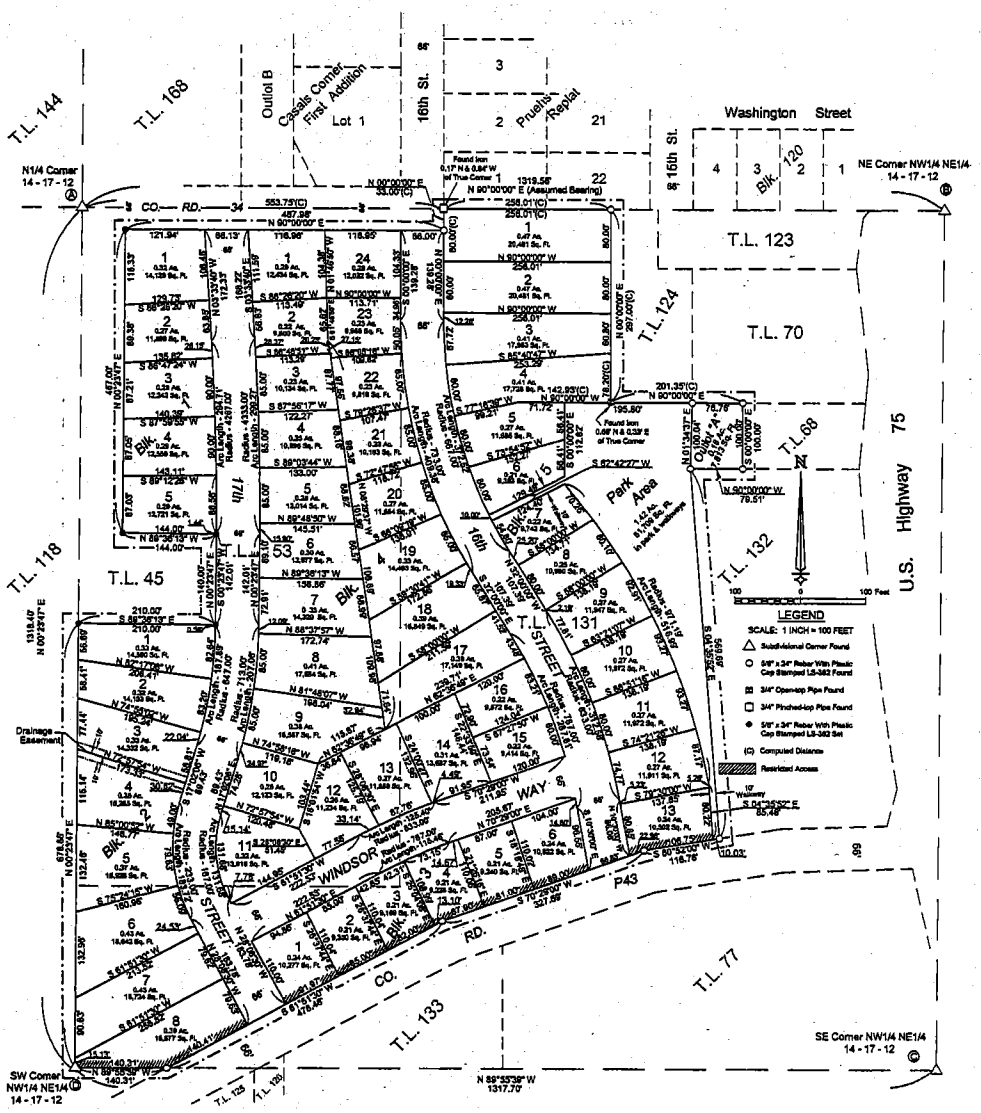
2-1233

12-20-05

Final Plat
—SOUTHERN HEIGHTS—
A Subdivision of all of Tax Lot 53 and Tax Lot 131 and all lying in the NW1/4 of the NE1/4 of Section 14, T- 17 - N, R - 12 - E of the 6th P.M., Washington County, Nebraska.



LEGAL DESCRIPTION:

All of Tax Lots 53 and 131, all lying in the NW¼ of the NE¼ of Section 14, Township 17 North, Range 12 East of the 6th Principal Meridian, Washington County, Nebraska and more particularly described as follows:

From the N¼ Corner of Section 14, Township 17 North, Range 12 East; thence N 90°00'00" E (assumed bearing) along the northerly line of the NW¼ of the NE¼ of said Section 14 a distance of 553.75 feet to the Southwest Corner of Lot 1 in Pruens Replat, a subdivision in the City of Fort Calhoun and the Point of Beginning; thence continuing N 90°00'00" E along the northerly line of said NW¼ of the NE¼, southerly line of Lots 1 and 22 in said Pruens Replat, a distance of 256.01 feet to the Northwest Corner of Tax Lot 124 in said Section 14; thence S 00°00'00" E along the westerly line of said Tax Lot 124 a distance of 297.00 feet to the Southwest Corner of Tax Lot 124; thence N 90°00'00" E along the southerly line of Tax Lots 124 and 70 in said Section 14 a distance of 201.35 feet to the Northwest Corner of Tax Lot 68 in said Section 14; thence S 00°00'00" E along the westerly line of said Tax Lot 68 a distance of 100.00 feet to the Southwest Corner of said Tax Lot 68, said point lying on the northerly line of Tax Lot 132 in said Section 14; thence N 90°00'00" W along the northerly line of said Tax Lot 132 a distance of 79.51 feet to the Northwest Corner of said Tax Lot 132; thence S 04°35'52" E along the westerly line of said Tax Lot 132 a distance of 566.69 feet to the Southwest Corner of said Tax Lot 132, said point lying on the northerly right-of-way line of County Road P43; thence southwesterly along said northerly county road right-of-way line as follows: S 80°52'00" W a distance of 116.78 feet; thence S 70°29'00" W a distance of 327.89 feet; thence S 61°31'30" W a distance of 478.48 feet to a point on the southerly line of the NW¼ of the NE¼ of said Section 14; thence N 89°55'39" W along said southerly 1/4 1/4 section line a distance of 140.31 feet to the Southwest Corner of said NW¼ of the NE¼; thence N 00°22'47" E along the westerly line of said NW¼ of the NE¼ a distance of 678.86 feet to the Southwest Corner of Tax Lot 45 in said Section 14; thence S 89°36'13" E along the southerly line of said Tax Lot 45 a distance of 210.00 feet to the Southeast Corner of said Tax Lot 45; thence northerly and westerly along the easterly line of said Tax Lot 45 as follows: N 00°22'47" E a distance of 140.00 feet; thence N 89°36'13" W a distance of 144.00 feet; thence N 00°22'47" E a distance of 467.00 feet to the Northwest Corner of Tax Lot 53 in said Section 14; thence easterly and northerly along the northerly line of Tax Lots 53 and 131 in said Section 14 as follows: N 90°00'00" E a distance of 487.86 feet; thence N 00°00'00" E a distance of 33.00 feet to the Point of Beginning and containing 22.56 acres, more or less.

SURVEYOR'S CERTIFICATION:

I hereby certify that I have made a boundary survey for the subdivision described hereon and that permanent markers have been found or set at all accessible corners of said boundary and that a 5/8" rebar with a plastic cap stamped LS-382 will be set at all lot corners, angle points and at the ends of all curves within said "Southern Heights" subdivision. I further certify that the survey shown and described hereon was made under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Richard L. Hansen
Registered Land Surveyor
Registration No. LS-382
Date: August 29, 2005
Client: John M. McGowan
Job No.: 05-008

RICHARD LEE HANSEN LS-382 REGISTERED LAND SURVEYOR NEBRASKA

RECEIVED
FEB 09 2005
SURVEY RECORD REPOSITORY
Lincoln Blair County
Plat 2-49

— DEDICATION —

KNOW ALL MEN BY THESE PRESENTS THAT:

McGowan Properties, Inc., John M. McGowan, President, 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 "Southern Heights"; and does hereby ratify and approve of the disposition of said property as shown on this plat; and does hereby dedicate to the public for public use the streets/roads as shown hereon. I do also grant a perpetual easement to the Omaha Public Power District, to the Blair Telephone Company, and to any companies which have been granted a franchise to provide cable and water in the area to be platted and to their successors and assigns, to erect, operate, maintain, repair, and renew cables, conduits, water lines, and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current and light, heat, power, and water, and for all transmission of signals and sounds of all kinds, including signals provided by a television system and their reception on over, through, under, and across a five foot (5') easement, on the side and front yard of a lot (10) foot easement on the rear strip of land adjoining all the boundary lines of these lots; and that NO buildings or retaining walls will be constructed within said easements.

IN WITNESS WHEREOF, said owner has caused these presents to be signed this _____ day of _____, AD, 200__.

John M. McGowan, President
McGowan Properties, Inc., Owner

ACKNOWLEDGMENTS:

STATE OF NEBRASKA)
) ss
WASHINGTON COUNTY)

The foregoing instrument was acknowledged by John M. McGowan, President of McGowan Properties, Inc., Owner, before me this _____ day of _____, A.D., 200__.

NOTARY PUBLIC

My Commission Expires: _____ (Date)

CITY PLANNING COMMISSION APPROVAL:

This Plat of "Southern Heights" as shown and described hereon was approved by the Ft. Calhoun Planning Commission on this ____ day of _____, A.D., 200__.

Chairman

CITY COUNCIL APPROVAL:

This Plat of "Southern Heights" as shown and described hereon was approved and accepted by the City Council of the City of Ft. Calhoun, Nebraska on this ____ day of _____, A.D., 200__.

Mayor

ATTEST: _____
Ft. Calhoun City Clerk

TREASURER'S CERTIFICATION:

This is to certify that I find no regular or special taxes due or delinquent against the property described in the legal description on this Surveyor's Certificate and embraced within this plat as shown by the records of this office on this ____ day of _____, A.D., 200__.

Washington County Treasurer

TIES TO SUBDIVISIONAL CORNERS:

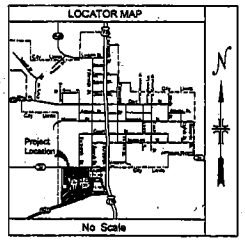
(A) N¼ Corner of Section 14-17-12
FOUND 3/4" OPEN-TOP PIPE BURIED 0.3' IN CENTERLINE EAST-WEST COUNTY ROAD
40' E to projection of centerline of road to water tower
43.65' SE to duplex nail in gate post
32.52' S to duplex nail in corner fence post

(B) Northeast Corner of the NW¼ NE¼ of Sect. 14-17-12
FOUND 3/4" PINCHED-TOP PIPE BURIED 0.6'
2.00' NE to SW corner of Jaycee's fireworks stand
9.81' NE to NW corner of Jaycee's fireworks stand
28.28' SW to star-drilled hole in concrete headwall
10.56' W to 3/4" pinched-top pipe buried 0.3'

(C) Southeast Corner of the NW¼ NE¼ of Sect.14-17-12
FOUND 1" OPEN-TOP PIPE BURIED 0.8'
60.68' NNE to nail in power pole
35.21' NE to nail in top of fence post
20.81' SE to nail in top of fence post

(D) Southwest Corner of NW¼ NE¼ of Sect.14-17-12
SET 5/8" x 24" REBAR WITH PLASTIC CAP STAMPED LS-382 FLUSH WITH GROUND SURFACE, ESTABLISHED CORNER FROM RECORD SURVEY BY STEWART A. SMITH, LS-20, AND DATED NOVEMBER 11, 1964
14.38' N to "x" nails in fence post
2.60' NE to 30d spike in 8" mulberry tree
36.32' S to 30d spike in 24" tree

LOCATOR MAP



OWNER: McGowan Properties, Inc.
John M. McGowan, President
7187 Lakota Lane
P.O. Box 321
Fort Calhoun, NE. 68023

EXISTING ZONING: Tax Lot 131 - AG (Agricultural District)
Tax Lot 53 - R-1 (Residential District)

PROPOSED ZONING: R-1 (Residential District)

SETBACK LINES: Front Yard - 25'
Rear Yard - 25'
Side Yard - 25'
Interior Side - 10'

BESCO — BLAIR ENGINEERING & SURVEYING CO. INC. 134 Grant St., P.O. 384 168 Blair, Nebraska, 68008-2000 (402) 426-9446

Job No. 05-008 | File No. s:\Corner\2005\mcgowan\05008205-08d.dwg | Owner: MCGOWAN | Sheet No. 1of1 | Date: 12/12/05