

# FINAL PLAT "OAK POINT FARMS"

PART OF TAX LOT 40, LOCATED IN SECTION 16,  
 AND ALL OF TAX LOT 47 AND PART OF TAX LOT 48,  
 LOCATED IN SECTION 17, ALL IN TOWNSHIP 18 NORTH,  
 RANGE 9 EAST OF THE SIXTH P.M.,  
 WASHINGTON COUNTY, NEBRASKA

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT: BILLIE L. STEAVENSON, SUCCESSOR TRUSTEE OF THE WILLIAM A. STEAVENSON II REVOCABLE TRUST, BEING THE OWNER AND PROPRIETOR OF THE PROPERTY DESCRIBED AND SHOWN WITHIN THIS PLAT, HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED INTO LOTS, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "OAK POINT FARMS". SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF THEIR PROPERTY, AS SHOWN ON THIS PLAT.

WILLIAM A. STEAVENSON II REVOCABLE TRUST

BY: Billie L. Stevenson  
 BILLIE L. STEAVENSON, SUCCESSOR TRUSTEE

## WASHINGTON COUNTY PLANNING COMMISSION APPROVAL:

THIS FINAL PLAT OF "OAK POINT FARMS", WAS APPROVED BY THE WASHINGTON COUNTY PLANNING COMMISSION ON THIS 11<sup>th</sup> DAY OF January, 2001.

Paul J. Runne  
 CHAIRMAN

## WASHINGTON COUNTY BOARD OF SUPERVISORS APPROVAL:

THIS FINAL PLAT OF "OAK POINT FARMS", WAS APPROVED BY THE WASHINGTON COUNTY BOARD OF SUPERVISORS ON THIS 25<sup>th</sup> DAY OF January, 2001.

G.L.S. SURVEYING, INC.

1610 S. 10<sup>th</sup> ST. BLVD.

WYOMING, WY 80073

(402) 233-6189

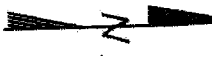
WILLIAM A. STEAVENSON II REVOCABLE TRUST  
 SERVICES  
 P.O. BOX 610

ARLINGTON, NEBRASKA 68002

(402) 478-5367 & 720-9339



01 FEB 20 PM 3:01 GARY L. SIEDSCHLAG, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT "OAK POINT FARM" HAS BEEN SURVEYED BY ME OR UNDER MY SUPERVISION, AND THAT THE LEGAL DESCRIPTION OF THE PERIMETER AND THE LOCATION OF "OAK POINT FARM" IS AS STATED IN THE PERIMETER DESCRIPTION OF "OAK POINT FARM" MONUMENTS HAVE BEEN ESTABLISHED AT ALL LOCATIONS SHOWN ON THIS PLAN.



SCALE: 1" = 200'  
JANUARY 3, 2001

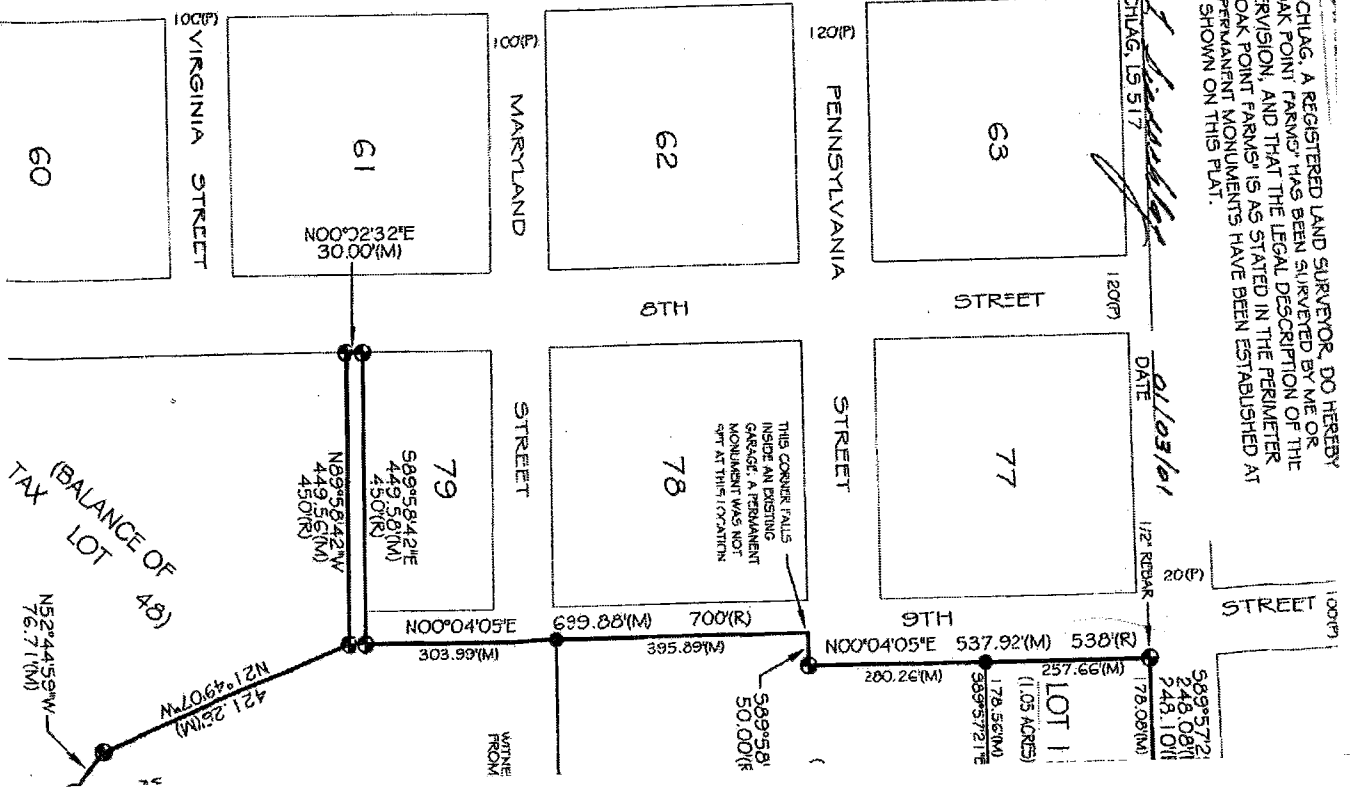
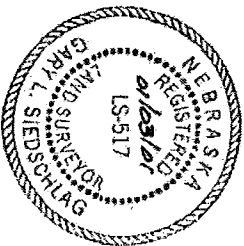
LEGEND

- (M) MONUMENT FOUND (NOT REBAR, UNLESS NOTED OTHERWISE)
- (R) MONUMENT SET (SET BY 24" REBAR)
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- (P) PLATTED DISTANCE

NOTE: ALL BEARINGS ARE ASSUMED

BUILDING SETBACKS

- LOT 1: 25' FRONTYARD, 7' SIDERYARD, 25' REARYARD
- LOTS 2 & 3: 50' FRONTYARD, 15' SIDERYARD, 25' REARYARD



PERIMETER DESCRIPTION:  
A PARCEL OF LAND BEING PART OF TAX LOT 40, LOCATED IN SECTION 16, TOWNSHIP 18 NORTH, RANGE 9 EAST OF THE SIXTH P.M., WASHINGTON COUNTY, NEBRASKA, AND ALL OF TAX LOT 47 AND PART OF TAX LOT 48, BOTH LOCATED IN SECTION 17, TOWNSHIP 18 NORTH, RANGE 9 EAST OF THE SIXTH P.M., WASHINGTON COUNTY, NEBRASKA, ALL BEING DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16, THENCE S00°02'20"E (ASSUMED BEARING) ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 188.65 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 47, SAID POINT BEING 18.00 FEET NORTH OF THE SOUTH LINE OF NEBRASKA STREET, AS SAID STREET IS PLATTED IN THE VILLAGE OF FOUNTAINVILLE, WASHINGTON COUNTY, NEBRASKA, THIS BEING THE TRUE POINT OF BEGINNING; THENCE S89°39'45"E PARALLEL WITH SAID SOUTH LINE OF NEBRASKA STREET, A DISTANCE OF 183.92 FEET TO THE NORTHWEST CORNER OF TAX LOT 39, AS FOLLOWS: S03°38'15"E A DISTANCE OF 595.22 FEET, S34°39'03"E A DISTANCE OF 404.06 FEET, S24°50'35"W A DISTANCE OF 4.79 FEET, THENCE DEPARTING FROM SAID WEST LINE ON A LINE BEARING S89°44'43"W, A DISTANCE OF 209.41 FEET TO A POINT ON THE CENTERLINE OF AN EXISTING CREEK; THENCE SOUTHERLY ON SAID CENTERLINE AS FOLLOWS: S07°24'03"E A DISTANCE OF 117.73 FEET, S13°27'57"W A DISTANCE OF 105.73 FEET, S22°31'11"E A DISTANCE OF 119.36, S01°30'35"E A DISTANCE OF 32.22 FEET, S40°11'41"E A DISTANCE OF 73.43 FEET, S00°17'13"W A DISTANCE OF 51.37'57"W A DISTANCE OF 105.11 FEET, S31°59'22"E A DISTANCE OF 63.16 FEET, S06°21'34"W A DISTANCE OF 39.19 FEET, S33°42'55"E A DISTANCE OF 113.25 FEET, S06°21'34"W A DISTANCE OF 39.19 FEET, S33°42'55"E A DISTANCE OF 113.25 FEET, S41°03'52"E A DISTANCE OF 518.43 FEET, THENCE DEPARTING FROM SAID CENTERLINE ON A LINE BEARING N89°51'13"W, A DISTANCE OF 518.43 FEET, THENCE N52°44'59"W, A DISTANCE OF 76.71 FEET, THENCE N21°49'07"W, A DISTANCE OF 421.22 FEET TO A POINT ON THE CENTERLINE OF 9TH STREET, AS SAID STREET IS PLATTED IN THE VILLAGE OF FOUNTAINVILLE, WASHINGTON COUNTY, NEBRASKA, SAID POINT ALSO BEING 30.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF BLOCK 79, AS PLATTED IN SAID VILLAGE OF FOUNTAINVILLE; THENCE N09°30'42"W PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 449.58 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 79, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID EAST LINE, AS SAID STREET IS PLATTED IN SAID VILLAGE OF FOUNTAINVILLE; THENCE N00°04'05"E ON SAID CENTERLINE, A DISTANCE OF 689.88 FEET TO A POINT ON THE EAST LINE OF PENNSYLVANIA STREET, AS SAID STREET IS PLATTED IN SAID VILLAGE OF FOUNTAINVILLE; THENCE S89°51'13"W ON SAID SOUTH LINE, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF PENNSYLVANIA STREET, AS SAID STREET IS PLATTED IN SAID VILLAGE OF FOUNTAINVILLE; THENCE S89°51'13"W ON SAID SOUTH LINE, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 47, SAID POINT BEING 18.00 FEET NORTH OF THE SOUTH LINE OF SAID NEBRASKA STREET, THENCE S89°57'29"E ON THE NORTH LINE OF SAID TAX LOT 47, A DISTANCE OF 248.08 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 21.77 ACRES, MORE OR LESS.

(BALANCE OF 48) TAX LOT

SW CORNER NW 1/4 SECTION 16, T18

FOUND A 2" IRON PIPE 0.5" DEEP

CORNER FALLS IN A CULTIVATED FIELD, NO PH

REFERENCE THIS WERE AVAILABLE

CORNER IS APPROXIMATELY 800' EAST OF 8TH

STATE OF NEBRASKA COUNTY OF WASHINGTON

ENTERED IN NEBRASKA INDEX AND FILED FOR

THIS 21st DAY OF FEBRUARY 2001 AT 1:00 PM

AT 1:00 PM IN AND RECORDED

COUNTY CLERK

PART OF TAX LOT 40, LOCATED II AND ALL OF TAX LOT 47 AND PART LOCATED IN SECTION 17, ALL IN TOW RANGE 9 EAST OF THE SIX WASHINGTON COUNTY, NE

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT: BILLI STEVENSON TRUSTEE OF THE WILLIAM A. STEAVENSON TRUST, BEING THE OWNER AND PROPRIETOR OF DESCRIBED AND SHOWN WITHIN THIS PLAT, HAS TO BE SUBDIVIDED INTO LOTS, TO BE NAMED AS SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SAID OWNER HEREBY RATIFIES AND APPROVES THEIR PROPERTY, AS SHOWN ON THIS PLAT.

WILLIAM A. STEAVENSON II REVOCABLE TRUST  
 BY: Billie L. Stevenson  
 BILLIE L. STEAVENSON, SUCCESSOR TRUSTEE

WASHINGTON COUNTY PLANNING COMMISSION

THIS FINAL PLAT OF "OAK POINT FARMS", WAS WASHINGTON COUNTY PLANNING COMMISSION OF JANUARY, 2001.

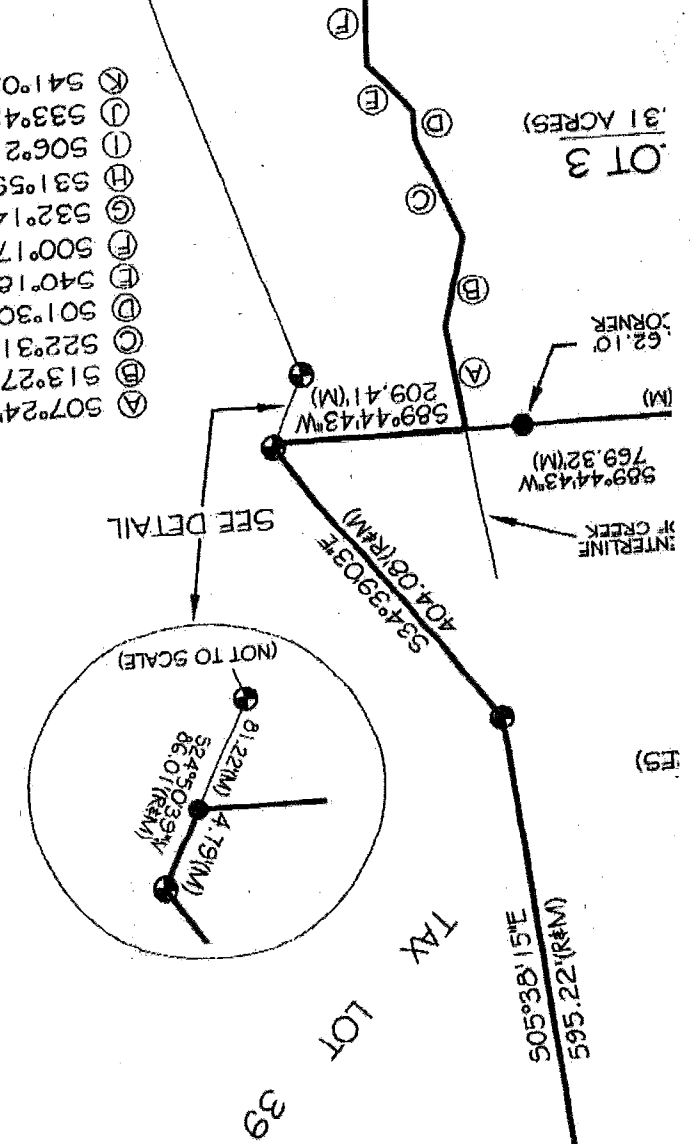
Paul A. Riney  
 CHAIRMAN

WASHINGTON COUNTY BOARD OF SUPERVISORS

THIS FINAL PLAT OF "OAK POINT FARMS", WAS WASHINGTON COUNTY BOARD OF SUPERVISORS OF JANUARY, 2001.

W. B. ...  
 CHAIRMAN OF THE BOARD

FOUND A 2" IRON PIPE 0.5' DEEP  
 30' TO 2" NAILS IN THE NW FACE  
 A 40' TREE (4' ABOVE GROUND)  
 F 85.53' TO THE BOTTOM SW CORNER  
 OF A HOUSE FOUNDATION  
 N 68.00' TO THE BOTTOM SE CORNER OF  
 A SHED  
 SW 129.33' TO A DOUBLE HEADED NAIL IN  
 THE SE FACE OF A POWER POLE  
 (3' ABOVE GROUND)  
 S 142'+/- TO THE CENTERLINE OF AN E-W  
 ROAD



OAK POINT FARMS

# "OAK POINT I FA"

PART OF TAX LOT 40, LOCATED IN  
AND ALL OF TAX LOT 47 AND PART  
LOCATED IN SECTION 17, ALL IN TOW  
RANGE 9 EAST OF THE SIX  
WASHINGTON COUNTY, NE

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT: BILLI  
SUCCESSOR TRUSTEE OF THE WILLIAM A. STEVENS  
TRUST, BEING THE OWNER AND PROPRIETOR OF  
DESCRIBED AND SHOWN WITHIN THIS PLAT, HAS  
TO BE SUBDIVIDED INTO LOTS, TO BE NAMED AS  
SAID SUBDIVISION TO BE HEREAFTER KNOWN AS  
SAID OWNER HEREBY RATIFIES AND APPROVES C  
THEIR PROPERTY, AS SHOWN ON THIS PLAT.

WILLIAM A. STEAVENSON II REVOCABLE TRUST

BY: Billie L. Steavenson  
BILLIE L. STEAVENSON, SUCCESSOR TRUSTEE

WASHINGTON COUNTY PLANNING COMMISSION

THIS FINAL PLAT OF "OAK POINT FARMS", WAS AP  
WASHINGTON COUNTY PLANNING COMMISSION C  
OF Tuesday, 2001.

Paul A. Rasmussen  
CHAIRMAN

WASHINGTON COUNTY BOARD OF SUPER

THIS FINAL PLAT OF "OAK POINT FARMS", WAS AP  
WASHINGTON COUNTY BOARD OF SUPERVISORS  
OF January, 2001.

Y. S. Rasmussen  
CHAIRMAN OF THE BOARD

ATTEST: M. Harrell S. Peters  
WASHINGTON COUNTY CLERK

WASHINGTON COUNTY SURVEYORS REVIEW

THIS PLAT WAS REVIEWED AS TO CONFORMITY W  
REGULATIONS AND APPROVED ON THIS 15  
2001.

Richard L. Hansen  
WASHINGTON COUNTY SURVEYOR

WASHINGTON COUNTY HIGHWAY SUPERINT

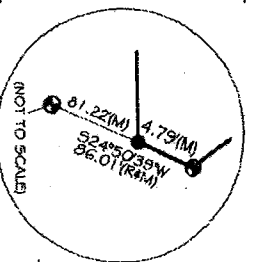
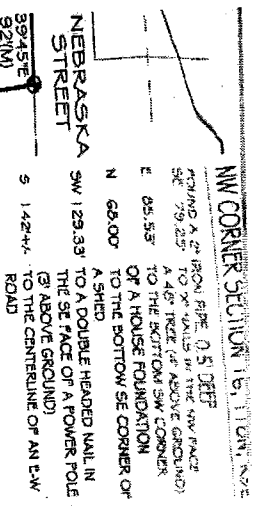
THIS PLAT WAS REVIEWED AS TO CONFORMITY W  
REGULATIONS AND APPROVED ON THIS 10th  
2001.

Alan D. Doll  
WASHINGTON COUNTY HIGHWAY SUPERINTENDENT

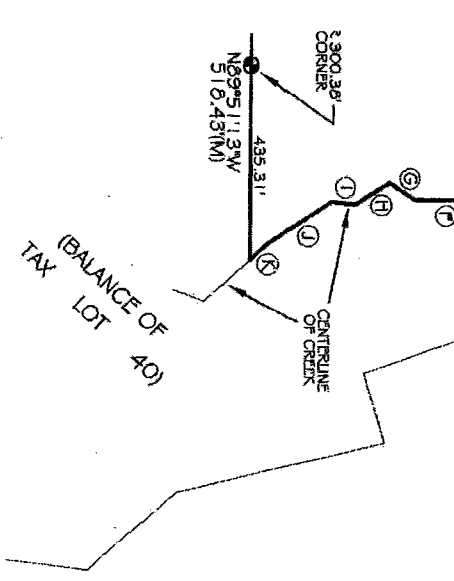
WASHINGTON COUNTY TREASURERS CERT

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR S  
DELINQUENT AGAINST THE PROPERTY DESCRIBED I  
DESCRIPTION AND EMBRACED WITHIN THIS PLAT AS  
RECORDS OF THIS OFFICE ON THIS 20th DA  
2001.

Washington County Treasurer  
WASHINGTON COUNTY TREASURER



- A 507°24'03"E 117.73(M)
- B 51°3'27'57"W 105.73(M)
- C 52°2'31'18"E 119.36(M)
- D 501°30'35"E 32.26(M)
- E 94°0'18'30"E 73.83(M)
- F 500°17'13"W 97.86(M)
- G 53°2'14'04"W 50.11(M)
- H 531°59'21"E 63.16(M)
- I 506°21'34"W 39.18(M)
- J 533°42'55"E 113.25(M)
- K 541°03'52"E 39.76(M)



STATE OF NEBRASKA )  
Washington County )

IN THIS AND DAY OF February, 2001, BEFORE  
A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME  
THE ABOVE NAMED, BILLIE L. STEAVENSON, SUCCESSOR TRUSTEE OF  
THE WILLIAM A. STEAVENSON II REVOCABLE TRUST, WHO IS KNOWN  
TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO  
THE DEDICATION ON THIS PLAT, AND SHE ACKNOWLEDGED THE  
DEDICATION THEREOF TO BE HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL AND THE DATE LAST AFORESAID.

William A. Steavenson  
NOTARY PUBLIC

COMMISSION EXPIRES 1-1-04

# "OAK POINT FARMS"

IT OF TAX LOT 40, LOCATED IN SECTION 16,  
 ALL OF TAX LOT 47 AND PART OF TAX LOT 48,  
 D IN SECTION 17, ALL IN TOWNSHIP 18 NORTH,  
 RANGE 9 EAST OF THE SIXTH P.M.,  
 WASHINGTON COUNTY, NEBRASKA

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT: BILLIE L. STEAVENSON, SUCCESSOR TRUSTEE OF THE WILLIAM A. STEAVENSON II REVOCABLE TRUST, BEING THE OWNER AND PROPRIETOR OF THE PROPERTY DESCRIBED AND SHOWN WITHIN THIS PLAT, HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED INTO LOTS, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "OAK POINT FARMS". SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF THEIR PROPERTY, AS SHOWN ON THIS PLAT.

WILLIAM A. STEAVENSON II REVOCABLE TRUST

BY: Billie L. Stevenson  
 BILLIE L. STEAVENSON, SUCCESSOR TRUSTEE

**WASHINGTON COUNTY PLANNING COMMISSION APPROVAL:**

THIS FINAL PLAT OF "OAK POINT FARMS", WAS APPROVED BY THE WASHINGTON COUNTY PLANNING COMMISSION ON THIS 17<sup>th</sup> DAY OF January, 2001.

Paul J. Rime  
 CHAIRMAN

**WASHINGTON COUNTY BOARD OF SUPERVISORS APPROVAL:**

THIS FINAL PLAT OF "OAK POINT FARMS", WAS APPROVED BY THE WASHINGTON COUNTY BOARD OF SUPERVISORS ON THIS 25<sup>th</sup> DAY OF January, 2001.

Heidi S. Siefert  
 CHAIRMAN OF THE BOARD

ATTEST: Harriet S. Stevens  
 WASHINGTON COUNTY CLERK

**WASHINGTON COUNTY SURVEYORS REVIEW:**

THIS PLAT WAS REVIEWED AS TO CONFORMITY WITH ZONING REGULATIONS AND APPROVED ON THIS 13 DAY OF Feb., 2001.

Richard L. Hansen  
 WASHINGTON COUNTY SURVEYOR  
 RICHARD L. HANSEN

**WASHINGTON COUNTY HIGHWAY SUPERINTENDENT REVIEW:**

THIS PLAT WAS REVIEWED AS TO CONFORMITY WITH ZONING REGULATIONS AND APPROVED ON THIS 10<sup>th</sup> DAY OF January, 2001.

Alan D. Doll  
 WASHINGTON COUNTY HIGHWAY SUPERINTENDENT  
 ALAN D. DOLL

**WASHINGTON COUNTY TREASURERS CERTIFICATION:**

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE ON THIS 20<sup>th</sup> DAY OF February, 2001.

James L. Stearns  
 WASHINGTON COUNTY TREASURER

SHEET: <b>FINAL PLAT</b>		SUBDIVIDER: <b>MERIDIAN DEVELOPMENT SERVICES</b> P.O. BOX 610 ARLINGTON, NEBRASKA 68002 (402) 478-5367 & 720-9339		SURVEYOR: <b>GLS SURVEYING, IN</b> 1618 SHAMROCK BLVD YUTAN, NEBRASKA 68002 (402) 625-2692 & 618-91	
PROJECT: <b>OAK POINT FARMS</b> SECTIONS 16 & 17, T 18 N, R 9 E WASHINGTON COUNTY, NEBRASKA		PROJECT NO.: SU-347		DRAWN BY: DJM	
DATE: 01/03/01		FIELDBOOK: SAUNDERS CO. 6		SCALE: 1" = 200'	
REVISED DATE:		REVISED DATE:		SHEET 1 OF 1	

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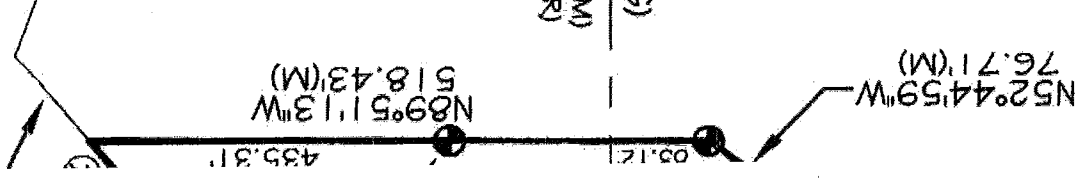
STATE OF NEBRASKA COUNTY OF WASHINGTON  
 ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD  
 THIS 20th DAY OF February A.D. 2001  
 AT 3:01 O'CLOCK P.M. AND RECORDED IN BOOK  
 AT PAGE 104-107  
 COUNTY CLERK *Charlene S. Pittsford*  
 DEPUTY *Wendy Maddox*

FOUND A 2" IRON PIPE, 0.5' DEEP  
 CORNER FALLS IN A CULTIVATED FIELD. NO PHYSICAL  
 REFERENCE TIES WERE AVAILABLE.  
 CORNER IS APPROXIMATELY 800' EAST OF 8TH STREET.  
 20010642

SW CORNER NW 1/4 SECTION 16, T18N, R9E

500°02'20"E (ASSUMED BEARING)  
 (NW COR. TO SW COR. NW 1/4) 2633.65'(M)  
 2633.57'(R)

(BALANCE OF  
 TAX LOT  
 40)



STATE OF NEBRASKA )  
 ) *Washington* COUNTY

ON THIS 2nd DAY OF February, 2001, BEFORE  
 ME A NOTARY PUBLIC IN AND FOR SAID/COUNTY, PERSONALLY CAME  
 THE ABOVE NAMED, BILLIE L. STEAVENSON, SUCCESSOR TRUSTEE OF  
 THE WILLIAM A. STEAVENSON II REVOCABLE TRUST, WHO IS KNOWN  
 TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO  
 THE DEDICATION ON THIS PLAT, AND SHE ACKNOWLEDGED THE  
 EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED.  
 WITNESS MY HAND AND OFFICIAL SEAL AND THE DATE LAST AFORESAID.

*William A. Steavenson*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES 1-1-07

**SURVEYOR'S STATEMENT:**

I, GARY L. SIEDSCHLAG, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT "OAK POINT FARMS" HAS BEEN SURVEYED BY ME OR UNDER MY SUPERVISION, AND THAT THE LEGAL DESCRIPTION OF THE BOUNDARY OF "OAK POINT FARMS" IS AS STATED IN THE PERIMETER DESCRIPTION. PERMANENT MONUMENTS HAVE BEEN ESTABLISHED AT ALL LOCATIONS SHOWN ON THIS PLAT.

GARY L. SIEDSCHLAG, LS 517  
DATE: 01/03/01

SCALE: 1" = 200'  
JANUARY 3, 2001

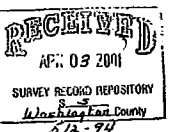
**LEGEND**

- (M) MONUMENT FOUND (COPY READ, UNLESS NOTED OTHERWISE)
- (S) MONUMENT SET (COPY BY BEARING)
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- (F) PLATTED DISTANCE

NOTE: ALL BEARINGS ARE ASSUMED

**BUILDING SETBACKS**

- LOT 1:
  - 25' FRONTYARD
  - 7' SIDEYARD
  - 25' REARYARD
- LOTS 2 & 3:
  - 50' FRONTYARD
  - 25' SIDEYARD
  - 25' REARYARD

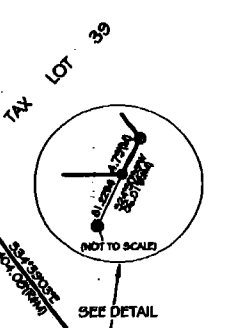


**PERIMETER DESCRIPTION:**

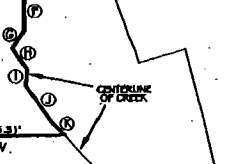
A PARCEL OF LAND BEING PART OF TAX LOT 40, LOCATED IN SECTION 16, TOWNSHIP 18 NORTH, RANGE 9 EAST OF THE SIXTH P.M., WASHINGTON COUNTY, NEBRASKA, AND ALL OF TAX LOT 47 AND PART OF TAX LOT 48, BOTH LOCATED IN SECTION 17, TOWNSHIP 18 NORTH, RANGE 9 EAST OF THE SIXTH P.M., WASHINGTON COUNTY, NEBRASKA, ALL BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE S80°02'00"E (ASSUMED BEARING) ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 168.65 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 47, SAID POINT BEING 18.00 FEET NORTH OF THE SOUTH LINE OF NEBRASKA STREET, AS SAID STREET IS PLATTED IN THE VILLAGE OF FONTANELLE, WASHINGTON COUNTY, NEBRASKA, THIS BEING THE TRUE POINT OF BEGINNING; THENCE S69°39'45"E PARALLEL WITH SAID SOUTH LINE OF NEBRASKA STREET, A DISTANCE OF 103.88 FEET TO THE NORTHWEST CORNER OF TAX LOT 39, LOCATED IN SAID SECTION 16; THENCE SOUTHERLY ON THE WEST LINE OF SAID TAX LOT 39 AS FOLLOWS: S03°39'19"E A DISTANCE OF 593.82 FEET, S84°19'00"E A DISTANCE OF 404.08 FEET, S84°00'00"W A DISTANCE OF 4.70 FEET; THENCE DEPARTING FROM SAID WEST LINE ON A LINE BEARING S89°44'14"E, A DISTANCE OF 209.41 FEET TO A POINT ON THE CENTERLINE OF AN EXISTING CREEK; THENCE SOUTHERLY ON SAID CENTERLINE AS FOLLOWS: S07°24'03"E A DISTANCE OF 117.73 FEET, S18°27'57"W A DISTANCE OF 105.73 FEET, S22°31'10"E A DISTANCE OF 119.36 FEET, S01°30'35"E A DISTANCE OF 32.26 FEET, S40°18'30"E A DISTANCE OF 73.83 FEET, S00°17'13"W A DISTANCE OF 97.65 FEET, S32°14'04"W A DISTANCE OF 50.11 FEET, S31°59'21"E A DISTANCE OF 63.16 FEET, S06°21'54"W A DISTANCE OF 39.10 FEET, S33°42'55"E A DISTANCE OF 113.25 FEET, S41°03'52"E A DISTANCE OF 39.76 FEET; THENCE DEPARTING FROM SAID CENTERLINE ON A LINE BEARING N09°11'35"W, A DISTANCE OF 316.45 FEET; THENCE N52°44'59"W, A DISTANCE OF 76.71 FEET; THENCE N61°42'07"W, A DISTANCE OF 421.86 FEET TO A POINT ON THE CENTERLINE OF 9TH STREET, AS SAID STREET IS PLATTED IN THE VILLAGE OF FONTANELLE, WASHINGTON COUNTY, NEBRASKA, SAID POINT ALSO BEING 30.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF BLOCK 79, AS PLATTED IN SAID VILLAGE; THENCE S49°56'42"E A DISTANCE OF 449.56 FEET TO A POINT ON THE EAST LINE OF 9TH STREET, AS SAID STREET IS PLATTED IN SAID VILLAGE OF FONTANELLE; THENCE N09°59'19"W PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 449.56 FEET TO A POINT ON THE SOUTH LINE OF PENNSYLVANIA STREET, AS SAID STREET IS PLATTED IN SAID VILLAGE OF FONTANELLE; THENCE S09°59'19"E ON SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST LINE OF SAID 9TH STREET; THENCE N09°59'19"E ON SAID EAST LINE, A DISTANCE OF 587.82 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 47, SAID POINT BEING 18.00 FEET NORTH OF THE SOUTH LINE OF SAID NEBRASKA STREET; THENCE S09°57'23"E ON THE NORTH LINE OF SAID TAX LOT 47, A DISTANCE OF 248.08 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 21.77 ACRES, MORE OR LESS.

SW CORNER NW 1/4 SECTION 16, T18N, R9E FOUND A 2" IRON PIPE, 0.3" DIA. CORNER FALLS IN A GRASSY FIELD. NO PHYSICAL REFERENCE TIES WERE AVAILABLE. CORNER IS APPROXIMATELY 600' EAST OF 9TH STREET.

NW CORNER SECTION 16, T18N, R9E FOUND A 2" IRON PIPE, 0.3" DIA. BE 79.89' TO A NAIL IN THE NW FACE OF A 4" X 4" TREE (IF ABOVE GROUND) TO THE BOTTOM SW CORNER OF A HOUSE FOUNDATION TO THE BOTTOM SE CORNER OF A SHED TO A DOUBLE HEADED NAIL IN THE SE FACE OF A POWER POLE (IF ABOVE GROUND) TO THE CENTERLINE OF AN E-W ROAD



- 1 907°24'03"E 117.73'(M)
- 2 918°27'57"W 105.73'(M)
- 3 922°31'10"E 119.36'(M)
- 4 901°30'35"E 32.26'(M)
- 5 940°18'30"E 73.83'(M)
- 6 900°17'13"W 97.65'(M)
- 7 932°14'04"W 50.11'(M)
- 8 931°59'21"E 63.16'(M)
- 9 906°21'54"W 39.10'(M)
- 10 933°42'55"E 113.25'(M)
- 11 941°03'52"E 39.76'(M)



STATE OF NEBRASKA )  
COUNTY )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED, BILLIE L. STEVENSON, SUCCESSOR TRUSTEE OF THE WILLIAM A. STEVENSON II REVOCABLE TRUST, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT, AND SHE ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL AND THE DATE LAST AFORESAID.  
  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

**FINAL PLAT  
"OAK POINT FARMS"**

PART OF TAX LOT 40, LOCATED IN SECTION 16, AND ALL OF TAX LOT 47 AND PART OF TAX LOT 48, LOCATED IN SECTION 17, ALL IN TOWNSHIP 18 NORTH, RANGE 9 EAST OF THE SIXTH P.M., WASHINGTON COUNTY, NEBRASKA

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT: BILLIE L. STEVENSON, SUCCESSOR TRUSTEE OF THE WILLIAM A. STEVENSON II REVOCABLE TRUST, BEING THE OWNER AND PROPRIETOR OF THE PROPERTY DESCRIBED AND SHOWN WITHIN THIS PLAT, HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED INTO LOTS, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "OAK POINT FARMS". SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF THEIR PROPERTY, AS SHOWN ON THIS PLAT.

WILLIAM A. STEVENSON II REVOCABLE TRUST

BY: BILLIE L. STEVENSON, SUCCESSOR TRUSTEE

**WASHINGTON COUNTY PLANNING COMMISSION APPROVAL:**

THIS FINAL PLAT OF "OAK POINT FARMS", WAS APPROVED BY THE WASHINGTON COUNTY PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

CHAIRMAN

**WASHINGTON COUNTY BOARD OF SUPERVISORS APPROVAL:**

THIS FINAL PLAT OF "OAK POINT FARMS", WAS APPROVED BY THE WASHINGTON COUNTY BOARD OF SUPERVISORS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

CHAIRMAN OF THE BOARD

ATTEST: WASHINGTON COUNTY CLERK

**WASHINGTON COUNTY SURVEYORS REVIEW:**

THIS PLAT WAS REVIEWED AS TO CONFORMITY WITH ZONING REGULATIONS AND APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

WASHINGTON COUNTY SURVEYOR  
RICHARD L. HANSEN

**WASHINGTON COUNTY HIGHWAY SUPERINTENDENT REVIEW:**

THIS PLAT WAS REVIEWED AS TO CONFORMITY WITH ZONING REGULATIONS AND APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

**WASHINGTON COUNTY HIGHWAY SUPERINTENDENT**  
ALAN D. DOLL

**WASHINGTON COUNTY TREASURER'S CERTIFICATION:**

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

WASHINGTON COUNTY TREASURER

SURVEYOR:  
**GLS SURVEYING, INC.**  
1618 SHAMROCK BLVD.  
YUTAN, NEBRASKA 68073  
(402) 625-2692 # 618-9133

SUBDIVIDER:  
**MERIDIAN DEVELOPMENT SERVICES**  
P.O. BOX 610  
ARLINGTON, NEBRASKA 68002  
(402) 478-5367 # 720-9339

FINAL PLAT  
PROJECT:  
**OAK POINT FARMS**  
SECTIONS 16 & 17, T 18 N, R 9 E  
WASHINGTON COUNTY, NEBRASKA

SHEET:  
PROJECT NO.: **SU-347**  
DRAWN BY: **DJM**  
DATE: **01/03/01**  
FIELD BOOK: **SALINDERS CO. 6**  
DWG FILE: **SU347 FINAL PLAT**  
SCALE: **1" = 200'**  
REVISION DATE:  
SHEET **1** OF **1**