

3-487

1-25-96

## BULL RUN

## PHASE 2

## LOTS 1 THROUGH 20

BEING A PLATTING OF PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 SECTION 22, T15N, R9E OF THE 6TH P.M., SAUNDERS COUNTY, NEBRASKA.

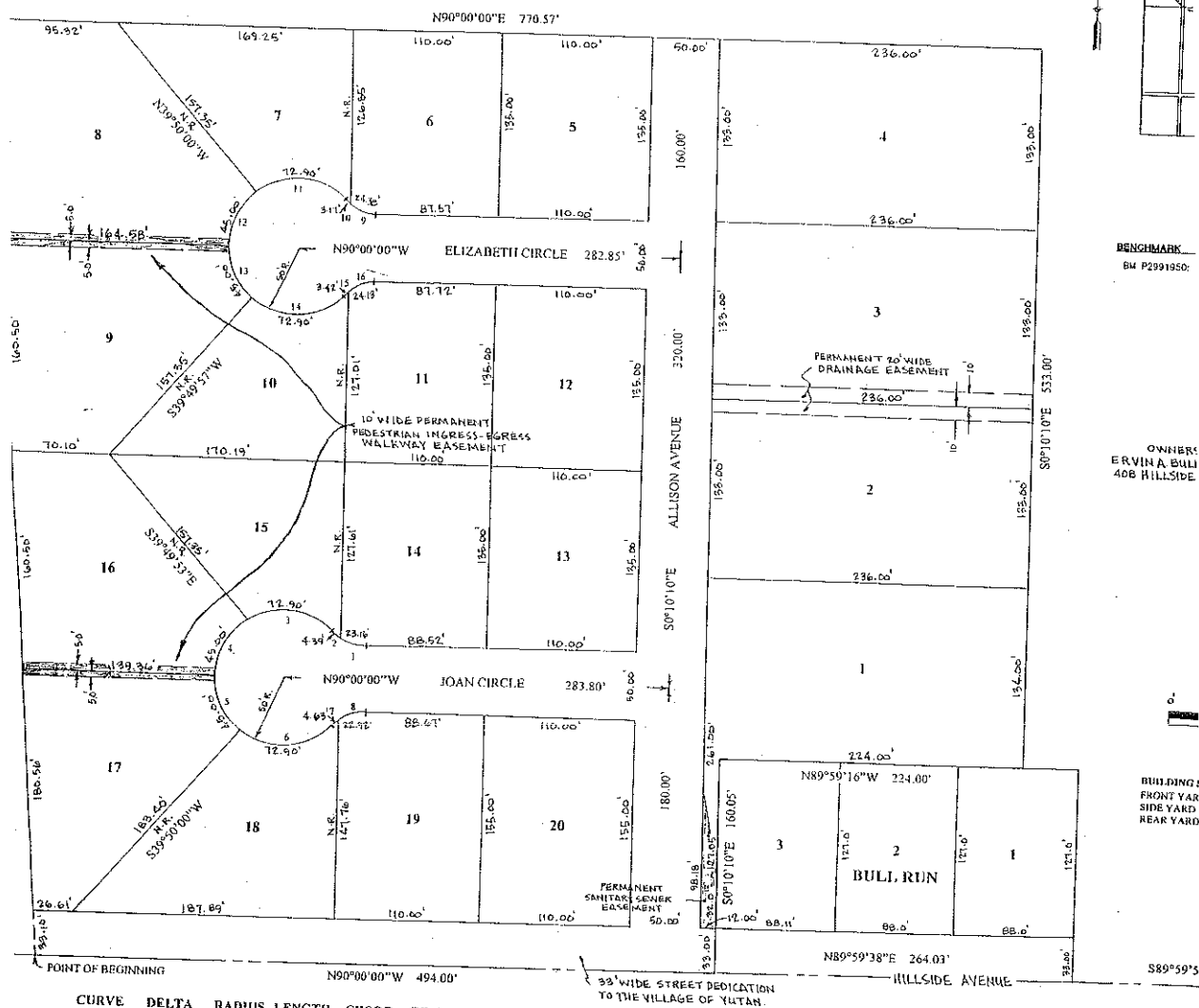
SOUTHWEST CORNER SECTION 22  
TOWNSHIP 15 NORTH RANGE 9 EAST

U.S.C. & G.S.  
BENCHMARK  
P2991950

BENCHMARK  
BM P2991950

OWNERS  
ERVINA BULL  
408 HILLSIDE

BUILDING:  
FRONT YARD  
SIDE YARD  
REAR YARD



CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	37°54'29"	35.0'	23.16'	22.74'	N71°02'36"W
2	07°11'28"	35.0'	4.39'	4.39'	N48°29'46"W
3	83°31'59"	50.0'	72.90'	66.61'	N86°40'03"W
4	51°33'58"	50.0'	45.00'	43.50'	S25°46'59"E
5	51°33'58"	50.0'	45.00'	43.50'	N86°40'03"E
6	83°31'59"	50.0'	72.90'	66.61'	N48°41'36"E
7	07°11'28"	35.0'	4.39'	4.39'	N71°14'38"E
8	37°54'29"	35.0'	23.16'	22.74'	N70°03'40"W
9	39°54'41"	35.0'	24.38'	23.51'	N47°29'41"W
10	83°31'59"	50.0'	72.90'	66.61'	N86°40'03"W
11	51°33'58"	50.0'	45.00'	43.50'	S25°46'59"E
12	51°33'58"	50.0'	45.00'	43.50'	N86°40'03"E
13	83°31'59"	50.0'	72.90'	66.61'	N47°29'41"E
14	07°11'28"	35.0'	4.39'	4.39'	N70°15'09"E
15	05°36'13"	35.0'	3.42'	3.42'	
16	39°29'42"	35.0'	24.13'	23.65'	

DOH CLARK  
REGISTER OF DEEDS  
SAUNDERS CO. NEBR.

55 JUN 25 AM 10:59

BOOK 3 PAGE 487  
OF PLAT N151# 300

BY: [Signature]

207942

CORPORATE ACKNOWLEDGMENT

STATE OF

COUNTY OF

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me  
the undersigned, a Notary Public in and for said County, personally came

President of \_\_\_\_\_

personally to me known to be the identical person(s) who signed the  
foregoing instrument as grantor(s) and who acknowledged the execution  
thereof to be \_\_\_\_\_ voluntary act and deed for the purpose therein expressed.

Witness my hand and Notarial Seal the date above written.

NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF

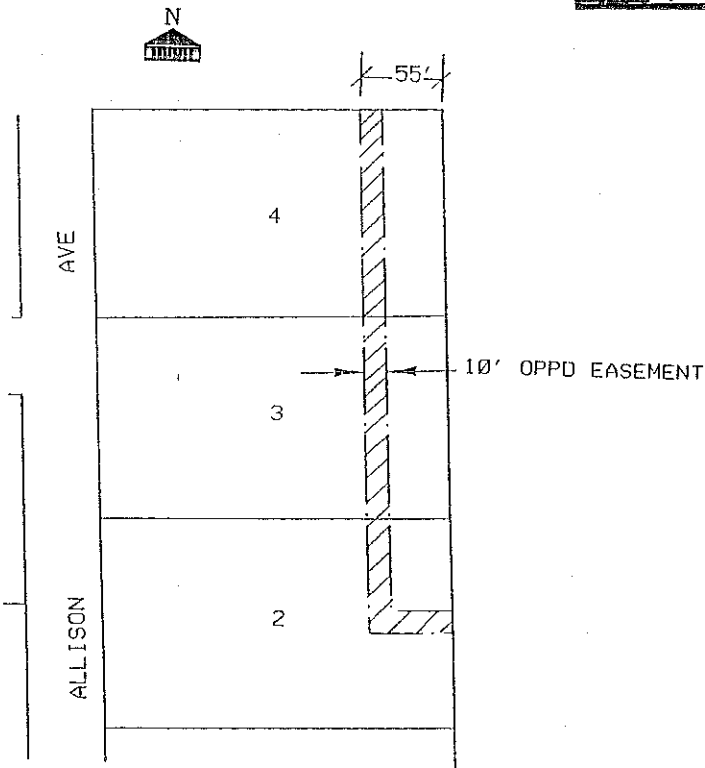
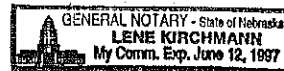
COUNTY OF

On this 24 day of December, 1996, before me  
the undersigned, a Notary Public in and for said County and State,  
personally appeared Ervin A. Bull

Marianne M. Bull  
personally to me known to be the identical person(s) who acknowledged  
the execution thereof to be ☒ voluntary act and deed for the purpose  
therein expressed.

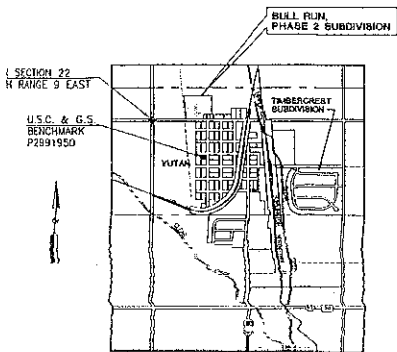
Witness my hand and Notarial Seal the date above written.

NOTARY PUBLIC



Distribution Engineer \_\_\_\_\_ Date \_\_\_\_\_ Property Management \_\_\_\_\_ Date \_\_\_\_\_  
 Section SW4 22 Township 15 North, Range 9 East  
 Salesman Rosales Engineer Padilla Est# 950309101 W.O.# M17532

207942

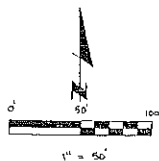


KEY MAP  
SCALE: 1"=2000'

#### BENCHMARK

BM P2991950: LOCATED AT THE SOUTH CORNER OF THE BASE OF THE WATER TOWER, 101 FEET WEST OF WRENSHALL AVENUE, ELEVATION = 1216.22 (1988 DATUM)

OWNERS AND SUBDIVIDERS  
ERVIN A. BULL AND MARIANNE M. BULL  
408 HILLSIDE AVE. YUTAN, NE 68073



MINIMUM SETBACK REQUIREMENTS  
FRONT YARD 30 FEET  
SIDE YARD 7 FEET  
REAR YARD 35 FEET

JOHN CLARK  
REGISTER OF DEEDS  
SAUNDERS CO. NEBR.

96 JAN 25 AM 10:59  
INDEX 3, 487  
OF 100

BY [Signature]

#### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS UPON THE COMPLETION OF THE ENGINEERING GRADING PLAN OF OLMSTED AND PERRY, CONSULTING ENGINEERS, INC., OMAHA, NEBRASKA WITHIN SAID SUBDIVISION TO BE KNOWN AS BULL RUN, PHASE 2, LOTS 1 THROUGH 20 BEING A PLATTING OF PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 SECTION 22, T15N, R9E OF THE 6TH P.M., SAUNDERS COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22-15-9, THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 SECTION 22-15-9 N90°00'00"E 955.59 FEET TO THE EASTERLY LINE OF A 60 FOOT WIDE PIPELINE EASEMENT AND THE POINT OF BEGINNING, THENCE ALONG THE EASTERLY LINE OF A 60 FOOT WIDE PIPELINE EASEMENT N43°02'25"W 695.15 FEET, THENCE N90°00'00"E 770.57 FEET, THENCE S0°10'10"E 533.00 FEET TO THE NORTH LINE OF BULL RUN, A SUBDIVISION IN THE VILLAGE OF YUTAN, NEBRASKA, THENCE ALONG THE NORTH LINE OF BULL RUN N89°59'16"W 224.00 FEET, THENCE ALONG THE WEST LINE OF BULL RUN S0°10'10"E 160.05 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 SECTION 22-15-9, THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 SECTION 22-15-9 N90°00'00"W 494.00 FEET TO THE EASTERLY LINE OF A 60 FOOT WIDE PIPELINE EASEMENT AND THE POINT OF BEGINNING.

THE PARCEL DESCRIBED CONTAINS 11.02 ACRES OF WHICH 0.38 ACRE IS EXISTING COUNTY ROAD RIGHT OF WAY.

THE SOUTH LINE OF THE SOUTHWEST 1/4 SECTION 22-15-9 IS ASSUMED TO BEAR N90°00'00"E FOR THIS SURVEY PLAT AND LEGAL DESCRIPTION.

DATE: 12/22/1995



[Signature]  
J.E. TERRY L.S. 365

#### DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, ERVIN A. BULL AND MARIANNE M. BULL, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE KNOWN AS BULL RUN, PHASE 2 AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY DEDICATE FOR PUBLIC USE THE STREETS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL LICENSE IN FAVOR OF AND GRANTED TO THE OMAHA PUBLIC POWER DISTRICT, METROPOLITAN UTILITIES DISTRICT, LINCOLN TELEPHONE AND TELEGRAPH COMPANY, CABLE U.S.A., THEIR SUCCESSORS AND ASSIGNS TO ERRECT AND OPERATE, MAINTAIN, REPAIR AND RENEW ALL NECESSARY INSTRUMENTALITIES AND TO EXTEND THEREON EACH UTILITY SERVICE, OVER, UPON OR UNDER A 6 FOOT WIDE STRIP OF LAND ALONG ALL REAR LOT LINES AND ALONG SIDE LOT LINES WHERE NECESSARY, SAID LICENSE BEING GRANTED FOR THE USE AND BENEFIT OF ALL PRESENT AND FUTURE OWNERS OF LOTS IN SAID SUBDIVISION. PROVIDED, HOWEVER, THAT SAID UTILITY EASEMENT IS GRANTED UPON THE SPECIFIC CONDITION THAT IF SAID UTILITY COMPANIES FAIL TO CONSTRUCT ALONG ANY OF SAID UTILITY EASEMENT WITHIN 36 MONTHS OF THE DATE HEREOF, OR IF UTILITY IS CONSTRUCTED BUT HERE AFTER REMOVED WITHOUT REPLACEMENT WITHIN 60 DAYS AFTER THEIR REMOVAL, THEN THIS UTILITY EASEMENT SHALL AUTOMATICALLY TERMINATE AND BECOME VOID. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK 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 USED OR RIGHTS HEREIN GRANTED.

Ervin A. Bull 12 December 1995  
ERVIN A. BULL Date

Marianne M. Bull 12 December 1995  
MARIANNE M. BULL Date

#### ACKNOWLEDGMENT OF NOTARY:

STATE OF NEBRASKA) SS  
COUNTY OF SAUNDERS)

ON THIS 12th DAY OF December, 1995 BEFORE ME A NOTARY PUBLIC, APPEARED ERVIN A. BULL AND MARIANNE M. BULL, HUSBAND AND WIFE, WHO ARE PERSONALLY KNOWN TO ME AND THEY DID ACKNOWLEDGE THE EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON June 12, 1997

[Signature]  
NOTARY PUBLIC



SEAL

#### APPROVAL OF COUNTY SURVEYOR:

I HEREBY APPROVE OF THE NUMBERING OF LOTS 1 THROUGH 20, BULL RUN, PHASE 2 IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4, SECTION 22, T15N, R9E OF THE 6TH P.M., SAUNDERS COUNTY, NEBRASKA THIS 12th DAY OF December, 1995.

[Signature]  
SAUNDERS COUNTY SURVEYOR

#### APPROVAL OF YUTAN VILLAGE BOARD:

THE PLAT OF BULL RUN, PHASE 2 WAS APPROVED BY THE YUTAN VILLAGE BOARD THIS 12th DAY OF December, 1995.

[Signature]  
CHAIRMAN

[Signature]  
CLERK

#### COUNTY TREASURER'S CERTIFICATE:

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE THIS 12th DAY OF December, 1995.

[Signature]  
SAUNDERS COUNTY TREASURER

#### YUTAN VILLAGE ENGINEER:

I HEREBY APPROVE OF THIS PLAT OF BULL RUN PHASE 2 ON THIS 12th DAY OF December, 1995.

[Signature]  
VILLAGE ENGINEER

#### YUTAN VILLAGE PLANNING BOARD:

THIS PLAT OF BULL RUN PHASE 2 WAS APPROVED BY THE VILLAGE PLANNING BOARD OF YUTAN, NEBRASKA THIS 12th DAY OF December, 1995.

[Signature]  
CHAIRMAN

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FINAL PLAT BULL RUN PHASE 2 YUTAN, SAUNDERS COUNTY, NEBRASKA	
SCALE: 1" = 50'	APPROVED BY:
DATE:	DRAWN BY: JC
ERVIN A. BULL AND MARIANNE M. BULL 408 HILLSIDE AVE. YUTAN, NE 68073	
J.E. TERRY AND ASSOCIATES	