

# FINAL PLAT

## LARSEN HEIGHTS FOURTH ADDITION

A SUBDIVISION OF TAX LOTS 80 AND 82, IN SECTION 2,  
AND TAX LOT 76 IN SECTION 3, ALL IN TOWNSHIP 18  
NORTH, RANGE 11 EAST OF THE 6<sup>TH</sup> RM.,  
WASHINGTON COUNTY, NEBRASKA.



### LEGAL DESCRIPTION:

ALL OF TAX LOT 80 AND TAX LOT 82 IN SECTION 2 AND ALL OF TAX LOT 76 IN SECTION 3, ALL LYING IN TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6<sup>TH</sup> P.M., WASHINGTON COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SW<sup>1/4</sup> SW<sup>1/4</sup> OF SAID SECTION 3, T 18 N, R 11 E; THENCE S 89°19'44" E (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SW<sup>1/4</sup> SW<sup>1/4</sup> A DISTANCE OF 459.05 FEET TO THE NORTHWEST CORNER OF LOT 12, BLOCK 1, OF LARSEN HEIGHTS THIRD ADDITION TO THE CITY OF BLAIR; THENCE S 80°00' E ALONG THE EAST LINE OF SAID LOT 12 A DISTANCE OF 112.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE N 89°58'00" E ALONG THE SOUTH LINE OF SAID LOT 12 A DISTANCE OF 37.91 FEET TO A POINT ON THE INTERSECTION OF SAID SOUTH LOT LINE AND THE NORTHEASTLY PROJECTION OF THE WEST LINE OF LOT 4, BLOCK 3, IN SAID THIRD ADDITION; THENCE E 89°00' E ALONG SAID WEST LINE AND ITS NORTHERLY PROJECTION A DISTANCE OF 117.56 FEET; THENCE S 15°10'06" E A DISTANCE OF 239.97 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 3, IN LARSEN HEIGHTS THIRD ADDITION TO THE CITY OF BLAIR; THENCE S 74°11'28" W ALONG THE NORTH LINE OF SAID LOT 2 AND LOT 1 IN BLOCK 3 IN SAID ADDITION; A DISTANCE OF 279.85 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N 15°28'52" W ALONG THE EAST LINE OF LOT 12, BLOCK 6, IN LARSEN HEIGHTS SECOND ADDITION; A DISTANCE OF 5.02 FEET TO THE NORTHWEST CORNER OF LOT 12; THENCE S 74°56'51" W ALONG THE NORTH LINE OF LARSEN HEIGHTS SECOND ADDITION A DISTANCE OF 354.13 FEET TO A POINT ON THE WEST LINE OF SAID LOT 12; THENCE N 15°35'43" W A DISTANCE OF 476.31 FEET TO A POINT ON THE NORTH LINE OF THE SW<sup>1/4</sup> SW<sup>1/4</sup> OF SAID SECTION 3; T 18 N, R 11 E; THENCE S 89°19'44" E ALONG SAID NORTH LINE A DISTANCE OF 269.53 FEET TO THE CORNER OF BEGINNING; BEING CONTAINING 8.97 ACRES, MORE OR LESS.

### CURVE DATA

- CURVE # 1:
  - Radius = 125.00'
  - Chord length = 88.17'
  - Chord bearing = W 07°49'14" W
  - Tangent = 16.16'
- CURVE # 2:
  - Radius = 100.00'
  - Chord length = 100.00'
  - Chord bearing = N 07°11'34" E
  - Tangent = 17.10'
- CURVE # 3:
  - Radius = 100.00'
  - Chord length = 27.11'
  - Chord bearing = W 82°11'02" E
  - Tangent = 11.44'
- CURVE # 4:
  - Radius = 150.00'
  - Chord length = 40.78'
  - Chord bearing = N 82°11'02" E
  - Tangent = 20.52'

### DESCRIPTION

BEFORE ME ALL MEN OF THESE PRESENTS THAT: Leroy Larsen, a single person; Danny L. Traville and Virginia Rose Traville, husband and wife; and Fred Hansen and Catherine Hansen, husband and wife; being the Owner and PROPRIETORS of the property described within the Surveyor's certificate and annexed within this plat, have caused said land to be platted into lots, blocks and streets, as numbered and named hereon; and that said Owner and Proprietors do hereby dedicate to the public for public use the subdivision of their property as shown on this plat; and said plat to be hereinafter known as "Larsen Heights Fourth Addition to the City of Blair, Nebraska".

WE do also grant a perpetual easement to Omaha Public Power District; to Blair Telephone Company; and to any company which has been granted a franchise to provide a cable television system in the area to be platted and to their successors and assigns; to erect, operate, maintain, repair and renew cables, conduits, poles and poles, and for all transmission of signals and sound of all kinds including signals provided by cable television systems; and their reception on, over, through, under, and across the lots, blocks, and streets and adjoining all the boundaries of these lots, and a strip of land fifteen feet in width over and across the rear lots of Lots 6 through 11, in Block 2 only, for the installation and maintenance of a Sanitary Sewer Line; and that no building or retaining wall will be constructed within said easements.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS THIS 6<sup>TH</sup> DAY OF April, A.D., 1997.

**SURVEYOR'S CERTIFICATION:**  
I, the undersigned Registered Land Surveyor, hereby certify that I have accurately surveyed the plat of Larsen Heights Fourth Addition to the City of Blair, Nebraska.

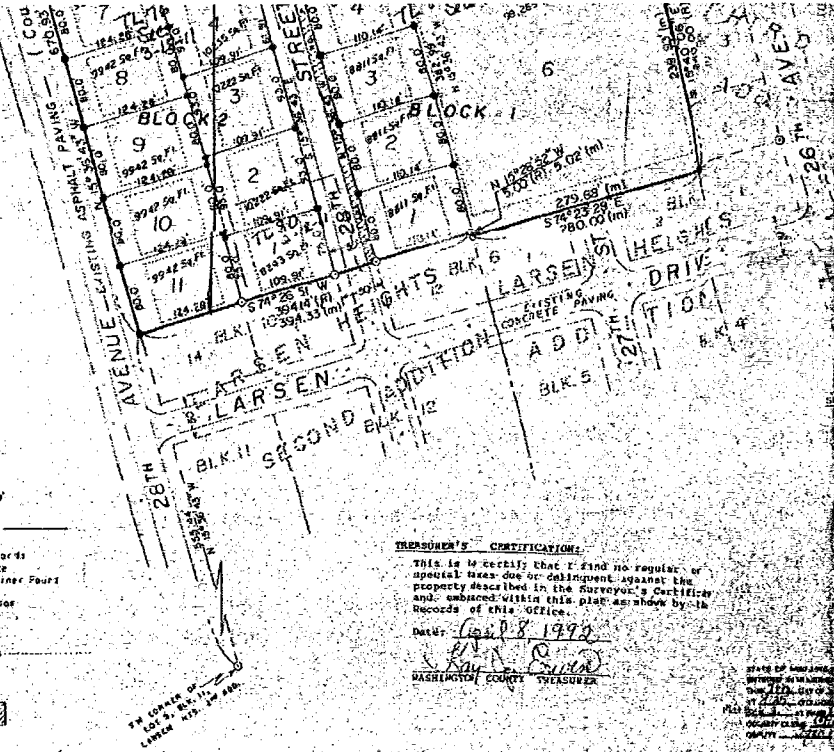
*Leroy Larsen*  
Leroy Larsen  
*Danny L. Traville*  
Danny L. Traville  
*Virginia Rose Traville*  
Virginia Rose Traville  
*Fred Hansen*  
Fred Hansen  
*Catherine Hansen*  
Catherine Hansen



SCALE 1" = 100'

LEGEND

- (L) Distance on Records
- (M) Measured Distance
- (A) Substantial Corner Found (See Text)
- Set Back Lines: Front 25', Rear 25', Side 5'
- MISSING



**TREASURER'S CERTIFICATION:**  
 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 by the records of this office.  
 Dated: May 28 1992  
Ray L. Curran  
 WASHINGTON COUNTY TREASURER

**CITY PLANNING COMMISSION APPROVAL:**  
 This Plat of Larsen Heights Fourth Addition was approved by the Planning Commission of the City of Blair, Washington County, Nebraska, on the 11th day of May, A.D., 1992.  
[Signature]  
 CHAIRMAN



**CURVE 1:**  
 Delta = 157° 14' 11"  
 Radius = 150.0'  
 Arc length = 10.76'  
 Chord length = 10.45'  
 Chord bearing = N 87° 49' 34" E  
 Tangent = 51.16'

**CURVE 2:**  
 Delta = 157° 14' 11"  
 Radius = 150.0'  
 Arc length = 10.76'  
 Chord length = 10.45'  
 Chord bearing = N 87° 49' 34" E  
 Tangent = 51.16'

**CURVE 3:**  
 Delta = 157° 14' 11"  
 Radius = 150.0'  
 Arc length = 10.76'  
 Chord length = 10.45'  
 Chord bearing = N 87° 49' 34" E  
 Tangent = 51.16'

**SURVEYOR'S CERTIFICATION:**  
 I, the undersigned Registered Land Surveyor, do hereby certify that I have accurately surveyed the Plat of Larsen Heights, Fourth Addition, as shown hereon, and have set or found iron pins on the corners of all lots in said Addition to the City of Blair, Washington County, Nebraska. I further certify that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.  
Richard L. Hadden  
 Registered Land Surveyor  
 Registration No. 00362  
 Dated: MAY 28 1992



**CITY COUNCIL APPROVAL:**  
 This Plat of Larsen Heights, Fourth Addition was approved and approved for the City of Blair, Washington County, Nebraska, on the 11th day of May, A.D., 1992.  
[Signature]  
 CITY CLERK

single person, Danny Traville and Virginia Rae Traville, his wife, and Fred Nelson and Catherine Nelson, husband and wife, being the owners and proprietors of the property described within the Surveyor's Certificate and embraced within this plat, have caused said land to be platted hereon, and this plat, as numbered and named hereon, and that said Owners and Proprietors do hereby dedicate to the public use, for public use, the streets as shown hereon, and do hereby certify and approve of the disposition of their property as shown on this plat, and said plat to be hereafter known as "Larsen Heights Fourth Addition to the City of Blair, Nebraska".

We do also grant a perpetual easement to Omaha Public Power District by their telephone company, and any company which has been granted a franchise to provide a cable television system in the area to be platted, and to their successors and assigns, to erect, operate, maintain, repair and renew cables, conductors, poles and power, and for all transmission of signals and lights, and other related facilities, and to install thereon wires or cables for the carrying and transmission of signals and lights, and all kinds including signals provided by cable television systems, and their reception any, now, hereafter, and in future, and to use the same for the installation and maintenance of a sanitary sewer line, and that no building or retaining wall will be constructed within said easement.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS THIS 28th DAY OF May, A.D., 1992.

Larry Larsen Danny Traville  
 Fred Nelson Catherine Nelson  
Catherine J. Nelson  
 Catherine Nelson

**ACKNOWLEDGEMENT:**  
 STATE OF NEBRASKA: ss  
 WASHINGTON COUNTY: ss  
 On this 28th day of May, A.D., 1992, before me, a Notary Public, duly commissioned and qualified, did appear personally appeared Larry Larsen and qualified Catherine Nelson, Danny L. Traville and Virginia Rae Traville, whose names are attached to the foregoing Declaration, and they acknowledged the signing of this instrument to be their voluntary act and deed.  
 Witnesses: My hand and official seal is hereunto set, this 28th day of May, 1992.



My Commission Expires: 11th day of May, 1992  
 (Date)

