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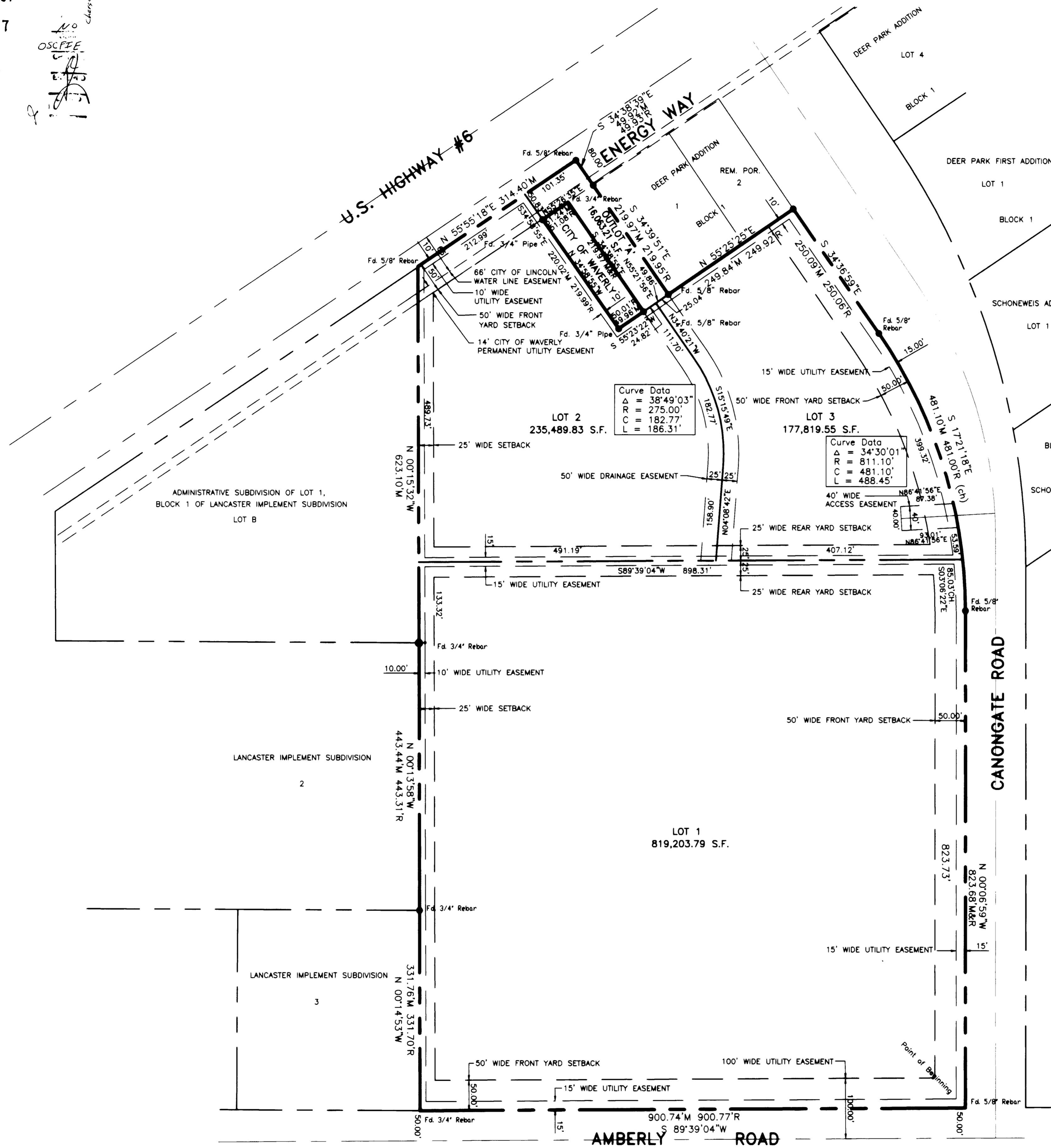
2004 JAN - 6 P 3:44
LANCASTER COUNTY, NE

INST. No 2004

000987

#3913

Checked by
OSCFEE
E. J. J.



OSCAR FIENE ADDITION ADMINISTRATIVE SUBDIVISION

LEGAL DESCRIPTION

A survey of Lot A, of the Administrative Subdivision of Lot 1, Block 1, of Lancaster Implement Subdivision, located in the Northwest Quarter of Section 21 Township 11 North Range 8 East of the Sixth Principal Meridian, Lancaster County, Nebraska. More particularly described by metes and bounds as follows.

Commencing at the West 1/4 corner of Section 21 Township 11 North Range 8 East of the Sixth Principal Meridian; Thence North 89-39-04 East, (an assumed bearing) on the South line of the Northwest Quarter of said Section 21, a distance of 1533.93 feet; Thence North 00-06-59 West, on the Extension of the West Right of Way of Canongate Road, a distance of 50.02 feet to the POINT OF BEGINNING; Thence South 89-39-04 West, and parallel to the South line of the Northwest Quarter, on the North Right of Way line of Amberly Road, a distance of 900.74 feet; Thence North 00-14-53 West, on the East line of Lot 3, Block 1, Lancaster Implement Subdivision, a distance of 331.76 feet; Thence North 00-13-58 West, on the East line of Lot 2, Block 1, Lancaster Implement Subdivision, a distance of 443.44 feet; Thence North 00-15-32 West, on the East line of Lot B, Lancaster Implement Subdivision, a distance of 623.10 feet to a point on the South line of US Highway 6; Thence North 55-55-18 East, and 30.00 feet parallel to the South Right of Way of U.S. Highway 6, a distance of 314.40 feet; Thence South 34-38-39 East on the Easterly line of Lot A, Lot 1, Block 1, Administrative Subdivision of Lot 1, Lancaster Implement Subdivision, a distance of 49.92 feet; Thence South 34-39-51 East on the Easterly line of said Lot A, a distance of 219.97 feet; Thence North 55-25-25 East, on the South line of Lots 1 and 2, Deer Park Addition, a distance of 249.84 feet; Thence South 34-36-59 East on the Westerly Right of Way of Canongate Road, a distance of 250.09 feet to a Point of curvature; Thence on a curve to the right, having a radius of 811.10, a central angle of 34-30-01, a chord bearing of South 17-21-18 East, a chord distance of 481.10 feet to the Point of Tangency; Thence South 00-06-59 East, on the Easterly Right of Way of said Canongate Road a distance of 823.68 feet to the POINT OF BEGINNING and containing a calculated area of 1,248,483.59 square feet or 28.661 acres more or less.

SURVEYOR'S CERTIFICATE

I, Derek A. Beenblossom, Registered Surveyor in the State of Nebraska, do hereby certify that I have accurately surveyed and platted this subdivision and all boundary monuments are as shown. All lots, blocks, 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 January 6th 2004.



DEDICATION

The foregoing plat of Oscar Fiene Addition, being a subdivision of Lot A of the Administrative Subdivision of Lot 1, Block 1, of Lancaster Implement Subdivision located in the Northwest Quarter of Section 21, Township 11 North, Range 8 East of the Sixth Principal Meridian, 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 improvements or vegetation over, upon or under any easement shown thereon.

Prior to the issuance of a building permit an applicant shall present a drainage plan to the City of Waverly for the City's approval. The developer is responsible for any construction regarding drainage. After the installation of any required drainage facilities the City shall be responsible for future maintenance and repair of said drainage facilities.

The location of a driveway for vehicular ingress and egress to Lot 1 shall be approved by the City of Waverly.

WITNESS MY HAND this 6th day of January, 2004

Owner of Record: Michael Fiene, President of Lancaster Implement, Inc.

Michael Fiene
Michael Fiene, President of Lancaster Implement, Inc.

ACKNOWLEDGMENT

STATE OF NEBRASKA) SS
LANCASTER COUNTY)
On this 6th day of January, 2004, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Michael Fiene, President of Lancaster Implement, Inc., to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

Gail D. Schuerman
NOTARY PUBLIC

My commission expires the ___ day of _____, 20___.

RECORDING ACKNOWLEDGMENT

STATE OF NEBRASKA) SS
COUNTY OF LANCASTER)
This is to certify that this instrument was filed for record in the Register of Deeds office on the ___ day of _____, 200_. In Book _____ Page _____.

Deputy _____ Register of Deeds

ADMINISTRATIVE APPROVAL

This plat has been submitted to and approved by the Zoning Administrator this 6th day of January, 2004.

Virginia S. Meadel
Zoning Administrator

Doug Rex
City Clerk

OWNERS OF RECORD & DEVELOPER:

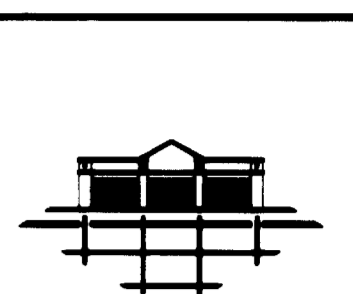
LANCASTER IMPLEMENT CO.
4040 MOHAWK STREET
LINCOLN, NE 68510

PETITIONER:

BRIAN D. CARSTENS
BRIAN D. CARSTENS & ASSOCIATES
601 OLD CHENEY ROAD, SUITE 'C'
LINCOLN, NE 68512 (402)434-2424

SURVEYOR:

ALLEN SURVEYING SERVICES, INC.
12700 N. 56TH STREET
LINCOLN, NE 68514 (402)785-5735



BRIAN D. CARSTENS & ASSOCIATES

LAND USE PLANNING
RESIDENTIAL & COMMERCIAL DESIGN

601 OLD CHENEY ROAD
SUITE 'C'
LINCOLN, NE 68512

PHONE: (402) 434-2424
FAX: (402) 434-0467
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OSCAR FIENE ADDITION

ADMINISTRATIVE SUBDIVISION

HWY 6 & CANNONGATE RD.
WAVERLY, NE

ADMINISTRATIVE SUBDIVISION



SCALE: 1"=100'

PROJECT #031210
DATE: 1/22/03
REVISIONS: 1/06/04