

94 DEC -5 AM 9:47

NOTE:

CHARLES L. ...
WASHINGTON COUNTY
PLAT

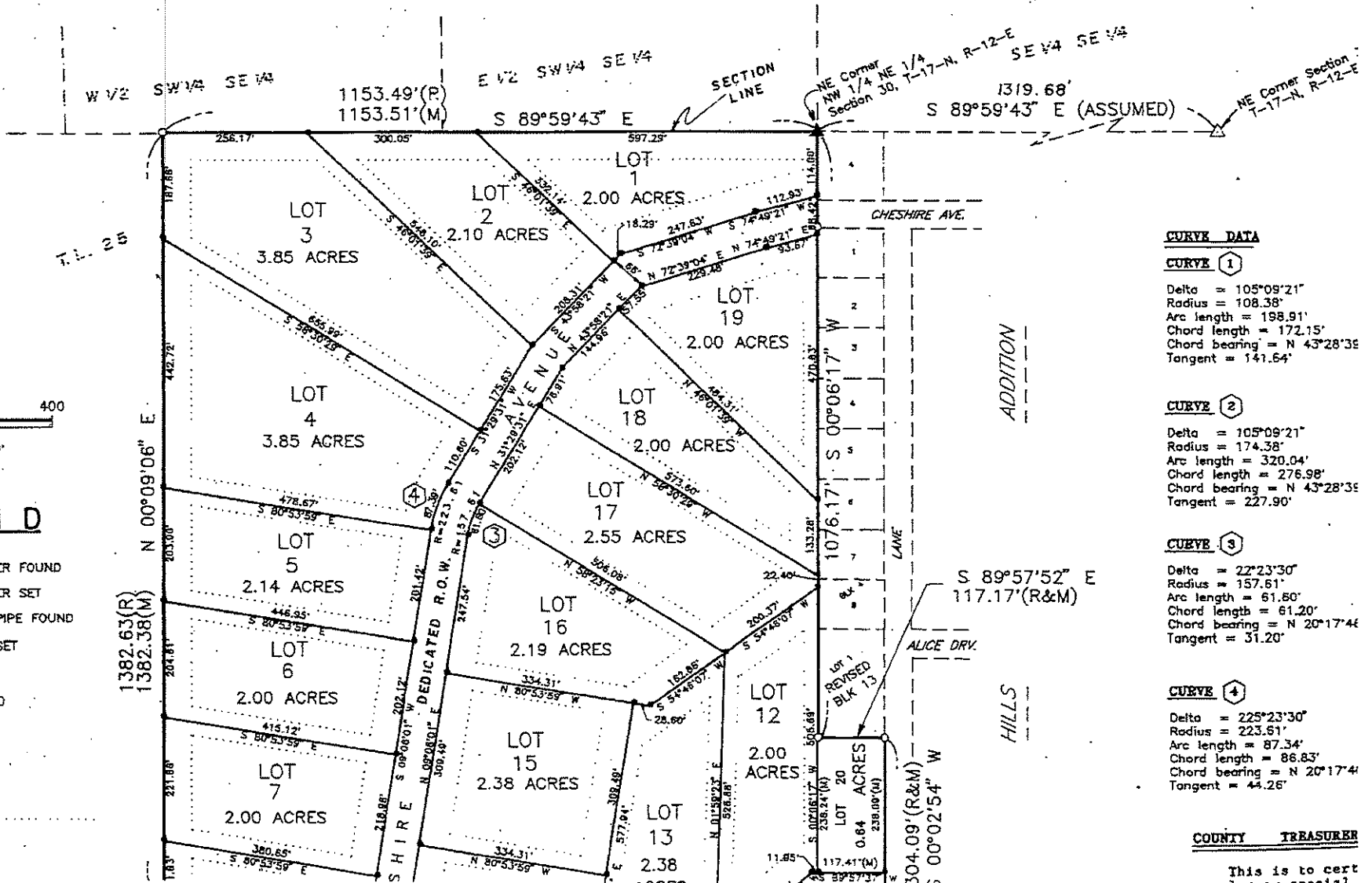
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FINAL PLAT

SHERWOOD ACRES

A SUBDIVISION OF TAX LOT 26 IN THE W 1/2 NE 1/4,
AND LOT 2 REVISED, BLOCK 13 OF LOOKING GLASS HILLS ADDITION,
ALL LYING IN SECTION 30, TOWNSHIP 17 NORTH, RANGE 12 EAST OF
THE 6th P.M., WASHINGTON COUNTY, NEBRASKA.



0 200 400
SCALE 1" = 200'

LEGEND

- △ SUBDIVISIONAL CORNER FOUND
- ▲ SUBDIVISIONAL CORNER SET
- 3/4" PINCHED TOP PIPE FOUND
- 1/2" x 20" REBAR SET
- (M) MEASURED DISTANCE
- (R) DISTANCE OF RECORD



RESTRICTED ACCESS

Set Back Lines

Front 50
Rear 50

CURVE DATA

CURVE ①
Delta = 105°09'21"
Radius = 108.38'
Arc length = 198.91'
Chord length = 172.15'
Chord bearing = N 43°28'38"
Tangent = 141.64'

CURVE ②
Delta = 105°09'21"
Radius = 174.38'
Arc length = 320.04'
Chord length = 276.98'
Chord bearing = N 43°28'38"
Tangent = 227.90'

CURVE ③
Delta = 22°23'30"
Radius = 157.61'
Arc length = 61.50'
Chord length = 61.20'
Chord bearing = N 20°17'48"
Tangent = 31.20'

CURVE ④
Delta = 225°23'30"
Radius = 223.61'
Arc length = 87.34'
Chord length = 86.83'
Chord bearing = N 20°17'48"
Tangent = 44.26'

COUNTY TREASURER

This is to cert
regular or special

94 DEC -5 3:49:47

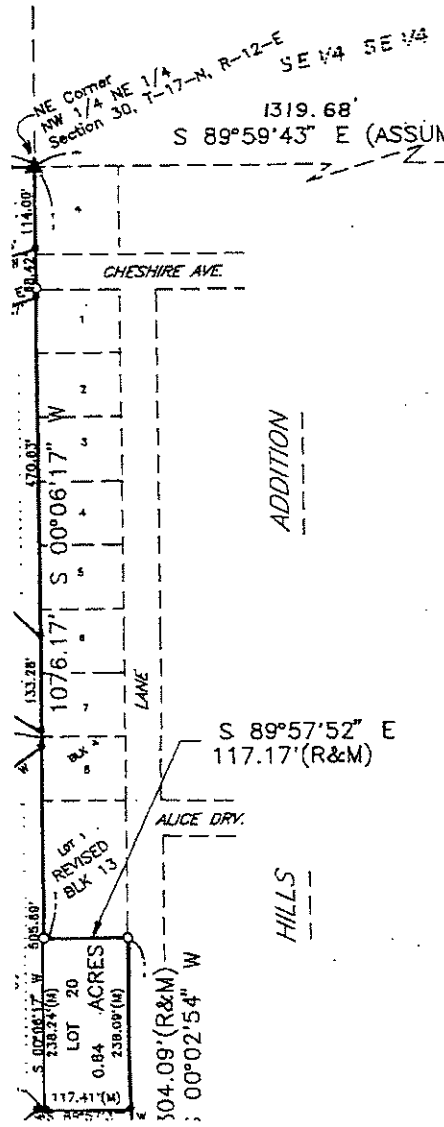
NOTE:

New Construction Shall Meet Set Back Requirements As Per The Zoning Regulations.

This property is in the proximity of Eagle Field, a private airstrip. There may be hazards pertaining to airport operations.

R E S

E 1/4, ADDITION, EAST OF



CURVE DATA

CURVE 1

Delta = 105°09'21"
Radius = 108.38'
Arc length = 198.91'
Chord length = 172.15'
Chord bearing = N 43°28'39" W
Tangent = 141.64'

CURVE 2

Delta = 105°09'21"
Radius = 174.38'
Arc length = 320.04'
Chord length = 276.98'
Chord bearing = N 43°28'39" W
Tangent = 227.90'

CURVE 3

Delta = 22°23'30"
Radius = 157.61'
Arc length = 61.80'
Chord length = 61.20'
Chord bearing = N 20°17'46" W
Tangent = 31.20'

CURVE 4

Delta = 225°23'30"
Radius = 223.61'
Arc length = 87.34'
Chord length = 86.83'
Chord bearing = N 20°17'46" W
Tangent = 44.26'

COUNTY TREASURER'S CERTIFICATION:

This is to certify that I find no amount of special taxes due or delin-

LEGAL DESCRIPTION:

All of Tax Lot 26, and all of Lot 2 REVISED, Block 13, Looking Glass Hills Subdivision, all lying in the NE 1/4 of Section 30, Township 17 North, Range 12 East of the 6th Principal Meridian, Washington County, Nebraska, and more particularly described as follows: From the northeast corner of said Section 30, T 17 N, R 12 E; thence N 89°59'43" W (assumed bearing) along the north line of the NE 1/4 of said Section 30 a distance of 1319.68 feet to the northeast corner of the NW 1/4 NE 1/4 of said Section, said Point being the northeast corner of Tax Lot 26 in said Section and the Point Of Beginning; thence S 00°06'17" W along the east line of said Tax Lot 26 a distance of 1076.17 feet to the northwest corner of Lot 2 Revised in Block 13, Looking Glass Hills Subdivision in said Section; thence S 89°57'52" E a distance of 117.17 feet to the northeast corner of said Lot 2 Revised; thence S 00°02'54" W a distance of 304.09 feet to the southeast corner of said Lot 2 Revised; thence S 89°57'37" W a distance of 117.47 feet to the southwest corner of said Lot 2 Revised, said Point also being on the east line of said Tax Lot 26; thence S 00°06'18" W along said east line a distance of 934.31 feet to a point on the northerly right-of-way line of State Highway No. 133; thence N 51°02'08" W along said northerly R.O.W. line a distance of 1482.80 feet to a point on the west line of said Tax Lot 26; thence N 00°09'06" E along said west line a distance of 1382.38 feet to the northwest corner of said Tax Lot; thence S 89°59'43" E along the north line of said Tax Lot a distance of 1153.51 feet to the Point Of Beginning; and containing 49.80 Acres, more or less.

SURVEYOR'S CERTIFICATE:

I hereby certify that I have accurately surveyed "Sherwood Acres", a subdivision in the NE 1/4 of Section 30, Township 17 North, Range 12 East of the 6th P.M., Washington County, Nebraska, as shown and described hereon, and that monuments have been found of set at all corners of said described boundary survey and at all lot corners and end of curves within said subdivision. I further certify that I am a duly registered land surveyor under the laws of the State of Nebraska.

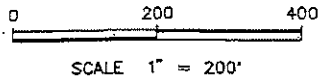
Richard L. Hansen

Richard L. Hansen
Registered Land Surveyor
Registration No. 15-382
Date: November 8, 1994
Client: Karen Roberts



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT: Karen Roberts, President of ECCON Inc., a Nebraska Corporation, being the owner of the property described and shown within this plat, has caused said property to be platted into lots and streets numbered and named as shown hereon, and said plat to be hereafter known as "Sherwood Acres", and do hereby ratify and approve of the disposition of said property as shown on this plat; and do hereby dedicate to the public for public use the streets/roads as shown hereon. We do also grant a perpetual easement to the Omaha Public Power District, to the Blair Telephone Company, and to any company which has been granted a franchise to provide a cable television system in the area to be platted and to their successors and assigns. To erect, operate, maintain, repair, and renew cables, conduits, and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current and light, heat and power, and for all



LEGEND

- △ SUBDIVISIONAL CORNER FOUND
- ▲ SUBDIVISIONAL CORNER SET
- 3/4" PINCHED TOP PIPE FOUND
- 1/2" x 20" REBAR SET
- (M) MEASURED DISTANCE
- (R) DISTANCE OF RECORD



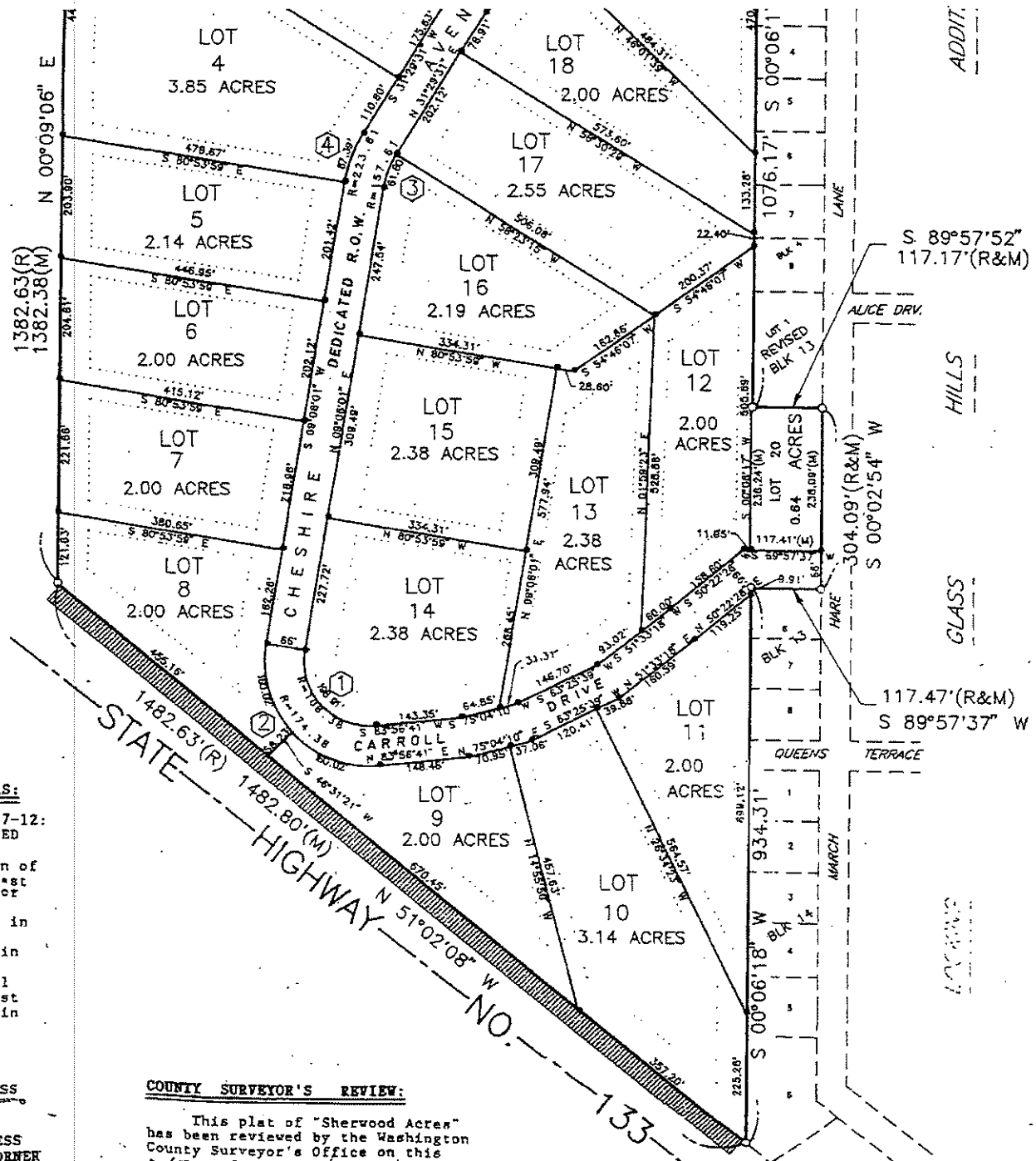
Set Back Lines

Front 50
Rear 50
Side 25

TIES TO SUBDIVISIONAL CORNERS:

- Northeast Corner of Sec. 30-17-12:
FOUND 2" OPEN-TOP PIPE BURIED
0.5' DEEP
- 7' North to projection of county road from east and on centerline of N-S County Road
 - 83.88' NNE to 'x' Nails in power pole
 - 63.60' NE to 'x' Nails in power pole
 - 32.30' WNW to Duplex Nail in top of cor. post
 - 59.66' NW to 'x' Nails in top of gate post

- Northeast corner of NW 1/4 NE 1/4 of Sec. 30-17-12:
- SET 1/2" x 20" REBAR WITNESS 5.0 FEET WEST OF TRUE CORNER ON NORTH LINE OF NE 1/4
 - SET 1/2" x 20" REBAR WITNESS 5.0 FEET SOUTH OF TRUE CORNER ON 1/4 LINE OF SECTION.



COUNTY SURVEYOR'S REVIEW:

This plat of "Sherwood Acres" has been reviewed by the Washington County Surveyor's Office on this 17 day of November 1994.

Robert J. Hanson
Washington Co. Surveyor

CURVE 2
Delta = 105°09'21"
Radius = 174.38'
Arc length = 320.04'
Chord length = 276.98'
Chord bearing = N 43°28'39"
Tangent = 227.90'

CURVE 3
Delta = 22°23'30"
Radius = 157.61'
Arc length = 61.60'
Chord length = 61.20'
Chord bearing = N 20°17'46"
Tangent = 31.20'

CURVE 4
Delta = 225°23'30"
Radius = 223.61'
Arc length = 87.34'
Chord length = 86.83'
Chord bearing = N 20°17'46"
Tangent = 44.26'

COUNTY TREASURER:

This is to certify regular or special tax against the property in the Surveyor's Certificate embraced within this record of this day of 1994.

Washington County

PLANNING COMMISSION

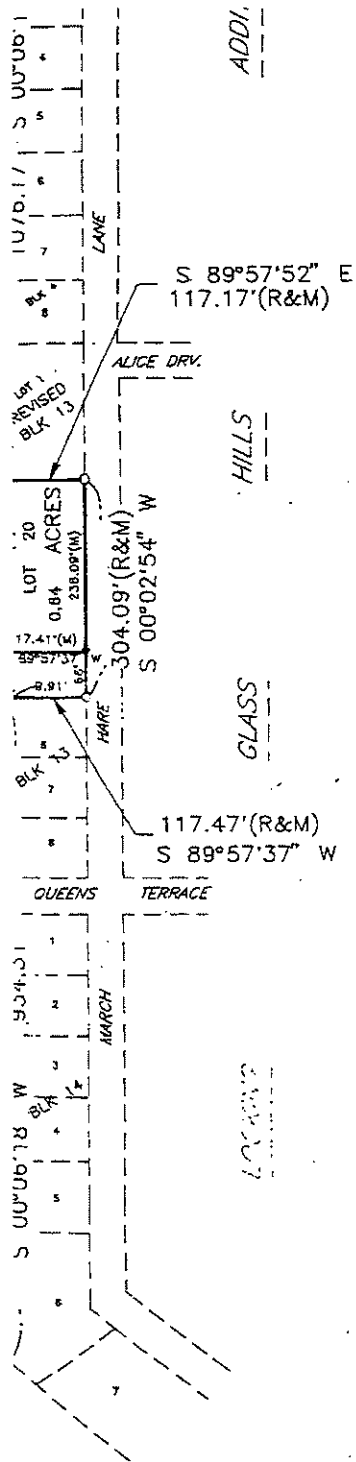
This plat of "S" approved by the Wash Planning Commission of 1994.

Frank
CHAIRMAN

BOARD OF SUPERVISOR

This plat of "Sh" approved and accepted County Board of Super 1994.

Chairman of t
ATTEST *Marlett*



CURVE 2

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 Arc length = 87.34'
 Chord length = 86.83'
 Chord bearing = N 20°17'46" W
 Tangent = 44.26'

COUNTY TREASURER'S CERTIFICATION:

This is to certify that I find no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced within this plat as shown by the records of this office on this _____ day of _____, A.D., 1994.

Washington County Treasurer

PLANNING COMMISSION APPROVAL:

This plat of "Sherwood Acres" was approved by the Washington County Planning Commission on this _____ day of _____, A.D., 1994.

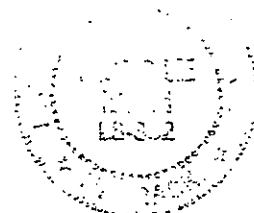
Frank Dyson
 CHAIRMAN

BOARD OF SUPERVISOR'S ACCEPTANCE:

This plat of "Sherwood Acres" was approved and accepted by the Washington County Board of Supervisors on this _____ day of _____, A.D., 1994.

Charlotte L. Peterson
 Chairman of the Board
 ATTEST
 Washington County Clerk

Richard L. Hansen
 Registered Land Surveyor
 Registration No. LS-382
 Date: November 8, 1994
 Client: Karen Roberts



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT: Karen Roberts, President of ECCON Inc., a Nebraska Corporation, being the owner of the property described and shown within this plat, has caused said property to be platted into lots and streets numbered and named as shown hereon, and said plat to be hereafter known as "Sherwood Acres", and do hereby ratify and approve of the disposition of said property as shown on this plat; and do hereby dedicate to the public for public use the streets/roads as shown hereon. We do also grant a perpetual easement to the Omaha Public Power District, to the Blair Telephone Company, and to any company which has been granted a franchise to provide a cable television system in the area to be platted and to their successors and assigns. To erect, operate, maintain, repair, and renew cables, conduits, and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current and light, heat, and power, and for all transmission of signals and sounds of all kinds, including signals provided by a cable television system and their reception on, over, through, under, and across an eight foot (8') easement on the side and front, and a sixteen foot (16') easement on the rear strip of land adjoining all the boundary lines of these lots; and that no building or retaining walls will be constructed within these easements. IN WITNESS WHEREOF, we do hereby set our name this _____ day of _____, A.D., 1994.

ECCON Inc.
 a Nebraska Corporation

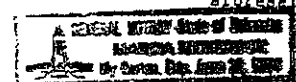
by: *Karen Roberts*
 Karen Roberts - President

ACKNOWLEDGMENT:

STATE OF NEBRASKA) ss
 WASHINGTON COUNTY)

Richard L. Hansen
 4276
 94
 11/11/94
 Notary Public

The foregoing instrument was acknowledged before me this _____ day of _____, A.D., 1994, by Karen Roberts, President of ECCON Inc., a Nebraska Corporation, on behalf of said Corporation. WITNESS my hand and official seal the date last aforesaid.



Richard L. Hansen
 NOTARY PUBLIC
 My Commission Expires: _____ (date)

	B E S C O	BLAIR ENGINEERING & SURVEYING CO., INC 1570 Washington St., P.O. Box 100 Blair, Nebraska, 68008-0100
	(AC2) 426-9414	