

Inst # 2017038734 Thu Sep 14 13:57:31 CDT 2017
Filing Fee: \$52.00
Lancaster County, NE Assessor/Register of Deeds cpodal
Office PLAT
Pages 1



RILEY 4
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5493

DEDICATION
 KNOW ALL MEN THESE PRESENT:
 THAT I, WE, THE UNDERSIGNED, BEING SOLE OWNER(S) AND PROPRIETOR(S) OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS RILEY FOURTH ADDITION TO THE CITY OF WAVERLY, THE LOTS AND BLOCKS TO BE NUMBERED AS SHOWN, AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND I/WE HEREBY DEDICATE TO THE PUBLIC FOR THE PUBLIC USE OF THE STREETS AS SHOWN HEREIN AND I/WE DO ALSO GRANT THE EASEMENTS SHOWN ON THE PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. NO PERMANENT BUILDING OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. IN WITNESS THEREOF, I/WE DO HEREBY SET OUR HAND(S) THIS 10th DAY OF August, 2017, A.D.

ROBERT L. BENES, MEMBER
 WAVERLY DEVELOPMENT CO, LLC

WILLIAM D. SCOTT, MEMBER
 WAVERLY DEVELOPMENT CO, LLC

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA) SS
 COUNTY OF LANCASTER) SS

ON THIS 10 DAY OF August, 2017, A.D., BEFORE ME A NOTARY DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED THE ABOVE SIGNED PERSONS WHO ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE ABOVE DEDICATION ON THIS PLAT AS MEMBER OF THE LIMITED LIABILITY COMPANY OF THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AND THEY ACKNOWLEDGE THE SIGNING OF SAID DEDICATION TO BE THEIR VOLUNTARY ACTS AND DEEDS. WITNESS MY HAND AND OFFICIAL SEAL OF NEBRASKA IN SAID COUNTY, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES: July 16, 2021

NOTARY PUBLIC
 GENERAL NOTARY - State of Nebraska
 TINA M. FROST
 My Comm. Exp. July 16, 2021

CITY COUNCIL APPROVAL
 THE DEDICATION SHOWN ON THIS PLAT HAVE BEEN ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WAVERLY, NEBRASKA, THIS 27th DAY OF June, 2017, A.D.

MAYOR

LIEN HOLDER CONSENT AND SUBORDINATION
 THE UNDERSIGNED, HOLDER OF THAT AND CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS RILEY FOURTH ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NO. 2013028720, 2013028721 AND 2016010964, (HEREIN AFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRICAL, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, OR STREETS, OR ROADS, PEDESTRIAN CONFORMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSONS.

FRONTIER BANK, TRUSTEE AND BENEFICIARY

BY: [Signature]

ACKNOWLEDGMENT OF NOTARY
 STATE OF NEBRASKA) SS
 LANCASTER COUNTY) SS

BE IT REMEMBERED THAT ON THIS 10 DAY OF August, 2017, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME [Signatures], OF FRONTIER BANK, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL, THE SAME DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: July 16, 2021

NOTARY PUBLIC
 GENERAL NOTARY - State of Nebraska
 TINA M. FROST
 My Comm. Exp. July 16, 2021

EASEMENTS
 EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE, AS UTILITY EASEMENT RIGHT-OF-WAY WHICH ARE SHOWN AS LYING BETWEEN THE DASHED LINES IN WIDTHS INDICATED AND AS SET FORTH ON THIS PLAT UNLESS OTHERWISE NOTED, AND SAID EASEMENTS MAY BE EMPLOYED FOR THE PURPOSE OF INSTALLING, REPAIRING AND MAINTAINING GAS LINES, ELECTRIC LINES, TELEPHONE LINES, AND ALL OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER USED BY THE PUBLIC OVER, UNDER AND ALONG THE STRIPS MARKED 'EASEMENTS'.

STREETS
 STREETS, AVENUES, LANES, DRIVES AND COURTS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO AND FOR PUBLIC USE ARE HEREBY SO DEDICATED.

LEGAL DESCRIPTION
 I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS RILEY 4TH ADDITION. A SUBDIVISION OF OUTLOT 'A' RILEY THIRD ADDITION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 8 EAST, OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF OUTLOT 'A', RILEY THIRD ADDITION, SAID POINT BEING ON THE SOUTHERLY 120.00' RIGHT-OF-WAY LINE OF AMBERLY ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 148TH STREET; THENCE SOUTHERLY ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 148TH STREET ON AN ASSUMED BEARING OF S 05°04'16" W FOR A DISTANCE OF 688.95'; THENCE CONTINUING ON SAID RIGHT-OF-WAY LINE S 21°48'13" W FOR A DISTANCE OF 86.33' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 80; THENCE ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 80, S 76°54'25" W FOR A DISTANCE OF 778.08' TO THE MOST EASTERLY CORNER OF OUTLOT 'B', RILEY THIRD ADDITION; THENCE N 13°05'35" W FOR A DISTANCE OF 47.31'; THENCE N 68°10'12" W FOR A DISTANCE OF 127.54'; THENCE N 47°15'43" W FOR A DISTANCE OF 66.18' TO THE SOUTHEAST CORNER OF LOT 3 BLOCK 4, RILEY THIRD ADDITION; THENCE N 15°01'33" E FOR A DISTANCE OF 98.91'; THENCE N 01°36'14" E FOR A DISTANCE OF 80.37'; THENCE S 89°33'15" W FOR A DISTANCE OF 30.00'; THENCE N 00°26'45" W FOR A DISTANCE OF 120.00'; THENCE N 89°33'15" E FOR A DISTANCE OF 35.00'; THENCE N 00°26'45" W FOR A DISTANCE OF 60.00'; THENCE S 89°33'15" W FOR A DISTANCE OF 35.00'; THENCE N 00°26'45" W FOR A DISTANCE OF 120.00'; THENCE N 89°33'15" E FOR A DISTANCE OF 577.00'; THENCE N 00°26'45" W FOR A DISTANCE OF 120.00'; THENCE N 89°33'15" E FOR A DISTANCE OF 39.54'; THENCE N 00°26'45" W FOR A DISTANCE OF 60.00'; THENCE S 89°33'15" W FOR A DISTANCE OF 29.54'; THENCE N 00°26'45" W FOR A DISTANCE OF 129.95' TO A POINT ON THE SOUTHERLY 120.00' RIGHT-OF-WAY LINE OF AMBERLY ROAD; THENCE N 89°33'28" E ON THE SOUTHERLY 120.00' RIGHT-OF-WAY LINE OF AMBERLY ROAD FOR A DISTANCE OF 450.36' TO THE POINT OF BEGINNING, AND HAVING A CALCULATED AREA OF 14.85 ACRES MORE OR LESS.

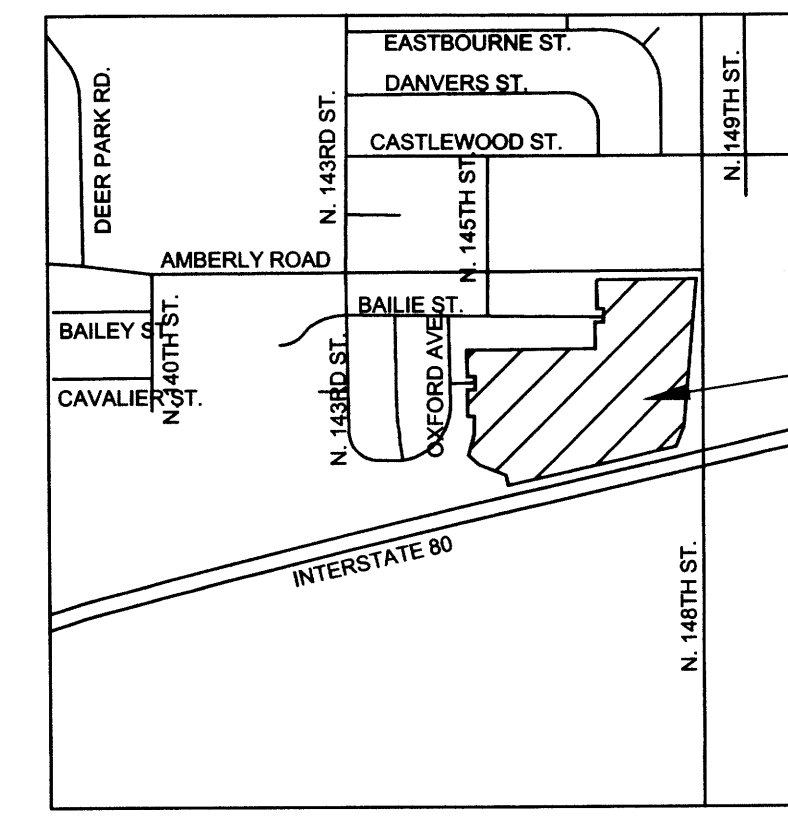
SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD

LAND SURVEYOR'S CERTIFICATE
 THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY THE UNDERSIGNED, THAT THE SURVEY WAS DONE ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS SET FORTH BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR REGISTERED LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITION TOLERANCE ARE IN ACCORDANCE WITH RURAL AREA SURVEYS. TEMPORARY MARKERS HAVE BEEN PLACED AT BLOCK CORNERS WITHIN THE SUBDIVISION AND AT POINTS OF TANGENCY ALONG THE PERIPHERY OF EACH BLOCK, AND THE SUBDIVIDER WILL POST A SURVEY TO ENSURE THE PLACING OF PERMANENT MARKERS AT EACH LOT AND BLOCK CORNER AND THE SUBDIVIDER AGREES TO THE PLACING OF PERMANENT MARKERS WILL BE COMPLETED PRIOR TO THE CONSTRUCTION OR CONVEYANCE OF ANY LOT SHOWN ON THE FINAL PLAT.

DATE: [Signature]
 MARC J. RAFFERTY
 MARC J. RAFFERTY
 695
 LAND SURVEYOR

PLANNING COMMISSION APPROVAL
 THIS PLAT OF RILEY FOURTH ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF WAVERLY, LANCASTER COUNTY, NEBRASKA, THIS 26th DAY OF June, 2017, A.D.

CHAIRMAN



VICINITY MAP
 NO SCALE

- LEGEND**
- PROPERTY LINE
 - SETBACK LINE
 - EASEMENT LINE
 - MONUMENTS FOUND (CAPPED REBAR)
 - MONUMENTS SET (5/8" x 24" REBAR W/LS 695 CAP)

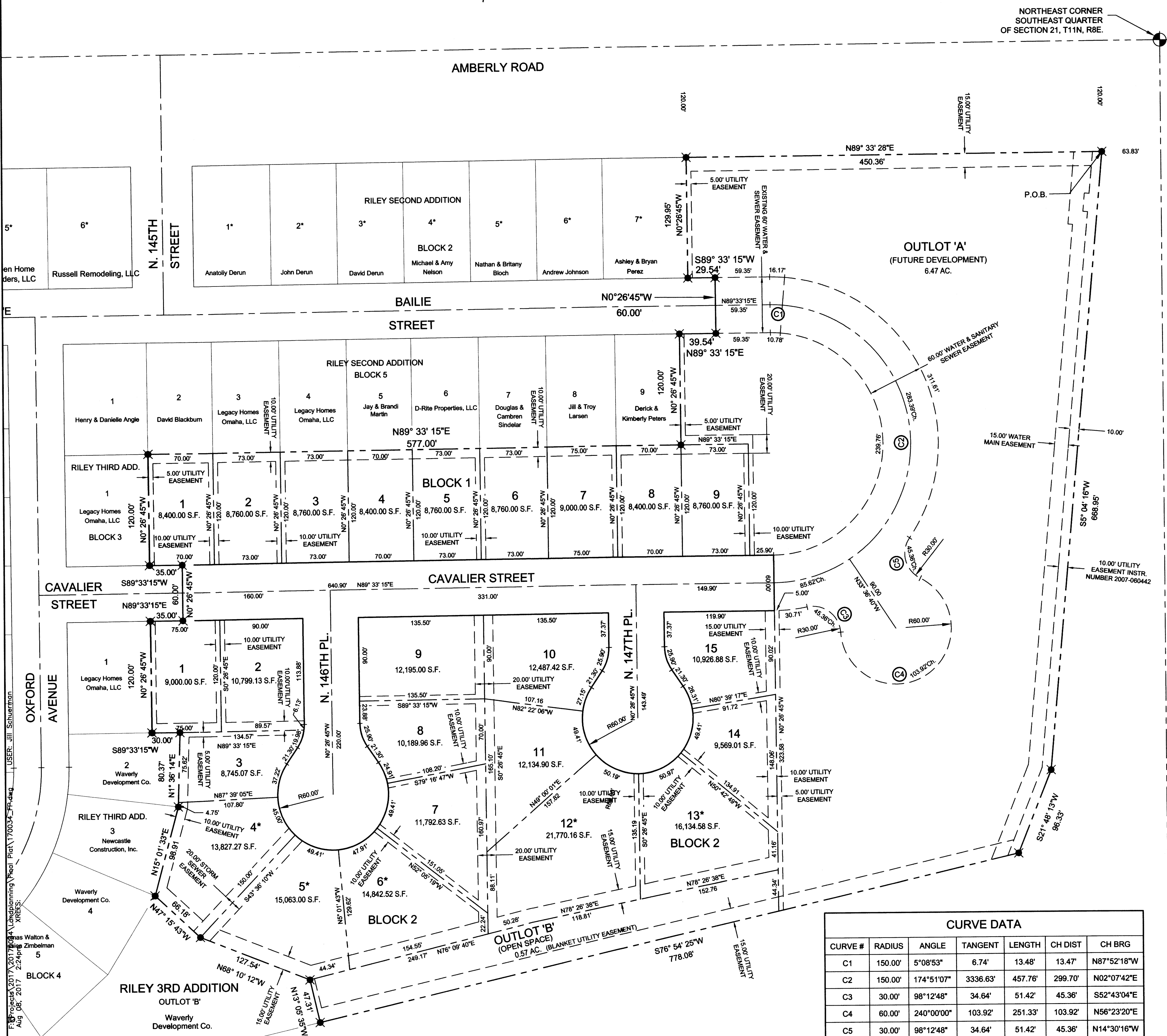
MINIMUM OPENING ELEVATIONS

* BLOCK 2	MAX. 100 YR FLOOD ELEV.	MIN. OPENING ELEV.
4	1151.20	1153.00
5	1153.50	1155.00
6	1156.00	1157.00
12	1158.30	1160.00
13	1158.30	1162.50

NOTE:
 1. MINIMUM FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1.0' ABOVE THE FEMA REGULATORY BFE, OR WHAT IS PROVIDED IN THE TABLE ABOVE, WHICHEVER IS GREATER.

CURVE DATA

CURVE #	RADIUS	ANGLE	TANGENT	LENGTH	CH DIST	CH BRG
C1	150.00'	5°08'53"	6.74'	13.48'	13.47'	N87°52'18"W
C2	150.00'	174°51'07"	3336.63'	457.76'	299.70'	N02°07'42"E
C3	30.00'	98°12'48"	34.64'	51.42'	45.36'	S52°43'04"E
C4	60.00'	240°00'00"	103.92'	251.33'	103.92'	N56°23'20"E
C5	30.00'	98°12'48"	34.64'	51.42'	45.36'	N14°30'16"W



USER: Jill Schuettgen
 DATE: Aug 30, 2017 2:24:49 PM
 PROJECT: P:\Projects\2017\170034\Final Plots\170034_PP.dwg
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]
 PROJECT NO.: 2017-0034
 DRAWING NO.:
 DATE: 08/03/2017

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CONSULTING ENGINEERS • LAND USE PLANNERS
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REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
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2017

RILEY FOURTH ADDITION

FINAL PLAT

WAVERLY, NE

drawn by: jds
 checked by: -
 approved by: -
 project no.: 2017-0034
 drawing no.:
 date: 08/03/2017

SHEET 1 OF 1