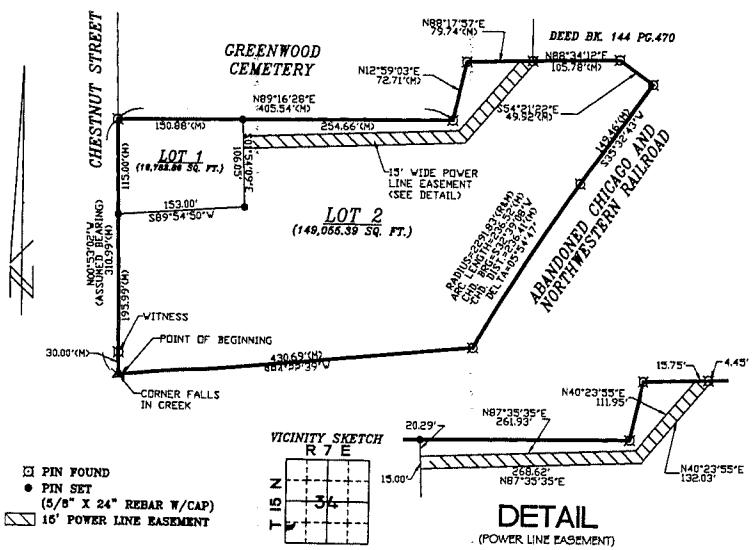
DON CLARK
REGISTER OF DEEDS
SAUNDERS CO. NEBR.
2013 FEB 20 PM 2:41
BOOK 6 PAGE 45
OF PLAT INST # 254

FINAL PLAT
"BURKLEY SUBDIVISION"



VICINITY SKETCH
R 7 E
T 15 N
34

DETAIL
(POWER LINE EASEMENT)

☒ PIN FOUND
● PIN SET (5/8" X 24" REBAR W/CAP)
▨ 15' POWER LINE EASEMENT

OUTER BOUNDARY DESCRIPTION:

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 N88°17'57"E, 79.74 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 140.46 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°30'08"W, A DISTANCE OF 236.52 FEET; THENCE S54°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.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, ROBERT W. BURKLEY AND KAREN T. BURKLEY, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE REAL ESTATE DESCRIBED IN THE OUTER BOUNDARY DESCRIPTION, DO HEREBY DEDICATE SAID REAL ESTATE INTO LOTS AS SHOWN ON THE ATTACHED PLAT, TO BE HEREINAFTER KNOWN AS " BURKLEY SUBDIVISION". SAID DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER THEREOF. THE 10 FEET EASEMENT ACROSS THE FRONT OF ALL LOTS ARE FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES. WE ALSO GRANT A 15 FOOT WIDE EASEMENT ACROSS LOT 2, AS SHOWN HEREIN, TO THE CITY OF WAHOO FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF OVER HEAD POWER LINES. NO PERMANENT STRUCTURES SUCH AS BUILDINGS, RETAINING WALLS ECT. SHALL BE BUILT ON SAID EASEMENTS. SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THIS PLAT.

Robert W. Burkley
ROBERT W. BURKLEY

Karen T. Burkley
KAREN T. BURKLEY

STATE OF NEBRASKA)
) SS.
COUNTY OF SAUNDERS)

ON THIS 15th DAY OF February, 2013, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, QUALIFIED IN SAID COUNTY, PERSONALLY CAME, ROBERT W. BURKLEY AND KAREN T. BURKLEY, HUSBAND AND WIFE, KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE FOREGOING PLAT AND DEDICATION, ACKNOWLEDGE THE EXECUTION OF THE SAME TO BE THEIR VOLUNTARY ACT AND DEED. WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

LUCINDA J MORROW
My Comm. Exp. January 12, 2017

Lucinda J Morrow
NOTARY PUBLIC

TREASURER:

I HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO TAXES DELINQUENT ON THE LAND ENCOMPASSED BY THE OUTER BOUNDARY DESCRIPTION WHICH APPEARS ON THIS PLAT.

Seal

Carolyn M. Fisher, Deputy
COUNTY TREASURER

REGISTER OF DEEDS:

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED IN PLAT BOOK ____ PAGE ____ IN THE SAUNDERS COUNTY REGISTER OF DEEDS OFFICE ON THE ____ DAY OF _____, 2013.

_____
REGISTER OF DEEDS

COUNTY SURVEYOR:

I HEREBY APPROVE THE NUMBERING OF LOTS IN BURKLEY SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA, THIS 24th DAY OF January, 2013.

COUNTY SURVEYOR

ZONING ADMINISTRATOR:

THIS PLAT OF BURKLEY SUBDIVISION WAS APPROVED BY THE CITY OF WAHOO ZONING ADMINISTRATOR ON THE 24 DAY OF January, 2013.

ZONING ADMINISTRATOR

WAHOO CITY COUNCIL:

THIS PLAT OF BURKLEY SUBDIVISION WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF WAHOO AT ITS MEETING ON THE 24 DAY OF January, 2013.

MAYOR

ATTEST: Nelson Nuzman
CITY CLERK

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 M/CLAD TAPE.

JEREMY A. CHARLES L.S. 618

NEBRASKA REGISTERED L.S.-618 LAND SURVEYOR JEREMY A. CHARLES

CONSENT OF LIENHOLDER:

WE, EVERBANK, BEING LIEN HOLDERS OF THE PROPERTY DESCRIBED WITHIN THE OUTER BOUNDARY DESCRIPTION, DO HEREBY CONSENT TO THE FINAL PLAT OF BURKLEYS SUBDIVISION REFLECTED HEREIN.

EVERBANK

NAME & TITLE Jim Pfitzinger Vice President — DATE 2/12/13

ACKNOWLEDGEMENT OF NOTARY:

STATE OF Missouri)
) SS.
COUNTY OF St Louis)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF February, 2013 BY Jim Pfitzinger OF EVERBANK.

MY COMMISSION EXPIRES ON THE 16th DAY OF May, 2015

NOTARY PUBLIC Stephenie Achelpohl

NOTARY PUBLIC SEAL STATE OF MISSOURI

STEPHENIE ACHELPOHL
My Commission Expires
May 16, 2015
St. Charles County
Commission #11186507

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

BURKLEY SUBDIVISION	scale:	1"=100'
	date:	01/28/2013
A SUBDIVISION IN THE CITY OF WAHOO, IN THE SW1/4 SW1/4 SECTION 34, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE 6TH P.M., SAUNDERS COUNTY, NEBRASKA	drawn by:	JC
	fieldwk by:	JC/LH
	sheet:	1 of 1

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