

(6 Pages)
Carolyn M Stodola
 Carolyn M Stodola, Register of Deeds

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LOTS 46-50, ARBOR HEIGHTS ADDITION A REPLAT OF LOT 1, ARBOR HEIGHTS ADDITION A SUBDIVISION IN THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA.

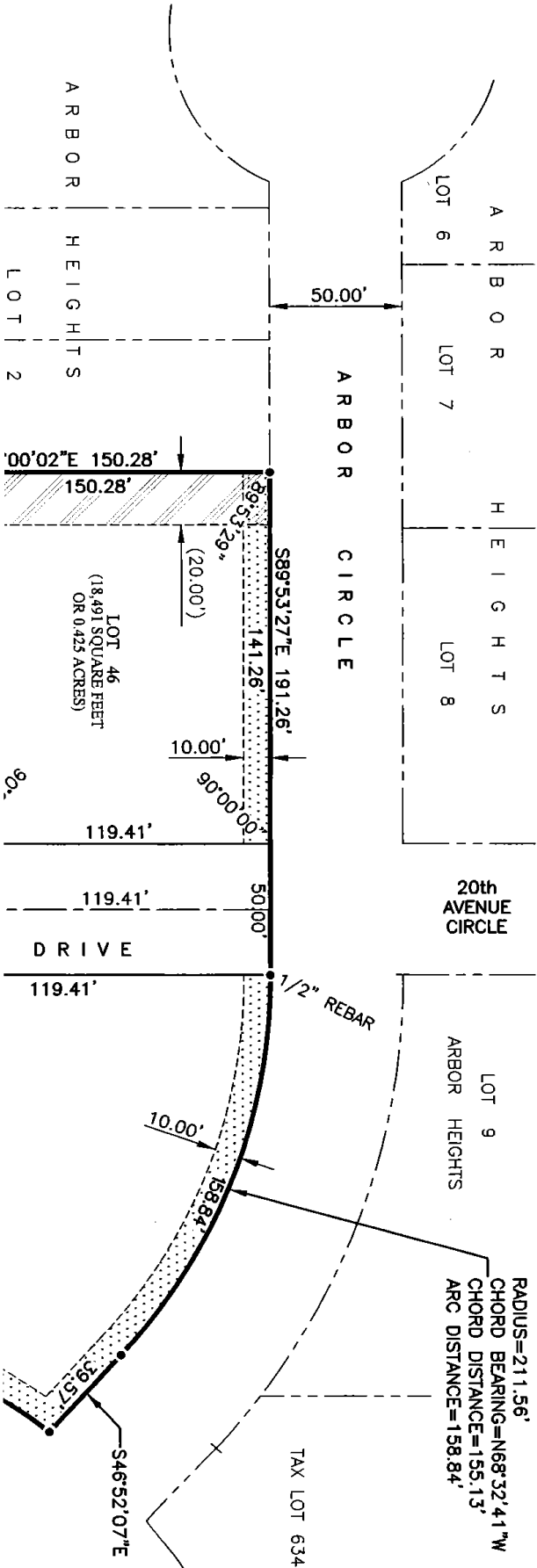
APPROVAL OF BLAIR CITY COUNCIL
 THIS REPLAT OF LOT 1, INTO LOTS 46-50, ARBOR HEIGHTS ADDITION, CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, ON THIS 17 DAY OF June, 2019.

2019 - 01655

NOTES :

1. PROPERTY IS ZONED RM (RESIDENTIAL MEDIUM DENSITY DISTRICT). THE MINIMUM SETBACK REQUIREMENTS ARE:
 FRONT YARD..... 25 FEET STREET SIDE YARD..... 25 FEET
 SIDE YARD..... 7 FEET REAR YARD..... 25 FEET
2. NR DENOTES A NON-RADIAL LINE.

MAYOR, RICHARD HANSEN
Richard Hansen
 ATTEST: BLAIR CITY CLERK, BRENDA WHEEL



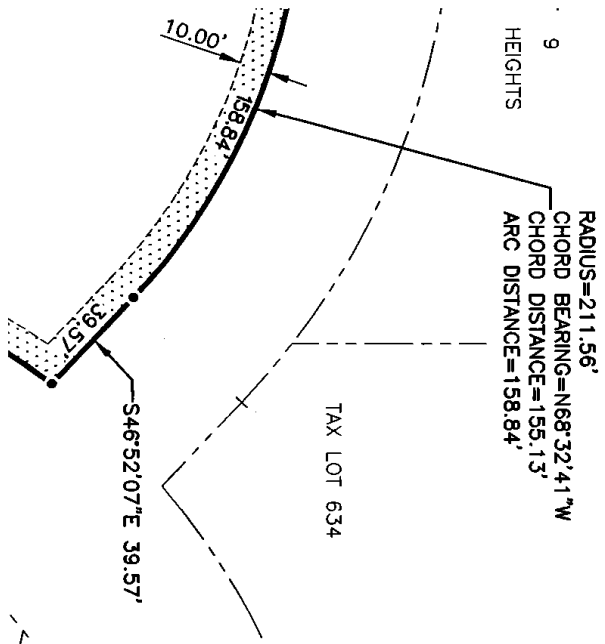
RIGHTS ADDITION OR HEIGHTS ADDITION, THE CITY OF BLAIR, COUNTY, NEBRASKA.

DIVISION IN WASHINGTON COUNTY, NEBRASKA IN
OF THE 6th P.M., OF SAID WASHINGTON COUNTY.

RIGHTS ADDITION, CITY OF BLAIR, WASHINGTON
INCL OF THE CITY OF BLAIR, WASHINGTON COUNTY,
9.

MAYOR, RICHARD HANSEN
Richard Hansen

ATTEST: BLAIR CITY CLERK, BRENDA WHEELER
Brenda Wheeler



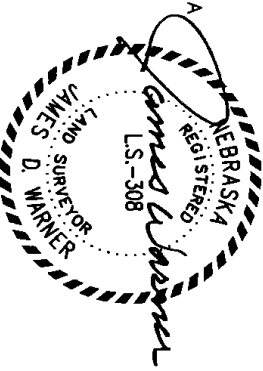
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE AREA OF THE REPLAT DESCRIBED HEREIN AND THAT PERMANENT MARKERS WERE FOUND AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF BLAIR TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID REPLAT, THE NEW LOTS TO BE KNOWN AS LOTS 46 THRU 50, INCLUSIVE, ARBOR HEIGHTS ADDITION, BEING A REPLAT OF LOT 1, ARBOR HEIGHTS, A SUBDIVISION IN WASHINGTON COUNTY, NEBRASKA, LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 11, T18N, R11E OF THE 6TH P.M., IN SAID WASHINGTON COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SE CORNER OF SAID LOT 1; THENCE N58°28'41"W (ASSUMED BEARING) 488.60 FEET ON THE SOUTH LINE OF SAID LOT 1 TO THE SW CORNER THEREOF; THENCE N51°17'34"E 128.39 FEET ON THE WEST LINE OF SAID LOT 1; THENCE N00°00'02"E 150.28 FEET ON THE WEST LINE OF SAID LOT 1 TO THE NW CORNER THEREOF; THENCE S89°53'27"E 191.26 FEET ON THE NORTH LINE OF SAID LOT 1; THENCE SOUTHEASTERLY ON THE NORTH LINE OF SAID LOT 1 ON A 211.56 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S68°32'41"E, CHORD DISTANCE 155.13 FEET, AN ARC DISTANCE OF 158.84 FEET; THENCE S46°52'07"E 39.57 FEET ON THE NORTH LINE OF SAID LOT 1 TO THE NE CORNER THEREOF; THENCE SOUTHWESTERLY ON THE EAST LINE OF SAID LOT 1 ON A 233.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S18°42'00"W, CHORD DISTANCE 147.57 FEET, AN ARC DISTANCE OF 150.16 FEET; THENCE S00°11'44"W 262.08 FEET ON THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

CONTAINING 3.028 ACRES MORE OR LESS

MAY 1, 2019
DATE:

JAMES D. WARNER,
NEBRASKA RLS 308



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT NIELSEN HOMES & DEVELOPMENT, INC., A NEBRASKA CORPORATION; BEING THE OWNER AND WASHINGTON COUNTY BANK, THE MORTGAGE HOLDER, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS REPLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID LOTS TO BE HEREAFTER KNOWN AS LOTS 46 THRU 50, ARBOR HEIGHTS ADDITION TO THE CITY OF BLAIR, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS REPLAT AND WE HEREBY ABANDON TO THE PUBLIC, FOR PUBLIC USE, THE STREET AS SHOWN HEREON, WE DO FURTHER ABANDON THE EXISTING 20 FOOT WIDE SEWER AND DRAINAGE EASEMENT SHOWN ON THIS REPLAT AND GRANT PERPETUAL EASEMENTS TO THE OMAHA PUBLIC POWER DISTRICT, AMERICAN BROADBAND AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THE RECEPTION THEREON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LOT LINES AND LAND ABUTTING 18th AVENUE AND ARBOR CIRCLE STREETS.

WE FURTHER GRANT A PERPETUAL EASEMENT TO THE CITY OF BLAIR (WATER) AND BLACK HILLS

thompson, dressassen & donner, inc.
10836 Old Mill Rd
Omaha, NE 68154
P.402.330.8860 F.402.330.8866
td200.com



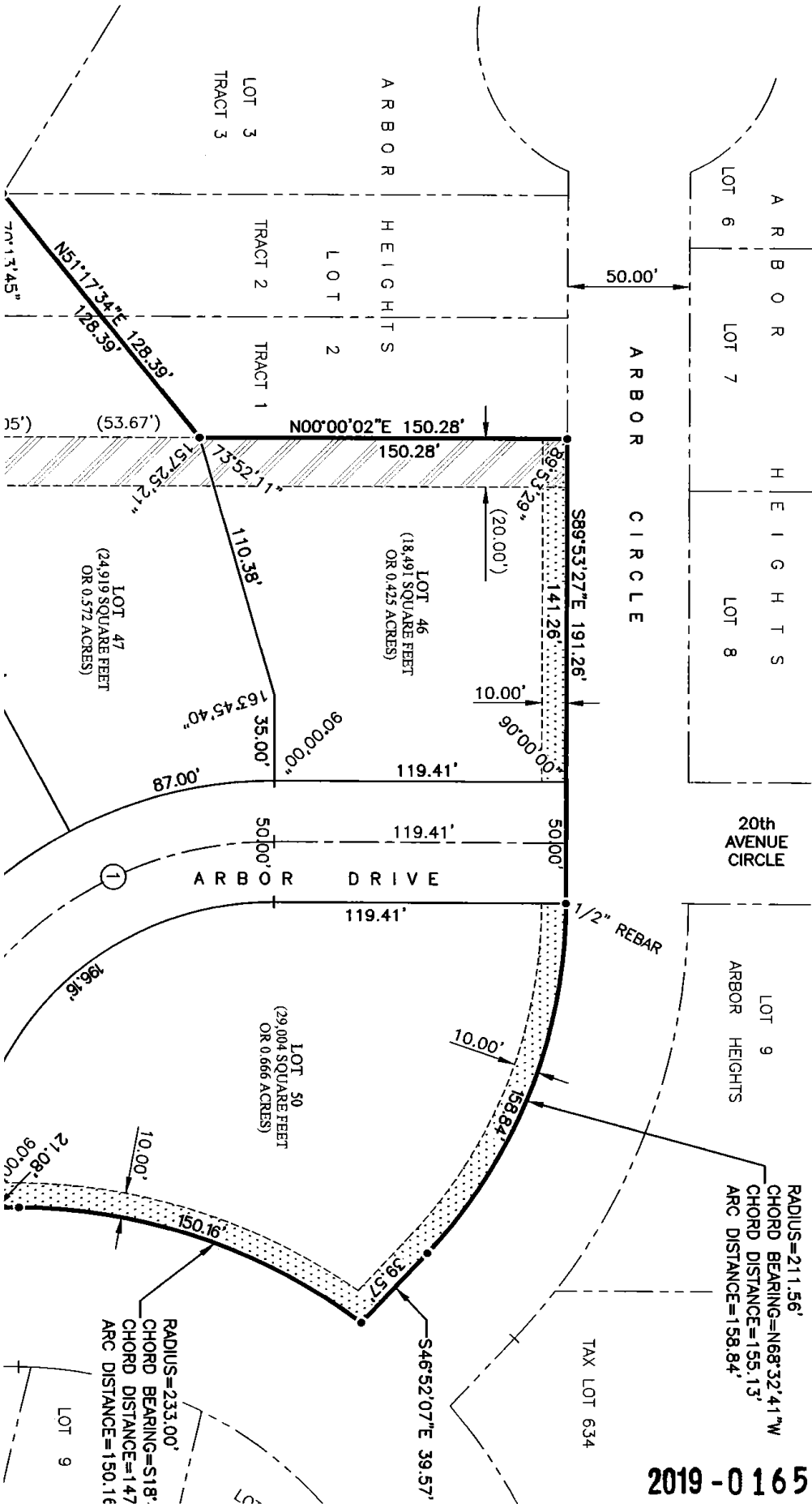
RIGHTS ADDITION, A REPLAT OF
ARBOR HEIGHTS ADDITION, A SUBDIVISION IN
WASHINGTON COUNTY, NEBRASKA.

2019-01655

NOTES:

- PROPERTY IS ZONED RM (RESIDENTIAL MEDIUM DENSITY DISTRICT). THE MINIMUM SETBACK REQUIREMENTS ARE:
 FRONT YARD..... 25 FEET STREET SIDE YARD..... 25 FEET
 SIDE YARD..... 7 FEET REAR YARD..... 25 FEET
- NR DENOTES A NON-RADIAL LINE.

MAYOR, RICHARD HANSEN
Richard Hansen
 ATTEST: BLAIR CITY CLERK, BRENDA WHEELER



2019-01655

MAYOR, RICHARD HANSEN

ATTEST: BLAIR CITY CLERK, BRENDA WHEELER

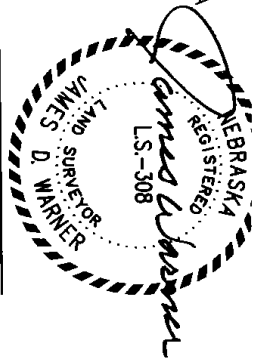
THENCE S46°52'07"E 39.57 FEET ON THE NORTH LINE OF SAID LOT 1 TO THE NE CORNER THEREOF; THENCE SOUTHWESTERLY ON THE EAST LINE OF SAID LOT 1 ON A 233.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S18°42'00"W, CHORD DISTANCE 147.57 FEET, AN ARC DISTANCE OF 150.16 FEET; THENCE S00°11'44"W 262.08 FEET ON THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

CONTAINING 3.028 ACRES MORE OR LESS

MAY 1, 2019

DATE:

JAMES D. WARNER, NEBRASKA RLS 308



9 RADIUS=211.56'
CHORD BEARING=N68°32'41"W
CHORD DISTANCE=155.13'
ARC DISTANCE=158.84'

TAX LOT 634

10.00'

S46°52'07"E 39.57'

LOT 50
004 SQUARE FEET
(R 0.666 ACRES)

RADIUS=233.00'
CHORD BEARING=S18°42'00"W
CHORD DISTANCE=147.57'
ARC DISTANCE=150.16'

LOT 9

21.08'
90°00'00"
1.57'±0.00'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT NIELSEN HOMES & DEVELOPMENT, INC., A NEBRASKA CORPORATION; BEING THE OWNER AND WASHINGTON COUNTY BANK, THE MORTGAGE HOLDER, OF THE LAND DESCRIBED WITHIN THE SUPERVISOR'S CERTIFICATE AND EMBRACED WITHIN THIS REPLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID LOTS TO BE HEREAFTER KNOWN AS LOTS 46 THRU 50, ARBOR HEIGHTS ADDITION TO THE CITY OF BLAIR, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS REPLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREET AS SHOWN HEREON, WE DO FURTHER ABANDON THE EXISTING 20 FOOT WIDE SEWER AND DRAINAGE EASEMENT SHOWN ON THIS REPLAT AND GRANT PERPETUAL EASEMENTS TO THE OMAHA PUBLIC POWER DISTRICT, AMERICAN BROADBAND AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THE RECEPTION THEREON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LOT LINES AND LAND ABUTTING 18th AVENUE AND ARBOR CIRCLE STREETS.

WE FURTHER GRANT A PERPETUAL EASEMENT TO THE CITY OF BLAIR (WATER) AND BLACK HILLS ENERGY (NATURAL GAS), THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE FOOT (5) WIDE STRIP OF LAND ABUTTING ALL STREETS AND CUL-DE-SAC STREETS AND AN EIGHT FOOT (8) WIDE STRIP OF LAND ABUTTING 18TH AVENUE AND ARBOR CIRCLE STREETS.

NIELSEN HOMES AND DEVELOPMENT, INC.
A NEBRASKA CORPORATION

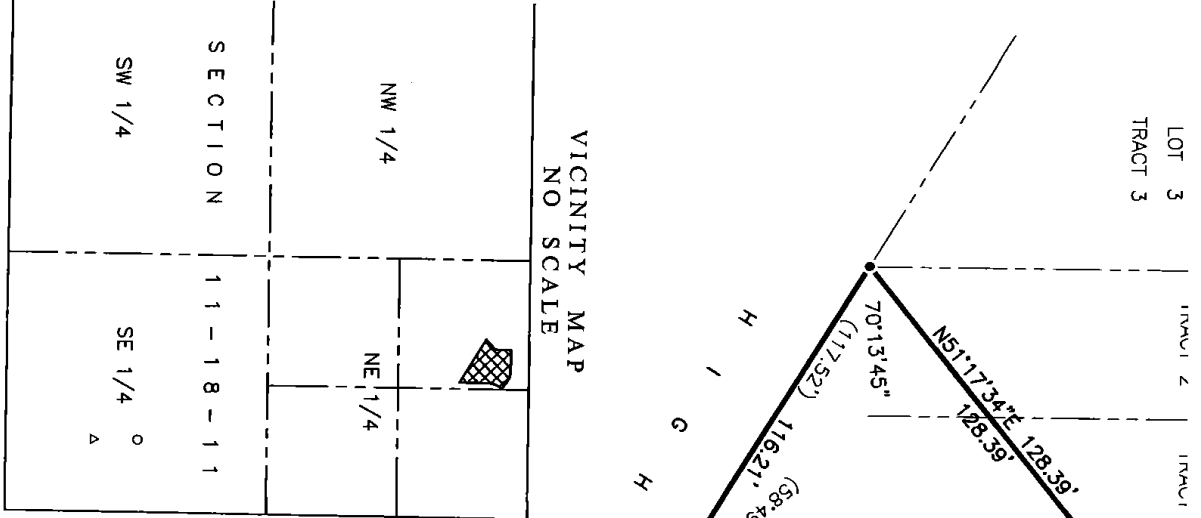
BY: *Jay G. Nielsen*
JAY G. NIELSEN, PRESIDENT

WASHINGTON COUNTY BANK

BY: *David G. Ladwig*
DAVID G. LADWIG, VICE PRESIDENT

ACKNOWLEDGMENT OF NOTARY

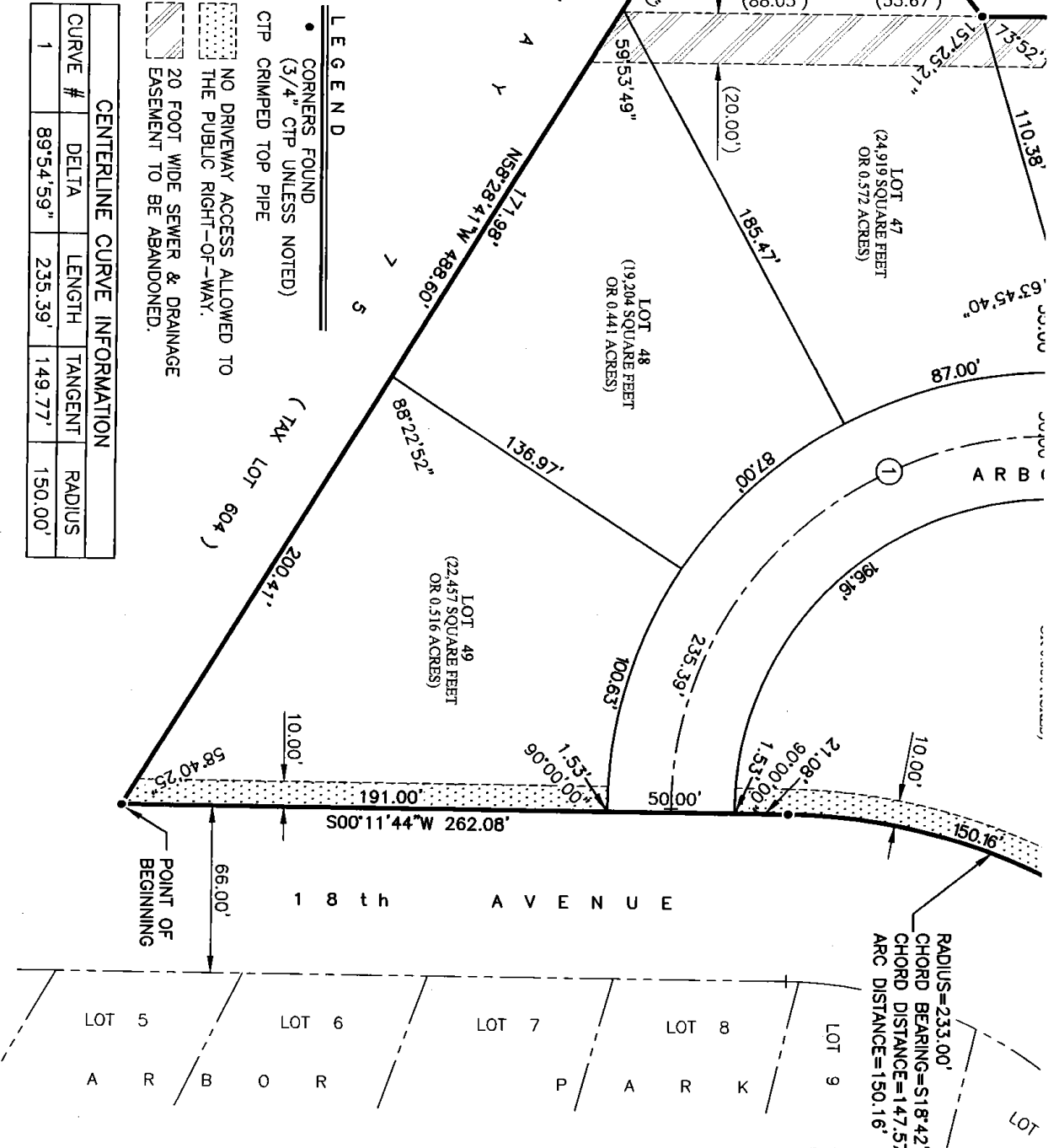
LOTS 46-50, ARBOR HEIGHTS ADDITION, A REPLAT OF LOT 1, ARBOR HEIGHTS ADDITION, A SUBDIVISION IN THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA.



CENTERLINE CURVE INFORMATION

CURVE #	DELTA	LENGTH	TANGENT	RADIUS
1	89°54'59"	235.39'	149.77'	150.00'

- LEGEND**
- CORNERS FOUND (3/4" CTP UNLESS NOTED)
 - CTP CRIMPED TOP PIPE
 - NO DRIVEWAY ACCESS ALLOWED TO THE PUBLIC RIGHT-OF-WAY.
 - 20 FOOT WIDE SEWER & DRAINAGE EASEMENT TO BE ABANDONED.



RADIUS=233.00'
 CHORD BEARING=S18°42'00\"/>

2019-01655

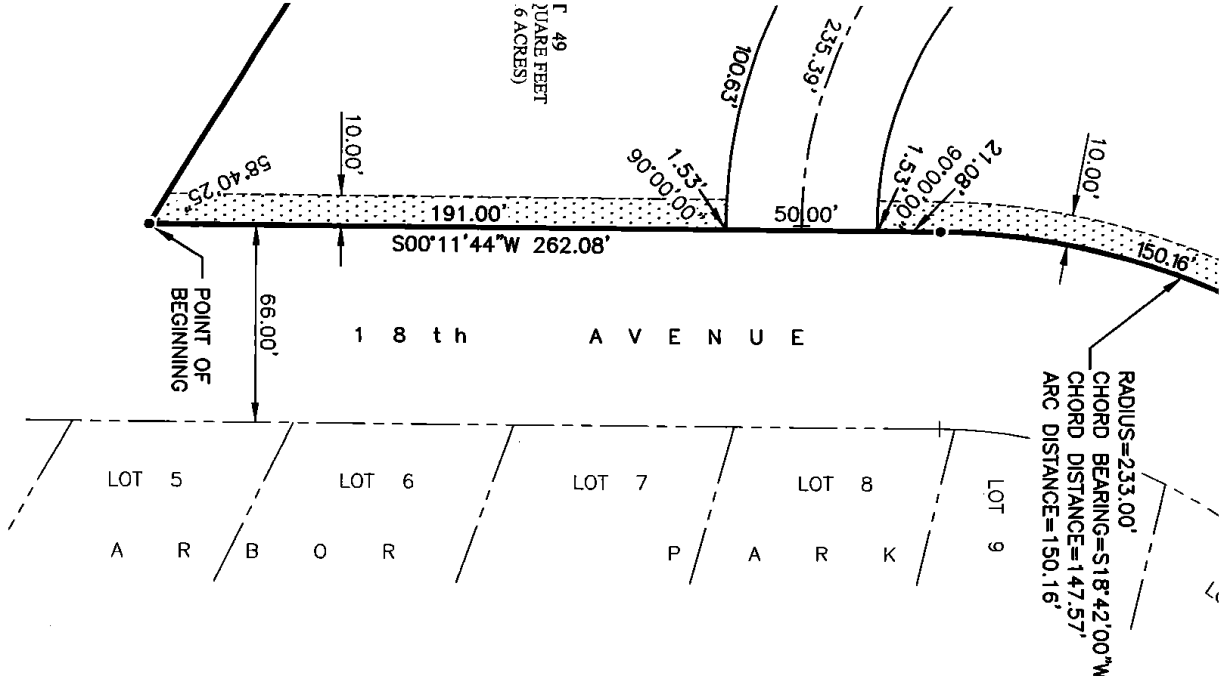
APPROV
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 COUNTY, N

WASHI
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 PROPERTY
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ACKNC
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 COUNTY
 THE FOR

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 COUNTY
 THE FOR
 BY JAY G
 CORPORA

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 THE SAME
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 STREETS,
 CIRCLE S



SIRELIS AND AN EIGHT FOOT (8') WIDE STRIP OF LAND ADJOINING 18TH AVENUE AND ARBOR CIRCLE STREETS.

NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

NIELSEN HOMES AND DEVELOPMENT, INC. WASHINGTON COUNTY BANK
A NEBRASKA CORPORATION

BY: *[Signature]*
JAY G. NIELSEN, PRESIDENT

BY: *[Signature]*
DAVID G. LADWIG, VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF May, 2019 BY JAY G. NIELSEN, PRESIDENT, OF NIELSEN HOMES AND DEVELOPMENT, INC., A NEBRASKA CORPORATION ON BEHALF OF SAID CORPORATION.

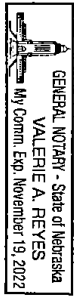


[Signature]
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF Washington)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF May, 2019 BY DAVID G. LADWIG, VICE PRESIDENT OF WASHINGTON COUNTY BANK, ON BEHALF OF SAID BANK.



[Signature]
NOTARY PUBLIC

WASHINGTON COUNTY TREASURERS CERTIFICATE

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 ON THE RECORDS OF THIS OFFICE THIS 28th DAY May, 2019.

[Signature]
WASHINGTON COUNTY TREASURER

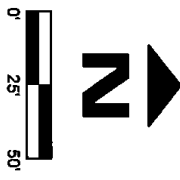
APPROVAL OF CITY OF BLAIR PLANNING COMMISSION

THIS REPLAT OF LOT 1, INTO LOTS 46-50, ARBOR HEIGHTS ADDITION, CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, WAS APPROVED BY THE CITY OF BLAIR PLANNING COMMISSION ON THIS DAY OF June 4th, 2019.

[Signature]
CHAIRPERSON

LOTS 46-50, A
LOT 1, ARBO
THE CITY OF B

2019-01655



Revision	Date	Description	MM-DD-YY

Job No.: A1387-111A
Drawn By: RJR
Reviewed By: JDW
Date: MAY 1, 2019
Book: 19/19
Page: 10

Sheet Title
LOTS 46-50,
ARBOR HEIGHTS
ADDITION
Sheet Number
SHEET 1 OF 1