

SURVEY PLAT HOFFMAN POND SUBDIVISION

LEGAL DESCRIPTION:
 THE NORTH 461.00 FEET OF THAT PART OF THE NW1/4 OF THE NW1/4 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, LYING SOUTHWEST OF HIGHWAY 275, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT NORTHWEST CORNER OF SAID SECTION 15; THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NW1/4 NW1/4 A DISTANCE OF 848.03 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 275; THENCE S43°33'24"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 227.79 FEET; THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE S44°12'39"E A DISTANCE OF 412.86 FEET; THENCE N90°00'00"W A DISTANCE OF 444.85 FEET TO A POINT ON THE WEST LINE OF SAID NW1/4 NW1/4; THENCE N00°00'00"E ALONG SAID WEST LINE A DISTANCE OF 461.00 FEET TO THE POINT OF BEGINNING; CONTAINING 2.34 ACRES, MORE OR LESS, INCLUDING 0.34 ACRES OF COUNTY ROAD EASEMENT.

SCALE:
1" = 100'

NORTHWEST CORNER
SECTION 15, T-16-N, R-9-E
(CONC. MONUMENT W/BRASS CAP)
NE 44.91' TO NAIL IN POWER POLE
NW 67.90' CONC. FENCE POST
NW 39.20' TO LOWER BOLT OF A CONC
FENCE POST

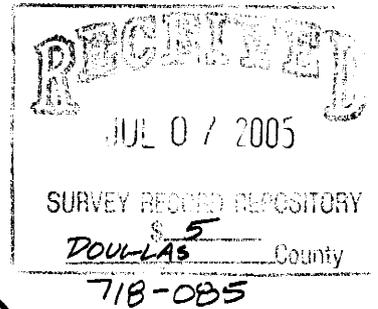
LEGEND

- A ACTUAL DISTANCE
- R RECORDED DISTANCE
- FOUND POINT
- SET 3/4" X 24" REBAR
W/ SW DODD LS-503 CAP
UNLESS OTHERWISE NOTED

5/8" REBAR
0.03' S OF
TRUE LOCATION

HIGHWAY
275

DRILLED 5/8" STARBIT
HOLE IN TOP OF
CONCRETE POST FOOTING



33' ROAD
EASEMENT

312TH STREET

S00°00'00"W (ASSUMED BEARING)

848.03'A&R

461.00*

S43°33'24"E 227.79' A&R

S44°12'39"E 412.86'

N90°00'00"W 444.85'

LOT 1
2.34 ACRES

WEST 1/4 CORNER
SECTION 15, T-16-N, R-9-E
(CONC. MONUMENT W/BRASS CAP)
E 29.30' TO 60D SPIKE IN N SIDE FENCE POST
NW 52.85' TO "X" ON S END OF CONC. PIPE CULVERT
NE 51.67' TO "X" ON S END OF CONC. PIPE CULVERT

NOTE:

1. ALL DISTANCES, ANGLES & BEARINGS ARE ACTUAL UNLESS OTHERWISE SHOWN.
2. "*" DENOTES DISTANCE TO RECORD LOCATION IS USED IN LIEU OF ACTUAL MEASUREMENT.



I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

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