DOANE ESTAT ES ADDITION

FINAL PLAT

SURVEYOR'S CERTIFICATE

I hereby certify that I have caused to be surveyed the Subdivision to be known as "DOANE ESTATES ADDITION", a subdivision of Lots 22 and 23 of Irregular Tracts located in the Northwest Quarter of Section 24, Township 11 North, Range 8 East, of the 6th P.M., Lancaster County, Nebraska and more particularly described as follows:

Commencing at the West 1/16 Corner of the Northwest Quarter of said Section 24, Thence on the west line of said Section 24, S00'29'13"E, a distance of 243.74 feet to the POINT OF BEGINNING;
Thence N88'30'35"E, a distance of 33.01 feet;
Thence N89'27'20'B, a distance of 211.95 feet;
Thence N89'41'13"E, a distance of 73.85 feet;
Thence S81'12'12"E, a distance of 73.85 feet;
Thence S00'15'47"E, a distance of 726 feet;
Thence S00'15'47"E, a distance of 726 feet;
Thence S01'58'28"W, a distance of 158.62 feet;
Thence S19'50'28"W, a distance of 108.80 feet;
Thence S19'09'19"E, a distance of 108.80 feet;
Thence S19'09'19"E, a distance of 71.37 feet;
Thence S19'09'19"E, a distance of 52.91 feet;
Thence S89'43'47"E, a distance of 53.71 feet;
Thence S89'43'47"E, a distance of 136.55 feet;
Thence S89'43'47"E, a distance of 136.55 feet;
Thence S89'29'18"W, a distance of 192.96 feet;
Thence S89'43'9"E, a distance of 192.96 feet;
Thence S89'29'18"W, a distance of 191.40 feet to the POINT OF BEGINNING and distance of 71.37 feet; distance of 52.91 feet; distance of 50.71 feet; distance of 135.51 feet; distance of 116.65 feet; distance of 70.99 feet; distance of 192.96 feet; distance of 586.65 feet; distance of 1753.23 feet; distance of 1091.40 feet to the first of 1,617,775.10 square feet or

contains a the POINT OF BEGINNING and or 37.14 acres.

Permanent monuments have been placed at all lot corners, street intersections, points curvature, centerline points of tangency, and at all other points required by Lancaster County, Nebraska, Land Subdivision Regulations. 앜

All curvilinear dimensions are chord measurements unless shown otherwise, and are feet or decimals of a foot.

Signed this 8h day of

Lyle L. Loth, L.S. 314
REGA Engineering Group Inc.
601 Old Cheney Road, Suite 'A'
Lincoln, NE 68512
402-484-7342

EBRASKA EGISTERO

DEDICATION

The foregoing plat known as "DOANE ESTATES ADDITION", and as described in the Surveyor's Certificate is made with the free consent and in accordance with the desires of the undersigned, the sole owners, and the easements shown thereon are hereby granted in perpetuity to Lancaster County, Nebraska, their successors and assigns, to allow entry for the purposes of construction, reconstruction, replacement, repair, operation and maintenance of wires, cables, conduits, fixtures, poles, towers, pipes and equipment for the distribution of electricity and gas; telephone and cable television; wastewater collectors; storm drains; water mains and all appurtenances thereto, over, upon or under the easements as shown on the foregoing plat.

The construction or location of any building or structure, excluding an easement shown thereon shall be prohibited. fences, over, upon or under

Lancaster County, Nebraska, its of replacement or damage to easement shown thereon. its successors or assigns are hereby to any improvement or vegetation over, held harmless for the cost , upon or under any

The additional right—of—way shown thereon along North 176th Street and Bluff Road is hereby dedicated to the public.

<u>٥</u> more than two

The right of direct vehicular access to Bluff Road from Lot 1 is limited to (2) accesses to Bluff Road.

WITNESS OUR HAND The right of direct vehicular access to North 176th Street from Lot 1 is hereby relinquished.

The Doane Family Trust Dated December

Alice L. Doane, Trustee of The Doane Family Trust Dated December 19, 2001

ACKNOWLEDGMENT

STATE OF NEBRASKA

On this 7th day of May 2017 before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Alice L. Doane, Trustee of The Doane Family Trust Dated December 19, 2001, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and she acknowledged the same to be her voluntary act and deed.

NOTARY PUBLIC 10 th

My commission expires the

day of

PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Section 3.16 of the Lancaster County, Nebraska, Land Subdivision Regulations, hereby approves this Final Plat.

Planning Director tepu

May 10,2017

Inst # 2017018782 Wed May 10 11:44:58 CDT 2017
Filing Fee: \$52.00
Capacks
Lancaster County, NE Assessor/Register of Deeds Office PLAT
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