

Bybee First Addition TO THE CITY OF BEATRICE

DEDICATION

DESCRIPTION:
The foregoing Subdivision of Vacated Lot 1, Bybee Addition, an Addition to the City of Beatrice, located on a part of the Southwest Quarter of the Northwest Quarter of Section 35, T4N, R6E of the 6th P.M., Gage County, Nebraska, being more particularly described by metes and bounds as follows:

Beginning at a 1" Pin marking the Northeast Corner of said Vacated Lot 1, Bybee Addition; thence southerly N 02°29'19" E, on the East line of said Vacated Lot 1, Bybee Addition, 356.15 feet, to the Southeast Corner of said Vacated Lot 1, Bybee Addition; thence westerly S 88°08'35" W, 610.85 feet, to a 5/8" Rebar marking the Southwest Corner of said Vacated Lot 1, Bybee Addition; thence northerly N 02°29'16" W, on the West line of said Vacated Lot 1, Bybee Addition, 292.81 feet, to the Northwest Corner of said Vacated Lot 1, Bybee Addition, said Corner also being the Southwest Corner of Arbor Avenue Right of Way; thence easterly N 87°47'30" E, on the North line said Vacated Lot 1, Bybee Addition, and on the South Right of Way line of Arbor Avenue, 489.69 feet, to a Corner of said Vacated Lot 1, Bybee Addition, said Corner also being the Southeast Corner of Arbor Avenue Right of Way; thence northerly N 02°29'19" W, on a line of said Vacated Lot 1, Bybee Addition, and on the East Right of Way line of Arbor Avenue, 60.00 feet, to a 5/8" Rebar with Aluminum Cap marking a Corner of said Vacated Lot 1, Bybee Addition, said Corner also being the Northeast Corner of Arbor Avenue Right of Way; thence easterly N 87°58'47" E, on the North line of said Vacated Lot 1, Bybee Addition, to a 1" Pin marking the Northeast Corner of said Vacated Lot 1, Bybee Addition, said 1" Pin also being the True Point of Beginning.

Containing a calculated area of 4.298 acres, more or less. Subject to all easements, Restrictions and Reservations of record.

EASEMENTS:
The utility easements shown hereon are hereby dedicated for public use, as well as Easements of Record.

STREETS:
Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

IN TESTIMONY WHEREOF:

EAST ARBOR MEADOWS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY; Owner of the property hereon described as BYBEE FIRST ADDITION, have caused these presents to be signed this _____ Day of _____, 2012.

Name Title

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF GAGE } s.s.

The foregoing instrument was acknowledged before me on this _____ day of _____, 2012, by,

Name Title of EAST ARBOR MEADOWS, LLC,
A NEBRASKA LIMITED LIABILITY COMPANY;

Witness my hand and Notary Seal the day and year last above written.

Notary Public

PLANNING COMMISSION APPROVAL

By order of the Planning Commission the foregoing plat of BYBEE FIRST ADDITION, is hereby approved this _____ day of _____, 2012.

Chairperson

Secretary

CITY COUNCIL APPROVAL

By order of the Mayor and City Council of the City of Beatrice, Nebraska, the foregoing plat of BYBEE FIRST ADDITION is hereby approved this _____ day of _____, 2012.

Mayor

City Clerk

CITY ENGINEER'S APPROVAL

I, Rex Behrends, City Engineer, approve this plat.

Rex A. Behrends

Date

SURVEYOR'S CERTIFICATE

I, Chris Witulski, a Registered Professional Land Surveyor under the laws of the State of Nebraska, hereby certify that the foregoing survey was executed by me, or under my personal supervision. Permanent corners will be placed at all missing or re-monumented corners, as shown hereon, within 30 days from approval of the Final Plat by the City of Beatrice City Council.

Chris Witulski



4-10-12
Date

Survey Record Repository
RECEIVED

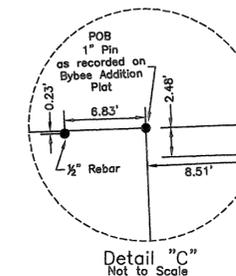
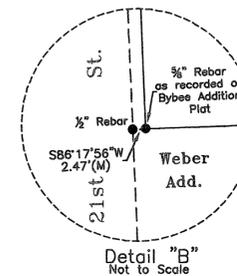
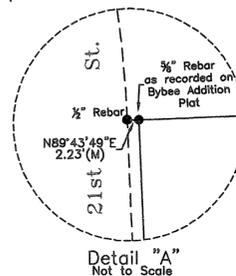
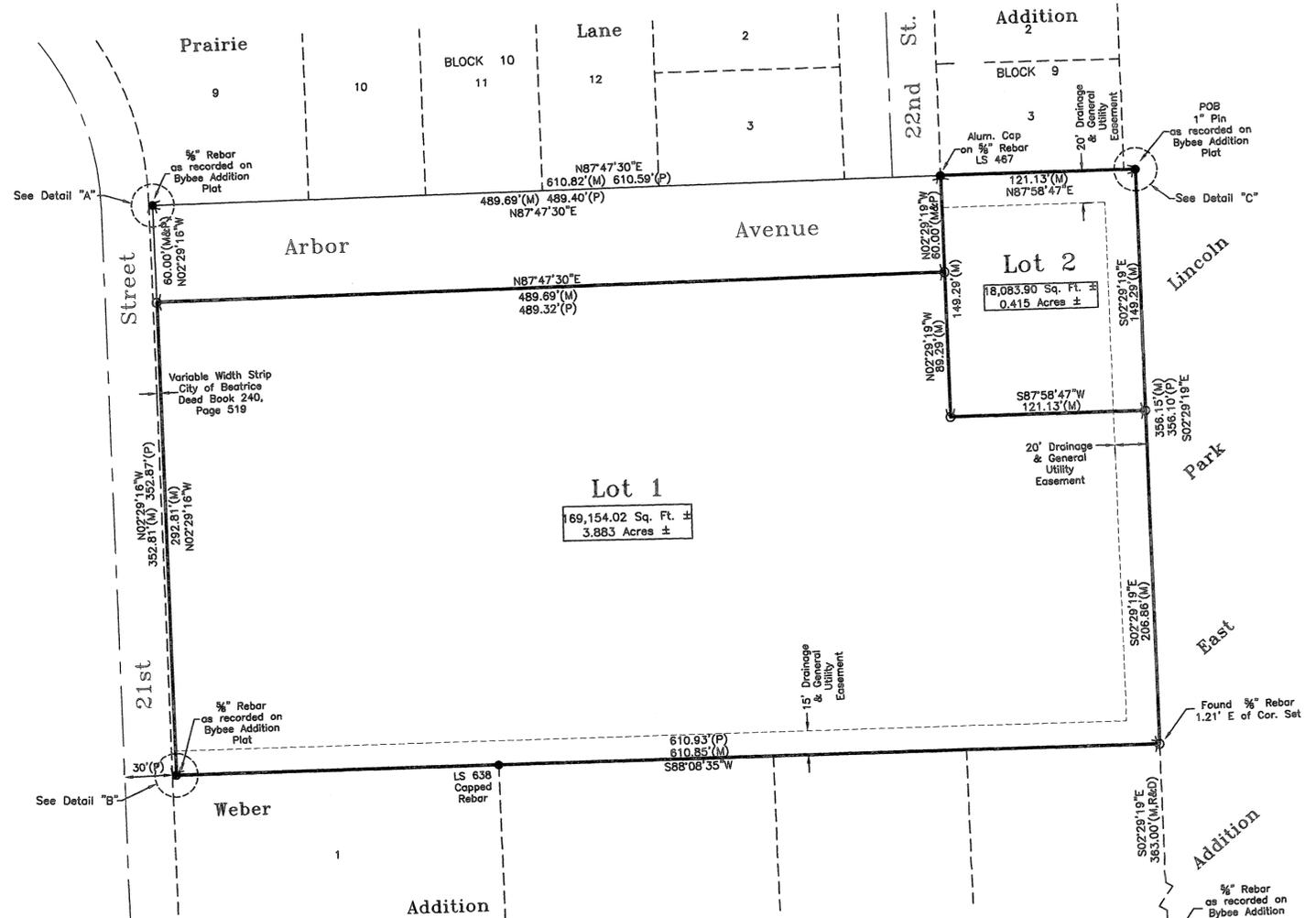
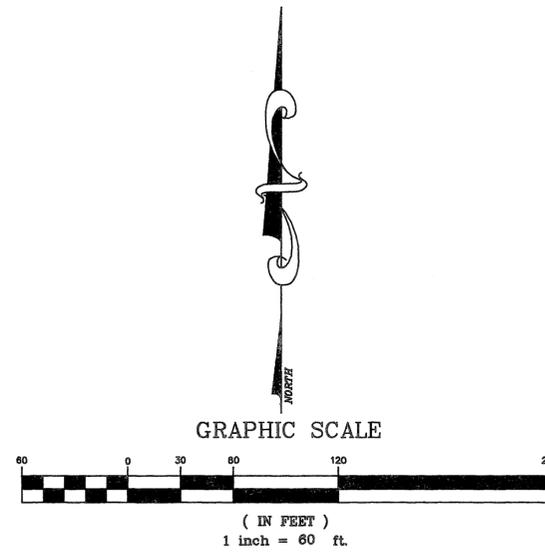
MAY 9 2012
GAGE
10A-124

FILED FOR RECORD

STATE OF NEBRASKA }
COUNTY OF GAGE } s.s.

The foregoing plat was filed for Record and entered in Numerical Index on the _____ day of _____, 2012, at _____ o'clock _____ m., and recorded as Instrument No. _____.

Register of Deeds Deputy



All Bearings are Assumed

- Legend**
- ◆ = Section, Quarter, or Sixteenth Cor. Fnd.
 - = Cor. Fnd.
 - = Cor. Set
 - ⊗ = 5/8" Rebar w/LS638 Cap
 - ⊙ = Cor. Set PK Nail w/LS638 washer
 - (M) = Meas. Dist.
 - (P) = Plat Dist.
 - (D) = Deed Dist.
 - (R) = Record Dist.
 - (Δ) = Temp Point

