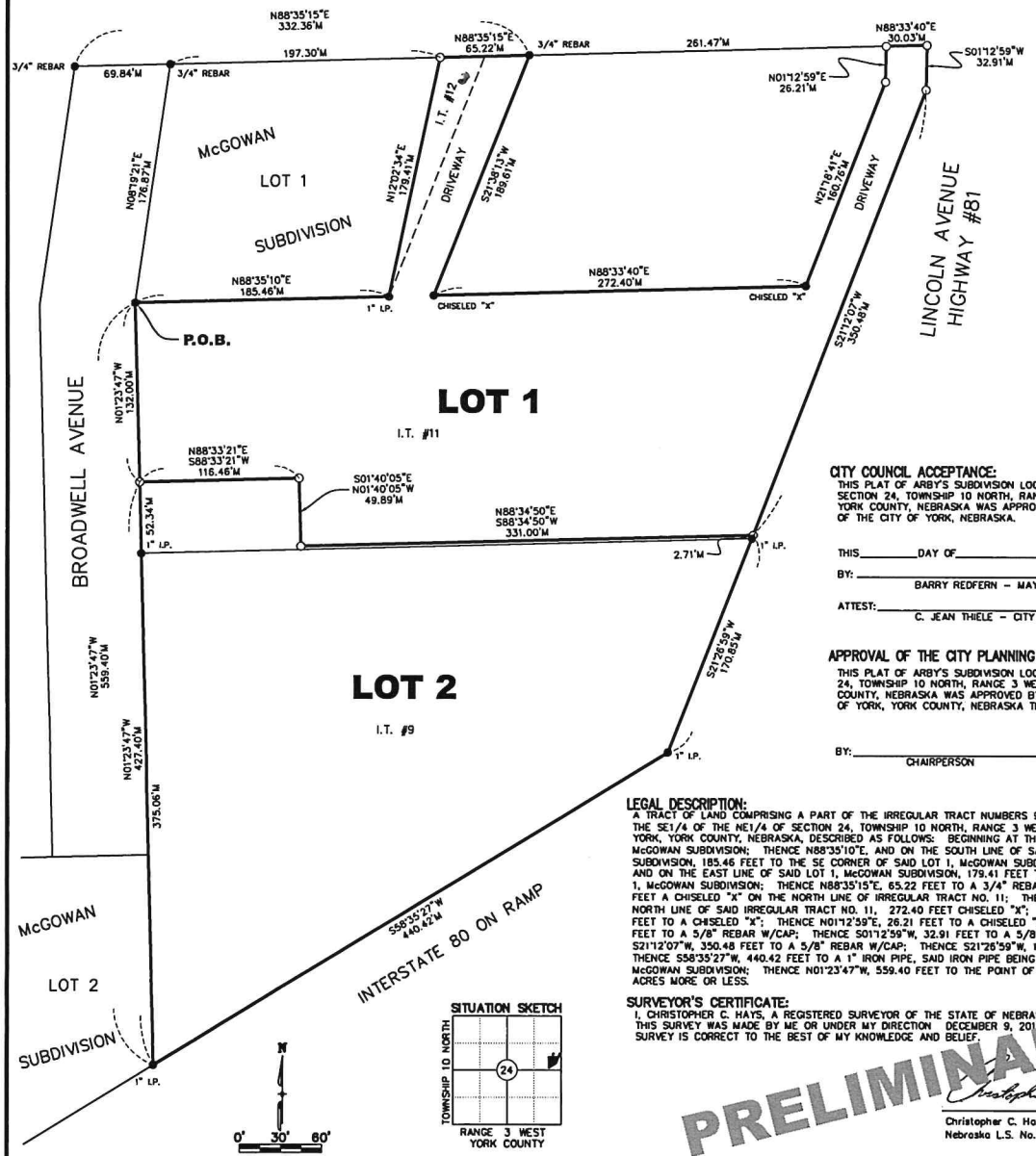
ARBY'S SUBDIVISION

CITY OF YORK, YORK COUNTY, NEBRASKA



LEGEND

P	PLATTED DISTANCE
M	MEASURED DISTANCE
R	RECORDED DISTANCE
●	FOUND CORNER
○	SET 5/8"x24" REBAR W/YELLOW PLASTIC CAP STAMPED "HAYS L.S. #673"
⊕	SECTION CORNER
△	CALCULATED POINT
○	SET CHISELED "X"

CITY COUNCIL ACCEPTANCE:

THIS PLAT OF ARBY'S SUBDIVISION LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 WEST OF THE 6TH P.M., CITY OF YORK, YORK COUNTY, NEBRASKA WAS APPROVED AND ACCEPTED BY THIS CITY COUNCIL OF THE CITY OF YORK, NEBRASKA.

THIS _____ DAY OF _____, _____ A.D.

BY: _____
BARRY REDFERN - MAYOR

ATTEST: _____
C. JEAN THIELE - CITY CLERK

APPROVAL OF THE CITY PLANNING COMMISSION:

THIS PLAT OF ARBY'S SUBDIVISION LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 WEST OF THE 6TH P.M., CITY OF YORK, YORK COUNTY, NEBRASKA WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF YORK, YORK COUNTY, NEBRASKA THIS _____ DAY OF _____, _____ A.D.

BY: _____
CHAIRPERSON

LEGAL DESCRIPTION:

A TRACT OF LAND COMPRISING A PART OF THE IRREGULAR TRACT NUMBERS 9, 11, AND 12, AND A PART OF THE SE1/4 OF THE NE1/4 OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 WEST OF THE 6TH P.M., CITY OF YORK, YORK COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF LOT 1, McGOWAN SUBDIVISION; THENCE N88°35'10"E, AND ON THE SOUTH LINE OF SAID LOT 1, McGOWAN SUBDIVISION, 185.46 FEET TO THE SE CORNER OF SAID LOT 1, McGOWAN SUBDIVISION; THENCE N12°02'34"E, AND ON THE EAST LINE OF SAID LOT 1, McGOWAN SUBDIVISION, 179.41 FEET TO THE NE CORNER OF SAID LOT 1, McGOWAN SUBDIVISION; THENCE N88°35'15"E, 65.22 FEET TO A 3/4" REBAR; THENCE S21°39'13"W, 189.61 FEET A CHISELED "X" ON THE NORTH LINE OF IRREGULAR TRACT NO. 11; THENCE N88°33'40"E, AND ON THE NORTH LINE OF SAID IRREGULAR TRACT NO. 11, 272.40 FEET CHISELED "X"; THENCE N21°18'41"E, 160.76 FEET TO A CHISELED "X"; THENCE N01°12'59"E, 26.21 FEET TO A CHISELED "X"; THENCE N88°33'40"E, 30.03 FEET TO A 5/8" REBAR W/CAP; THENCE S01°12'59"W, 32.91 FEET TO A 5/8" REBAR W/CAP; THENCE S21°12'07"W, 350.48 FEET TO A 5/8" REBAR W/CAP; THENCE S21°26'59"W, 170.85 FEET TO A 1" IRON PIPE; THENCE S58°35'27"W, 440.42 FEET TO A 1" IRON PIPE, SAID IRON PIPE BEING THE SE CORNER OF LOT 2, McGOWAN SUBDIVISION; THENCE N01°23'47"W, 559.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.81 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER C. HAYS, A REGISTERED SURVEYOR OF THE STATE OF NEBRASKA, HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECTION DECEMBER 9, 2019 AND THAT SAID SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PRELIMINARY

NEBRASKA REGISTERED LS-673 LAND SURVEYOR CHRISTOPHER C. HAYS

Christopher C. Hays
Nebraska L.S. No. 673

DEED OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT WE, PANDA, INC. (???NAME), TLW ENTERPRISES OF YORK, INC., LAWRENCE MERTENS, PRESIDENT, AND CORNERSTONE BANK, (???NAME), BEING THE OWNERS OF THE LAND DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED AND DESIGNATED AS ARBY'S SUBDIVISION AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND DO HEREBY FREELY AND VOLUNTARILY DEDICATE THE STREETS AND EASEMENTS AS SHOWN THEREON FOR THE LOCATION, CONSTRUCTION, AND MAINTENANCE OF PUBLIC SERVICE UTILITIES, FOREVER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO, AND THAT THE FOREGOING SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

BY: _____
PANDA, INC., (?????? NAME FOR SIGNATURE ?????)

BY: _____
TLW ENTERPRISES OF YORK, INC. LAWRENCE MERTENS, PRESIDENT

BY: _____
CORNERSTONE BANK (????? NAME FOR SIGNATURE ????)

ACKNOWLEDGMENT:

STATE OF _____
SS.
COUNTY OF _____

ON THIS _____ DAY OF _____, _____, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY CAME THE ABOVE NAMED PANDA, INC. (?????? NAME?????), TO BE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION OF THIS PLAT AND THEY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES ON THE _____ DAY OF _____, _____.

_____
NOTARY PUBLIC

ACKNOWLEDGMENT:

STATE OF _____
SS.
COUNTY OF _____

ON THIS _____ DAY OF _____, _____, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY CAME THE ABOVE NAMED TLW ENTERPRISES OF YORK, INC, LAWRENCE MERTENS, PRESIDENT, TO BE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION OF THIS PLAT AND THEY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES ON THE _____ DAY OF _____, _____.

_____
NOTARY PUBLIC

ACKNOWLEDGMENT:

STATE OF _____
SS.
COUNTY OF _____

ON THIS _____ DAY OF _____, _____, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY CAME THE ABOVE NAMED CORNERSTONE BANK, (????NAME????) TO BE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION OF THIS PLAT AND THEY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES ON THE _____ DAY OF _____, _____.

_____
NOTARY PUBLIC

APPROVAL OF THE PUBLIC WORKS DIRECTOR:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE DIRECTOR OF PUBLIC WORKS, YORK NEBRASKA THIS _____ DAY OF _____, _____ A.D.

BY: _____
DIRECTOR

COUNTY TREASURER CERTIFICATE:

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

DATED THIS _____ DAY OF _____, _____ A.D.

BY: _____
COUNTY TREASURER

HAYS LAND SURVEYING, LLC
160 North Polk St., P.O. Box 432, Osceola, NE 68651 (402) 366-7930 www.HLSNE.com

TITLE: ARBY'S SUBDIVISION FINAL PLAT

PROJECT: PART OF THE SE1/4 OF THE NE1/4 OF SECTION 24-10-3W, CITY OF YORK, NE

DATE: 12/9/19

SHEET: 1 Of 1