

FILED

2016 AUG 11 AM 10:59

KAREN A. MADSEN
WASHINGTON COUNTY
REGISTER OF DEEDS
BLAIR, NE

WASHINGTON COUNTY, STATE OF NEBRASKA

INSTRUMENT NO. 2016-02667

Karen A. Madsen

REGISTER OF DEEDS

APPROVAL OF CITY OF BLAIR PLANNING COMMISSION

THIS PLAT OF CROWELL ADDITION, WASHINGTON COUNTY, NEBRASKA, WAS APPROVED BY THE CITY OF BLAIR PLANNING COMMISSION ON THIS 15 DAY OF July, 2016.

John A. Boddal
CHAIRPERSON

APPROVAL OF BLAIR CITY COUNCIL

THIS PLAT OF CROWELL ADDITION, WASHINGTON COUNTY, NEBRASKA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, ON THIS 12 DAY OF July, 2016.

Jim Ralph
MAYOR, JIM RALPH

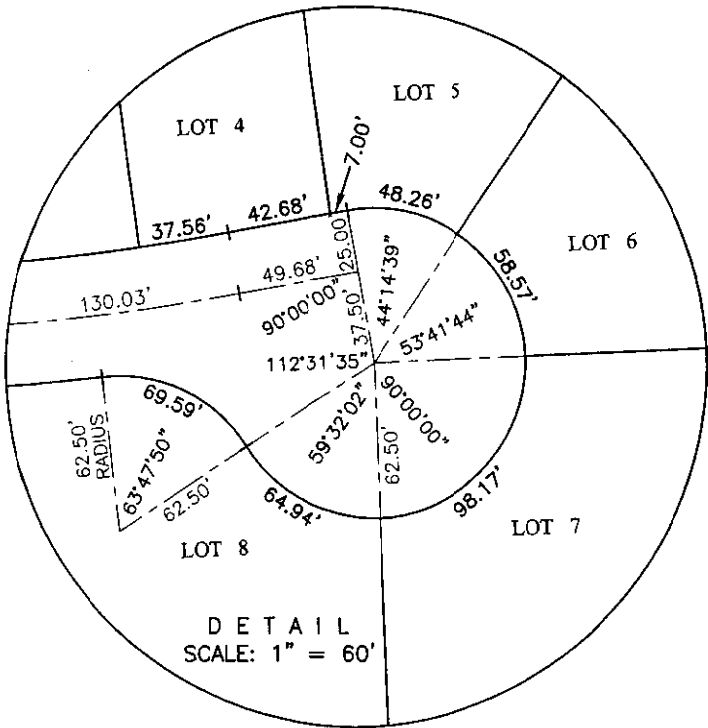
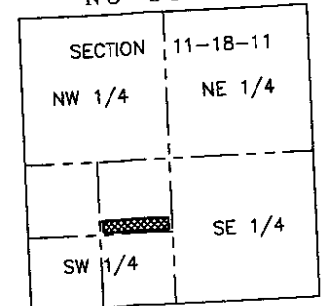
Brenda Wheeler
ATTEST: BLAIR CITY CLERK, BRENDA WHEELER

CENTERLINE CURVE INFORMATION				
CURVE NO.	DELTA	LENGTH	TANGENT	RADIUS
1	07°56'24"	130.03'	65.12'	938.28'

NOTES:

1. ALL ANGLES ARE 90°00'00" UNLESS NOTED.
2. PROPERTY IS ZONED RML (MULTI-FAMILY RESIDENTIAL LOW DENSITY DISTRICT). THE MINIMUM SETBACKS REQUIREMENTS ARE: 20' FRONT YARD, 10' STREET SIDE YARD, 7' SIDE YARD AND 10' REAR YARD.
3. THERE WILL BE NO DIRECT VEHICULAR ACCESS TO 25th STREET OVER THE WEST LINES OF LOT 1 AND LOT 10.
4. THERE WILL BE NO DIRECT VEHICULAR ACCESS TO LINCOLN STREET OVER THE NORTH LINES OF LOTS 1, 2, 3, 4, 5 AND 6.

**VICINITY MAP
NO SCALE**



2016-02667

WASHINGTON PARK ADDITION STREET

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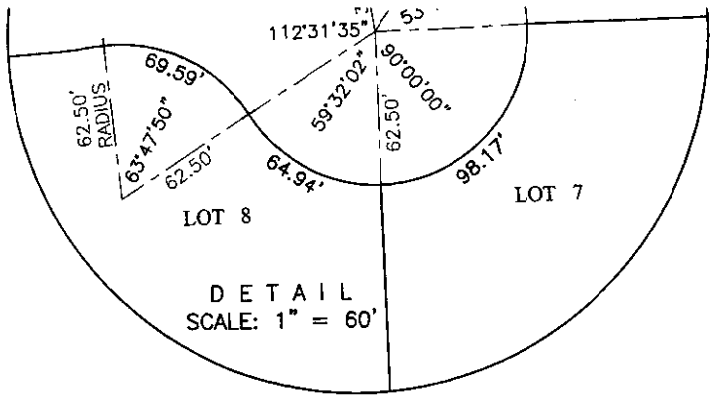
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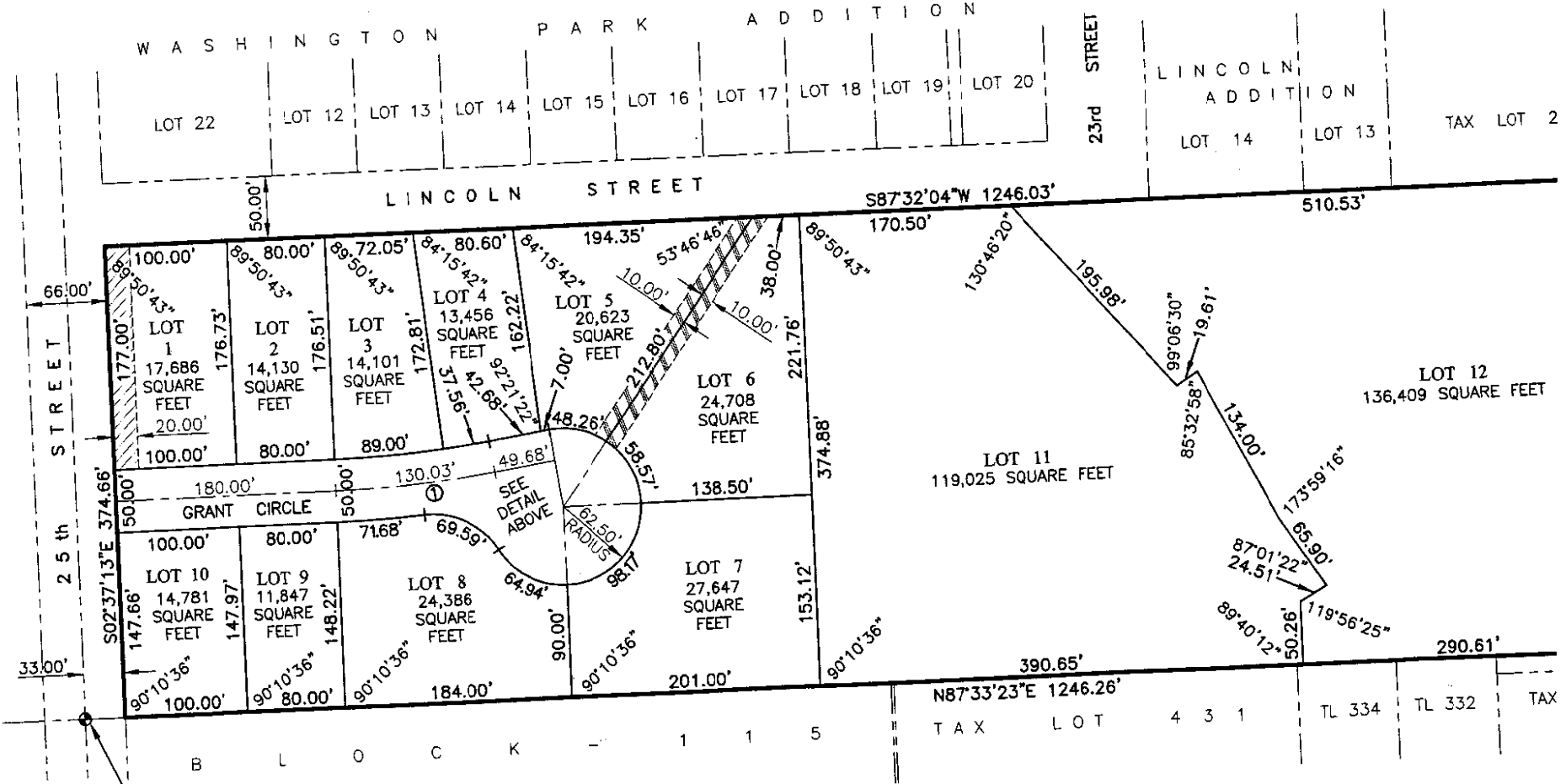
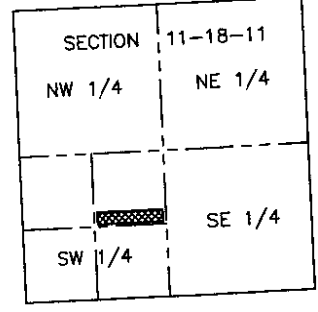
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NOTES:

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2. PROPERTY IS ZONED RML (MULTI-FAMILY RESIDENTIAL LOW DENSITY DISTRICT). THE MINIMUM SETBACKS REQUIREMENTS ARE: 20' FRONT YARD, 10' STREET SIDE YARD, 7' SIDE YARD AND 10' REAR YARD.
3. THERE WILL BE NO DIRECT VEHICULAR ACCESS TO 25th STREET OVER THE WEST LINES OF LOT 1 AND LOT 10.
4. THERE WILL BE NO DIRECT VEHICULAR ACCESS TO LINCOLN STREET OVER THE NORTH LINES OF LOTS 1, 2, 3, 4, 5 AND 6.

**VICINITY MAP
NO SCALE**



2016-02667

SW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 11, T18N, R11E OF THE 6th P.M., WASHINGTON COUNTY, NEBRASKA.

20.00 FOOT WIDE WATER LINE EASEMENT GRANTED TO THE CITY OF BLAIR (TO BE RECORDED BY SEPARATE DOCUMENT)

20.00 FOOT WIDE STORM SEWER AND DRAINAGE EASEMENT GRANTED TO THE CITY OF BLAIR. (TO BE RECORDED BY SEPARATE DOCUMENT)

POINT OF BEGINN

9116 - 02667

CROWELL ADDITION

LOTS 1 THRU 12, INCLUSIVE

BEING A PLATTING OF THAT PART OF TAX LOT 61 LYING WEST OF THE WEST LINE OF 22nd STREET AND THE EAST OF THE EAST LINE OF 25th STREET IN THE NE 1/4 OF THE SW 1/4 OF SECTION 11, T18N, R11E OF THE 6th P.M., WASHINGTON COUNTY, NEBRASKA.



thompson, dreesen & dörner, inc.
10836 Old Mill Rd.
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF BLAIR TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS CROWELL ADDITION, LOTS 1 THRU 12, INCLUSIVE, BEING A PLATTING OF THAT PART OF TAX LOT 61 LYING WEST OF THE WEST LINE OF 22ND STREET AND EAST OF THE EAST LINE OF 25TH STREET IN THE NE 1/4 OF THE SW 1/4 OF SECTION 11, T18N, R11E OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF 22ND STREET AND THE SOUTH LINE OF SAID TAX LOT 61, SAID POINT BEING 20.00 FEET WEST OF THE SE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 11;

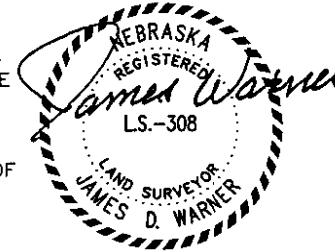
THENCE N02°39'20"W (ASSUMED BEARING) 375.14 FEET ON A LINE 20.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 11 AND ON THE WEST LINE OF 22ND STREET TO THE NORTH LINE OF SAID TAX LOT 61;

THENCE S87°32'04"W 1246.03 FEET ON THE NORTH LINE OF SAID TAX LOT 61 TO A POINT 33.00 FEET EAST OF THE WEST LINE OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 11, SAID POINT BEING ON THE EAST LINE OF 25TH STREET;

THENCE S02°37'13"E 374.66 FEET ON A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 11 AND ON THE EAST LINE OF 25TH STREET TO THE SOUTH LINE OF SAID TAX LOT 61;

THENCE N87°33'23"E 1246.26 FEET ON THE SOUTH LINE OF SAID TAX LOT 61 AND ON THE SOUTH LINE OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 11 TO THE POINT OF BEGINNING.

MAY 1, 2016
DATE:



JAMES D. WARNER,
NEBRASKA RLS 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, CROWELL MEMORIAL HOME, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A STREET AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CROWELL ADDITION, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREET AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AMERICAN BROADBAND AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

OF BLAIR PLANNING COMMISSION

ITION, WASHINGTON COUNTY, NEBRASKA, WAS APPROVED BY NG COMMISSION ON THIS 5 DAY OF July, 2016.

Ed A. Boudal
CHAIRPERSON

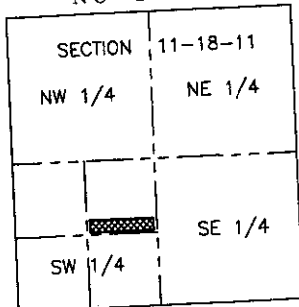
R CITY COUNCIL

ITION, WASHINGTON COUNTY, NEBRASKA, WAS APPROVED THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, ON / / 2016.

Jim Realph
MAYOR, JIM REALPH

Brenda Wheeler
ATTEST: BLAIR CITY CLERK, BRENDA WHEELER

VICINITY MAP
NO SCALE

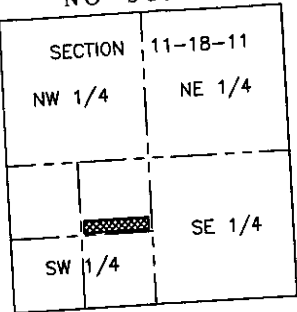


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CROWELL ADDITION
LOTS 1 THRU 12, INCLUSIVE

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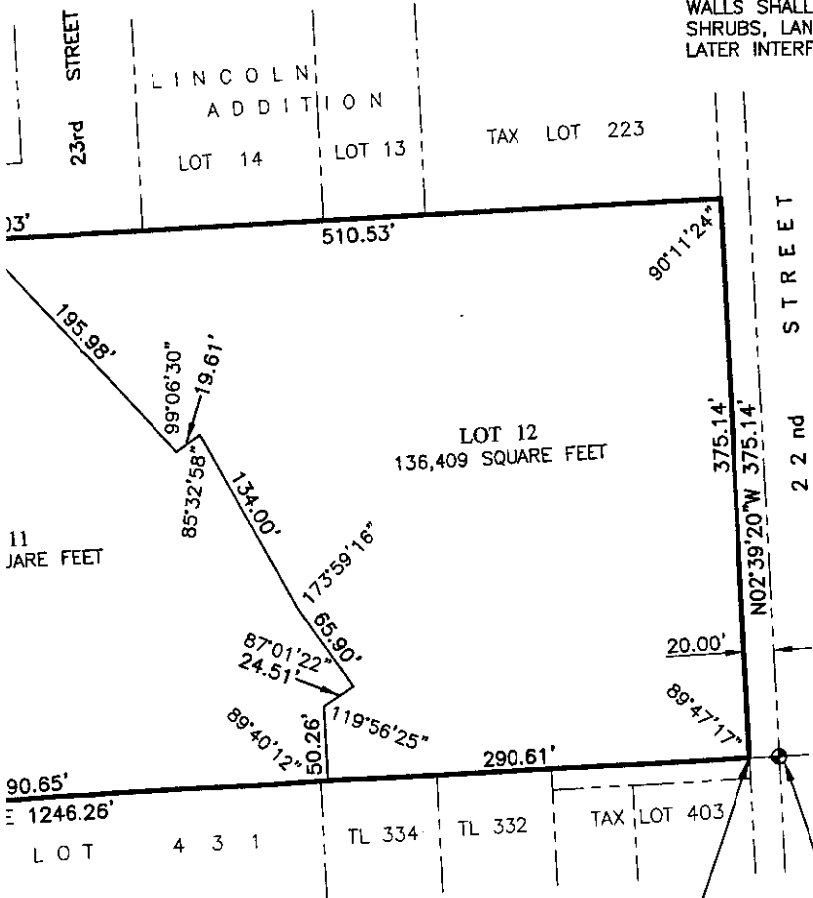
VICINITY MAP
NO SCALE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, CROWELL MEMORIAL HOME, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A STREET AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CROWELL ADDITION, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREET AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AMERICAN BROADBAND AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES: AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

CROWELL
LOTS 1 THRU



CROWELL MEMORIAL HOME
BY: William B. Willard
WILLIAM B. WILLARD, EXECUTIVE DIRECTOR

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF WASHINGTON)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF July, 2016 BY WILLIAM B. WILLARD, EXECUTIVE DIRECTOR OF CROWELL MEMORIAL HOME ON BEHALF OF SAID CROWELL MEMORIAL HOME.



Steph Wulf
NOTARY PUBLIC

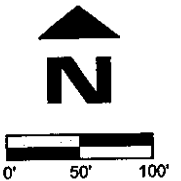
COUNTY TREASURER'S CERTIFICATE

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 WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 25 DAY OF July, 2016.

Margie S. Hair
WASHINGTON COUNTY TREASURER



SE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 11, T18N, R11E OF THE 6th P.M., WASHINGTON COUNTY, NEBRASKA. (COMMENCING POINT)



Revision Dates

No.	Description	MM-DD-YY
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-	-	-
-	-	-
-	-	-

Job No.: A1387-107A
Drawn By: RJR
Reviewed By: JDW
Date: MAY 1, 2016
Book:
Page:

Sheet Title
CITY OF BLAIR
FINAL PLAT

Sheet Number
SHEET 1 OF 1