

LEGAL DESCRIPTION:

I hereby certify that I have caused to be surveyed the subdivision to be known as BURLINGTON ESTATES. A subdivision composed of Lot 43 Irregular Tracts, part of Lot 44 Irregular Tracts, a Tract of land in Quitclaim Deed 2022-01618, a Tract of land in Quitclaim Deed 2022-01588, Lots 5-11 Block 15 "College Park Addition", Lots 9-16 Block 14 "College Park Addition", the South Half of vacated Whittier Avenue adjacent to Block 14 in "College Park Addition", a part of vacated Longfellow Avenue, a part of vacated Jasmin Road, all of the vacated alley between Lots 5-11 Block 15 "College Park Addition", located in the Northeast Quarter of Section 35, Township 8 North, Range 4 East, of the 6th P.M., Crete, Saline County, Nebraska and more particularly described as follows:

Referring to the Northwest Corner of the Northeast Quarter; Thence South, on the West Line of the Northeast Quarter, on an assumed bearing of S 00°04'00" E for a distance of 630.59'; Thence S 89°56'35" E for a distance of 10.90' to the Northwest Corner of Lot 11, Block 15 "College Park Addition", said point being the **Point of Beginning**;

Thence S 89°56'35" E, on the North Line of Lot 11, Block 15 "College Park Addition", for a distance of 123.17' to the Northeast Corner of said Lot 11; Thence N 89°57'59" E for a distance of 20.11' to the Northwest Corner of Lot 5, Block 15 "College Park Addition"; Thence N 89°58'10" E, on the North Line of Lot 5, Block 15 "College Park Addition", for a distance of 122.61' to the Northeast Corner of said Lot 5; Thence S 00°16'25" E, on the East Line of Lot 5, Block 15 "College Park Addition", for a distance of 9.62'; Thence with a curve turning to the left with an arc length of 124.51', with a radius of 100.00', with a chord bearing of S 35°56'32" E, with a chord distance of 116.62' to a point on the West Line of Block 14 "College Park Addition"; Thence N 00°16'25" W, on the West Line of Block 14 "College Park Addition", and on the West Line of Block 14 "College Park Addition" extended North, for a distance of 314.95' to a point on the centerline of Whittier Avenue;

Thence on the centerline of Whittier Avenue the following 2 courses:

S 89°57'40" E for a distance of 122.11';

Thence N 89°59'20" E for a distance of 142.00' to a point on intersection with the East Line of Block 14 "College Park Addition" extended North; Thence S 00°16'57" E, on the Northerly extension of the East Line of Block 14 "College Park Addition", for a distance of 34.00' to a point on the Southerly Line of Whittier Avenue; Thence on the Southerly Line of Whittier Avenue and the Southerly Line of N 88°39'28" E for a distance of 67.96';

Thence with a curve turning to the left with an arc length of 277.78', with a radius of 506.92', with a chord bearing of N 74°05'04" E, with a chord distance of 274.32';

Thence N 78°16'27" E for a distance of 69.37';

Thence N 89°48'06" E for a distance of 171.07' to the Northwest Corner of the tract of land described in Quitclaim Deed 2022-01589; Thence S 00°10'06" E, on the West Line of the tract of land described in Quitclaim Deed 2022-01589, for a distance of 536.20' to the Southwest Corner of said Tract; Thence N 89°56'50" W for a distance of 232.44' to a point on the West Line of Locust Avenue; Thence S 00°11'41" E, on the West Line of Locust Avenue, for a distance of 76.22' to the Northeast Corner of Lot 13, Block 1 "Lothrop Heights Addition"; Thence S 89°42'33" W, on the North Line of Block 1 "Lothrop Heights Addition", for a distance of 914.81' to a point on the East 33' Line of Iris Street; Thence N 00°04'00" W, on the East 33' Line of Iris Street, for a distance of 199.50' to a point on the South Line of Lot 9, Block 15 "College Park Addition"; Thence N 84°50'41" W, on the South Line of Lot 9, Block 15 "College Park Addition", for a distance of 22.19' to the Southwest Corner of said Lot 9; Thence N 00°04'00" W, on the West Line of Block 15 "College Park Addition", for a distance of 146.96' to the **Point of Beginning**, and having a calculated area of 12.89 acres more or less.

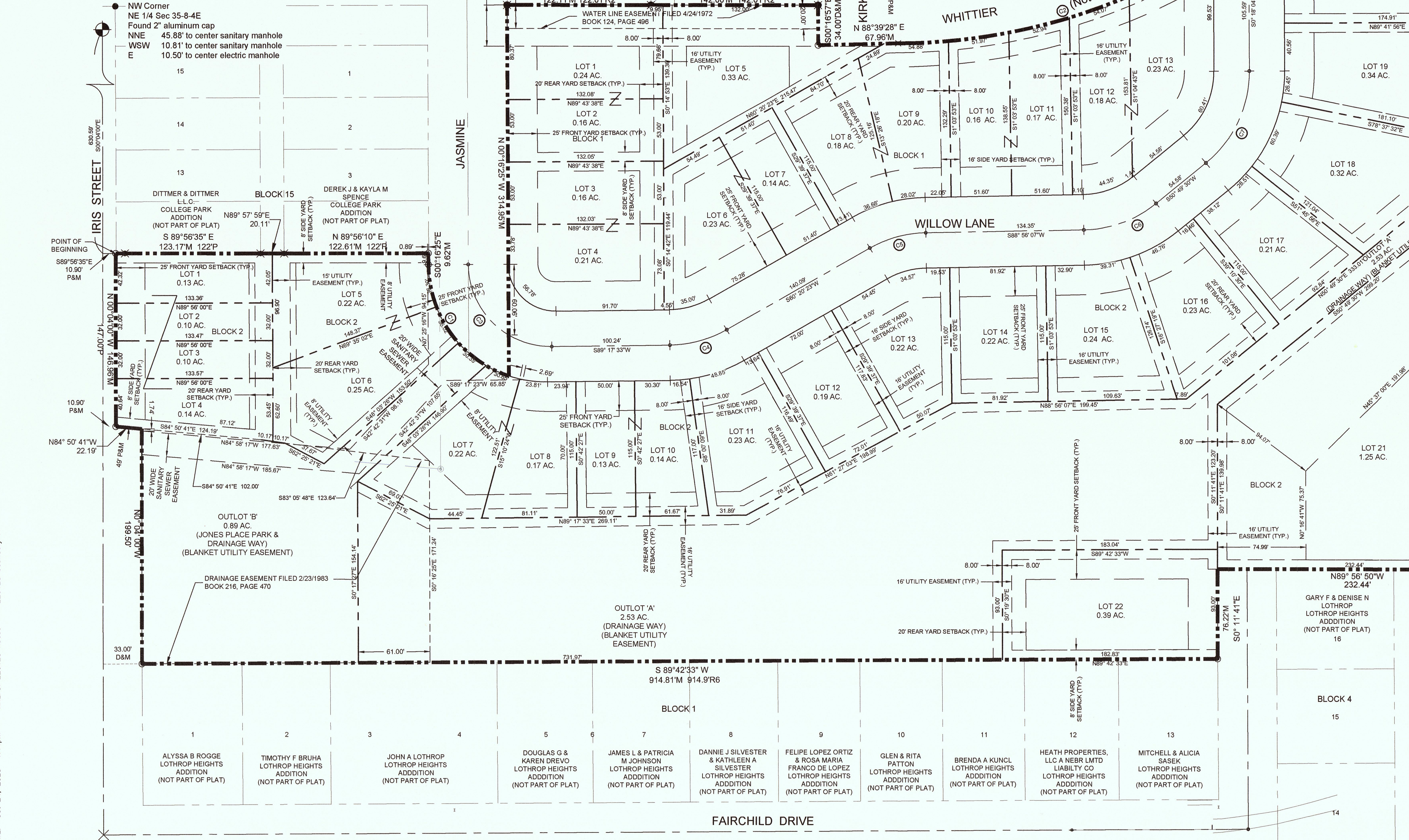
Subject to any and all easements and restrictions of record.

SURVEYOR'S CERTIFICATE:

I, Marc J. Raphael, Nebraska Registered Land Surveyor No. 695, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Land Surveyors Regulation Act in effect at the time of this survey.

Marc J. Raphael #695
Allied Surveying & Mapping
8535 Executive Woods Drive, Suite 200
Lincoln, NE 68512
Ph. (402)434-2686

Date



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, CARDINAL VENTURES, LLC, OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREET, TO BE NUMBERED AND NAMED AS SHOWN. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS BURLINGTON ESTATES, AND WE DO HEREBY DEDICATE TO THE PUBLIC, FOR USE, THE STREETS AS SHOWN ON THIS PLAT. WE DO FURTHER DEDICATE THE EASEMENTS SHOWN THEREON FOR THE LOCATION CONSTRUCTION, RECONSTRUCTION, REPAIR, OPERATION AND MAINTENANCE OF PUBLIC SERVICE UTILITIES, OVER UPON OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAT. THE CONSTRUCTION OR LOCATION OF ANY BUILDINGS OR TREES SHALL BE PROHIBITED IN SAID EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHT HEREIN GRANTED.

THE RIGHT OF WAY SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC.

THE STREETS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC.

THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE, EXCLUDING FENCES, OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON SHALL BE PROHIBITED.

CITY OF CRETE, NEBRASKA, ITS SUCCESSORS, ASSIGNS, ANDS PERMITTEES ARE HEREBY HELD HARMLESS FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EASEMENTS OR DRAINAGE EASEMENT SHOWN THEREON.

OUTLOT 'B', JONES PLACE PARK IS HEREBY DEDICATED TO THE PUBLIC FOR SUCH USE.

WITNESS MY HAND THIS _____ DAY OF _____, 2023.

DARCIE ROSS, MANAGING MEMBER
CARDINAL VENTURES, LLC

ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY) SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME DARCIE ROSS, MANAGING MEMBER, CARDINAL VENTURES, LLC, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THE FOREGOING PLAT AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES THE _____ DAY OF _____, 20____.

APPROVAL OF CRETE CITY COUNCIL

THIS PLAT OF BURLINGTON ESTATES WAS APPROVED BY THE CRETE CITY COUNCIL ON THIS _____ DAY OF _____, 2023.

ATTEST: _____
MAYOR

APPROVAL OF CRETE PLANNING COMMISSION

THIS PLAT OF BURLINGTON ESTATES WAS APPROVED BY THE CRETE PLANNING COMMISSION ON THIS _____ DAY OF _____, 2023.

ATTEST: _____
COMMISSION CHAIR



REVISIONS

DATE	DESCRIPTION

FINAL PLAT

BURLINGTON ESTATES

CRETE, NEBRASKA

drawn by: JDS
checked by: MTE
approved by: -
project no.: 2022-0128
date: 10/24/2023

CURVE DATA						
CURVE #	RADIUS	ANGLE	TANGENT	LENGTH	CH DIST	CH BRG
C1	100.00'	71°20'13"	71.77'	124.51'	116.62'	S35°56'32"E
C2	506.92'	31°23'49"	142.47'	277.78'	274.32'	N74°05'04"E

CURVE DATA						
CURVE #	RADIUS	ANGLE	TANGENT	LENGTH	CH DIST	CH BRG
C3	70.00'	90°26'02"	70.53'	110.49'	99.37'	N45°29'26"W
C4	100.00'	28°57'10"	25.82'	50.53'	50.00'	S74°48'58"W
C5	100.00'	28°35'44"	25.49'	49.91'	49.39'	S74°38'15"W
C6	100.00'	38°06'37"	34.54'	66.51'	65.30'	S89°52'49"W
C7	100.00'	51°07'34"	47.83'	89.23'	86.30'	S25°15'43"W