HOLTHUS SUBDIVISION
REPLAT 1 OF LOTS 1 AND 2, BLOCK 3

LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF THE REMAINING PORTION OF LOT 1, BLOCK 3, HOLTHUS SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 2 WEST OF THE 6TH P.M., CITY OF YORK, YORK COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 2 WEST OF THE 6TH P.M.; THENCE EASTERLY ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER ON AN ASSUMED BEARING OF N88°08'55"E, A DISTANCE OF 70.50' TO A POINT; THENCE N01°51'05"W, A DISTANCE OF 33.00' TO THE SOUTHWEST CORNER OF THE REMAINING PORTION OF LOT 1, BLOCK 3, HOLTHUS SUBDIVISION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SOUTH 35TH STREET, AND ON A EAST RIGHT-OF-WAY LINE OF HIGHWAY 81, SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE N01°51'26"W, ON A WEST LINE OF SAID REMAINING PORTION OF LOT 1, SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 534.99' TO A WEST CORNER OF SAID REMAINING PORTION OF LOT 1, SAID POINT BEING 65.74' EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE N00°32'46"E, ON A WEST LINE OF SAID REMAINING PORTION OF LOT 1, SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 396.03' TO THE NORTHWEST CORNER OF SAID REMAINING PORTION OF LOT 1, SAID POINT BEING THE SOUTHWEST CORNER OF THE REMAINING PORTION OF OUTLOT "B", HOLTHUS SUBDIVISION, SAID POINT BEING 79.03' EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE N66°17'51"E, ON THE NORTH LINE OF SAID REMAINING PORTION OF LOT 1, SAID LINE BEING THE SOUTH LINE OF SAID REMAINING PORTION OUTLOT "B", A DISTANCE OF 327.40' TO THE NORTHEAST CORNER OF SAID REMAINING PORTION OF LOT 1, SAID POINT BEING THE SOUTHEAST CORNER OF SAID REMAINING PORTION OF OUTLOT "B", SAID POINT BEING ON A WEST RIGHT-OF-WAY LINE OF HOLEN AVENUE; THENCE S26°51'05"E, ON A EAST LINE OF SAID REMAINING PORTION OF LOT 1, SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 152.20' TO A EAST CORNER OF SAID REMAINING PORTION OF LOT 1, SAID POINT BEING A POINT OF CURVATURE OF A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 25°00'00", A RADIUS OF 270.00', AN ARC LENGTH OF 117.81' ON A EAST LINE OF SAID REMAINING PORTION OF LOT 1, SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 116.88', A TANGENT LENGTH OF 59.86', AND A CHORD BEARING OF S14°21'05"E, TO A EAST CORNER OF SAID REMAINING PORTION OF LOT 1; THENCE S01°51'05"E, ON A EAST LINE OF SAID REMAINING PORTION OF LOT 1, SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 800.49' TO THE SOUTHEAST CORNER OF SAID REMAINING PORTION OF LOT 1, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SOUTH 35TH STREET, SAID POINT BEING 33.00' NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE S88°08'55"W, ON THE SOUTH LINE OF SAID REMAINING PORTION OF LOT 1, SAID LINE BEING THE NORTH LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING 33.00' NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 410.00' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 398,908.39 SQUARE FEET OR 9.16 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, MICHAEL R. JOHNSON, A REGISTERED LAND SURVEYOR OF THE STATE OF NEBRASKA, HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED UNDER MY SUPERVISION THE SUBDIVISION TO BE KNOWN AS HOLTHUS SUBDIVISION REPLAT 1 OF LOTS 1 AND 2, BLOCK 3, LOCATED IN SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 2 WEST OF THE 6TH P.M., CITY OF YORK, YORK COUNTY, NEBRASKA, AND THAT THE ABOVE AND FORGOING IS A TRUE AND CORRECT SURVEY THEREOF AND THAT LOTS ARE WELL AND ACCURATELY STAKED AND MARKED AND CORRECTLY DESIGNATED AND SHOWN ON THE ABOVE AND FOREGOING SURVEY.

Sept. 9th, 2014
DATE

MICHAEL R. JOHNSON
OLSSON ASSOCIATES
601 "P" STREET, SUITE 200
LINCOLN, NE 68508

NEBRASKA REGISTERED LS-526 LAND SURVEYOR MICHAEL R. JOHNSON

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT C.G. HOLTHUS, BEING THE OWNER OF THE LAND DESCRIBED HEREON HAS CAUSED THE SAME TO BE SURVEYED, PLATTED AND DESIGNATED AS "HOLTHUS SUBDIVISION REPLAT 1 OF LOTS 1 AND 2, BLOCK 3" IN THE CITY OF YORK, YORK COUNTY, NEBRASKA. THE LOTS TO BE NUMBERED AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND DO HEREBY FREELY AND VOLUNTARILY DEDICATE THE EASEMENTS AS SHOWN THEREON FOR THE LOCATION, CONSTRUCTION, AND MAINTENANCE OF PUBLIC SERVICE UTILITIES, FOREVER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO, AND THAT THE FOREGOING SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AND PROPRIETOR.

BY:
C.G. HOLTHUS, OWNER

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska)
SS
COUNTY OF York)

ON THIS 26th DAY OF September, 2014 BEFORE ME A NOTARY PUBLIC IN AND SAID COUNTY CAME THE ABOVE NAMED C.G. HOLTHUS, TO BE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES ON THE 24th DAY OF February, 2018

NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska MARCIA L. CARLSTROM My Comm. Exp. February 24, 2018

CITY COUNCIL ACCEPTANCE:

THIS PLAT OF HOLTHUS SUBDIVISION REPLAT 1 OF LOTS 1 AND 2, BOCK 3, IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 2 WEST OF 6TH P.M., CITY OF YORK, YORK COUNTY, NEBRASKA WAS APPROVED AND ACCEPTED BY THIS CITY COUNCIL OF THE CITY OF YORK, NEBRASKA.

DATED THIS 14 DAY OF October, 20__

BY:
CHARLES W. HARRIS, MAYOR

ATTEST:
C. JEAN THIELE, CITY CLERK

APPROVAL OF THE PLANNING COMMISSION:

THIS PLAT OF HOLTHUS SUBDIVISION REPLAT 1 OF LOTS 1 AND 2, BLOCK 3, IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 2 WEST OF 6TH P.M., CITY OF YORK, YORK COUNTY, NEBRASKA WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF YORK, YORK COUNTY, NEBRASKA.

BY:
CHAIRPERSON

APPROVAL OF THE PUBLIC WORKS DIRECTOR:

THIS REPLAT IS HEREBY APPROVED AND ACCEPTED BY THE DIRECTOR OF PUBLIC WORKS, CITY OF YORK, NEBRASKA.

DATED THIS 7th DAY OF OCTOBER, 2014

BY:
DIRECTOR

COUNTY TREASURER CERTIFICATE:

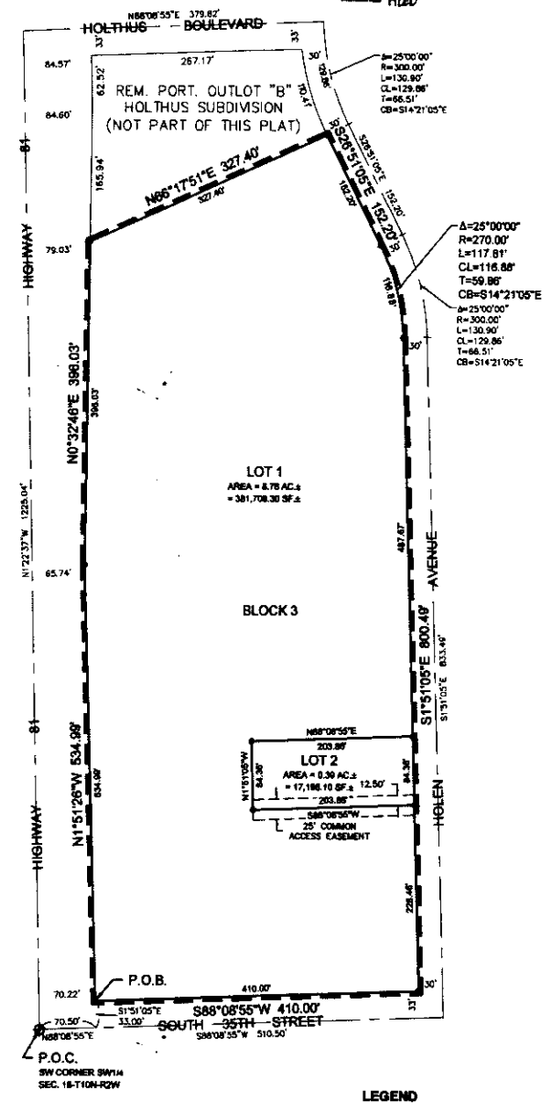
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THE REPLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATED THIS 20th DAY OF October, 2014

BY:
COUNTY TREASURER

COUNTY TREASURER SEAL

2609
FILED



N

0' 50' 100' 200'
SCALE IN FEET

LEGEND

- CORNER FOUND
- CORNER SET (5/8" REBAR W/LS 526 CAP)
- SECTION CORNER FOUND

SHEET 1 OF 1

DWG: F:\Projects\012-1957_SRVY\MasterXrefs\Replat 1\Drawings\012-1957_HSRP1.dwg USER: mjohnson
DATE: Sep 08, 2014 8:13am XREFS: 012-1957_FPHS 121957_PBASE 121957_BOUNDARY 121957_SALTA MICHAEL_JOHNSON_LS_NE 012-1957_ROW SITE+RETAIL