UE

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DOC

NORTHEAST CORNER, NORTHWEST QUARTER NORTHEAST QUARTER SEC. 10, T8N, R16W FOUND CHISLED CROSS IN CONCRETE ROAD

527.43'(M)

NAIL IN POWER POLE

FIRE HYD - TOP NUT

NE COR LIGHT POLE BASE

NAIL & CAP IN POWER POLE

10' UTILITY_ EASEMENT

NO BUILD LANDSCAPE

ADDITIONAL

10' UTILITY EASEMENT

-469.21'(M)

P.O.B.

EXISTING ROW

 Π

59.90'

52.21

S89'00'18"E

LOT 1

260576 S.F.

5.98 Ac±

FEMA 1% CHANCE OF ANNUAL FLOOD FLOOD INSURANCE RATE MAP

MAP NUMBER: 31019C0615D EFFECTIVE DATE: NOVEMBER 26TH, 2010 (AREA OF 100 YEAR FLOOD)

N89'00'43"W

6TH STREET

N89'00'43"W

LOT 2

88528 S.F.

566.03'(M)

N89'00'43"W 687.58'(M)

727.58'(M)

SSE 54.22'

12.51 12.87

53.66'

2019-06602

470.93'(M) 471.01'(P)

(4)

20' STORM

DRAIN EASEMENT

SOUTHEAST CORNER, SOUTHWEST QUARTER SOUTHEAST QUARTER SEC. 10, T8N, R16W FOUND HEX ROD IN CENTER N-S ROAD

SSW 54.32' "X" IN CONC. BRIDGE CURB

"X" IN CONC. BRIDGE CURB

N EDGE CONC BRIDGE DECK

CROSSED NAILS IN GUARD RAIL

CROSSED NAILS IN GUARD RAIL

591.08'(M)

2019-06602

KELLIE JOHN BUFFALO COUNTY REGISTER OF DEEDS

KEARNEY, NEBRASKA RECORDED ON: 11/27/2019 12:58:18 PM

REC FEE: 70.00

PAGES: 11 PD: 70.00 ESCROW: CK: 51061 MILLER & ASSOCIATES

NORTH LINE GOV'T LOT 3 SEC 10, T-8-N, R-16-W

S89'00'43"E

80.55'(M)-

80.56'(P)

22ND

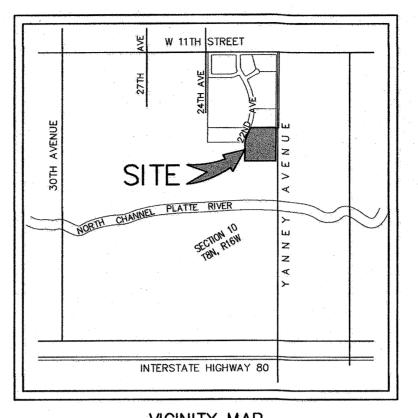
FUTURE

6TH STREET

L=44.48'(P)

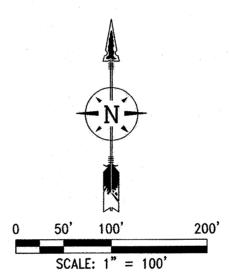
FINAL PLAT -WESTERN NEBRASKA PROPERTY DEVELOPMENT THIRD ADDITION-

AN ADDITION TO THE CITY OF KEARNEY, BUFFALO COUNTY, NEBRASKA.



VICINITY MAP SCALE: 3"=1 MILE

(5)



2019-06602

	LEGEND
A	= SECTION CORNERS FOUND
•	= CORNERS FOUND (5/8" REBAR
	UNLESS OTHERWISE NOTED)
O	= CORNERS ESTABLISHED
	(CAPPED 5/8" x 24" REBAR)
×	= TEMPORARY POINT
(M)	= MEASURED DISTANCES
(P)	= PLATTED DISTANCES
	= BOUNDARY LINE
	= SECTION LINE
_ (= EXISTING LOT LINES
	= CENTERLINE
	= RIGHT-OF-WAY LINE
	= NEW EASEMENT LINE
	= EXISTING EASEMENT LINE

NOTES

This plat prepared September 2019 for:

KPT&G, LLC 10340 N. 84th Street Omaha, NE 68123

Current Zoning: AG Proposed Zoning: R-3/PD

LEGAL DESCRIPTION:

A tract of land being a part of Government Lot 3 of Section Ten (10), Township Eight (8) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska and more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 10; thence S 01°05'59" W on the East line of said Northwest Quarter of the Northeast Quarter and on the East line of said Government Lot 3, and all bearings contained herein are relative thereto, a distance of 1402.14 feet to the Easterly extension of the South line of Lot 4, Block Two, of Western Nebraska Property Development Addition, an addition to the City of Kearney, Buffalo County, Nebraska and the POINT OF BEGINNING; thence continuing S 01°05'59" W on said East line of Government Lot 3 a distance of 679.20 feet; thence N 89°00'43" W a distance of 727.58 feet to a 5/8" rebar with cap; thence N 01°05'59" E a distance of 315.57 feet to a 5/8" rebar with cap; thence on a tangent curve to the Right having a central angle of 6°04'57", a radius of 540.00 feet, an arc length of 57.33 feet, and a chord bearing N 04º08'28" E a distance of 57.30 feet to a 5/8" rebar with cap at the Southeast corner of Lot 1 of Western Nebraska Property Development Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska; thence S 89000'43" E on the Easterly extension of the South line of said Lot 1 a distance of 80.55 feet to a 5/8" rebar with cap; thence Northerly on a non-tangent curve to the Right having a central angle of 18°15'05", a radius of 460.00 feet, an arc length of 146.53 feet, and a chord bearing N 17°23'27" E a distance of 145.91 feet to a 5/8" rebar with cap; thence N 26°30'59" E a distance of 101.28 feet to a 5/8" rebar with cap; thence on a tangent curve to the Left having a central angle of 4°30'23", a radius of 1040.00 feet, an arc length of 81.80 feet, and a chord bearing N 24º15'48" E a distance of 81.77 feet to a 5/8" rebar with cap at the Southwest corner of said Lot 4; thence S 89°00'18" E on said South line of Lot 4 and it's Easterly extension a distance of 527.43 feet to the Point of Beginning. Containing 10.40 Acres,

2019-06602

(6)

SURVEYOR'S CERTIFICATE

I, Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672, do hereby certify that the survey on "Western Nebraska Property Development Third Addition", an addition to the City of Kearney, Buffalo County, Nebraska, was performed under my direct supervision, the lots are well and accurately staked off and marked, the dimensions of the lots are as shown on the above plat, the lots bear their own number, and that the survey was made using known and recorded monuments. All information shown on the above plat is accurate and correct to the best of my knowledge and

(SEAL)

Nebraska Professional Registered Land Surveyor No. 672

Date 11-4-2019

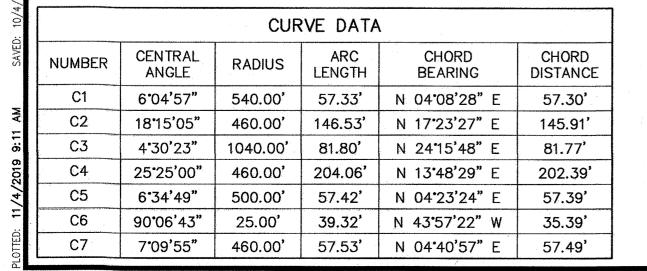


SHEET 1 OF 2



		* * * * ·	
-	PARTY CHIEF:	JARED YEND	RA .
	DRAWN BY:	STANLEY P.	BLACKMORE
	JOB NUMBER:	130-P537-0	101-19
	1111 CENTRAL	AVENUE	REVISION-DATE & REA
	KEARNEY, NE		
	Tel: 308-234-	-6456	
	Fax: 308-234	-1146	
	www.miller-end	ineere com	

WESTERN NE PROPERTY DEVELOPMENT 3RD ADD



BASIS OF BEARINGS:

All bearings are based on Buffalo County Low Distortion Projection from Nebraska State Surveyor's Office. = Transverse Mercator Projection

Central Meridian Standard Parallel False N/E

 $=40^{\circ}51'00"$ North = 25000/45000 (meters) = GRS80 - NAD83

= 1.0000959

Scale Factor = 98°56'00" West Spheroid - Datum

(8)

FINAL PLAT -WESTERN NEBRASKA PROPERTY DEVELOPMENT THIRD ADDITION-

AN ADDITION TO THE CITY OF KEARNEY, BUFFALO COUNTY, NEBRASKA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that KPT&G, LLC, a Nebraska Limited Liability Company being the sole owners of the land described hereon have caused the same to be surveyed, subdivided, platted and designated as "Western Nebraska Property Development Third Addition", an addition to the City of Kearney, Buffalo County, Nebraska and said owners hereby ratify and approve the disposition of their property as shown on the above plat, and hereby dedicate to the use and benefit of the public, the streets and utility easements (if any), and acknowledge said subdivision to be made with the free consent and in accord with the desires of said owners, and dedicate the storm water management facilities contained on the proposed land and all appurtenances thereto contained within the boundaries of the subdivision to the use and the benefit of all property owners in said subdivision, including Lots One (1) through Lot Two (2) inclusive of said "Western Nebraska Property Development Third Addition", that said owners shall be collectively and proportionally responsible for the ongoing maintenance of said storm water facilities in perpetuity, with such obligations stipulated as part of the Subdivision Agreement of said subdivision; said agreement by reference hereto made a part hereof and filed with the subdivision plat with the Register of Deeds.

by: ZACKASY A. W. (print name)	it's: (prin	MANGER_ t title)
(signature)	1 Wing	
	50A 0	110 0 C C O O
ACKNOWLEDGMENT	DOC 21	019-06602
		(10)
STATE OF NOTAS		
STATE OF NOTAS COUNTY OF DOUALS	} S.S.	
COUNTY OF DOUNDA	} S.S.	this 7th day of Navember
COUNTY OF DOUGLAS The foregoing instrument was 2014,	S acknowledged before me	
COUNTY OF DOUGLAS The foregoing instrument was	S acknowledged before me it's: Market	magez t title)

APPROVAL OF KEARNEY, NEBRASKA, CITY PLANNING COMMISSION

The undersigned, M. STANLEY DATE (print name), Chairperson or Vice Chairperson of the City Planning Commission of the City of Kearney, Buffalo County, Nebraska, does hereby certify that the foregoing plat of "Western Nebraska Property Development Third Addition", an addition to the City of Kearney, Buffalo County, Nebraska, was submitted to the Kearney, Nebraska, Planning Commission for a public meeting and review and that recommendation by the Kearney, Nebraska, Planning Commission was made to the City Council on the day of Octobes , 20 19

APPROVAL OF KEARNEY, NEBRASKA, CITY COUNCIL

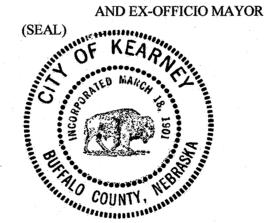
The above and foregoing plat was submitted to the City Council in and for the City of Kearney, Buffalo County, Nebraska, and duly considered by this Council at its regular meeting assembled on the 12th day of November, 2019, and upon motion duly made and recorded, the same was approved in accordance with the requirements of Section 19-916, Nebraska Revised Statutes of 1943 (Reissue 1987), in all respects by a majority vote of the members of such council.

Dated this 12th day of November, 2019.

Standon a Cloude STANLEY A. CLOUSE PRESIDENT OF THE COUNCIL

ATTEST:

Lauren Brandt LAUREN BRANDT CITY CLERK



RESOLUTION NO. 2019-200

BE IT RESOLVED BY THE PRESIDENT AND COUNCIL OF THE CITY OF KEARNEY. NEBRASKA, that the plat of "Western Nebraska Property Development Third Addition", an addition to the City of Kearney, Buffalo County, Nebraska, for a tract of land described as a tract of land being a part of Government Lot 3 of Section Ten (10), Township Eight (8) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska and more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 10; thence S 01°05'59" W on the East line of said Northwest Quarter of the Northeast Quarter and on the East line of said Government Lot 3, and all bearings contained herein are relative thereto, a distance of 1402.14 feet to the Easterly extension of the South line of Lot 4, Block Two, of Western Nebraska Property Development Addition, an addition to the City of Kearney, Buffalo County, Nebraska and the POINT OF BEGINNING; thence continuing S 01°05'59" W on said East line of Government Lot 3 a distance of 679,20 feet; thence N 89°00'43" W a distance of 727.58 feet to a 5/8" rebar with cap; thence N 01°05'59" E a distance of 315.57 feet to a 5/8" rebar with cap; thence on a tangent curve to the Right having a central angle of 6°04'57", a radius of 540.00 feet, an arc length of 57.33 feet, and a chord bearing N 04°08'28" E a distance of 57.30 feet to a 5/8" rebar with cap at the Southeast corner of Lot 1 of Western Nebraska Property Development Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska; thence S 8900'43" E on the Easterly extension of the South line of said Lot 1 a distance of 80.55 feet to a 5/8" rebar with cap: thence Northerly on a non-tangent curve to the Right having a central angle of 18°15'05", a radius of 460.00 feet, an arc length of 146.53 feet, and a chord bearing N 17°23'27" E a distance of 145.91 feet to a 5/8" rebar with cap; thence N 26°30'59" E a distance of 101.28 feet to a 5/8" rebar with cap; thence on a tangent curve to the Left having a central angle of 4°30'23", a radius of 1040,00 feet, an arc length of 81.80 feet, and a chord bearing N 24°15'48" E a distance of 81.77 feet to a 5/8" rebar with cap at the Southwest corner of said Lot 4; thence S 89°00'18" E on said South line of Lot 4 and it's Easterly extension a distance of 527.43 feet to the Point of Beginning. Containing 10.40 Acres, more or less, duly made out, acknowledged and certified, and the same hereby is approved in accordance with the provisions and requirements of Section 19-916 of the Nebraska Revised Statutes, be accepted and ordered filed and recorded in the Office of the Register of Deeds of Buffalo County, Nebraska; said addition is hereby included within the corporate limits of said City and shall be and become a part of said City for all purposes whatsoever, and the inhabits of such addition shall be entitled to all the rights and privileges and shall be subject to all laws, ordinances, rules and regulations of said City.

BE IT FURTHER RESOLVED that the Subdivision Agreement, marked as Exhibit "A" attached hereto and made a part hereof by reference, be and is hereby approved and that the President of the Council be and is hereby authorized and directed to execute said agreement on behalf of the City of Kearney, Nebraska. Said Subdivision Agreement shall be filed with the final plat with the Buffalo County Register of Deeds.

BE IT FURTHER RESOLVED that the President of the Council be and is hereby authorized and directed to execute the final plat on behalf of the City of Kearney, Nebraska. 2019-06602

PASSED AND APPROVED THIS 120 DAY OF November, 2019.

auron Branch

LAUREN BRANDT

CITY CLERK

Stanbou a. Oouse STANLEY A. CLOUSE PRESIDENT OF THE COUNCIL AND EX-OFFICIO MAYOR

NOTES

This plat prepared September 2019 for:

My commission expires Thrus 3,702

KPT&G, LLC 10340 N. 84th Street Omaha, NE 68123

Current Zoning: AG Proposed Zoning: R-3/PD SHEET 2 OF 2

PARTY CHIEF: JARED YENDRA DRAWN BY: STANLEY P. BLACKMORE OB NUMBER: 130-P537-001-19 1111 CENTRAL AVENUE EARNEY, NE 68847-6833 Fax: 308-234-1146

www.miller-engineers.com WESTERN NE PROPERTY DEVELOPMENT 3RD ADD

Miller & Associates