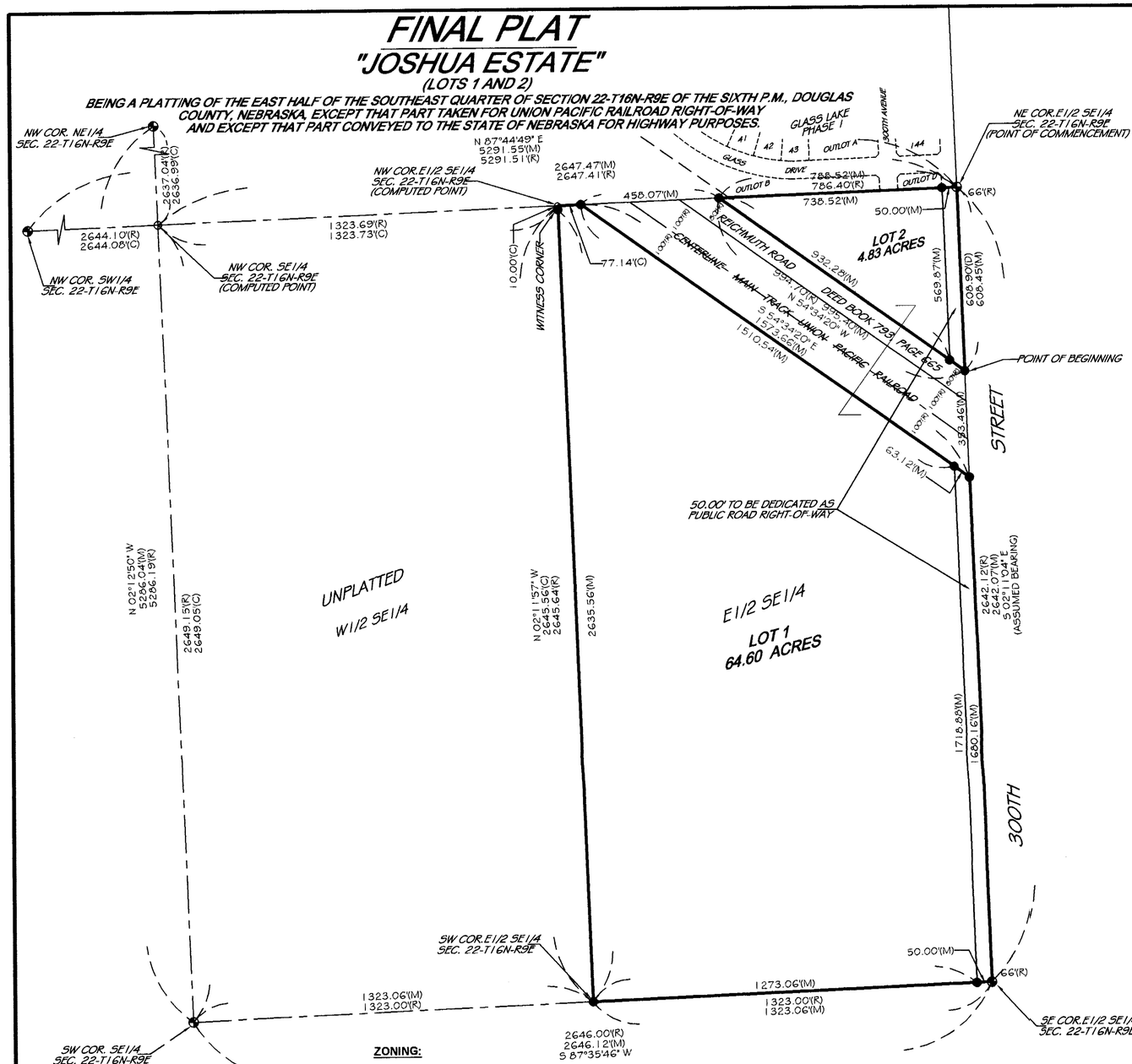
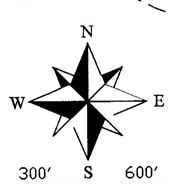
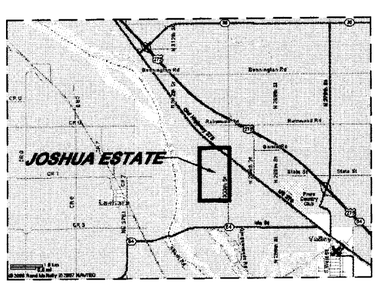
# FINAL PLAT
## "JOSHUA ESTATE"
### (LOTS 1 AND 2)

**BEING A PLATTING OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22-T16N-R9E OF THE SIXTH P.M., DOUGLAS COUNTY, NEBRASKA, EXCEPT THAT PART TAKEN FOR UNION PACIFIC RAILROAD RIGHT-OF-WAY AND EXCEPT THAT PART CONVEYED TO THE STATE OF NEBRASKA FOR HIGHWAY PURPOSES.**




0' 300' 600' 900'




VICINITY SKETCH

## ZONING:

CURRENT: TRANSITIONAL AGRICULTURAL
PROPOSED: TRANSITIONAL AGRICULTURAL

## BUILDING SETBACKS:

40' FRONTYARD
40' REARYARD
30' SIDEYARD

## FEDERAL EMERGENCY MANAGEMENT AGENCY:

NATIONAL FLOOD INSURANCE PROGRAM:
- FLOOD INSURANCE RATE MAP, PANEL NO. 135 OF 360, MAP NUMBER = 31055C0135H, EFFECTIVE DATE - DECEMBER 02, 2005.
- FLOOD ZONE - AE

## LEGEND:

MONUMENT FOUND (5/8" REBARS, UNLESS NOTED OTHERWISE)
MONUMENT SET (5/8" X 24" REBAR WITH PLASTIC CAP "LS 517" UNLESS NOTED OTHERWISE)
COMPUTED POINT

C - COMPUTED DISTANCE
D - DEEDED DISTANCE
M - MEASURED DISTANCE
P - PLATTED DISTANCE
R - RECORDED DISTANCE

NOTE: ALL BEARINGS ARE ASSUMED

## GENERAL NOTES:

(A) - PRIOR TO ANY IMPROVEMENTS ON LOT 2, THE OWNER OF SAID LOT SHALL FURNISH THE CITY BUILDING INSPECTOR A COPY OF A LETTER FROM THE STATE DEQ APPROVING THE SANITARY SEWER SYSTEM FOR SAID LOT.

(B) - PRIOR TO ANY IMPROVEMENTS ON LOT 2, THE OWNER OF SAID LOT SHALL FURNISH THE CITY BUILDING INSPECTOR A COPY OF A LETTER FROM THE STATE HHS APPROVING THE POTABLE WATER SUPPLY FOR SAID LOT.

(C) - NO PERMANENT ACCESS SHALL BE ALLOWED FROM LOT 2 TO 300TH STREET.

(D) - TEMPORARY ACCESS FROM LOT 2 TO 300TH STREET WILL BE PERMITTED ONLY UNTIL GLASS DRIVE, OR SIMILAR PUBLIC STREET PROVIDING ACCESS TO THE NORTH LOT LINE OF LOT 2 IS CONSTRUCTED.

NOTE: (A) AND (B) SHALL APPLY SHOULD DEVELOPMENT OCCUR PRIOR TO CONDITIONS EXISTING THAT WOULD WARRANT CAPITAL FACILITIES CHARGES.

## CORNER TIES: (HORIZONTAL DISTANCES)

SE COR. E1/2 SE1/4 SEC. 22-T16N-R9E
FOUND A BRASS CAP FLUSH WITH THE CONCRETE SURFACE.
WSW 36.21' TO "X" NAILS IN THE E-FACE OF A POWER POLE STUB CORNER FENCE POST
WSW 37.19' TO "X" NAILS IN THE N-FACE OF A BRACE POST
ENE 34.92' TO THE W-FACE OF A CHAIN LINK CORNER FENCE POST
SSE 48.68' TO A STAR DRILL HOLE IN TOP OF THE N-END OF A NORTH-SOUTH 24" RCP
S 1.0+/- TO A FENCE LINE WEST

NE COR. E1/2 SE1/4 SEC. 22-T16N-R9E
FOUND A BRASS CAP IN CONCRETE MONUMENT 1.0' BELOW THE ROAD SURFACE.
NW 42.52' TO A GOD SPIKE IN THE E-FACE OF A FENCE POST
WSW 24.88' TO A GOD SPIKE IN THE E-FACE OF A POWER POLE
NE 53.00' TO A 5/8" X 24" REBAR
S 4.5'+/- TO A FENCE LINE WEST

NW COR. NE1/4 SEC. 22-T16N-R9E
FOUND A BRASS CAP IN CONCRETE MONUMENT 0.8' BELOW THE ROAD SURFACE.
NNE 31.63' TO "X" NAILS IN THE S-FACE OF A POWER POLE
SSE 22.40' TO A GOD SPIKE IN THE N-FACE OF A FENCE POST
SSW 24.80' TO "X" NAILS IN THE N-FACE OF A GATE POST
NNE 34.84' TO "X" NAILS IN THE E-FACE OF A BRACE POST
N 5.5'+/- TO THE CENTERLINE OF RAINWOOD ROAD ON LINE WITH A FENCE LINE NORTH

SW COR. SE1/4 SEC. 22-T16N-R9E
FOUND A BRASS CAP IN CONCRETE MONUMENT PROTRUDING 0.4' ABOVE GROUND.
SE 8.64' TO THE TOP OF A STEEL "T" POST
SW 3.33' TO THE TOP OF A STEEL "T" POST
SSW 0.70' TO A DOUGLAS COUNTY SURVEY MARKER STEEL WITNESS POST

NW COR. SW1/4 SEC. 22-T16N-R9E
FOUND A 3/4" (OD) OPEN TOP PIPE 0.3' DEEP.
NNE 10.80' TO THE TOP OF A STEEL "T" POST
SSE 14.25' TO THE TOP OF A STEEL "T" POST
WNW 36.95' TO A 5/8" REBAR ON THE EDGE OF DIKE ROAD
W 6.3'+/- TO A NORTH-SOUTH FENCE LINE

SW COR. E1/2 SE1/4 SEC. 22-T16N-R9E
SET A 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED "LS 517" FLUSH WITH GROUND SURFACE.
E 0.35' TO "X" NAILS IN THE W-FACE OF A CORNER FENCE POST
WNW 1.80' TO THE S-FACE OF A STEEL CORNER FENCE POST AT GROUND SURFACE.
W 1.7 +/- TO A FENCE LINE NORTH ON LINE WITH AN EAST-WEST FENCE LINE

NW COR. E1/2 SE1/4 SEC. 22-T16N-R9E (WITNESS CORNER)
SET A 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED "LS 517" FLUSH WITH GROUND SURFACE.
ENE 78.24' TO A 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "LS 517"
W 85.70' TO A 3/4" (OD) OPEN TOP PIPE
NW 46.00' TO A 3/4" REBAR
SW 46.00' TO A 3/4" REBAR
E 8.5'+/- TO A FENCE LINE SOUTH

## PERIMETER DESCRIPTION:

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE SIXTH P.M., DOUGLAS COUNTY, NEBRASKA, CONTAINING A COMPUTED AREA OF 80.32 ACRES, MORE OR LESS, EXCEPT THAT PART TAKEN FOR UNION PACIFIC RAILROAD RIGHT-OF-WAY AND EXCEPT THAT PART CONVEYED TO THE STATE OF NEBRASKA FOR HIGHWAY PURPOSES, THE TWO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID EAST HALF SOUTHEAST QUARTER; THENCE S02°11'04"E (ASSUMED BEARING) ON THE EAST LINE OF SAID EAST HALF SOUTHEAST QUARTER, A DISTANCE OF 608.45 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE OF NEBRASKA HIGHWAY RIGHT-OF-WAY AS PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 793, PAGE 665, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S02°11'04"E ON SAID EAST LINE, A DISTANCE OF 353.46 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD; THENCE N54°34'20"W ON SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1573.66 FEET TO A POINT ON THE NORTH LINE OF SAID EAST HALF SOUTHEAST QUARTER, SAID POINT BEING 77.14 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID EAST HALF SOUTHEAST QUARTER; THENCE N87°44'49"E ON SAID NORTH LINE, A DISTANCE OF 458.07 FEET TO A POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE S54°34'20"E PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE AND ON SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 995.40 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 8.25 ACRES MORE OR LESS.

## SURVEYORS CERTIFICATION:

I, GARY L. SIEDSCHLAG, A REGISTERED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEBRASKA, HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION FOR THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY SURVEY AND ALL LOT CORNERS WITHIN SAID SUBDIVISION.

NEBRASKA REGISTERED LS-517 LAND SURVEYOR GARY L. SIEDSCHLAG

GARY L. SIEDSCHLAG R.L.S. # 517 — DATE 05/01/09

## DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: THAT I SETH L. PAULSON, BEING THE OWNER OF THE LAND DESCRIBED HEREON AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "JOSHUA ESTATE", AND I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF MY PROPERTY AS SHOWN ON THIS PLAT AND I HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE THE ROAD RIGHT-OF-WAY AS SHOWN HEREON, AND I DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS. 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, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

SURVEY RECORD REPOSITORY RECEIVED JUN 08 2009 $ 5 County DOUGLAS 918-497 1/2

SETH L. PAULSON

## ACKNOWLEDGEMENT OF NOTARY:

STATE OF NEBRASKA )
) SS
COUNTY OF DOUGLAS )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2009, BY SETH L. PAULSON.

NOTARY PUBLIC

## APPROVAL OF THE VALLEY CITY PLANNING COMMISSION:

THIS PLAT OF "JOSHUA ESTATE" WAS APPROVED BY THE CITY PLANNING COMMISSION OF VALLEY, NEBRASKA ON THIS _____ DAY OF _____, 20 _____.

CHAIRMAN, CITY OF VALLEY PLANNING COMMISSION

## APPROVAL OF THE VALLEY CITY COUNCIL:

THIS PLAT OF "JOSHUA ESTATE" WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF VALLEY, NEBRASKA ON THIS _____ DAY OF _____, 20 _____.

MAYOR — CITY CLERK

## REVIEW BY THE VALLEY CITY ENGINEER:

THIS PLAT OF "JOSHUA ESTATE" WAS REVIEWED AND ACCEPTED BY THE VALLEY CITY ENGINEER ON THIS _____ DAY OF _____, 20 _____.

VALLEY CITY ENGINEER

## REVIEW BY THE DOUGLAS COUNTY ENGINEER:

THIS PLAT OF "JOSHUA ESTATE" WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER THIS _____ DAY OF _____, 20 _____.

DOUGLAS COUNTY ENGINEER

## DOUGLAS COUNTY TREASURER'S CERTIFICATION:

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

DOUGLAS COUNTY TREASURER — DATE

## ACCEPTANCE BY THE DOUGLAS COUNTY REGISTER OF DEEDS:

RECORDED ON THIS _____ DAY OF _____, 20 _____.

DOUGLAS COUNTY REGISTER OF DEEDS


GLS SURVEYING INC.,
1618 SHAMROCK BLVD. YUTAN, NE 68073
(402) 625-2692 FAX: (402) 625-2020


FINAL PLAT

BEING A PLATTING OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22-T16N-R9E OF THE SIXTH P.M., DOUGLAS COUNTY, NEBRASKA, EXCEPT THAT PART TAKEN FOR UNION PACIFIC RAILROAD RIGHT-OF-WAY AND EXCEPT THAT PART CONVEYED TO THE STATE OF NEBRASKA FOR HIGHWAY PURPOSES.

JOSHUA ESTATE
(LOTS 1 AND 2)

| | |
|---|---|
| CLIENT NAME: | SETH PAULSON |
| PROJECT NUMBER: | SU-1788 |
| DATE: | APRIL 28, 2009 |
| FIELD BOOK: | DOUGLAS COUNTY #12 |
| SCALE: | 1" = 300' |
| REVISION DATE: | |
| SHEET: | 1 OF 1 |