"FINAL PLAT"
JOHNSON SUBDIVISION

REPLAT OF LOTS 1-4 & 11-14, BLOCK 11 WESTERN TOWN LOT COMPANY'S FIRST ADDITION AND LOTS 1 & 2 OF BLOCK 14, WESTERN TOWN COMPANY'S FIRST ADDITION TO THE VILLAGE OF CERESCO AND A PORTION OF THIRD STREET LOCATED SOUTH OF ASH STREET AND THE ALLEY LYING BETWEEN AND ADJOINING SAID LOTS IN BLOCK 11, AND A PORTION OF CEDAR STREET LYING BETWEEN AND ADJOINING SAID LOTS 11-14 & LOTS 1 & 2, FIRST ADDITION TO THE VILLAGE OF CERESCO, SAUNDERS COUNTY NEBRASKA

0 30 60 120
GRAPHIC SCALE

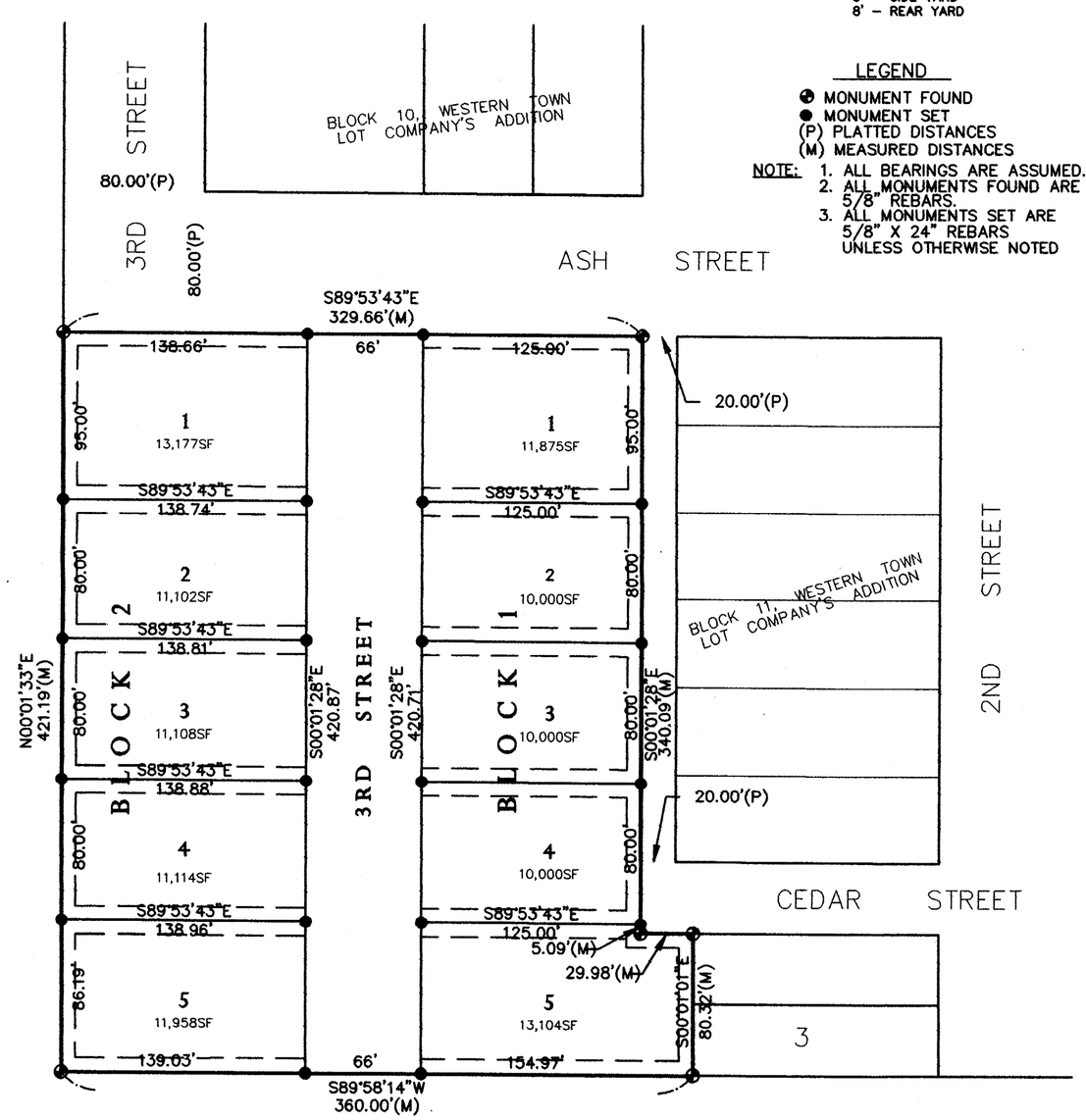
N

BUILDING SETBACK RESTRICTIONS:
25' – FRONT YARD
10' – SIDE YARD
25' – REAR YARD

UTILITY EASEMENTS:
8' – SIDE YARD
8' – REAR YARD

LEGEND
- ◉ MONUMENT FOUND
- ● MONUMENT SET
- (P) PLATTED DISTANCES
- (M) MEASURED DISTANCES

NOTE:
1. ALL BEARINGS ARE ASSUMED.
2. ALL MONUMENTS FOUND ARE 5/8" REBARS.
3. ALL MONUMENTS SET ARE 5/8" X 24" REBARS UNLESS OTHERWISE NOTED



OWNERS CERTIFICATION:
I the undersigned Dennis Johnson owner of the real estate shown and described herein, do hereby certify that I have laid out, platted and subdivided, said real estate in accordance with this plat.

This subdivision shall be known and designated as "JOHNSON SUBDIVISION", an addition to the Village of Ceresco, Nebraska. All streets and alleys shown and not heretofore dedicated are hereby dedicated to the public unless specifically noted herein. Other public lands shown and not heretofore dedicated are hereby reserved for public use.

Clear title to the land contained in this plat is guaranteed. Any encumbrances or special assessments are explained as follows: _____.

There are strips of ground shown on this plat and marked easement, reserved for the use of public utilities and subject to the paramount right of utility or Village to install, repair, replace and maintain its installations.

Witness our Hands and this _____day of _____, 20__.

_____
Dennis Johnson

STATE OF NEBRASKA
COUNTY OF SAUNDERS

Before me, the undersigned Notary Public, in and for the County and State, personally appeared and each separately and severally acknowledge the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my Hand and Notary Seal this ____day of _____, 20__.

This plat of "JOHNSON SUBDIVISION" has been submitted to and approved by the Ceresco Planning Commission this _____day of _____ 20__.

_____
Chair, Planning Commission

ATTEST:

Secretary of Planning Commission

This plat approved by the Village of Ceresco, Nebraska, this ____day of _____, 20__.

_____
Chair, Village Board

ATTEST:

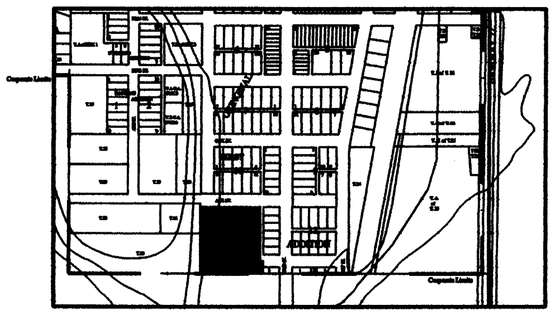
Village Clerk

Entered on transfer record this _____day of _____, 20__.

_____
Register Of Deeds

SAUNDERS COUNTY TREASURER'S CERTIFICATE:
hereby certify that the records of my office show no taxes delinquent upon the land described n the perimeter description as appears on this plat as of the ____ day of _____, 2003.

_____
SAUNDERS COUNTY TREASURER



VICINITY MAP

BOUNDARY DESCRIPTION:
A PARCEL OF LAND LOCATED IN LOTS 1–4 AND 11–14, BLOCK 11 AND IN LOTS 1 AND 2, BLOCK 14, ALL IN WESTERN TOWN LOT COMPANY'S ADDITION TO THE VILLAGE OF CERESCO, AND ALSO INCLUDED IS THAT PORTION OF ALLEY LYING BETWEEN AND ADJOINING SAID LOTS IN BLOCK 11 AND THAT PORTION OF THIRD STREET SOUTH OF ASH STREET AND THAT PORTION OF CEDAR STREET LYING BETWEEN AND ADJOINING SAID LOTS 11–14, BLOCK 11 AND LOTS 1 AND 2, BLOCK 14, FIRST ADDITION TO THE VILLAGE OF CERESCO, SAUNDERS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 11, THENCE S00°01'28"E(ASSUMED BEARING) ON THE EAST LINE OF SAID LOTS 4 AND 11 AND THEIR SOUTHERLY EXTENSION, A DISTANCE OF 340.09 FEET TO A POINT ON THE NORTH LINE OF THE VACATED PORTION OF CEDAR STREET; THENCE S89°59'50"E ON SAID NORTH LINE, A DISTANCE OF 29.98 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 2, BLOCK 14; THENCE S00°01'01"E ON SAID EAST LINE AND IT'S NORTHERLY EXTENSION, A DISTANCE OF 80.32 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE S89°58'14"W ON THE SOUTH LINE OF SAID LOTS 1 AND 2 AND THEIR WESTERLY EXTENSION, A DISTANCE OF 360.00 FEET TO A POINT ON THE WEST RIGHT–OF–WAY LINE OF THIRD STREET; THENCE N00°01'33"E ON SAID WEST LINE, A DISTANCE OF 421.19 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID LOTS 1–4 AND THEIR WESTERLY EXTENSION; THENCE S89°53'43"E ON SAID NORTH LINE AND WESTERLY EXTENSION, A DISTANCE OF 329.66 FEET TO THE POINT OF BEGINNING, CONTAINING 3.24 ACRES, MORE OR LESS.

SURVEYOR'S STATEMENT:
I, JEFFREY J. SERAFIN, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT "JOHNSON SUBDIVISION" HAS BEEN SURVEYED BY ME OR UNDER MY SUPERVISION, AND THAT THE LEGAL DESCRIPTION OF THE BOUNDARY OF "JOHNSON SUBDIVISION" IS AS STATED IN THE PERIMETER DESCRIPTION. PERMANENT MONUMENTS WILL BE ESTABLISHED AS SHOWN AFTER COMPLETION OF ALL IMPROVEMENTS.

JEFFREY J. SERAFIN, LS 534 — DATE 6/26/03

NEBRASKA REGISTERED LS-534 LAND SURVEYOR JEFFREY J. SERAFIN

RECEIVED
APR 08 2005
SURVEY RECORD REPOSITORY
$ 5.00
Saunders County
705-212

JEO Consulting Group, Inc.
402/443-4661 P.O. BOX 207 WAHOO, NEBRASKA 68066

2003
"FINAL PLAT"
JOHNSON SUBDIVISION
CERESCO, NEBRASKA

DATE	6-26-03
SCALE	1"=60'
DRAWN BY	DF
PROJECT NO.	196SD3
FIELD BOOK	CERESCO #6
FIELD CREW	CP/CP
REVISIONS	
SHEET	1 OF 1

203-9