

7004
R. H. SON CLARK
REGISTER OF DEEDS
SALINEERS CO. NEBR.

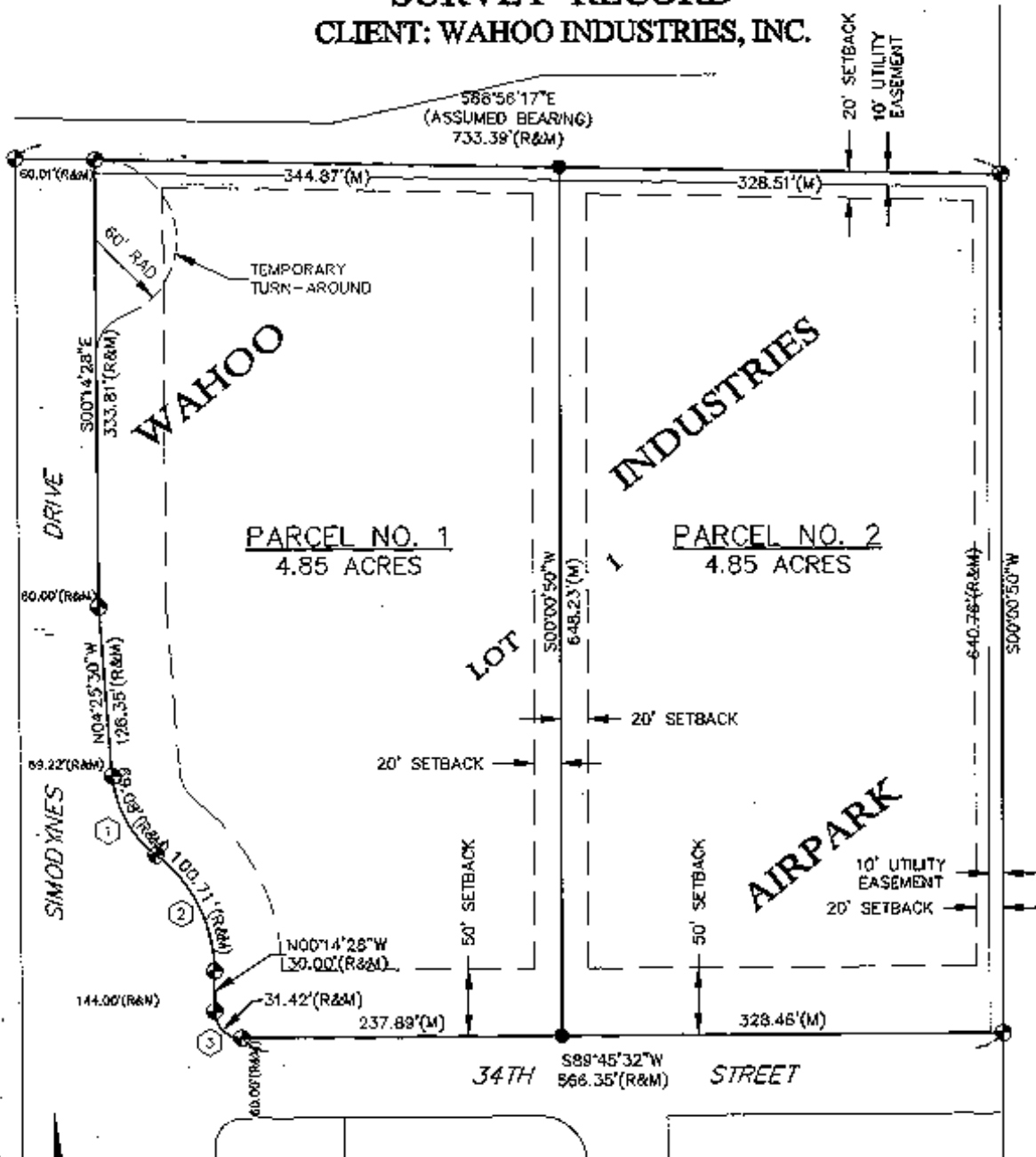
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BOOK 258 PAGE 437

OF 62 INST# 495
Q. 111

SURVEY RECORD

CLIENT: WAHOO INDUSTRIES, INC.



CURVE DATA:

- | | | |
|---|---|---|
| ① $\Delta = 48°18'18"$
R = 82.00'(R&M)
T = 36.74'(R&M)
L = 69.08'(R&M)
CHD BRG = N26°33'39"W
CHD LGH = 67.06'(R&M) | ② $\Delta = 52°27'20"$
R = 110.00'(R&M)
T = 54.19'(R&M)
L = 100.71'(R&M)
CHD BRG = N26°28'08"W
CHD LGH = 97.23'(R&M) | ③ $\Delta = 80°00'00"$
R = 20.00'(R&M)
T = 20.00'(R&M)
L = 31.42'(R&M)
CHD BRG = N45°14'28"W
CHD LGH = 28.26'(R&M) |
|---|---|---|

SURVEYOR'S CERTIFICATE:

NOTE: ALL BEARINGS ARE ASSUMED.

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- TEMPORARY POINT
- D DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

DATE
07/17/04

SCALE
1"=100'

BY
JAS

JOHN D.
60730001

FIELD BOOK
WAHOO #133

FIELD WORK
RE/JS

SHEET
1 OF 2

FILE NO.

JEO
Consulting
Group, Inc.

CORPORATE OFFICE
4000 N. 16TH ST.
LINCOLN, NE 68503

BRANCH OFFICES
NEBRASKA CITY, NE 68107-6700
HASTINGS, NE 68901-0001
HOMER, NE 68901-0001
LINCOLN, NE 68503-0001
COUNCIL BLUFFS, IA 51501-0001
NEW BRUNSWICK, NJ 08901-0001
New York, NY 10001

THIS SURVEY WAS PERFORMED AT THE REQUEST OF WAHOO INDUSTRIES, INC. THE PURPOSE OF THIS SURVEY WAS TO SPLIT LOT 1, WAHOO INDUSTRIES AIRPORT, TO THE CITY OF WAHOO, INTO TWO (2) PARCELS, AT A LOCATION REQUESTED BY OUR CLIENT.

ALL LINES WERE PRODUCED AND MEASURED AS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE 5/8 INCH REBARS, UNLESS NOTED OTHERWISE. ALL MONUMENTS SET ARE 5/8 INCH BY 24 INCH REBARS, UNLESS NOTED OTHERWISE. ALL LINES WERE PRODUCED, AND ANGLES AND DISTANCES WERE MEASURED WITH A SOKKIA SET 3BII ELECTRONIC TOTAL STATION, SERIAL NUMBER 33872 AND A 100 FOOT STEEL TAPE. NO STRUCTURES HAD BEEN BUILT ON LOT 1, AT THE TIME OF THIS SURVEY.

Jeffrey J. Serafin
JEFFREY J. SERAFIN, LS 534



LEGAL DESCRIPTIONS:

PARCEL NO. 1:

THE WEST HALF, BY AREA, OF LOT 1, WAHOO INDUSTRIES AIRPARK, TO THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE S88°56'17"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 344.87 FEET; THENCE S00°00'50"W PARALLEL WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 648.23 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE S89°45'32"W ON SAID SOUTH LINE, A DISTANCE OF 237.89 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON THE WESTERLY LINE OF SAID LOT 1 ON A 20.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 31.42 FEET, THE CHORD OF SAID CURVE BEARS N45°14'28"W, 28.28 FEET; THENCE N00°14'28"W ON SAID WESTERLY LINE, A DISTANCE OF 30.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON SAID WESTERLY LINE ON A 110.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 100.71 FEET, THE CHORD OF SAID CURVE BEARS N26°28'08"W, 97.23 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ON SAID WESTERLY LINE ON AN 82.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 69.08 FEET, THE CHORD OF SAID CURVE BEARS N28°33'39"W, 87.06 FEET; THENCE N04°25'30"W ON SAID WESTERLY LINE, A DISTANCE OF 126.35 FEET; THENCE N00°14'28"W ON SAID WESTERLY LINE, A DISTANCE OF 333.81 FEET TO THE POINT OF BEGINNING, CONTAINING 4.85 ACRES. MORE OR LESS.

PARCEL NO. 2:

THE EAST HALF, BY AREA, OF LOT 1, WAHOO INDUSTRIES AIRPARK, TO THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE N88°56'17"W (ASSUMED BEARING) ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 328.51 FEET; THENCE S00°00'50"W PARALLEL WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 648.23 TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE N89°45'32"E ON SAID SOUTH LINE, A DISTANCE OF 328.46 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N00°00'50"E ON SAID EAST LINE, A DISTANCE OF 640.76 FEET TO THE POINT OF BEGINNING, CONTAINING 4.85 ACRES. MORE OR LESS.

CITY OF WAHOO BUILDING INSPECTOR/ZONING ADMINISTRATOR APPROVAL:
THIS PLAT REPRESENTING A LOT SPLIT OF:

LOT 1, WAHOO INDUSTRIES AIRPARK, TO THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA.

MEETS THE CRITERIA FOR A MINOR SUBDIVISION UNDER SEC. 18, WAHOO SUBDIVISION REGULATIONS, AND WAS APPROVED BY THE CITY OF WAHOO BUILDING INSPECTOR/ZONING ADMINISTRATOR ON THE 26 DAY OF SEP 2006


BUILDING INSPECTOR/ZONING ADMINISTRATOR

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 - R RECORDED DISTANCE

DATE
07/17/01
SCALE
1"=100'
DRAWN
PAA
JOB NO.
60728011
FIELD BOOK
WAHOO #153
FIELD WORK
RPS/JS
SHEET 2 OF 2
FILE NO.

JEO
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CONTOUR OFFICE
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P.O. BOX 100
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