

FINAL PLAT "NORTHGATE 3RD ADDITION"

PART OF THE WEST HALF OF SECTION 2
TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE SIXTH P.M.,
JEFFERSON COUNTY, NEBRASKA

- LEGEND**
- ⊕ MONUMENT FOUND (5/8" REBAR, UNLESS NOTED OTHERWISE)
 - MONUMENT SET (5/8" BY 24" REBAR)
 - (M) MEASURED DISTANCE
 - (R) RECORDED DISTANCE
 - (P) PLATTED DISTANCE
- BUILDING SETBACK REQUIREMENTS**
(R-1 LOW DENSITY RESIDENTIAL)
- 35' FRONTYARD
 - 15' SIDEYARD
 - 30' REARYARD
- UTILITY EASEMENTS**
- 15' SIDEYARD
 - 15' REARYARD

SCALE: 1" = 100'



PERIMETER DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE SIXTH P.M., JEFFERSON COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE S01°33'46"W (ASSUMED BEARING) ON THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 728.46 FEET TO A POINT OF INTERSECTION WITH THE WEST EXTENSION OF THE NORTH LINE OF 32ND STREET, AS PLATTED IN NORTHGATE 2ND ADDITION; THENCE N90°00'00"E ON SAID WEST EXTENSION AND SAID NORTH LINE, A DISTANCE OF 500.03 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 113, PAGE 239, SAID POINT BEING THE POINT OF BEGINNING; THENCE N01°36'27"E ON THE EAST LINE OF SAID PREVIOUSLY DESCRIBED PARCEL, A DISTANCE OF 900.01 FEET TO THE NORTHEAST CORNER OF SAID PREVIOUSLY DESCRIBED PARCEL, SAID POINT ALSO BEING AT THE POINT OF INTERSECTION WITH THE SOUTH LINE OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 95, PAGE 139; THENCE N89°58'53"E ON SAID SOUTH LINE, A DISTANCE OF 323.74 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 15; THENCE S27°25'15"E ON SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 197.28 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE S29°56'15"E CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 461.51 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF "H" STREET, AS PLATTED IN SAID NORTHGATE 2ND ADDITION; THENCE S02°00'44"E ON SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 215.10 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 32ND STREET; THENCE N89°56'47"W ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 212.77 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, CONTINUING ON SAID NORTH RIGHT-OF-WAY LINE ON A 369.29 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 108.52 FEET, THE CHORD OF SAID CURVE BEARS S81°37'46"W 108.13 FEET; THENCE S73°13'00"W CONTINUING ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 280.61 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY CONTINUING ON SAID NORTH RIGHT-OF-WAY LINE ON A 309.29 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 90.60 FEET; THE CHORD OF SAID CURVE BEARS S81°36'10"W 90.27 FEET TO THE POINT OF BEGINNING, CONTAINING 10.33 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT NORTHGATE DEVELOPMENT, INC., OWNER AND PROPRIETOR OF THE PROPERTY DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND A STREET, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "NORTHGATE 3RD ADDITION". 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 "NORTHGATE DRIVE", AT THE LOCATIONS AND WIDTHS SHOWN ON THIS PLAT. SAID OWNER FURTHER GRANTS UTILITY EASEMENTS, AT THE LOCATIONS AND WIDTHS SHOWN ON THIS PLAT. SAID UTILITY EASEMENTS ARE RESERVED FOR THE USE OF PUBLIC UTILITIES, AND ARE SUBJECT TO THE PARAMOUNT RIGHT OF THE UTILITY OR CITY TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS.

FAIRBURY CITY PLANNING COMMISSION APPROVAL:

THIS FINAL PLAT OF "NORTHGATE 3RD ADDITION", WAS APPROVED BY THE FAIRBURY CITY PLANNING COMMISSION ON THIS _____ DAY OF _____, 2002.

CHAIRPERSON _____

FAIRBURY CITY COUNCIL APPROVAL:

THIS FINAL PLAT OF "NORTHGATE 3RD ADDITION", WAS APPROVED BY THE FAIRBURY CITY COUNCIL ON THIS _____ DAY OF _____, 2002.

MAYOR _____

ATTEST: _____
CITY CLERK

FAIRBURY CITY ENGINEER APPROVAL:

I, HEREBY APPROVE OF THE PLATTING OF "NORTHGATE 3RD ADDITION", AS SHOWN ON THIS PLAT. APPROVED THIS _____ DAY OF _____, 2002.

FAIRBURY CITY ENGINEER _____

JEFFERSON COUNTY TREASURER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE ON THIS _____ DAY OF _____, 2002.

JEFFERSON COUNTY TREASURER _____

NORTHGATE DEVELOPMENT, INC.
TED SCHERBARTH, PRESIDENT

STATE OF NEBRASKA)
) SS
) COUNTY

ON THIS _____ DAY OF _____, 2002,
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY,
PERSONALLY CAME TED SCHERBARTH, 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.

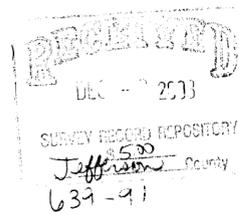
WITNESS MY HAND AND OFFICIAL SEAL ON THE DATE LAST
AFORESAID.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

SURVEYOR'S STATEMENT:

I, DANNY JOE W. MARTINEZ, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT "NORTHGATE 3RD ADDITION" HAS BEEN SURVEYED BY ME OR UNDER MY SUPERVISION, AND THAT THE LEGAL DESCRIPTION OF THE BOUNDARY OF "NORTHGATE 3RD ADDITION" IS AS STATED IN THE PERIMETER DESCRIPTION. PERMANENT MONUMENTS HAVE BEEN ESTABLISHED AT ALL LOCATIONS SHOWN ON THIS PLAT.

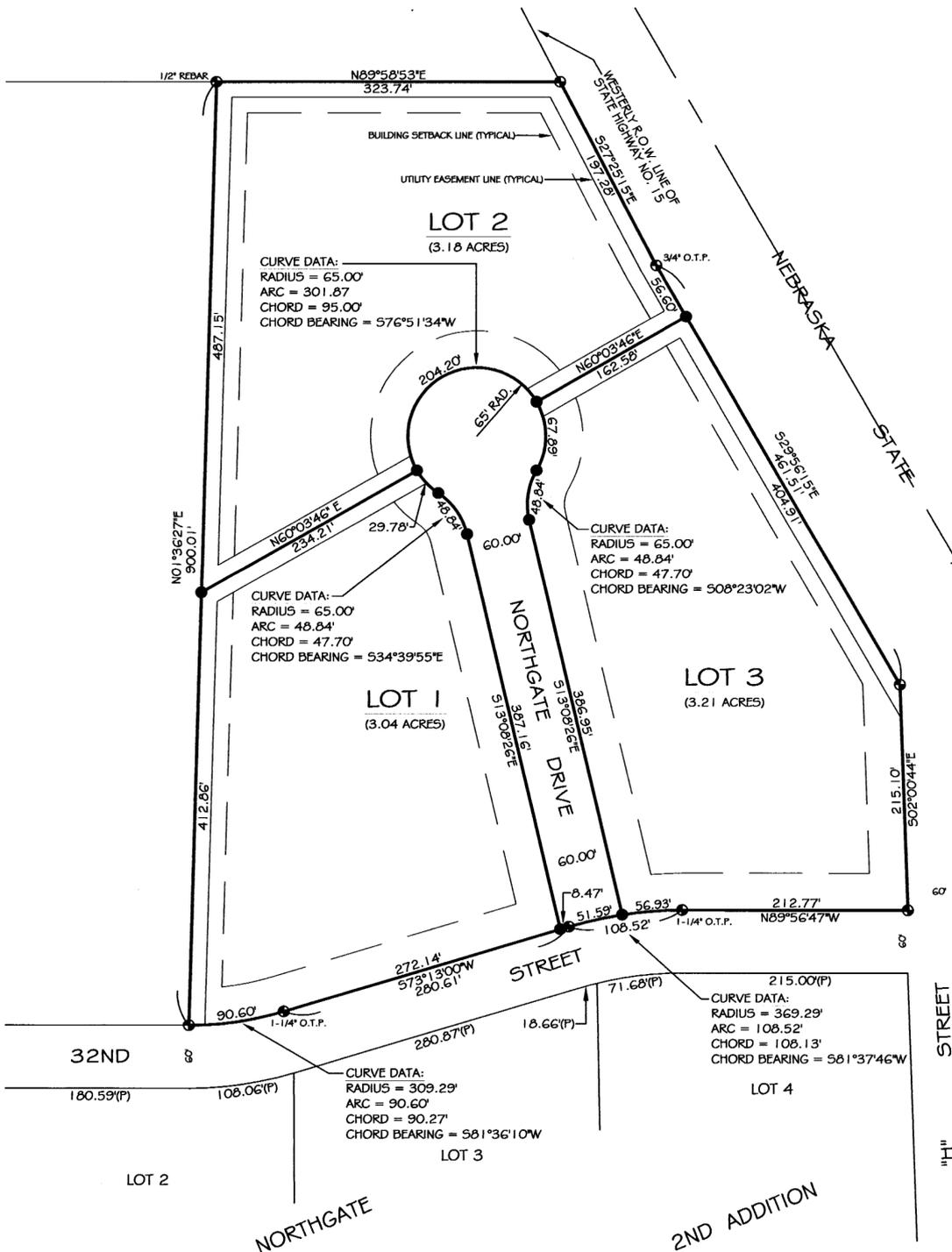
Danny Joe W. Martinez 05/01/02
DANNY JOE W. MARTINEZ, LS 498 DATE



JEFFERSON COUNTY REGISTER OF DEEDS:

THIS IS TO CERTIFY THAT THIS PLAT WAS ENTERED INTO RECORD ON THIS _____ DAY OF _____, 2002.

JEFFERSON COUNTY REGISTER OF DEEDS _____



CONSULTANTS:

GLS SURVEYING, INC.

1618 SHAMROCK BLVD.
YUTAN, NEBRASKA 68073
(402) 625-2692 OFFICE / 618-9133 CELL

MERIDIAN DEVELOPMENT SERVICES, INC.

P.O. BOX 610
ARLINGTON, NEBRASKA 68002
(402) 478-5367 OFFICE / 478-5366 FAX

FINAL PLAT

"NORTHGATE 3RD ADDITION"

PART OF THE WEST HALF OF SECTION 2
TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE SIXTH P.M.,
JEFFERSON COUNTY, NEBRASKA

PROJECT NO.: SD01-002

DRAWN BY: DJM

DATE: 04/29/02

FIELDBOOK: GLS

DWG FILE:

SCALE: 1" = 100'

REVISION DATE:

SHEET 1 OF 1