

FILED

05 NOV 29 AM 8:50

FINAL PLAT

LORENZEN SUBDIVISION

A Subdivision of Tax Lot 70

Lying in the NW1/4 of Section 8, T-17-N, R-12-E of the 6th P.M. Washington County, Nebraska.

2-1219

CHARLES E. L. PETERSEN  
WASHINGTON COUNTY CLERK  
NEBRASKA

LEGAL DESCRIPTION:

All of Tax Lot 70, lying in the NW1/4 of Section 8, Township 17 North, Range 12 East of the 6th Principal Meridian, Washington County, Nebraska and more particularly described as follows:

Beginning at an iron found at the Northeast Corner of Tax Lot 70 in Section 8, Township 17 North, Range 12 East, thence S 01°54'20" W (assumed bearing) along the easterly line of said Tax Lot 70 a distance of 769.55 feet to an iron found, thence continuing along said easterly tax lot line as follows: S 18°41'05" E a distance of 104.25 feet to an iron found, thence S 01°41'55" E a distance of 144.69 feet to an iron found, thence S 13°29'29" W a distance of 85.17 feet to an iron found, thence S 26°11'24" W a distance of 78.63 feet to an iron found, thence S 34°27'38" W a distance of 69.66 feet to an iron found at the Southeast Corner of said Tax Lot 70, said point lying on the northerly right-of-way line of County Road P32, thence westerly along the southerly line of said Tax Lot 70, northerly county road right-of-way line as follows: N 67°29'30" W a distance of 575.07 feet to an iron found, thence N 47°19'25" W a distance of 624.90 feet, thence N 52°04'57" W a distance of 10.76 feet to the Southwest Corner of said Tax Lot 70, said point lying on the easterly right-of-way line of Zikas Drive, thence northerly along the westerly line of said Tax Lot 70, easterly right-of-way line of Zikas Drive as follows: N 29°22'42" E a distance of 416.84 feet to an iron found, thence N 19°04'29" E a distance of 54.73 feet to a point on a 62.50 foot radius curve to the left, thence along said 62.50 foot radius curve to the left an arc distance of 103.14 feet, said curve having a chord bearing of N 29°34'02" E and a chord distance of 91.63 feet to an iron found at the Northwest Corner of said Tax Lot 70, thence easterly along the northerly line of said Tax Lot 70 as follows: N 82°26'46" E a distance of 568.05 feet to an iron found, thence N 66°26'17" E a distance of 244.73 feet to the Point of Beginning and containing 21.29 acres, more or less.

SURVEYOR'S CERTIFICATION

I hereby certify that the survey shown and described hereon was made under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

*Richard L. Hansen*

Richard L. Hansen  
Registered Land Surveyor  
Registration No. LS-382  
Date: July 14, 2005  
Client: Philip Lorenzen  
Job No.: 04-181



DEDICATION:

KNOW BY ALL MEN THESE PRESENTS THAT:

Lorenzen Farms Inc., Philip A. Lorenzen, President, being the owner of the land described within the Surveyor's Certificate and embraced within this plat has caused said land to be subdivided into streets, lanes, ways, drives and circles, lots and outlots to be named, numbered and lettered as shown, said subdivision to be hereafter known as "Lorenzen Subdivision", and does hereby ratify and approve of the disposition of our property as shown on this plat and we hereby grant a perpetual easement to the public for ingress egress purposes to the streets, lanes, ways, drives or circles shown on this plat and do further grant a perpetual easement to any utilities furnishing water, electrical power, telephone, cable television, natural gas and sanitary sewer to erect, operate, maintain, repair and renew poles, wires, crossarms, down guys and anchors, cables, conduits, gas lines, water lines, sewer lines and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat, water and power for the transmission of signals, provided by a cable television system and their reception, and for water, sewer and drainage, on, over, through, under and across the street, lane, way, drive and circle, right-of-ways and a ten (10) foot wide strip of land abutting all streets, lanes, ways, drives or circles and that no permanent buildings, retaining walls or loose rock walls shall be placed in the said easement ways, but the same may be used for lawlawn, driveways, gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

*Philip A. Lorenzen*  
Philip A. Lorenzen, President  
Lorenzen Farms, Inc. Owner

200505067  
STATE OF NEBRASKA COUNTY OF WASHINGTON  
ENTERED IN MINERAL INDEX AND FILED FOR RECORD  
THIS 29th DAY OF NOVEMBER A.D. 2005  
AT 10:00 A.M. IN AND RECORDED IN BOOK  
PAGE 2 AT PAGE 1219  
COUNTY CLERK *Charles E. L. Petersen*  
DEPUTY *Matthew J. Pearson*

ACKNOWLEDGMENT OF NOTARY:

State of Nebraska )  
County of Washington )



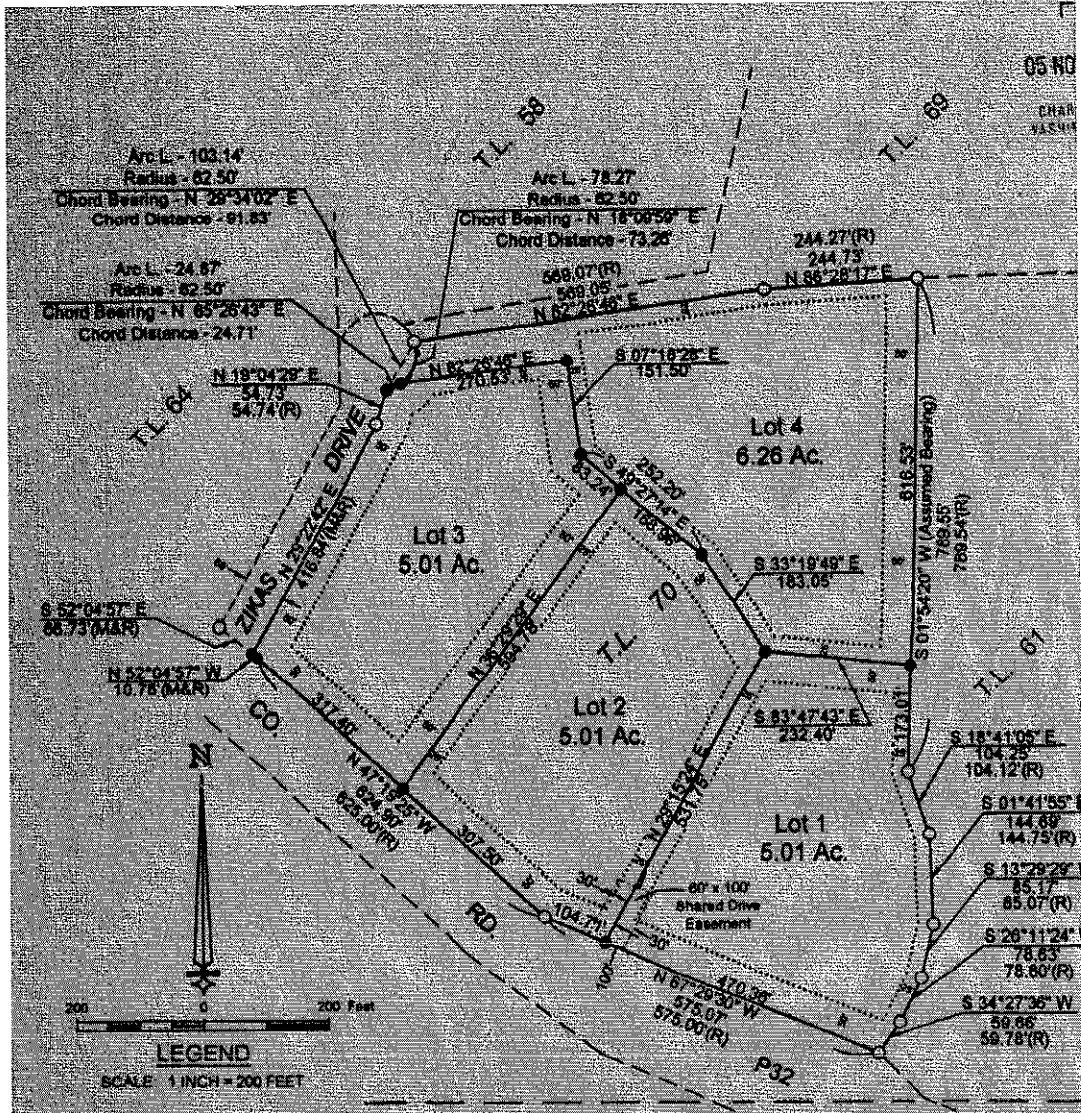
foregoing dedication was acknowledged before me  
 on the 19 day of July, A.D. 2005 by  
 Philip A. Lorenzen, President of Lorenzen Farms, Inc.  
 owner of "Lorenzen Subdivision".

*Barbara J. Clayton*  
Notary Public

My Commission Expires 11/08 (Date)



PLAT ENGINEER &  
SURVEYOR  
454 DEWEY ST., P.O. BOX 104  
BLAIR, NEBRASKA 68009-0104  
(402) 825-9411



- LEGEND**  
 SCALE 1 INCH = 200 FEET
- 5/8" Rebar With Plastic Cap Stamped LS-382 Found
  - 5/8" x 24" Rebar With Plastic Cap Stamped LS-382 Set
  - (R) Record Distance
  - (M) Measured Distance
  - ..... Setback Lines

**COUNTY PLANNING COMMISSION APPROVAL:**

The Final Plat of "Lorenzen Subdivision" as shown and described hereon was approved by the Washington County Planning Commission on this 14th day of August, A.D., 2005.

*Christa Cahart*  
 Chairman

**COUNTY BOARD OF SUPERVISOR'S APPROVAL:**

The Final Plat of "Lorenzen Subdivision" as shown and described hereon was approved and accepted by the Washington County Board of Supervisors on this 23rd day of Aug, A.D., 2005.

*Maureen D. Dilco*  
 Chairman of the Board

ATTEST: *Karen Madson*  
 Washington County Clerk

**TREASURER'S CERTIFICATION:**

This is to certify that I find no regular or special taxes due or delinquent against the property described in the legal description on this Surveyor's Certificate and embraced within this plat as shown by the records of this office on this 16th day of Sept, A.D., 2005.

*Maureen S. Aron*  
 Washington County Treasurer

**COUNTY ROAD SUPERINTENDENT'S APPROVAL:**

This Final Plat of "Lorenzen Subdivision" as shown and described hereon was approved by the Washington County Road Superintendent on this 23 day of Aug, A.D., 2005.

*Alan D. Bell*  
 County Road Superintendent

**COUNTY SURVEYOR'S REVIEW:**

This Final Plat of "Lorenzen Subdivision" was reviewed by the Washington County Surveyor's Office on this 25 day of July, A.D., 2005.

*Richard L. Hansen*  
 Washington County Surveyor  
 Richard L. Hansen



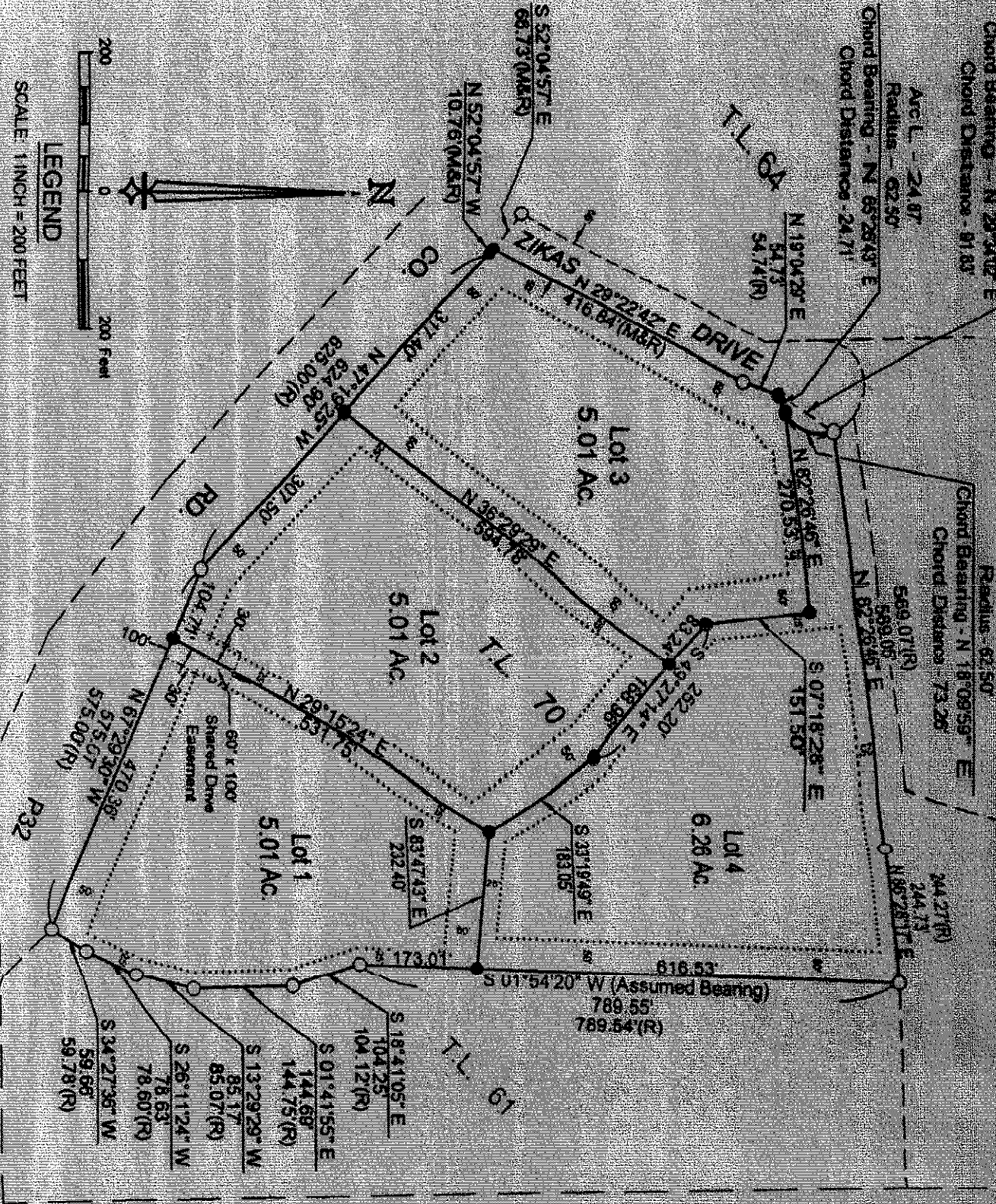
Lying  
of the

**LEGAL DESCRIPTION**

All of Tax Lot  
Beginning at  
North, Range 12  
Tax Lot 70 a dis-  
line as follows:  
S 01°41'55" E  
85.17 feet to an  
ence S 34°2  
Tax Lot 70, said  
along the south  
N 67°29'30" W  
of 624.90 feet,  
Tax Lot 70, said  
the westerly line  
N 29°22'42" E  
54.73 feet to a p  
curve to the left  
N 29°34'02" E  
said Tax Lot 70  
N 82°26'46" E  
244.73 feet to th

**SURVEY**

I hereby  
under my  
under the



SCALE: 1 INCH = 200 FEET

**LEGEND**

○ 5/8" Rebar With Plastic Cap  
Stamped LS-382 Found



9/14/2018