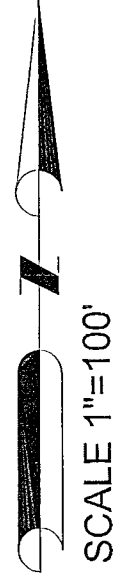
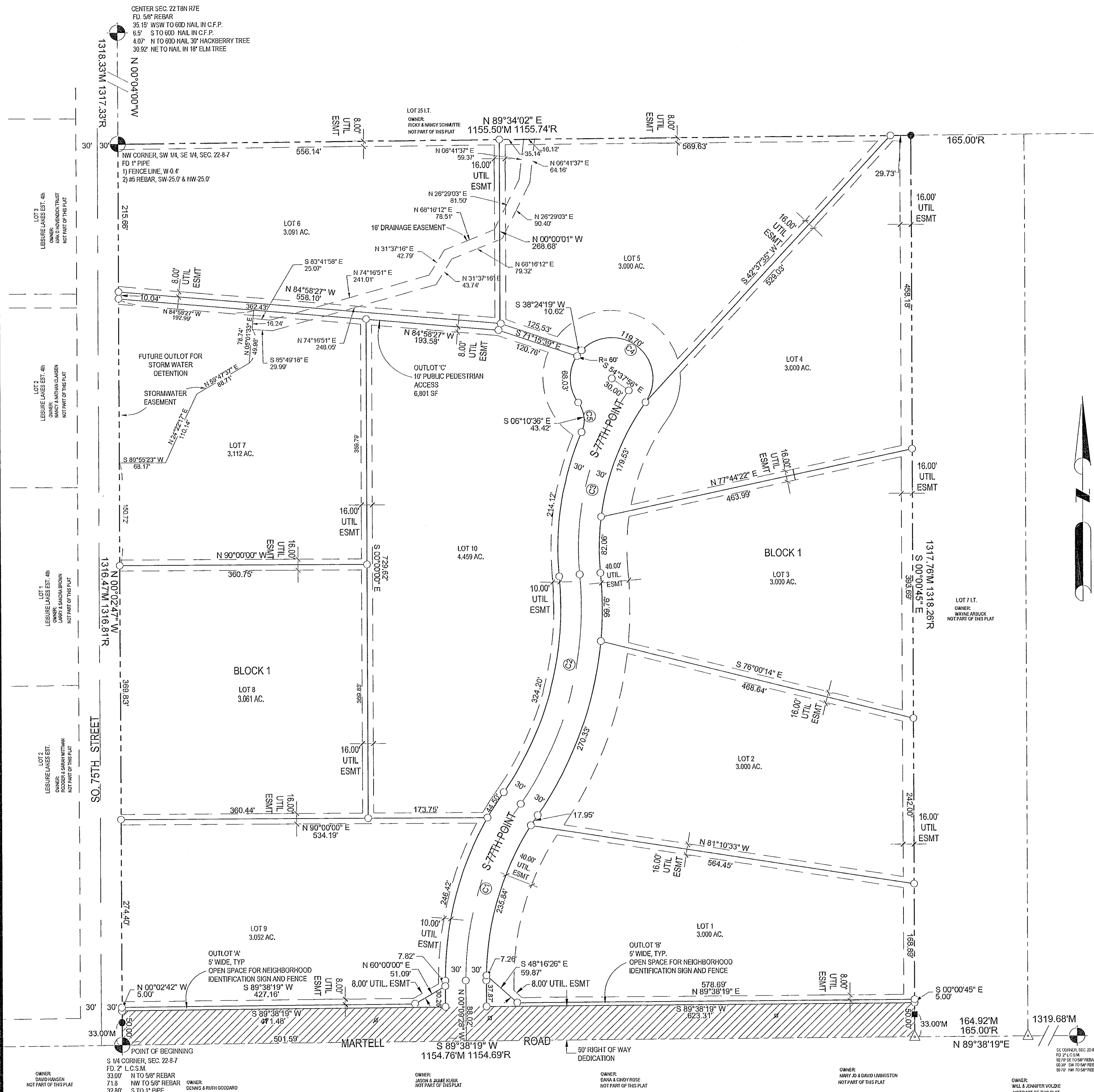
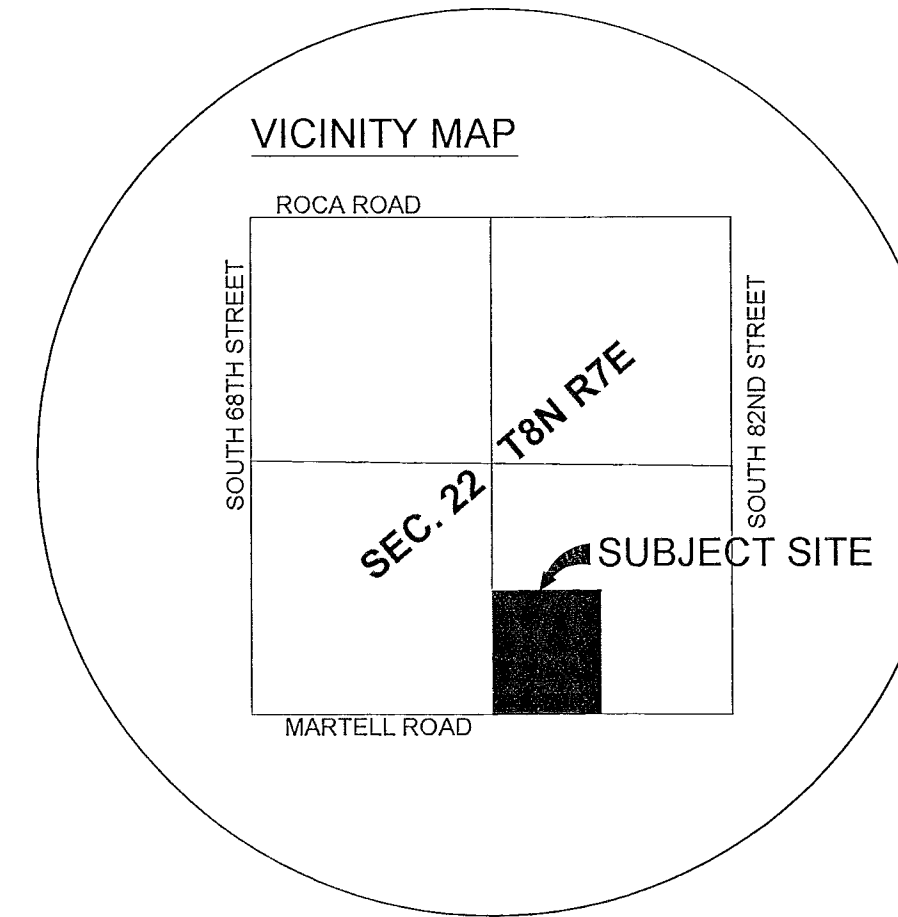


BUEL HIGHLANDS ESTATES

FINAL PLAT

Inst H 2018038967 Tue Sep 18 10:11:56 CDT 2018
 Filing Fee: \$52.00
 Lancaster County, NE Assessor/Register of Deeds Office PLAT
 Pages: 1

BUEHS #5611



OWNERS CERTIFICATION

WE THE UNDERSIGNED BUEL LAND DEVELOPMENT CORP., A NEBRASKA CORPORATION, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT PLAT, AND SUBDIVIDE REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "BUEL HIGHLANDS ESTATES".

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED.

THERE ARE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT UTILITY OR CITY TO INSTALL, REPAIR, REPLACE, AND MAINTAIN ITS INSTALLATIONS. UTILITY EASEMENTS LOCATED ON SIDE LOT LINE SHALL NOT BE GREATER THAN THE SIDE YARD SETBACK.

SOUTH 77TH POINT SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC.

THE 50.00' RIGHT OF WAY SHOWN HEREON ALONG MARTELL ROAD ADJACENT TO THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC.

DIRECT VEHICULAR ACCESS TO MARTELL ROAD IS HEREBY RELINQUISHED EXCEPT AT SOUTH 77TH POINT AS SHOWN HEREON.

EACH LOT IS ALLOWED NO MORE THAN TWO (2) ACCESS DRIVES TO THE PUBLIC ROADWAY.

WITNESS MY HAND:
 Travis Buel, President, 17 Aug 2018
 Travis Buel, BUEL LAND DEVELOPMENT CORP., DATE

ACKNOWLEDGMENT OF NOTARY

STATE OF Nebraska)
 COUNTY OF Lancaster) SS.
 ON THIS 17th DAY OF August, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME TRAVIS BUEL, OF BUEL LAND DEVELOPMENT CORP., TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT, AND HE/SHE ACKNOWLEDGED THE SAME TO BE HIS/HER VOLUNTARY ACT AND DEED.

Heidi Hoglund, Notary Public, My Comm. Exp. Sept. 5, 2018
 MY COMMISSION EXPIRES THE 5th DAY OF September, 2018.

ACCEPTANCE BY HICKMAN CITY COUNCIL

THIS FINAL PLAT OF "BUEL HIGHLANDS ESTATES" WAS REVIEWED AND APPROVED BY THE HICKMAN CITY COUNCIL ON THIS 14th DAY OF August, 2018, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

[Signature], Mayor, (CITY OF HICKMAN SEAL)
 ATTEST: [Signature], CITY CLERK

HICKMAN PLANNING COMMISSION APPROVAL

THIS FINAL PLAT OF "BUEL HIGHLANDS ESTATES" WAS REVIEWED AND APPROVED BY THE HICKMAN PLANNING COMMISSION ON THIS 17th DAY OF July, 2018.

[Signature], Chairperson, HICKMAN PLANNING COMMISSION

LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE

THE FOREGOING PLAT TO BE KNOWN AS "BUEL HIGHLANDS ESTATES", A SUBDIVISION OF LOT 8 IRREGULAR TRACT, LOCATED IN THE SE 1/4 OF SECTION 22 T8N R7E OF THE 6TH PRINCIPAL MERIDIAN, LANCASTER COUNTY NEBRASKA SAID TRACT OF LAND SHALL BE MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE S 1/4 CORNER OF SECTION 22 T8N R7E, AND THE POINT OF BEGINNING, THENCE NORTH 00°02'47" WEST, ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 22, A DISTANCE OF 1316.47 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22; THENCE NORTH 89°34'02" EAST, ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, A DISTANCE OF 1155.50 FEET; THENCE SOUTH 00°00'45" EAST, A DISTANCE OF 1317.76 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 22; THENCE SOUTH 89°38'19" WEST, ON SAID SOUTH LINE, A DISTANCE OF 1154.78 FEET TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 1,521,412.11 SQUARE FEET OR 34.926 ACRES MORE OR LESS.

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED THE SUBDIVISION, PERMANENT MONUMENTS HAVE BEEN PLACED AT EACH OF THE FINAL PLAT CORNERS OR THE PERIPHERY OF THE SUBDIVISION, ON THE CENTERLINE AT EACH STREET INTERSECTION, AND AT THE POINT OF TANGENCY AND CURVATURE AND THAT 5/8" X 24" CAPPED REBAR HAS BEEN PLACED AT EACH LOT CORNER, AND BLOCK CORNER UNLESS OTHERWISE SHOWN.

ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

Derek A. Beeblossom, LS 570, August 6, 2018
 DEREK A. BEENBLOSSOM, DATE
 ALLEN SURVEYING, 6412 KEARNEY AVE., LINCOLN, NE 68507, (402) 466-4368



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 THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

ANDY STEBBING, Lancaster County Treasurer, 9-14-18
 COUNTY TREASURER, DATE

REVIEW OF THE LANCASTER COUNTY SURVEYOR

THIS FINAL PLAT OF "BUEL HIGHLANDS ESTATES" WAS REVIEWED BY THE OFFICE OF THE LANCASTER COUNTY SURVEYOR ON THIS 21st DAY OF August, 2018.

[Signature], Lancaster County Surveyor

HICKMAN CITY ENGINEER

THIS FINAL PLAT OF "BUEL HIGHLANDS ESTATES" WAS REVIEWED AND APPROVED BY THE HICKMAN CITY ENGINEER ON THIS 14th DAY OF August, 2018.

[Signature], Hickman City Engineer

Legend

- M = Measured
- D = Deeded
- R = Recorded
- = Fd. 1" Pipe
- = Fd. 5/8" Rebar & L.S. 483 CAP
- = Set 5/8" Rebar & Cap
- △ = Temporary Point
- = Section Corner

LOT #	AREA (SQ. FT.)
1	130,874.70
2	130,893.85
3	130,899.77
4	130,882.35
5	130,896.95
6	134,653.55
7	135,567.61
8	133,353.08
9	132,921.67
10	194,260.71
OUTLOT A	2,917.17
OUTLOT B	4,220.47
OUTLOT C	4,013.33

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	450.00'	275.37'	271.09'	S 17°22'22" W	35°03'40"
C2	550.00'	352.12'	344.90'	N 14°43'40" E	40°21'10"
C3	400.00'	284.94'	278.95'	S 14°57'35" W	40°48'55"
C4	60.00'	180.00'	119.70'	N 90°34'33" W	171°52'13"
C5	44.00'	45.41'	43.42'	S 99°10'35" E	99°10'35"