

PLAT 445-511

NOTE:
NEW CONSTRUCTION SHALL MEET SET
BACK REQUIREMENTS AS PER ZONING
REGULATIONS.

WASHINGTON
THIS ADMINISTRATION
WASHINGTON CO

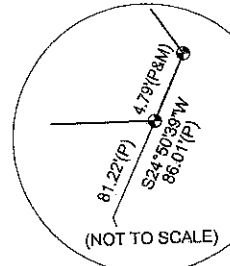
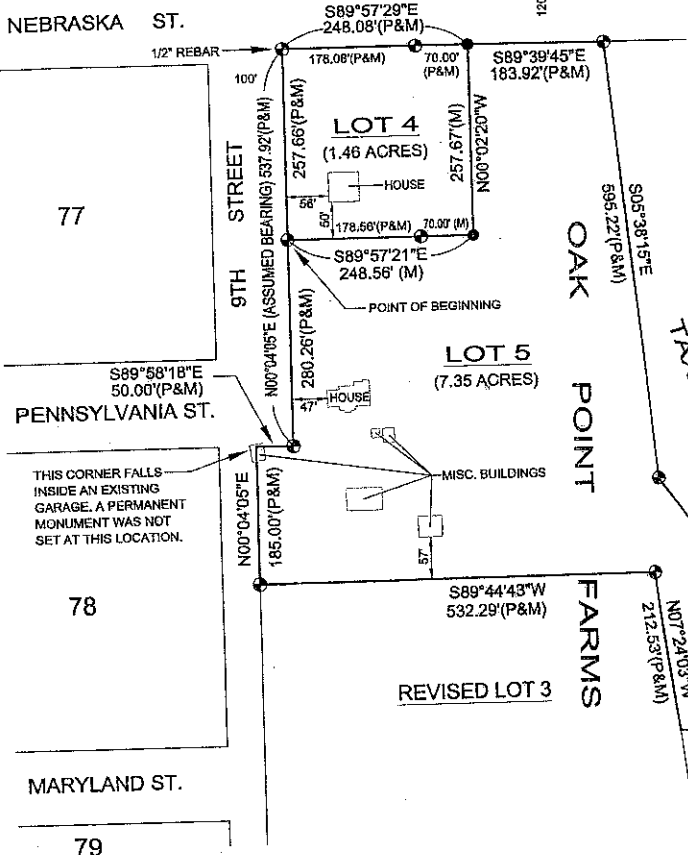
Richard L. Hane
RICHARD L. HANE

TREASURER'S CERTIFICATION:
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL
AGAINST THE PROPERTY DESCRIBED IN THE LEGAL DESC
BY THE RECORDS OF THIS OFFICE ON THIS 27th DAY OF
A.D., 2004. *Key J. Brown*
WASHINGTON COUNTY TREASURER

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT: BIL
REVOCABLE TRUST, BEING THE OWNER OF THE
BE REPLATTED INTO TWO LOTS TO BE KNOWN A
THIS REPLAT IS MADE WITH THE FREE CONSENT

IN WITNESS HEREOF, SAID OWNER HAS CAUSED
16 DAY OF August

Billie L. Steavenson for the
BILLIE L. STEAVENSON, FOR THE WILLIAM A. ST



LOT 4:
ALL OF LOT 1 AND PART OF REVISED LOT 2, OF OAK POINT FARMS, A SUBDIVISION PLATTED IN SECTIONS 16 AND 17, TOWNSHIP 18 NORTH, RANGE 9 EAST OF THE SIXTH P.M., WASHINGTON COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°04'05"E (ASSUMED BEARING) ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 257.66 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S89°57'29"E ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 178.08 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE CONTINUING S89°57'29"E ON THE NORTH LINE OF SAID REVISED LOT 2, A DISTANCE OF 70.00 FEET; THENCE S05°38'15"E PARALLEL WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 257.67 FEET; THENCE N89°57'21"W, A DISTANCE OF 70.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE CONTINUING N89°57'21"W ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 178.56 FEET TO THE POINT OF BEGINNING, CONTAINING 1.46 ACRES, MORE OR LESS.

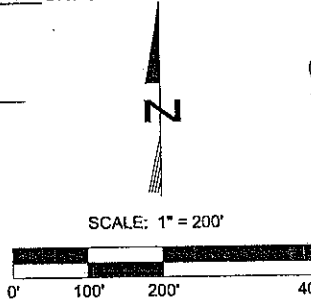
LOT 5:
PART OF REVISED LOT 2, OF OAK POINT FARMS, A SUBDIVISION PLATTED IN SECTIONS 16 AND 17, TOWNSHIP 18 NORTH, RANGE 9 EAST OF THE SIXTH P.M., WASHINGTON COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, OF SAID OAK POINT FARMS AND ASSUMING THE WEST LINE OF SAID LOT 1 TO BEAR N00°04'05"E; THENCE S89°57'21"E ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 178.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE CONTINUING S89°57'21"E, A DISTANCE OF 70.00 FEET; THENCE N00°02'20"W PARALLEL WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 257.67 FEET TO A POINT ON THE NORTH LINE OF SAID REVISED LOT 2; THENCE S89°39'45"E ON THE NORTH LINE OF SAID REVISED LOT 2, A DISTANCE OF 183.92 FEET TO THE NORTHEAST CORNER OF SAID REVISED LOT 2; THENCE ON THE EASTERLY LINE OF SAID REVISED LOT 2 AS FOLLOWS; S05°38'15"E A DISTANCE OF 595.22 FEET, S34°39'03"E A DISTANCE OF 404.08 FEET, S24°50'39"W A DISTANCE OF 4.79 FEET TO THE SOUTHEAST CORNER OF SAID REVISED LOT 2; THENCE ON THE SOUTHERLY LINE OF SAID REVISED LOT 2 AS FOLLOWS; S89°44'43"W A DISTANCE OF 209.41 FEET, N07°24'03"W A DISTANCE OF 212.53 FEET, S89°44'43"W A DISTANCE OF 532.29 FEET TO THE SOUTHWEST CORNER OF SAID REVISED LOT 2; THENCE ON THE WESTERLY LINE OF SAID REVISED LOT 2 AS FOLLOWS; N00°04'05"E A DISTANCE OF 185.00 FEET, S89°58'18"E A DISTANCE OF 50.00 FEET, N00°04'05"E A DISTANCE OF 280.26 FEET TO THE POINT OF BEGINNING, CONTAINING 7.35 ACRES, MORE OR LESS.

1	08/12/04	ADMINISTRATIVE ADJUSTMENT SURVEY		
Issue No.	Date	Description	Issue No.	Date

PLANNING SURVEYOR'S APPROVAL:
 LOT LINE ADJUSTMENT WAS REVIEWED BY THE
 SURVEYOR'S OFFICE ON THIS 19 DAY OF
 _____, A.D., 2004.

20 J. Homan
 WASHINGTON COUNTY SURVEYOR

3 DUE OR DELINQUENT
 TAXES SHOWN ON THIS PLAT, AS SHOWN
None



- LEGEND**
- ⊙ MONUMENT FOUND
 - MONUMENT SET
(5/8" X 24" REBAR WITH PLASTIC
CAP STAMPED "LS 498")
 - (M) MEASURED DISTANCE
 - (P) PLATTED DISTANCE

- NOTES:**
1. ALL BEARINGS ARE ASSUMED.
 2. ALL MONUMENTS FOUND ARE
5/8" REBARS, UNLESS NOTED
OTHERWISE.

STATE OF NEBRASKA COUNTY OF WASHINGTON
 ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
 THIS 23rd DAY OF August, A.D. 2004
 AT 10:14 O'CLOCK A.M AND RECORDED IN BOOK
445 AT PAGE 511-512
 COUNTY CLERK Charlatta & Peterson
 DEPUTY Kasson Madson

PRESENTS TO BE SIGNED THIS
 _____, A.D., 2004.

William Steavenson II
 SON II REVOCABLE TRUST

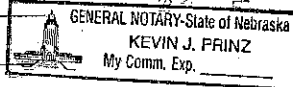
WASHINGTON COUNTY PLANNING ADMINISTRATOR &
 CHAIRMAN OF THE BOARD OF SUPERVISORS APPROVAL:
 THIS ADMINISTRATIVE LOT LINE ADJUSTMENT SURVEY HAS
 BEEN REVIEWED FOR CONFORMITY WITH THE ADMINISTRATIVE
 ADJUSTMENT SECTION 1.025.01 E OF THE COUNTY'S ZONING
 REGULATIONS AND IS FOUND TO BE IN COMPLIANCE.
 DATE: 8-19-2004
Douglas E. Cook
 WASHINGTON COUNTY PLANNING ADMINISTRATOR

DATE: 8-23-04
W. J. Prinz
 CHAIRMAN OF THE WASHINGTON COUNTY BOARD OF SUPERVISORS

ACKNOWLEDGMENT:
 STATE OF NEBRASKA)
) ss
 WASHINGTON COUNTY)

ON THIS 16 DAY OF August, A.D., 2004,
 BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED BILLIE L. STEAVENSON,
 WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING
 DEDICATION, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER VOLUNTARY
 ACT AND DEED.
 WITNESS MY HAND AND OFFICIAL SEAL ON THE DATE LAST AFORESAID.

Kevin J. Prinz
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 8-27-06



SURVEYOR'S STATEMENT:

I, JOE W. MARTINEZ, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS MADE BY
 UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY
 KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS
 OF THE STATE OF NEBRASKA.

Danny Joe W. Martinez
 JOE W. MARTINEZ, LS 498
 August 12, 2004



Project: ADMINISTRATIVE ADJUSTMENT SURVEY OF LOT 4 & LOT 5, OF OAK POINT FARMS	
Drawn By: D. Martinez	Project No.: SU04-026
Date: 08/12/04	Drawing File: SU04-026-Replat.dwg
Client: Billie Steavenson	Issue No.: 1
Scale: 1" = 200'	Sheet: 1 of 1

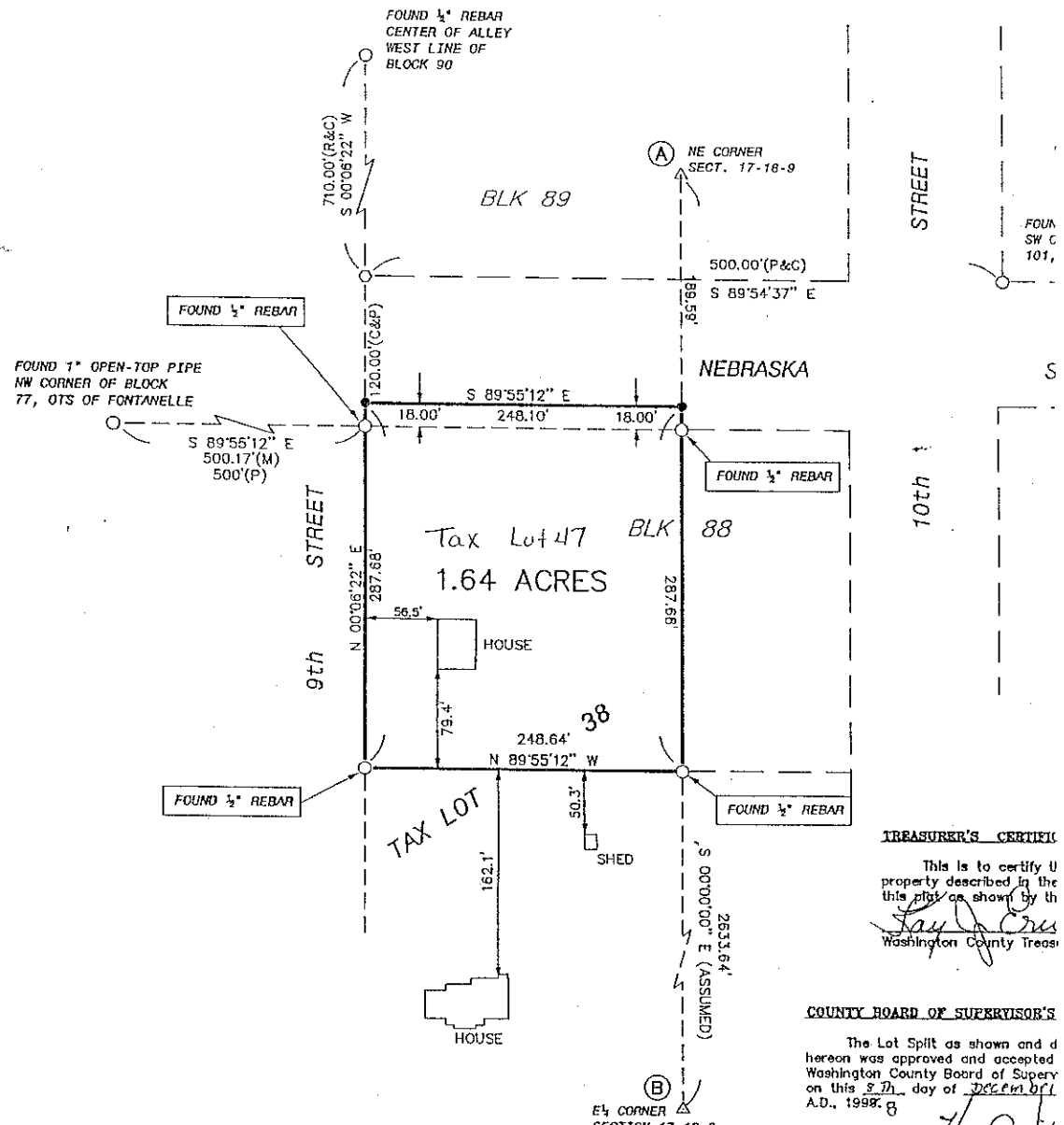
**MERIDIAN
 DEVELOPMENT
 SERVICES, INC.**
 P.O. Box 610
 Arlington, Nebraska 68002
 (402) 478-5367 Office / 478-5388 Fax

ALL OF LOT 1 AND REVISED LOT 2, OF OAK POINT FARMS
 AS PLATTED IN SECTIONS 16 AND 17
 TOWNSHIP 18 NORTH, RANGE 9 EAST OF THE
 SIXTH P.M., WASHINGTON COUNTY, NEBRASKA

FILED
 AUG 23 AM 10:11
 COUNTY CLERK'S OFFICE
 WASHINGTON COUNTY, NEBRASKA

Description

yes



TIES TO SUBDIVISIONAL CORNERS:

- (A) Northeast Corner of Section 17-18-9
FOUND 2" OPEN-TOP PIPE BURIED 1.0'
136.21' SE to duplex nail in power pole
129.33' SW to duplex nail in power pole
- (B) NW Corner of Section 16-18-9
FOUND 2" OPEN-TOP PIPE BURIED 0.5'
Point falls in open field - No reference ties are available. Corner falls approximately 800' east of County Road P1.

TREASURER'S CERTIFICATE

This is to certify if property described in the this plat as shown by the

Paul J. Criss
Washington County Treasurer

COUNTY BOARD OF SUPERVISORS

The Lot Split as shown and hereon was approved and accepted Washington County Board of Superv on this 5th day of December A.D., 1998.

Therese
Chairman of the Board

ATTEST: *Charlette L. He*
Washington County Clerk

COUNTY SURVEYOR'S REVIEW

The Lot Split shown and County Surveyor's Office on this

Richard L. Hansen
Washington County Surveyor
Richard L. Hansen

99029

FILED

STATE OF NEBRASKA COUNTY OF WASHINGTON) 88
 ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
 THIS 27th DAY OF April A.D. 1999
 AT 11:10 O'CLOCK A.M. AND RECORDED IN BOOK
 300 AT PAGE 445-446
 COUNTY CLERK *Charlotte L. Petersen*
Karen Madden

99 APR 27 AM 11:10

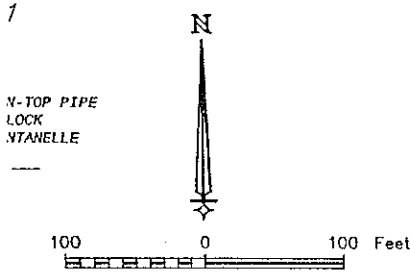
CHARLOTTE L. PETERSEN
 WASHINGTON COUNTY CLERK
 310 S. 10th

RECORDED _____
 CANCELLED _____
 NUMERICAL _____
 INDEXED _____
 FILED _____

Tax Lot 47

LEGAL DESCRIPTION:

Part of Tax Lot 38 lying in the NE¼ NE¼ of Section 17, Township 18 North, Range 9 East of the 6th Principal Meridian, Washington County, Nebraska and more particularly described as follows:
 From the northeast corner of Section 17, Township 18 North, Range 9 East; thence S 00°00'00" E (assumed bearing) along the east line of the NE¼ of said Section 17 a distance of 188.59 feet to a point 18.00' north of the southerly right-of-way line of Nebraska Street as said street is platted in the Village of Fontanelle, Washington County, Nebraska, said point also being the northeast corner of Tax Lot 38 in said Section 17 and the Point of Beginning; thence continuing S 00°00'00" E along said east section line a distance of 287.68 feet; thence N 89°55'12" W a distance of 248.64 feet to a point on the easterly right-of-way line of 9th Street in said Village of Fontanelle; thence N 00°06'22" E along said easterly street right-of-way line a distance of 287.68 feet to a point 18.00' north of the southerly right-of-way line of said Nebraska Street; thence S 89°55'12" E parallel to and 18.00' north of said southerly right-of-way line a distance of 248.11 feet to the Point of Beginning; and containing 1.64 Acres, more or less.



LEGEND
SCALE:
 ONE INCH = 100 FEET

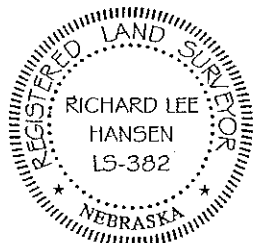
- △ SUBDIVISIONAL CORNER FOUND (SEE TIES)
- POINT OF RECORD FOUND (TYPE AND SIZE NOTED ON DRAWING)
- SET ½" x 24" REBAR
- COMPUTED POINT--NOT SET
- (M) MEASURED DISTANCE
- (C) COMPUTED DISTANCE
- (P) PLATTED DISTANCE

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

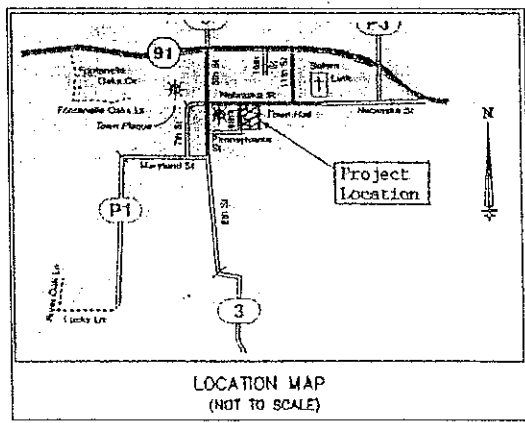
Richard L. Hansen
 Registered Land Surveyor
 Registration No. LS-382
 Date: January 8, 1999
 Client: Billie Steavenson
 Job No: 98-176



regular or special taxes due or delinquent against the plot in this Surveyor's Certificate and embraced within this office on this 3rd day of December A.D., 1998

COUNTY PLANNING COMMISSION APPROVAL:

The Lot Split shown and described hereon was approved by the Washington County Planning Commission on this 3rd day of December A.D., 1998.
Paul L. Rowe
 Chairman



LOCATION MAP (NOT TO SCALE)

on was reviewed by the Washington of *Deanna* A.D., 1998

File name: C:\EP14\PROJECTS\98176\98176

	BLAIR ENGINEERING & SURVEYING CO. INC. 935 GRANT ST., P.O. Box 100 BLAIR, NEBRASKA, 68008-0100 (402) 426-9214
	JOB NUMBER 98-176 JRB 11/18/98