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REGISTER OF DEEDS  
SALMON COUNTY, WYOM.

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BOOK 416 PAGE 439  
OF GEN INST# 238

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CITY OF WAHOO BUILDING INSPECTOR/ZONING ADMINISTRATION APPROVAL:

The attached plat represents division of property located in a part of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 34-T15N-R7E of the Sixth P.M. , Saunders County, Nebraska, into two tracts, Parcel 1 containing approximately 3.80 acres which includes two storage buildings (commonly known as 1768 North Chestnut Street), and Parcel 2 containing 3.57 acres (commonly known as 1600 North Chestnut Street). Complete descriptions are detailed on Survey for Burkley Envelope Company attached.

Tracts as created in the current plat meet Zoning and Subdivision requirements for a lot split under current regulations. The City Council of the City of Wahoo authorized the Building Inspector/Zoning Administrator to proceed with approval of this lot split in action on January 12, 2012.

Property owners are advised that any further subdivision, replatting, or reconfiguration of Parcel 1 and/or Parcel 2 will require filing of Application for Subdivision, plats and supplemental material as required under City of Wahoo Subdivision Regulations. Access to all lots created by further subdivision shall be provided by dedication of public right-of-way and street under City of Wahoo Subdivision Regulations in force at the time of such action.

This plat meets the criteria for a Minor Subdivision under Section 18, Wahoo Subdivision Regulations and was approved subject to the above conditions by the City of Wahoo Building Inspector/Zoning Administrator on the 24th day of January, 2012.

  
Jerry Peterson

Building Inspector/Zoning Administrator



### CITY OF WAHOO, NEBRASKA -- APPLICATION FOR MINOR SUBDIVISION (LOT SPLIT)

(All items must be filled out completely before acceptance of this application for processing)

1. Owner's Name: Robert + Karen Burkley  
 Address 1600 N Chestnut St.  
Wahoo, NE. 68066  
 Telephone No. (Home) 402-553-1500  
 (Business) 402-443-3010

2. Present Use of Subject Property: Business Mfgs.  
 3. Desired Use of Subject Property: same  
 4. Present Zoning: Mixed use

5. Legal Description of Property: Part of the SW quarter of the SW quarter of Sec. 34, Township 15 N, Range 7 East Saunders Co. NE.

6. Area of Subject Property (square feet and/or acres): 7.39 acres

7. Exhibits attached to this application: Two copies of Record of Survey prepared by a registered land surveyor, including site plan showing existing structures, and the precise nature, location and dimensions of the proposed minor subdivision.

Signature of owner: Robert Burkley  
 or  
 Signature of Authorized Agent:

Date submitted: 1/11/2012  
 Filing fee paid: \$ 50.00

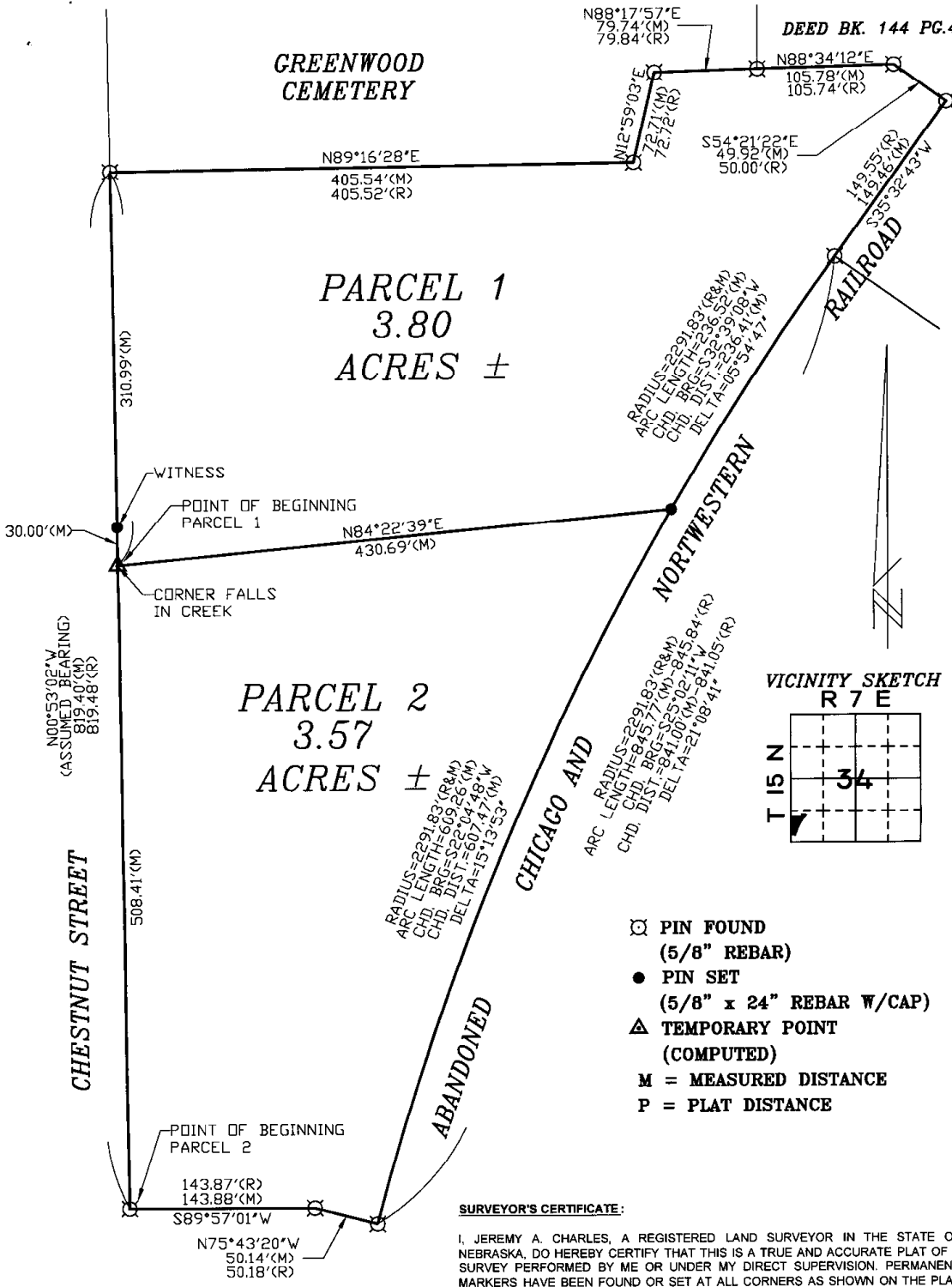
CRITERIA:  
 No new street or alley needed or proposed  
 No vacation of street, alley, setback lines, access control or easements  
 No significant increase in service requirements (utilities, school, traffic control, street, repaving)  
 Street right-of-way complies with requirements  
 Easements comply with requirements  
 Tracts created have direct access to a street  
 Lots or parcels created are in conformance with zoning regulations, and are not substandard size  
 Record of Survey meets requirements

This lot split  Approved  Disapproved on 1/17/12 by Erin Peterson  
 Building Inspector/Zoning Administrator

NOTE: UPON APPROVAL BY BUILDING INSPECTOR/ZONING ADMINISTRATOR, IT IS THE RESPONSIBILITY OF APPLICANT TO FILE RECORD OF SURVEY AND PAY FILING FEE FOR LOT SPLIT WITH THE REGISTER OF DEEDS.

FAX 402-443-5483

**GREENWOOD CEMETERY**



**PARCEL 1**  
3.80  
ACRES ±

**PARCEL 2**  
3.57  
ACRES ±

WITNESS  
POINT OF BEGINNING  
PARCEL 1  
CORNER FALLS  
IN CREEK

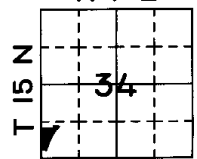
N00°53'02"W  
(ASSUMED BEARING)  
819.40'(M)  
819.48'(R)

**CHESTNUT STREET**

**CHICAGO AND  
NORTHWESTERN  
RAILROAD**

**ABANDONED**

VICINITY SKETCH  
R 7 E



- ⊙ PIN FOUND  
(5/8" REBAR)
- PIN SET  
(5/8" x 24" REBAR W/CAP)
- ▲ TEMPORARY POINT  
(COMPUTED)
- M = MEASURED DISTANCE
- P = PLAT DISTANCE

**SURVEYOR'S CERTIFICATE:**

I, JEREMY A. CHARLES, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION. PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS AS SHOWN ON THE PLAT AND ARE DESCRIBED IN THE LEGEND. ALL BEARINGS SHOWN ON THE PLAT ARE ASSUMED AND WERE USED FOR DESCRIPTIVE PURPOSES ONLY, THEY SHOULD NOT BE RELIED ON TO DETERMINE CARDINAL DIRECTIONS. ALL ANGLES AND DISTANCES WERE MEASURED WITH A NIKON MODEL DTM-520 TOTAL STATION AND/OR A 200-FOOT SOKKIA NYCLAD TAPE.

*Jeremy A. Charles*  
JEREMY A. CHARLES L.S. 618



**CHARLES SURVEYING LLC.**  
JEREMY A. CHARLES  
21 N. 3RD CIRCLE  
MEAD NE 68041  
(402) 443-6955

SURVEY FOR BURKLEY ENVELOPE CO.		scale:	1"=100'
		date:	01/10/2012
		drawn by:	JC
PT. SW1/4 SW1/4 SEC. 34 T15N R7E OF THE 6TH P.M., SAUNDERS COUNTY, NEBRASKA.		field w/c:	JC/JC
		sheet:	1 of 2

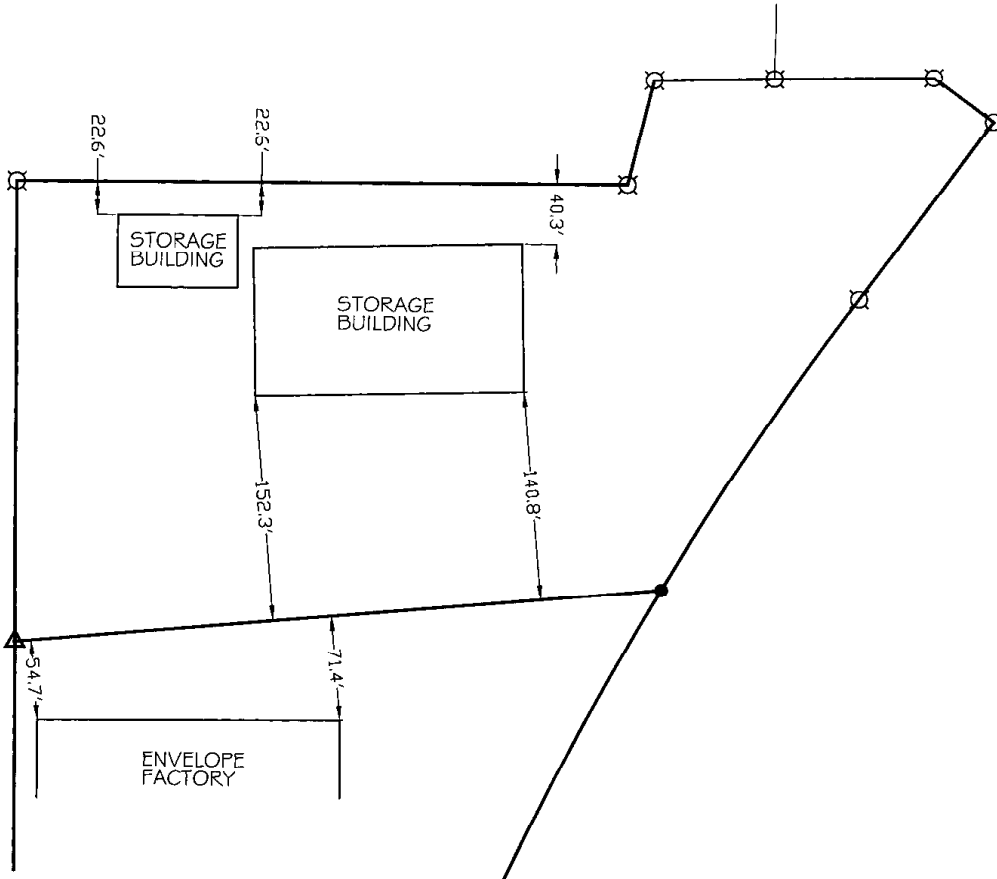
**LEGAL DESCRIPTION:**

**PARCEL 1;**

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA; DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF A TRACT OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 140, PAGE 901; THENCE N00°53'02"W (ASSUMED BEARING), ON THE WEST LINE OF SAID PREVIOUSLY DESCRIBED TRACT, A DISTANCE OF 508.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°53'02"W, ON THE WEST LINE OF SAID PREVIOUSLY DESCRIBED TRACT; A DISTANCE OF 310.99 FEET, TO THE NORTHWEST CORNER OF SAID PREVIOUSLY DESCRIBED TRACT; THENCE EASTERLY ON THE NORTH LINE OF SAID PREVIOUSLY DESCRIBED TRACT AS FOLLOWS; THENCE N89°16'28"E, 405.54; THENCE N12°59'03"E, 72.71 FEET; THENCE N88°17'57"E, 79.84 FEET, TO THE SOUTHWEST CORNER OF THE TRACT OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 144, PAGE 470; THENCE N88°34'12"E, ON THE SOUTH LINE OF SAID PREVIOUSLY DESCRIBED TRACT AND ITS EASTERLY EXTENSION, A DISTANCE OF 105.78 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY OF THE ABANDONED CHICAGO AND NORTHWESTERN RAILROAD; THENCE S54°21'22"E, A DISTANCE OF 49.92 FEET TO THE CENTERLINE OF SAID RAILROAD; THENCE S35°32'43"W, ON THE CENTERLINE OF SAID RAILROAD, A DISTANCE OF 149.46 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON THE ARC OF A 2291.83 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING OF S32°39'08"W, A DISTANCE OF 236.41 FEET; THENCE S84°22'39"W, A DISTANCE OF 430.69 FEET TO THE POINT OF BEGINNING; CONTAINING A COMPUTED AREA OF 3.80 ACRES MORE OR LESS.

**PARCEL 2;**

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA; DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF A TRACT OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 140, PAGE 901; THENCE N00°53'02"W (ASSUMED BEARING), ON THE WEST LINE OF SAID PREVIOUSLY DESCRIBED TRACT, A DISTANCE OF 508.41 FEET; THENCE N84°22'39"E, A DISTANCE OF 430.69 FEET TO THE CENTERLINE OF THE ABANDONED CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTHWESTERLY, ON SAID CENTERLINE, ON THE ARC OF A 2291.83 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING OF S22°04'48"W, A DISTANCE OF 609.26 FEET; THENCE N75°43'20"W, A DISTANCE OF 50.18 FEET TO THE WEST RIGHT-OF-WAY OF THE ABANDONED CHICAGO AND NORTHWESTERN RAILROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE TRACT OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 140, PAGE 901; THENCE S89°57'01"W, ON THE SOUTH LINE OF SAID PREVIOUSLY DESCRIBED TRACT; A DISTANCE OF 143.88 FEET TO THE POINT OF BEGINNING; CONTAINING A COMPUTED AREA OF 3.57 ACRES MORE OR LESS.



**BUILDING DETAIL**

<b>CHARLES SURVEYING LLC.</b>	
JEREMY A. CHARLES	
21 N. 3RD CIRCLE MEAD NE 68041 (402) 443-6955	
SURVEY FOR BURKLEY ENVELOPE CO.	scale: 1"=100'
	date: 01/10/2012
	drawn by: JC
PT. SW1/4 SW1/4 SEC. 34 T15N R7E OF THE 6TH P.M., SAUNDERS COUNTY, NEBRASKA.	field wks: JC/JC
	sheet: 2 of 2