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 REGISTER OF DEEDS  
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 #3471

INST. NO 2000 LAM  
 012792

# LANCASTER IMPLEMENT SUBDIVISION

ZONING - G-1  
 ACREAGE - 44.596



## RECORDING ACKNOWLEDGMENT

STATE OF NEBRASKA )  
 COUNTY OF LANCASTER )  
 This is to certify that this instrument was filed for record in the Register of Deeds office on the \_\_\_\_\_ day of \_\_\_\_\_, 2000, in Book \_\_\_\_\_ Page \_\_\_\_\_  
 Deputy \_\_\_\_\_ Register of Deeds

## ADMINISTRATIVE APPROVAL

This Plat has been submitted to and approved by the Zoning Administrator this 29th day of March, 2000.  
*David J. Moadel*  
 Zoning Administrator  
*Donald C. Rex*  
 City Clerk

## DEDICATION

The foregoing Plat of Lancaster Implement, being a subdivision of the Remaining Portion of Lot 63 Irregular Tract, all located in the Northwest Quarter of Section 21, Township 11 North, Range 8 East of the 6th P.M., Lancaster County, Nebraska, more fully described in the Surveyor's Certificate.  
 The City of Waverly, its successors or assign are hereby held harmless for the cost of replacement or damage to any improvement or vegetation over, upon or under any easement shown thereon.  
 WITNESS MY HAND this 29th day of March, 2000.  
*David J. Moadel*  
 Zoning Administrator  
*Donald C. Rex*  
 City Clerk

## SURVEYOR'S CERTIFICATE

I, *Mark A. Strickland*, Surveyor in the State of Nebraska, do hereby certify that I have accurately surveyed and plotted this subdivision, and all boundary monuments are as shown. All lots, parcels, streets, avenues, lanes, drives, courts, easements, public ways, and other grounds will be and accurately staked and marked after the final grading has been completed. No such lot shall be conveyed until such lot corners have been set. Said described survey was completed in March 28, 2000.  
*Mark A. Strickland*  
 Surveyor  
 623.73 (M)  
 823.33 (D)  
 823.32 (R)

## LEGAL DESCRIPTION

A legal description of the Remaining Portion of Lot 63 Irregular Tract, located in the Northwest Quarter of Section 21, Township 11 North, Range 8 East of the 6th P.M., Lancaster County, Nebraska and more particularly described by metes and bounds as follows:  
 Referring to the West One-Quarter Corner of Section 21, Township 11 North, Range 8 East of the 6th P.M., Lancaster County, Nebraska; Thence N 00°14'51" W (an assumed bearing), and on a West Line of the Northwest Quarter of said Section 21, a distance of 177.97 feet; Thence N 89°45'00" E, a distance of 33.00 feet to a found 3/4" Rebar for the Southeast Corner of the Remaining Portion of Lot 63, Irregular Tract of said Section 21 and also said point is on the North Right-of-way of Amberly Road and the East Right-of-way Line of North 134th Street and the POINT OF BEGINNING; Thence N 00°14'51" W, and on the Westerly Line of the Remaining Portion of Lot 63, Irregular Tract of said Section 21 or the East Right-of-way Line of said North 134th Street, a distance of 869.28 feet to a found 3/4" Rebar for the Northwest Corner of the Remaining Portion of Lot 63, Irregular Tract of said Section 21 or the Easterly Right-of-way Line of said North 134th Street and the Southerly Right-of-way Line of U.S. Highway No. 8; Thence N 55°55'20" E, and on the Northerly Line of the Remaining Portion of Lot 63, Irregular Tract of said Section 21 or the Southerly Right-of-way Line of said U.S. Highway No. 8, a distance 1036.56 feet to a set 5/8"x30" Rebar for the Northeast Corner of the Remaining Portion of Lot 63, Irregular Tract of said Section 21; Thence S 34°40'29" E, and on the Easterly Line of the Remaining Portion of Lot 63 Irregular Tract of said Section 21 or the West Line of Lot 1, Block 1, Deer Park Addition to the City of Waverly, located in the Northwest Quarter of said Section 21, Township 11 North, Range 8 East of the 6th P.M., Lancaster County, Nebraska, a distance of 289.87 feet to a set 5/8"x 30" Rebar for the Southeast Corner of Lot 1, Block 1 of said Deer Park Addition; Thence N 55°25'28" E, and on the Northerly Line of the Remaining Portion of Lot 63, Irregular Tract of said Section 21 or the Southerly Line of Lots 1 and 2, Block 1 of said Deer Park Addition, a distance 249.89 feet to a set 5/8"x 30" Rebar for the Northeast Corner of the Remaining Portion of Lot 63, Irregular Tract of said Section 21 and said point is on the Westerly Right-of-way Line of Canongate Road; Thence S 34°34'32" E, and on the Easterly Line of the Remaining Portion of Lot 63, Irregular Tract of said Section 21 or the Westerly Right-of-way Line of said Canongate Road; Thence S 34°34'32" E, and on the Easterly Line of the Remaining Portion of Lot 63, Irregular Tract of said Section 21 or the Westerly Right-of-way Line of said Canongate Road, having a radius 811.18 feet, an arc length of 488.32 feet and a central angle 34°29'30" E, with a chord bearing S 17°21'21" E, a chord distance 480.98 feet to a set 5/8"x 30" Rebar for the Point of Non-Tangency; Thence S 00°17'24" E, and on the Easterly Line of the Remaining Portion of Lot 63, Irregular Tract of said Section 21 or the Westerly Right-of-way Line of said Canongate Road, a distance of 823.73 feet to a set 5/8"x 30" Rebar for the Southeast Corner of the Remaining Portion of Lot 63, Irregular Tract of said Section 21 and also said point is on the Westerly Right-of-way Line of said Canongate Road and Northerly Right-of-way Line of Amberly Road; Thence S 89°39'04" W, and on the Southerly Line of the Remaining Portion of Lot 63, Irregular Tract of said Section 21 or the Northerly Right-of-way Line of said Amberly Road, a distance 919.42 feet to a found 3/4" Rebar for the Point of Non-Tangency; Thence S 00°17'24" E, and on the Easterly Line of the Remaining Portion of Lot 63, Irregular Tract of said Section 21 or the Northerly Right-of-way Line of said Amberly Road, Thence on a curve to the right and on the Southerly Line of the Remaining Portion of Lot 63, Irregular Tract of said Section 21 or the Northerly Right-of-way Line of said Amberly Road, having a radius of 1362.39 feet, an arc length of 579.18 feet and a central angle 24°01'01", with a chord bearing N 78°03'50" W, a chord distance 374.95 feet to a found 3/4" Rebar for the Point of Non-Tangency; Thence N 68°18'18" W, and on the Southerly Line of the Remaining Portion of Lot 63, Irregular Tract of said Section 21 or the Northerly Right-of-way Line of said Amberly Road, a distance of 20.51 feet to the point of beginning and containing a calculated area of 1,953,894.91 square feet or 44.856 acres, more or less, which also includes 11,119.20 square feet or 0.255 acres, more or less, of City of Waverly Water Well Lot, filed in the Lancaster County Register of Deeds Office, Instrument Number 86-9635.

## LEGEND

- ⊕ = Section & 1/4 Corner
- = Corner Found
- = Corner Set, (5/8"x30" Rebar)
- (P) = Plotted Distance
- (M) = Measured Distance
- (D) = Deeded Distance
- (R) = Recorded Distance

**DEVELOPER & OWNER OF RECORD**  
 Lancaster Implement, Inc.  
 4040 Mohawk  
 Lincoln, NE 68510  
 (402)488-4234

**ENGINEER**  
 Ross Engineering, Inc.  
 The Cotswold  
 645 W. St., Suite 201  
 Lincoln, NE 68508  
 (402)474-7877

LANCASTER IMPLEMENT, INC.  
 N 134TH & AMBERLY ROAD  
 WAVERLY  
 NEBRASKA

ADMINISTRATIVE SUBDIVISION

Sheet No.  
 1 OF 1

