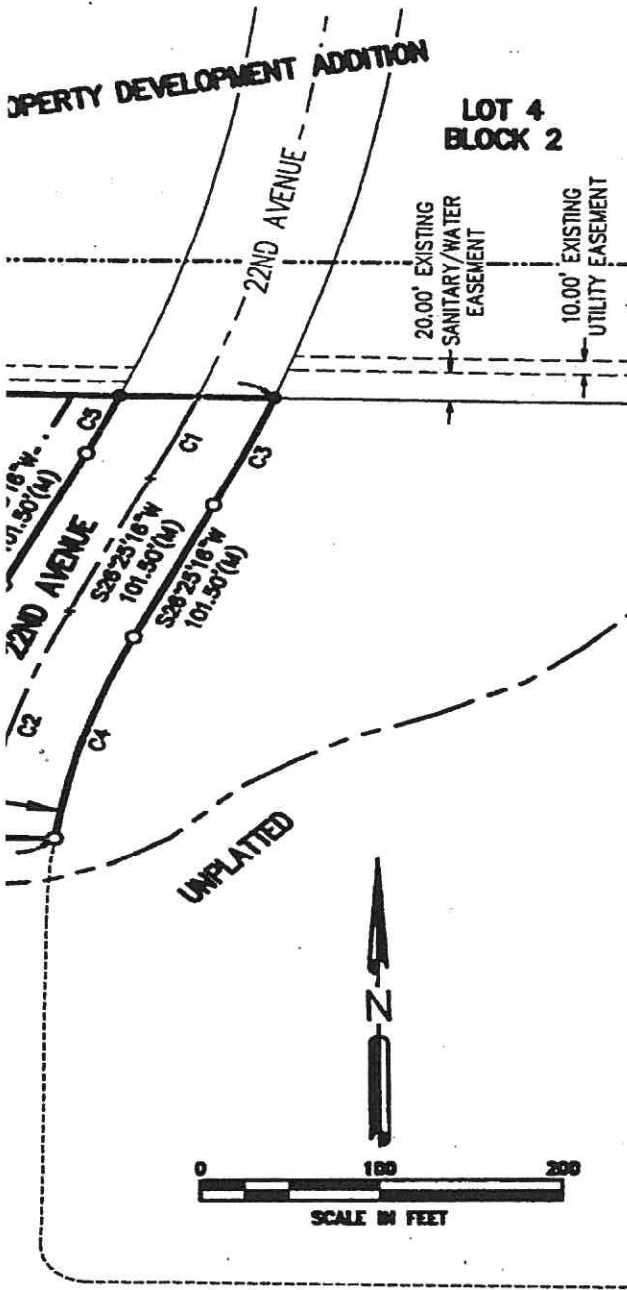
LEGAL DESCRIPTION

A tract of land Southwest Quarter (10), Township Principal Merid as follows:
Referring to the West line of all bearings on West line a distance of 1000.00 feet to the corner of Lot 1

FINAL PLAT

WESTERN NEBRASKA PROPERTY DEVELOPMENT SECOND ADDITION

AN ADDITION TO THE CITY OF KEARNEY, BUFFALO COUNTY, NEBRASKA



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that

Sean Donney, Chairman of the Board of Managers of Kearney Properties, LLC, a Nebraska Limited Liability Company

&
Lee Fritson, Vice President of Great Western Bank

being the sole owner of the land described hereon have caused the same subdivided, platted and designated as "Western Nebraska Property Development Addition", an addition to the City of Kearney, Buffalo County, Nebraska hereby ratify and approve the disposition of their property as shown on the hereby dedicate to the use and benefit of the public, the streets and utility easements and acknowledge said subdivision to be made with the free consent and in desire of said owners, and dedicate the storm water management facilities proposed land and all appurtenances thereto contained within the subdivision to the use and benefit of all property owners in said subdivision. Lot One (1) of said Western Nebraska Property Development Section A owners shall be collectively and proportionally responsible for the ongoing maintenance of said storm water facilities in perpetuity.

Dated this 8th day of January, 2014

Sean Donney (signature)
Sean Donney, Chairman of the Board of Managers
Kearney Properties, LLC, a Nebraska Limited Liability Company

Lee Fritson V.P. (signature)
Lee Fritson, Vice President
Great Western Bank

ACKNOWLEDGMENTS

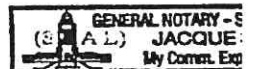
STATE OF Nebraska

S.S.

COUNTY OF Buffalo

The foregoing instrument was acknowledged before me this January, 2014, by Sean Donney, Chairman of the Board of Managers of Kearney Properties, LLC, a Nebraska Limited Liability Company.

Jacque A. Jacquet
Notary Public
My commission expires 1-18-14



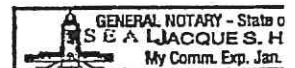
STATE OF Nebraska

S.S.

COUNTY OF Buffalo

The foregoing instrument was acknowledged before me this January, 2014, by Lee Fritson, Vice President on behalf of Great Western Bank.

Jacque A. Jacquet
Notary Public
My commission expires 1-18-14



Inst. 2014 - 788 (5)

LEGAL DESCRIPTION

That certain parcel of land located in part of Government Lot Three (3), located in the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Ten (10) Township Eight (8) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska and more particularly described as follows:
Beginning at the North Quarter (N1/4) corner of said Section 10 and assuming the West line of said Northeast Quarter (NE1/4) as bearing S00°54'28"W and bearings contained herein are relative thereto; thence S00°54'28"W on said West line a distance of 1393.63 feet to a 5/8" rebar with cap at the Southwest corner of Lot 1, Block 3, Western Nebraska Property Development Addition

SURVEYOR'S CERTIFICATE

I, Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672, do hereby certify that the survey on "Western Nebraska Property Development Second Addition" was performed in accordance with the laws of the State of Nebraska.

ADDITION

APPROVAL OF KEARNEY, NEBRASKA, CITY PLANNING COMMISSION

The undersigned, James F. Gault (print 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 Second 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 20th day of December, 2013

[Signature]
Chairperson or Vice-Chairperson (signature)

James F. Gault
(print name)

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 14 day of January, 2014, 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 14 day of January, 2014.

Stanley A. Clouse
STANLEY A. CLOUSE
PRESIDENT OF THE COUNCIL
AND EX-OFFICIO MAYOR

ATTEST:
[Signature]
MICHAELLE E. TREMBLE
CITY CLERK



RESOLUTION NO. 2014-2

BE IT RESOLVED BY THE PRESIDENT AND COUNCIL OF THE CITY OF KEARNEY, NEBRASKA, that the plat of "Western Nebraska Property Development Second Addition" an addition to the City of Kearney, Buffalo County, Nebraska, a tract of land described as a tract of land located in part of Government Lot Three (3), located in the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Ten (10), Township Eight (8) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska and more particularly described as follows:

Referring to the North Quarter (N1/4) corner of said Section 10 and assuming the West line of said Northeast Quarter (NE1/4) as bearing S00°54'28"W and all bearings contained herein are relative there to; thence S00°54'28"W on said West line a distance of 1393.63 feet to a 5/8" rebar with cap at the Southwest corner of Lot 1, Block 3, Western Nebraska Property Development Addition as platted in the City of Kearney, Buffalo County, Nebraska; said point being the ACTUAL POINT OF BEGINNING; thence S89°05'32"E on the South line of said Lot 1, Block 3 for a distance of 798.54 feet to a 5/8" rebar with cap and point of curvature at the Southwest corner of Lot 4, Block 2 of said Western Nebraska Property Development Addition; said point also being on the Easterly Right-of-Way line of 22nd Avenue as platted in the City of Kearney; thence on the Easterly Right-of-Way line of 22nd Avenue (if extended) and on a non-tangent curve to the Right having a central angle of 04°30'03", a radius of 1040.00 feet, an arc length of 81.69 feet and a chord bearing of S24°10'14"W a distance of 81.67 feet to a 5/8" rebar with cap; thence S26°25'16"W a distance of 101.50 feet to a 5/8" rebar with cap and point of curvature; thence on a tangent curve to the Left, having a central angle of 18°14'59", a radius of 460.00 feet, an arc length of 146.52 feet and a chord bearing of S17°17'46"W a distance of 145.90 feet to a 5/8" rebar with cap; thence N89°05'32"W a distance of 681.41 feet to a 5/8" rebar with cap on the West line of said Northeast Quarter (NE1/4); thence N00°54'28"E on said West line a distance of 306.60 feet to the point of beginning. Containing 4.55 acres, more or less, of which 0.60 acres, more or less, will be dedicated for road Right-of-Way purposes on the East side, 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~~

sed the same to be surveyed, property Development Second ty, Nebraska and said owners shown on the above plat, and and utility easements (if any), onsent and in accord with the vent facilities contained on the ithin the boundaries of the in said subdivision, including at Section Addition, that said r the ongoing maintenance of

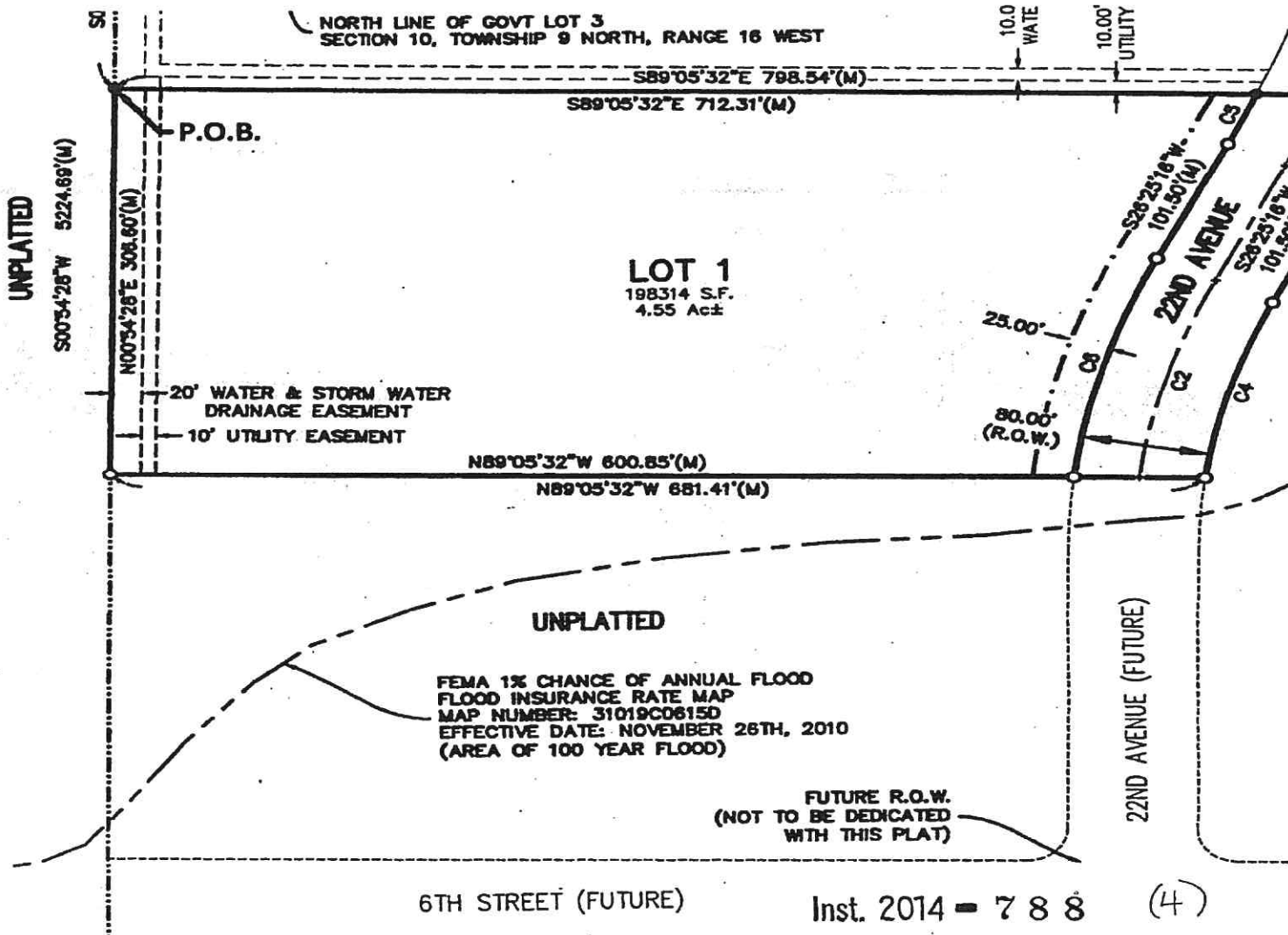
me this 8th day of of the Board of Managers on y Company.

GENERAL NOTARY - State of Nebraska
JACQUE S. HAUPT
My Comm. Exp. Jan. 18, 2014

me this 10th day of nt on behalf of Great Western

VAL NOTARY - State of Nebraska
JACQUE S. HAUPT
My Comm. Exp. Jan. 18, 2014

yor No. 672, do hereby certify : Second Addition", an addition



LOT 1
198314 S.F.
4.55 Ac±

FEMA 1% CHANCE OF ANNUAL FLOOD
FLOOD INSURANCE RATE MAP
MAP NUMBER: 31019C0615D
EFFECTIVE DATE: NOVEMBER 26TH, 2010
(AREA OF 100 YEAR FLOOD)

FUTURE R.O.W.
(NOT TO BE DEDICATED
WITH THIS PLAT)

6TH STREET (FUTURE)

Inst. 2014 = 7 8 8

(4)

SOUTH QUARTER (S1/4) CORNER
SECTION 10, TOWNSHIP 8 NORTH, RANGE 16 WEST

LEGEND

- CORNERS FOUND (CAPPED 5/8" REBAR)
- ▲ SECTION CORNER
- CORNERS ESTABLISHED
- PLATTED DISTANCES
- MEASURED DISTANCES
- BUILDING SETBACKS:
- PROPOSED ZONING C-O/PO
- 25.00' FRONT YARD
- 25.00' SIDE YARD
- 25.00' STREET SIDE YARD
- 30.00' REAR YARD
- SECTION LINE
- FEMA 1% CHANCE OF ANNUAL FLOOD (100 YEAR FLOOD LINE)
- PROPOSED LOT LINES
- CENTERLINE OF ROAD
- EXISTING LOT LINES
- EXISTING EASEMENTS
- PROPOSED FUTURE PAVING

SECTION CORNER TIES

**NORTH QUARTER (N1/4) CORNER,
SECTION 10, TOWNSHIP 8 NORTH, RANGE 16 WEST**

Found chiseled "x" & drill hole in concrete.
NE 72.73' to "X" nail in power pole
NE 111.80' to "X" nail in power pole
SSE 97.24' to 5/8" rebar

**SOUTH QUARTER (S1/4) CORNER,
SECTION 10, TOWNSHIP 8 NORTH, RANGE 16 WEST**

Found Brass Cap.
SSE 32.03' to nail & cap in fence post
SE 32.25' to nail & cap in fence post
N 1.35' to concrete witness corner
WSW 41.50' to nail cap in fence post

| CURVE DATA | | | | | |
|------------|-----------|---------|--------|--------------|-------------|
| NUMBER | DELTA | RADIUS | LENGTH | CHORD LENGTH | BEARING |
| C1 | 3°37'04" | 1000.00 | 63.14 | 63.13 | S24°36'44"W |
| C2 | 18°50'01" | 500.00 | 164.35 | 163.61 | S17°00'15"W |
| C3 | 4°30'03" | 1040.00 | 81.69 | 81.67 | S24°10'14"W |
| C4 | 18°14'59" | 460.00 | 146.52 | 145.90 | S17°17'46"W |
| C5 | 2°39'18" | 960.00 | 44.48 | 44.48 | S25°05'37"W |
| C6 | 19°19'49" | 540.00 | 182.18 | 181.32 | S18°45'21"W |

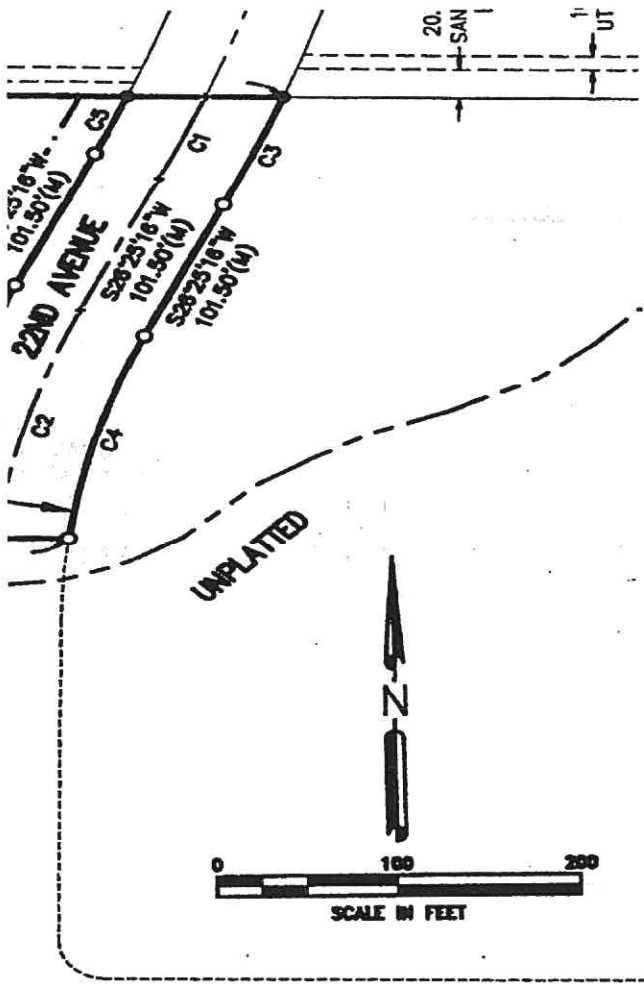
LEGAL DESC

A tract of land loc Southwest Quarter (10), Township 8 North, Range 16 West, Principal Meridian, as follows:
Referring to the North and West line of said lot all bearings contain West line a distance of 681.41 feet to the corner of Lot 1, B1 as plotted in the Plat of the ACTUAL POI line of said Lot 1, B and point of curva Western Nebraska 1 the Easterly Right-Kearney; thence 0 extended) and on a 04°30'03", a radius bearing of S24°10' thence S26°25'16" point of curvature; 1 of 18°14'59", a radi bearing of S17°17' thence N89°05'32" West line of said West line a distance acres, more or less, road Right-of-Way

NOTES

THIS PLAT PREPARED NOVEMBER 2013 FOR:
KEARNEY PROPERTIES, LLC
C/O SEAN DENNEY
3219 CENTRAL AVENUE, SUITE 200
KEARNEY, NEBRASKA 68847

CURRENT ZONING: AG
PROPOSED ZONING: C-O/PO



(4)

LEGAL DESCRIPTION

tract of land located in part of Government Lot Three (3), located in the southwest quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Ten (10), Township Eight (8) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska and more particularly described follows:

beginning at the North Quarter (N1/4) corner of said Section 10 and assuming the West line of said Northeast Quarter (NE1/4) as bearing S00°54'28\"/>

ACTUAL POINT OF BEGINNING; thence S89°05'32\"/>

point of curvature at the Southwest corner of Lot 4, Block 2 of said Western Nebraska Property Development Addition; said point also being on the Easterly Right-of-Way line of 22nd Avenue as platted in the City of Kearney; thence on the Easterly Right-of-Way line of 22nd Avenue (if extended) and on a non-tangent curve to the Right having a central angle of 30°03', a radius of 1040.00 feet, an arc length of 81.69 feet and a chord bearing of S24°10'14\"/>

distance of 101.50 feet to a 5/8\"/>

distance of 145.90 feet to a 5/8\"/>

distance of 681.41 feet to a 5/8\"/>

distance of 306.60 feet to the point of beginning. Containing 4.55 acres, more or less, of which 0.60 acres, more or less, will be dedicated for said Right-of-Way purposes on the East side.

proposed land and all appurtenances thereto contained within the subdivision to the use and the benefit of all property owners in said sub Lot One (1) of said Western Nebraska Property Development Section 10 owners shall be collectively and proportionally responsible for the ongoing said storm water facilities in perpetuity.

Dated this 8th day of January, 2014

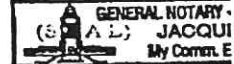
Sean Denney (signature)
 Sean Denney, Chairman of the Board of Managers
 Kearney Properties, LLC, a Nebraska Limited Liability Company

Lee Fritson V.P. (signature)
 Lee Fritson, Vice President
 Great Western Bank

ACKNOWLEDGMENTS
 STATE OF Nebraska

COUNTY OF Buffalo S.S.
 The foregoing instrument was acknowledged before me this January, 2014, by Sean Denney, Chairman of the Board on behalf of Kearney Properties, LLC, a Nebraska Limited Liability Company.

Jacque A. Jacquet
 Notary Public
 My commission expires 1-18-14

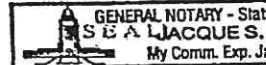


STATE OF Nebraska S.S.
 COUNTY OF Buffalo

The foregoing instrument was acknowledged before me this January, 2014, by Lee Fritson, Vice President on behalf of Bank.

Inst. 2014 - 788 (5)

Jacque A. Jacquet
 Notary Public
 My commission expires 1-18-14



SURVEYOR'S CERTIFICATE

I, Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672 that the survey on "Western Nebraska Property Development Second Addition to the City of Kearney, Buffalo County, Nebraska, was performed under my supervision, the lots are well and accurately staked off and marked, the dimensions are as shown on the above plat, the lots bear their own number, and that the same are correct to the best of my knowledge and belief.

Chad Dixon
 Chad Dixon
 Nebraska Professional Registered Land Surveyor No. 672

Date 1-10-2014



within the boundaries of the
ers in said subdivision, including
ment Section Addition, that said
for the ongoing maintenance of

14 day of January, 2014, 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 14 day of January, 2014.

Stanley A. Clouse
STANLEY A. CLOUSE
PRESIDENT OF THE COUNCIL
AND EX-OFFICIO MAYOR

ATTEST:
Michaëlle E. Tremblay
MICHAELLE E. TREMBLAY
CITY CLERK



Inst. 2014 - 788 (6)

RESOLUTION NO. 2014-2

BE IT RESOLVED BY THE PRESIDENT AND COUNCIL OF THE CITY OF KEARNEY, NEBRASKA, that the plat of "Western Nebraska Property Development Second Addition" an addition to the City of Kearney, Buffalo County, Nebraska, a tract of land described as a tract of land located in part of Government Lot Three (3), located in the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Ten (10), Township Eight (8) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska and more particularly described as follows:

Referring to the North Quarter (N1/4) corner of said Section 10 and assuming the West line of said Northeast Quarter (NE1/4) as bearing S00°54'28"W and all bearings contained herein are relative thereto; thence S00°54'28"W on said West line a distance of 1393.63 feet to a 5/8" rebar with cap at the Southwest corner of Lot 1, Block 3, Western Nebraska Property Development Addition as platted in the City of Kearney, Buffalo County, Nebraska; said point being the ACTUAL POINT OF BEGINNING; thence S89°05'32"E on the South line of said Lot 1, Block 3 for a distance of 798.54 feet to a 5/8" rebar with cap and point of curvature at the Southwest corner of Lot 4, Block 2 of said Western Nebraska Property Development Addition; said point also being on the Easterly Right-of-Way line of 22nd Avenue as platted in the City of Kearney; thence on the Easterly Right-of-Way line of 22nd Avenue (if extended) and on a non-tangent curve to the Right having a central angle of 04°30'03", a radius of 1040.00 feet, an arc length of 81.69 feet and a chord bearing of S24°10'14"W a distance of 81.67 feet to a 5/8" rebar with cap; thence S26°25'16"W a distance of 101.50 feet to a 5/8" rebar with cap and point of curvature; thence on a tangent curve to the Left, having a central angle of 18°14'59", a radius of 460.00 feet, an arc length of 146.52 feet and a chord bearing of S17°17'46"W a distance of 145.90 feet to a 5/8" rebar with cap; thence N89°05'32"W a distance of 681.41 feet to a 5/8" rebar with cap on the West line of said Northeast Quarter (NE1/4); thence N00°54'28"E on said West line a distance of 306.60 feet to the point of beginning. Containing 4.55 acres, more or less, of which 0.60 acres, more or less, will be dedicated for road Right-of-Way purposes on the East side, 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.

GENERAL NOTARY - State of Nebraska
JACQUE S. HAUPT
My Comm. Exp. Jan. 18, 2014

re me this 10th day of
ident on behalf of Great Western

GENERAL NOTARY - State of Nebraska
JACQUE S. HAUPT
My Comm. Exp. Jan. 18, 2014

urveyor No. 672, do hereby certify
ent Second Addition", an addition
was performed under my direct
marked, the dimensions of the lots
iber, and that the survey was made
own on the above plat is accurate



ATTEST:
Michaëlle E. Tremblay
MICHAELLE E. TREMBLAY
CITY CLERK



Stanley A. Clouse
STANLEY A. CLOUSE
PRESIDENT OF THE COUNCIL
AND EX-OFFICIO MAYOR

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 14 DAY OF January, 2014

| | | | |
|--------------------------------|--|-----------------|------------------------|
| MA | | Party Cash | Surveyor's Seal |
| Miller & Associates | | Surveyor's Name | Surveyor's License No. |
| 1000 G Street, NE | | City & State | |
| Lincoln, NE 68502-4200 | | | |
| Tel: 402-426-0000 | | | |
| Fax: 402-426-0000 | | | |
| www.millerandassociates.com | | | |
| W NE PROPERTY DEV 2ND ADDITION | | | SHEET 1 OF 1 |