

2-806

FILED

95 NOV -1 AM 9:38

WASHINGTON COUNTY CLERK
BLAIR, NEBR

NORTHWOOD

LOTS 1 thru 20, INCLUSIVE, AND

BEING A PLATTING OF TAX LOT 6 AND TAX LOT 40
WITH TAX LOTS 114 AND 146 AND PART OF TAX LOT 11
THE 6th P.M., WASHINGTON COUNTY, NEBRASKA.

STATE OF NEBRASKA, COUNTY OF WASHINGTON
RECORDED IN BOOK 117 PAGE 117
DATE OF RECORDING 11/1/95
BY CLERK OF COUNTY

LEGEND

- CORNERS FOUND (T ctp unless noted)
- CORNERS SET (3/4" otp)
- CTP CRIMPED TOP PIPE
- OTP OPEN TOP PIPE

CENTERLINE CURVE DATA				
CURVE	RADIUS	TANGENT	ARC LENGTH	DELTA
1	200.00'	91.15'	171.04'	49°00'00"
2	200.00'	207.11'	321.14'	92°00'00"
3	200.00'	85.38'	126.37'	36°12'40"
4	716.83'	159.77'	314.40'	25°07'43"
5	201.07'	50.00'	98.01'	27°55'16"
6	80.00'			

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NORTHWOODS ESTATES

LOTS 1 thru 20, INCLUSIVE, AND OUTLOTS A thru K, INCLUSIVE

BEING A PLATTING OF TAX LOT 6 AND TAX LOT 49 IN THE SE 1/4 OF SECTION 36, T17N, R12E TOGETHER WITH TAX LOTS 114 AND 146 AND PART OF TAX LOT 147 IN THE SW 1/4 OF SECTION 31, T17N, INDE OF THE 6th P.M., WASHINGTON COUNTY, NEBRASKA

PLATTED BY
C. J. ...
REGISTERED PROFESSIONAL SURVEYOR
STATE OF NEBRASKA
EXPIRES ...

LEGEND

- CORNERS FOUND (1" ctp unless noted)
- CORNERS SET (3/4" oph)
- CTP CRUMPED TOP PIPE
- OTF OPEN TOP PIPE

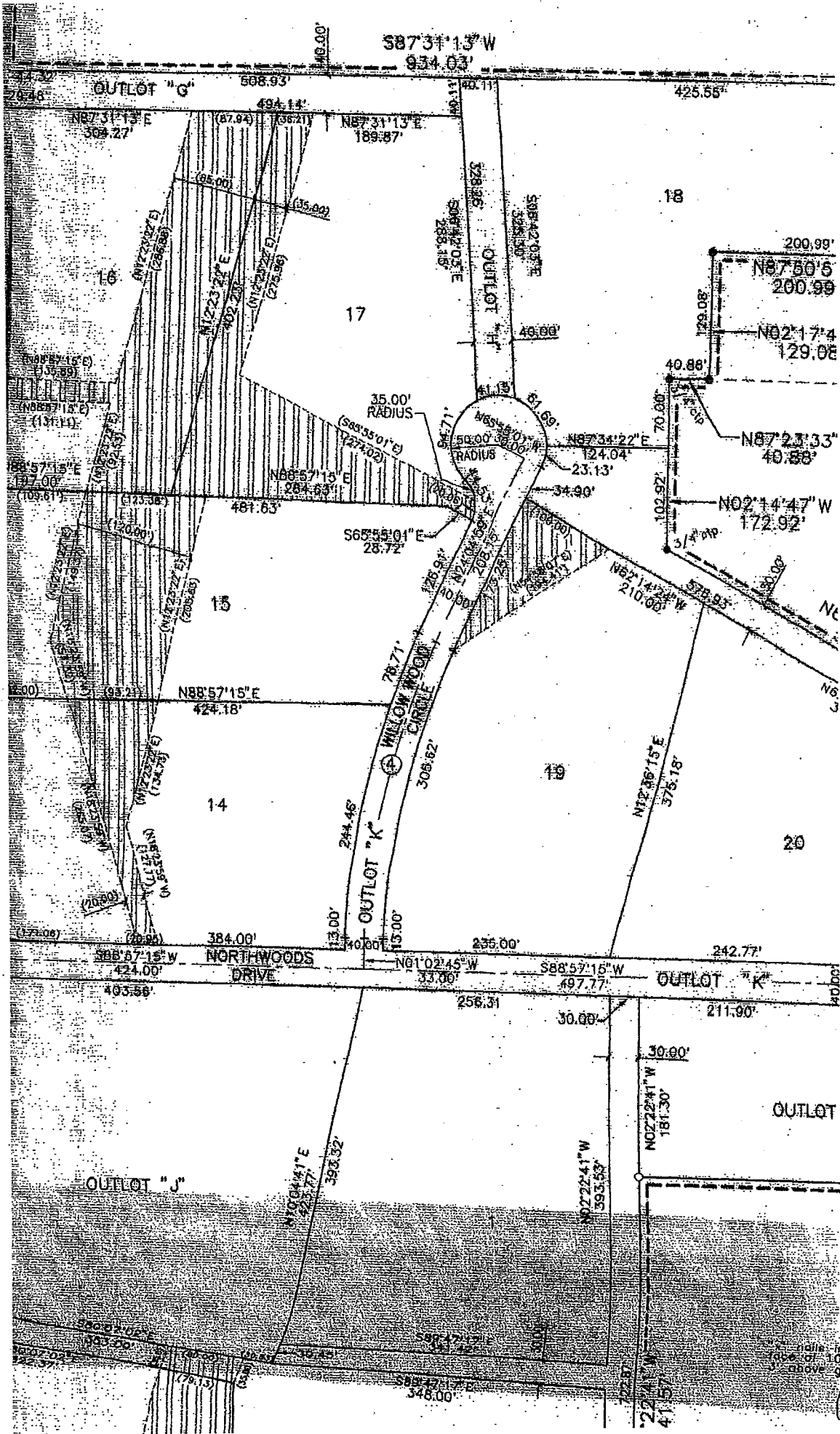
CURVE	RADIUS	TANGENT	ARC LENGTH	DELTA
1	200.00'	91.15'	131.04'	56°00'00"
2	200.00'	107.11'	141.14'	52°00'00"
3	200.00'	95.35'	126.57'	35°12'10"
4	211.07'	90.00'	114.40'	33°07'44"
5	200.00'	112.54'	152.95'	48°19'15"

NOTES

1. ALL DISTANCES SHOWN ON GRABS ARE AND DISTANCES.
2. ALL DIMENSIONS IN PARALLELS PERTAIN TO EASEMENTS ONLY.
3. 3/4" x 28" IRON PIPES WILL BE SET AT ALL ACCESSIBLE LOT CORNERS, ANGLE POINTS AND ENDS OF ALL CURVES.
4. THERE IS A 15 FOOT WIDE UTILITY AND DRAINAGE EASEMENT ALONG ALL LOT LINES THAT ABUT OUTLOT K.



EASEMENT



S87°31'13" W
934.03'

OUTLET "G"

200.99'
N87°50'6"
200.99'
N02°17'4"
129.08'

WILLOW HOOD
CIRCLE

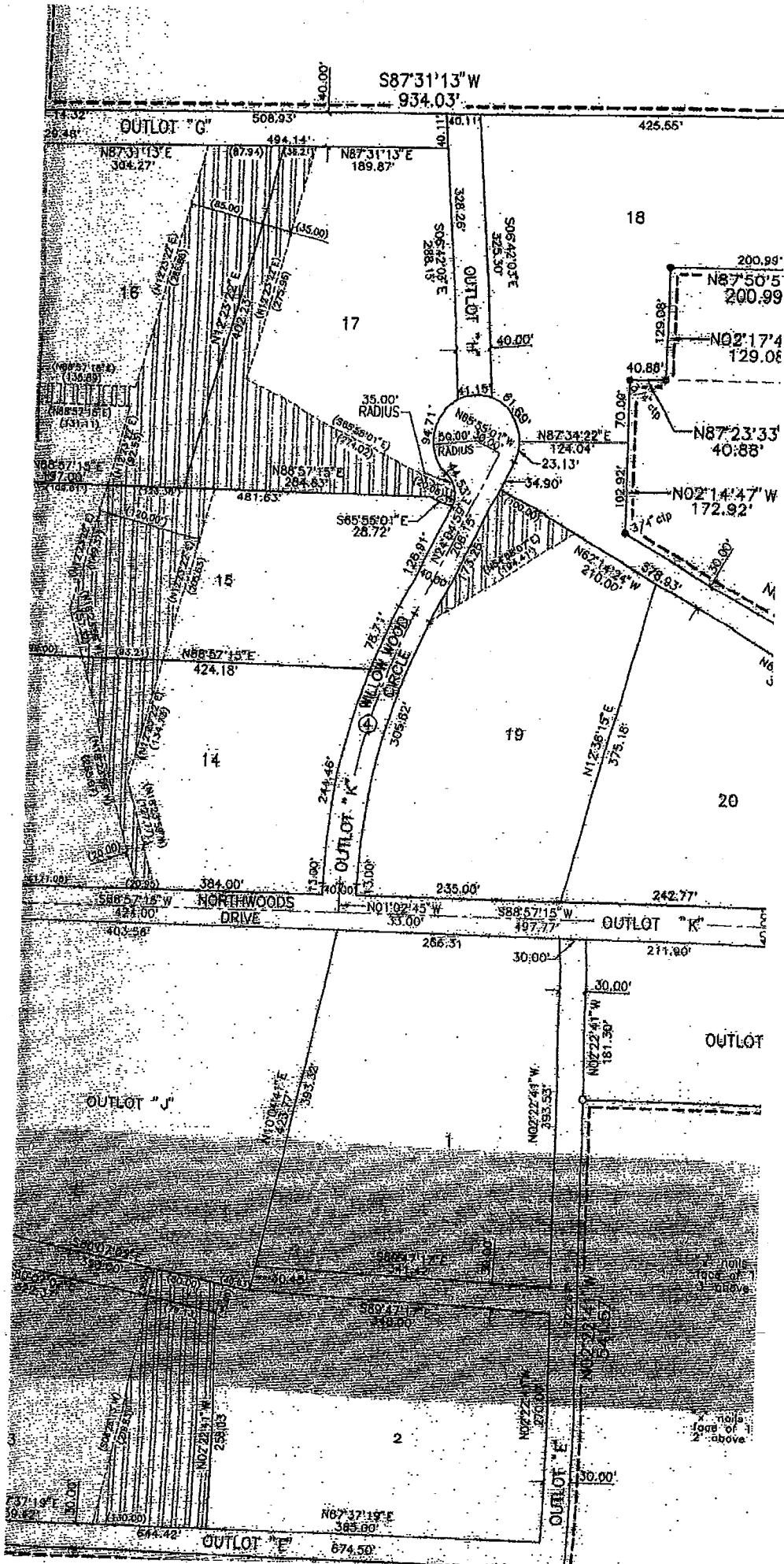
OUTLET "J"

OUTLET "K"

OUTLET

NORTHWOODS
DRIVE

Scale: 1" = 10'
N above 0'



S87°31'13"W
934.03'

18

17

15

14

19

20

200.99'
N87°50'5"
200.99'

129.08'
N02°17'4"
129.08'

40.88'
N87°23'33"
40.88'

172.92'
N02°14'47"W
172.92'

210.00'
N62°14'34"W
210.00'

576.83'

375.18'
N12°36'15"E
375.18'

242.77'

497.77'
S88°57'15"W
497.77'

211.90'

181.30'
N02°22'41"W
181.30'

303.53'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

508.93'

425.65'

304.27'
N87°31'13"E
304.27'

189.87'
N87°31'13"E
189.87'

494.14'

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SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT MONUMENTS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND A BOND WILL BE POSTED WITH WASHINGTON COUNTY TO INSURE THAT IRON PIPES WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS, AND ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS NORTHWOODS ESTATES, LOTS 1 THRU 20, INCLUSIVE AND OUTLOTS A THRU J, INCLUSIVE, BEING A PLATING OF TAX LOT 6 AND TAX LOT 49 IN THE SE 1/4 OF SECTION 36, T17N, R12E OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA, TOGETHER WITH TAX LOTS 114 AND 146 AND PART OF 147 IN THE SW 1/4 OF SECTION 31, T17N, R11E OF THE 6TH P.M., SAID WASHINGTON COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID TAX LOT 147; THENCE S87°37'19"W (ASSUMED BEARING) 780.00 FEET ON THE SOUTH LINE OF SAID TAX LOT 147 TO THE POINT OF BEGINNING; THENCE N02°22'41"W 541.57 FEET; THENCE N07°36'18"E 108.45 FEET ON THE SOUTHERLY LINE OF SAID TAX LOT 147 TO THE EASTERLY LINE OF SAID TAX LOTS 147 AND 146; THENCE N03°45'05"E 267.9 FEET ON THE EASTERLY LINE OF SAID TAX LOT 146; THENCE N07°36'18"E 108.45 FEET ON THE SOUTHERLY LINE OF SAID TAX LOTS 147 AND 146 TO THE NE CORNER OF SAID TAX LOT 146; THENCE N70°51'54"W 45.16 FEET; THENCE N62°14'24"W 522.63 FEET; THENCE N02°14'47"W 172.92 FEET TO THE SOUTH LINE OF SAID TAX LOT 114; THENCE N01°57'35"W 173.74 FEET ON THE SOUTH LINE OF SAID TAX LOT 114 TO THE EASTERLY LINE OF SAID TAX LOT 114; THENCE N01°57'35"W 173.74 FEET ON THE SOUTH LINE OF SAID TAX LOT 114 TO THE EASTERLY LINE OF SAID TAX LOT 114; THENCE N87°50'57"E 200.99 FEET ON THE SOUTH LINE OF SAID TAX LOT 114 TO THE EAST LINE OF SAID TAX LOT 114; THENCE N87°50'57"E 40.88 FEET ON THE SOUTH LINE OF SAID TAX LOT 114 TO THE NE CORNER THEREOF; THENCE S87°31'13"W 934.03 FEET ON THE NORTH LINE OF SAID TAX LOT 114 TO THE EAST LINE OF SAID TAX LOT 49; THENCE N01°53'07"W 668.37 FEET ON THE EAST LINE OF SAID TAX LOTS 6 AND 49 TO THE MOST NORTHERLY CORNER OF SAID TAX LOT 49; THENCE S31°13'00"W 0.60 FEET ON THE WESTERLY LINE OF SAID TAX LOT 49; THENCE S14°32'13"W 1396.86 FEET ON THE WESTERLY LINE TO THE LEFT CHORD BEARING S32°52'36"W, CHORD DISTANCE 1201.64 FEET, AN ARC DISTANCE OF 1221.80 FEET; THENCE S14°32'13"W 1396.86 FEET ON THE WESTERLY LINE OF SAID TAX LOT 49 TO THE SW CORNER THEREOF; THENCE N87°37'48"E 1060.19 FEET ON THE SOUTH LINES OF SAID TAX LOTS 49 AND 6 TO THE SE CORNER OF SAID TAX LOT 6; THENCE N87°37'19"E 674.50 FEET ON THE SOUTH LINE OF SAID TAX LOT 147 TO THE POINT OF BEGINNING.

1"otp on west side of creek bank

3" x 3" nails in east face 6.015" tree 3' above ground



JULY 10, 1995

DATE

DAVID H. NEEF
NEBRASKA RLS 475

DEDICATION

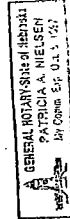
KNOW ALL MEN BY THESE PRESENTS, THAT WE, NORTHWOODS ESTATES PARTNERSHIP, A NEBRASKA CORPORATION, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THE PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND OUTLOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS NORTHWOODS ESTATES, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, BLAIR TELEPHONE COMPANY, ANY NATURAL GAS DISTRIBUTION COMPANY AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREAS TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS TO ERECT WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIFTEEN (15) FOOT WIDE STRIP OF LAND ABUTTING ALL LOT LINES THAT ABOUT OUTLOT "K", NO PERMANENT BUILDINGS, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR SIDEWALKS, DRIVEWAYS, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

NORTHWOODS ESTATES PARTNERSHIP,
A NEBRASKA CORPORATION

CURTIS_HOFER, PARTNER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) ss
COUNTY OF)



THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 1995 BY CURTIS_HOFER, PARTNER OF NORTHWOODS ESTATES, A NEBRASKA CORPORATION ON BEHALF OF SAID CORPORATION.

Patricia A. Nielsen
NOTARY PUBLIC

RADIUS = 1908.52'
CHORD BEARING =
CHORD DISTANCE =
ARC DISTANCE = 12