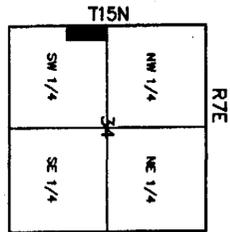


# "FINAL PLAT" CHESTNUT NEIGHBORHOOD NORTH

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER  
OF SECTION 34, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE SIXTH P.M.  
SAUNDERS COUNTY, NEBRASKA

VICINITY SKETCH  
SAUNDERS COUNTY  
NEBRASKA

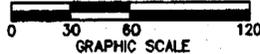


- LEGEND**
- MONUMENT FOUND
  - MONUMENT SET
  - TEMPORARY POINT
  - M MEASURED DISTANCE
  - D DEEDED DISTANCE
  - P PLATTED DISTANCE
  - R RECORDED DISTANCE

- NOTE:**
1. ALL BEARINGS ARE ASSUMED.
  2. ALL MONUMENTS FOUND ARE 5/8" REBARS, UNLESS NOTED OTHERWISE.
  3. ALL MONUMENTS SET ARE 5/8"x24" REBARS.

**REQUIRED BUILDING SETBACKS:**

FRONT YARD	25 FEET
REAR YARD	25 FEET
SIDE YARD	7 FEET

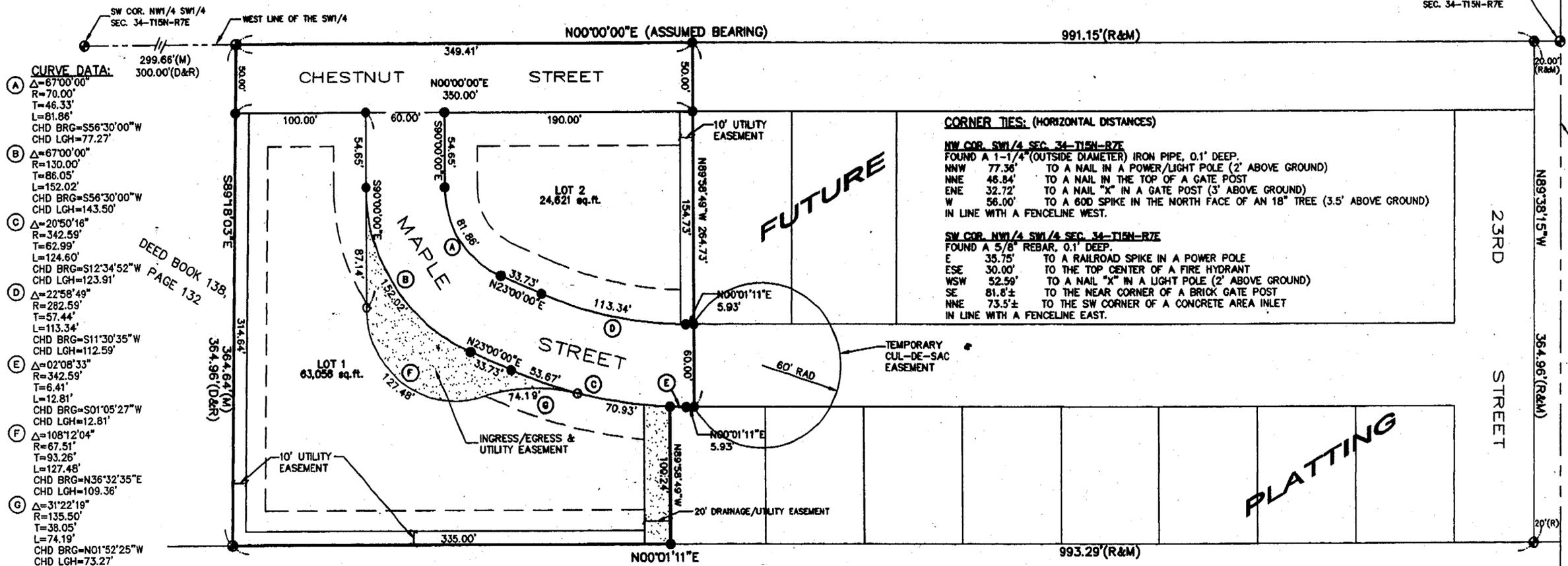


**PERIMETER DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER SOUTHWEST QUARTER; THENCE N00°00'00"E (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHWEST QUARTER SOUTHWEST QUARTER, A DISTANCE OF 299.66 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 138, PAGE 132, THIS ALSO BEING THE TRUE POINT OF BEGINNING; THENCE S89°18'03"E ON THE NORTH LINE OF SAID PREVIOUSLY DESCRIBED PARCEL, A DISTANCE OF 364.64 FEET TO THE NORTHEAST CORNER OF SAID PREVIOUSLY DESCRIBED PARCEL; THENCE N00°01'11"E ON THE EAST LINE OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 231, PAGE 609, A DISTANCE OF 335.00 FEET; THENCE N89°58'49"W PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 100.24 FEET; THENCE ON A 342.58 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 12.81 FEET, THE CHORD OF SAID CURVE BEARS N01°05'27"E, 12.81 FEET; THENCE N00°01'11"E PARALLEL WITH SAID EAST LINE, A DISTANCE OF 5.93 FEET; THENCE N89°58'49"W PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 284.73 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER SOUTHWEST QUARTER; THENCE S00°00'00"E ON SAID WEST LINE, A DISTANCE OF 349.41 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 2.90 ACRES, MORE OR LESS.

**INGRESS/EGRESS & UTILITY EASEMENT:**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER SOUTHWEST QUARTER; THENCE N00°00'00"E (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHWEST QUARTER SOUTHWEST QUARTER, A DISTANCE OF 299.66 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 138, PAGE 132; THENCE S89°18'03"E ON THE NORTH LINE OF SAID PREVIOUSLY DESCRIBED PARCEL, A DISTANCE OF 50.00 FEET; THENCE N00°00'00"E PARALLEL WITH SAID WEST LINE, A DISTANCE OF 100.00 FEET; THENCE S90°00'00"E PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 54.85 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S90°00'00"E, A DISTANCE OF 87.14 FEET; THENCE NORTHERLY ON A 67.51 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 127.48 FEET, THE CHORD OF SAID CURVE BEARS N36°32'35"E, 109.36 FEET; THENCE NORTHERLY ON A 135.50 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 74.19 FEET, THE CHORD OF SAID CURVE BEARS N01°52'25"W, 73.27 FEET; THENCE SOUTHERLY ON A 342.59 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 53.67 FEET, THE CHORD OF SAID CURVE BEARS S18°30'44"W, 53.61 FEET; THENCE S23°00'00"W, A DISTANCE OF 33.73 FEET; THENCE SOUTHERLY ON A 130.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 152.02 FEET, THE CHORD OF SAID CURVE BEARS S56°30'00"W, 143.50 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.12 ACRES, MORE OR LESS.



- CURVE DATA:**
- (A) Δ=67°00'00"  
R=70.00'  
T=46.33'  
L=81.86'  
CHD BRG=S56°30'00"W  
CHD LGH=77.27'
  - (B) Δ=67°00'00"  
R=130.00'  
T=86.05'  
L=152.02'  
CHD BRG=S56°30'00"W  
CHD LGH=143.50'
  - (C) Δ=20°50'18"  
R=342.59'  
T=62.99'  
L=124.60'  
CHD BRG=S12°34'52"W  
CHD LGH=123.91'
  - (D) Δ=22°58'49"  
R=282.59'  
T=57.44'  
L=113.34'  
CHD BRG=S11°30'35"W  
CHD LGH=112.59'
  - (E) Δ=02°08'33"  
R=342.59'  
T=6.41'  
L=12.81'  
CHD BRG=S01°05'27"W  
CHD LGH=12.81'
  - (F) Δ=108°12'04"  
R=67.51'  
T=93.26'  
L=127.48'  
CHD BRG=N36°32'35"E  
CHD LGH=109.36'
  - (G) Δ=31°22'19"  
R=135.50'  
T=38.05'  
L=74.19'  
CHD BRG=N01°52'25"W  
CHD LGH=73.27'

**CORNER TIES: (HORIZONTAL DISTANCES)**

**NW COR. SW 1/4 SEC. 34-T15N-R7E**  
FOUND A 1-1/4" (OUTSIDE DIAMETER) IRON PIPE, 0.1' DEEP.  
 NNW 77.36' TO A NAIL IN A POWER/LIGHT POLE (2' ABOVE GROUND)  
 NNE 46.84' TO A NAIL IN THE TOP OF A GATE POST  
 ENE 32.72' TO A NAIL "X" IN A GATE POST (3' ABOVE GROUND)  
 W 56.00' TO A 60D SPIKE IN THE NORTH FACE OF AN 18" TREE (3.5' ABOVE GROUND)  
 IN LINE WITH A FENCELINE WEST.

**SW COR. NW 1/4 SW 1/4 SEC. 34-T15N-R7E**  
FOUND A 5/8" REBAR, 0.1' DEEP.  
 E 35.75' TO A RAILROAD SPIKE IN A POWER POLE  
 ESE 30.00' TO THE TOP CENTER OF A FIRE HYDRANT  
 WSW 52.59' TO A NAIL "X" IN A LIGHT POLE (2' ABOVE GROUND)  
 SE 81.8± TO THE NEAR CORNER OF A BRICK GATE POST  
 NNE 73.5± TO THE SW CORNER OF A CONCRETE AREA INLET  
 IN LINE WITH A FENCELINE EAST.

**DEDICATION:**  
KNOW ALL MEN BY THESE PRESENTS: THAT LAP HOUSING WAHOO LIMITED PARTNERSHIP, BEING THE OWNER AND PROPRIETOR OF THE LAND DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "CHESTNUT NEIGHBORHOOD NORTH". SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF THEIR PROPERTY, AS SHOWN ON THIS PLAT, SAID OWNER HEREBY DEDICATES TO THE PUBLIC FOR PERPETUAL PUBLIC USE ALL STREETS, AT THE LOCATIONS AND WIDTHS SHOWN ON THIS PLAT. SAID STREETS TO BE NAMED AS SHOWN. THERE WILL BE NO INGRESS OR EGRESS OVER THE WEST LINE OF LOTS 1 AND 2. SAID OWNER FURTHER GRANTS PERPETUAL UTILITY EASEMENTS AND DRAINAGE EASEMENTS TO THE CITY OF WAHOO, AND ANY PUBLIC OR PRIVATE UTILITY FOR RECIPROCAL USE BY THE LICENSEES OF SAID SUBDIVISION, TO BUILD, ERECT, MAINTAIN AND OR REPAIR THE FOLLOWING: SEWER LINES, WATER LINES, DRAINAGE FACILITIES, NATURAL GAS LINES, WIRES AND CABLES FOR CARRYING TRANSMISSION OF ELECTRICAL CURRENT FOR LIGHT, HEAT AND POWER, AND FOR THE TRANSMISSION AND RECEPTION OF SIGNALS AND SOUNDS OF ALL KINDS ON, OVER, THROUGH, UNDER AND ACROSS ALL STREETS AND STRIPS OF LAND LABELED AS UTILITY/DRAINAGE EASEMENTS ON THIS PLAT. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

**APPROVAL OF THE CITY PLANNING COMMISSION OF WAHOO, NEBRASKA:**  
THIS PLAT OF "CHESTNUT NEIGHBORHOOD NORTH" WAS APPROVED BY THE CITY PLANNING COMMISSION OF WAHOO, NEBRASKA.  
THIS \_\_\_ DAY OF \_\_\_\_\_, 2000.

\_\_\_\_\_  
CHAIRPERSON

**APPROVAL OF THE CITY COUNCIL OF WAHOO, NEBRASKA:**  
THIS PLAT OF "CHESTNUT NEIGHBORHOOD NORTH" WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WAHOO, NEBRASKA THIS \_\_\_ DAY OF \_\_\_\_\_, 2000.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

STATE OF NEBRASKA }  
COUNTY OF \_\_\_\_\_ } SS

BEFORE ME, A NOTARY PUBLIC QUALIFIED IN SAID COUNTY, PERSONALLY CAME KIM KOLUCH, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.  
WITNESS MY HAND AND NOTARIAL SEAL ON \_\_\_\_\_, 2001.

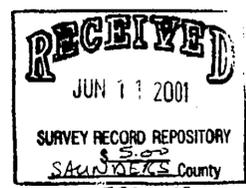
\_\_\_\_\_  
NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

**SURVEYOR'S STATEMENT:**

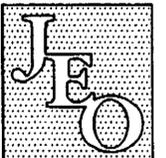
I, JEFFREY J. SERAFIN, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT "CHESTNUT NEIGHBORHOOD NORTH" HAS BEEN SURVEYED BY ME OR UNDER MY SUPERVISION, AND THAT THE LEGAL DESCRIPTION OF THE BOUNDARY OF "CHESTNUT NEIGHBORHOOD NORTH" IS AS STATED IN THE PERIMETER DESCRIPTION.

\_\_\_\_\_  
JEFFREY J. SERAFIN, L.S. 534

5/19/01  
DATE



KIM KOLUCH, PRESIDENT  
LAP HOUSING WAHOO LIMITED PARTNERSHIP



**JOHNSON  
ERICKSON  
O'BRIEN**

**ENGINEERING  
ARCHITECTURE  
SURVEYING  
PLANNING**

402/443-4661  
P.O. BOX 207  
WAHOO, NEBRASKA  
68066

**BRANCH OFFICES:**

NEBRASKA CITY, NE  
402/873-6766  
HASTINGS, NE  
402/462-5657  
NORFOLK, NE  
402/371-6418  
CARROLL, IA  
712/792-9711

**PROJECT:**  
 "FINAL PLAT"  
 CHESTNUT NEIGHBORHOOD NORTH  
 PART OF THE NW 1/4 OF THE SW 1/4  
 SEC. 34-T15N-R7E OF THE SIXTH P.M.  
 SAUNDERS COUNTY, NEBRASKA

DATE	02/10/00
SCALE	1"=60'
DRAWN	PAA
JOB NO.	607SD14
FIELD BOOK	WAHOO #126
FIELD CREW	DF/DH
REVISIONS	
DRAWING NO.	
SHEET	1 OF 1