

ORDINANCE NO. 24-05

AN ORDINANCE OF THE CITY OF WAVERLY TO ANNEX ANDERSON NORTH PARK 10TH ADDITION, A TRACT OF LAND COMPOSED OF LOTS 1 THROUGH 9, BLOCK 1, LOTS 1 THROUGH 6 BLOCK 2, LOTS 1 AND 2, BLOCK 3, LOT 1, BLOCK 4, AND THAT PORTION N. 147TH STREET RIGHT OF WAY, AND THAT PORTION OF SAINT RONAN STREET RIGHT OF WAY, ALL LOCATED IN ANDERSON NORTH PARK 10TH ADDITION, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WAVERLY, NEBRASKA:

Section 1. Whereas, the following described real estate, to wit:

A TRACT OF LAND COMPOSED OF LOTS 1 THROUGH 9, BLOCK 1, LOTS 1 THROUGH 6 BLOCK 2, LOTS 1 AND 2, BLOCK 3, LOT 1, BLOCK 4, AND THAT PORTION N. 147TH STREET RIGHT OF WAY, AND THAT PORTION OF SAINT RONAN STREET RIGHT OF WAY, ALL LOCATED IN ANDERSON NORTH PARK 10TH ADDITION, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 3, ANDERSON NORTH PARK 9TH ADDITION, SAID POINT BEING A SOUTH CORNER OF SAID LOT 2, BLOCK 3, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, WESTERLY, ON THE NORTH LINE OF SAID LOT 2, BLOCK 3, ANDERSON NORTH PARK 9TH ADDITION, SAID LINE BEING A SOUTH LINE OF SAID LOT 2, BLOCK 3, ANDERSON NORTH PARK 10TH ADDITION, ON AN ASSUMED BEARING OF N53°58'26"W, A DISTANCE OF 16.00' TO A POINT; THENCE N21°21'16"E, ON A WEST LINE OF SAID LOT 2, BLOCK 3, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING AN EAST LINE OF LOT 1, BLOCK 3, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 113.61' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 21°59'58", A RADIUS OF 230.00', AN ARC LENGTH OF 88.31', ON A NORTH LINE OF SAID LOT LOTS 2 AND 1, BLOCK 3, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A SOUTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A CHORD LENGTH OF 87.77', A TANGENT LENGTH OF 44.71', AND A CHORD BEARING OF S79°00'57"E TO A POINT; THENCE N89°59'04"E, ON A NORTH LINE OF SAID LOT 1, BLOCK 3, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A SOUTH LINE OF SAID SAINT RONAN STREET RIGHT OF WAY, A DISTANCE OF 34.48' TO A POINT; THENCE N00°00'56"W, ON A WEST LINE OF SAID ANDERSON NORTH PARK 9TH ADDITION, SAID LINE BEING A WEST LINE OF ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 60.00' TO A POINT; THENCE S89°59'04"W, ON A SOUTH LINE OF SAID LOT 1, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A NORTH LINE OF SAID SAINT RONAN STREET RIGHT OF WAY, A DISTANCE OF 30.24' TO A POINT; THENCE N08°06'48"E, ON A WEST LINE OF SAID LOT 1, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING AN EAST LINE OF LOT 7, BLOCK 2, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 95.19' TO A POINT; THENCE N03°33'03"E, ON A WEST LINE OF

SAID LOT 2 AND LOT 3, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING AN EAST LINE OF LOT 6, BLOCK 2, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 85.82' TO A POINT; THENCE N10°56'49"W, ON A WEST LINE OF SAID LOT 3 AND LOT 4, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING AN EAST LINE OF SAID LOT 5, BLOCK 2, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 85.79' TO A POINT; THENCE N25°26'44"W, ON A SOUTHWEST LINE OF SAID LOT 4, AND LOT 5, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A NORTHEAST LINE OF LOT 4, BLOCK 2 OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 85.83' TO A POINT; THENCE N39°52'29"W, ON A SOUTHWEST LINE OF SAID LOT 5, AND LOT 6, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A NORTHEAST LINE OF LOT 3, BLOCK 2, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 84.03' TO A POINT; THENCE N42°33'54"E, ON A NORTHWEST LINE OF SAID LOT 6, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A SOUTHEAST LINE OF LOT 1, BLOCK 2, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 109.10' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 07°57'21", A RADIUS OF 170.00', AN ARC LENGTH OF 23.61', ON A NORTHEAST LINE OF SAID LOT 6, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A SOUTHWEST LINE OF VALENTINE STREET RIGHT OF WAY, A CHORD LENGTH OF 23.59', A TANGENT LENGTH OF 11.82', AND A CHORD BEARING OF S48°00'03"E TO A POINT; THENCE S43°36'49"E, ON A NORTHEAST LINE OF SAID LOT 6, BLOCK 2, ANDERSON PARK NORTH 10TH ADDITION, SAID LINE BEING A SOUTHWEST LINE OF SAID VALENTINE STREET RIGHT OF WAY, A DISTANCE OF 6.43' TO A POINT; THENCE N46°47'45"E, ON A NORTHWEST LINE OF SAID ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A SOUTHEAST LINE OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 60.00' TO A POINT; THENCE N43°36'49"W, ON A SOUTHWEST LINE OF SAID LOT 1, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A NORTHEAST LINE OF SAID VALENTINE STREET RIGHT OF WAY, A DISTANCE OF 7.28' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 08°16'06", A RADIUS OF 230.00', AN ARC LENGTH OF 33.19', ON A SOUTHWEST LINE OF SAID LOT 1, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A NORTHEAST LINE OF SAID VALENTINE STREET RIGHT OF WAY, A CHORD LENGTH OF 33.16', A TANGENT LENGTH OF 16.62', AND A CHORD BEARING OF N48°09'25"W TO A POINT; THENCE N36°56'19"E, ON A NORTHWEST LINE OF SAID LOT 1, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A SOUTHEAST LINE OF LOT 4, BLOCK 1, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 120.01' TO A POINT; THENCE S45°55'42"E, ON A NORTHEAST LINE OF SAID LOT 1, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 87.08' TO A POINT; THENCE S37°12'19"E, ON A NORTHEAST LINE OF SAID LOT 2, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 79.57' TO A POINT; THENCE S29°57'49"E, ON A NORTHEAST LINE OF SAID LOT 3, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 79.55' TO A POINT; THENCE S22°53'44"E, ON A NORTHEAST LINE OF SAID LOT 4, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 75.89' TO A POINT; THENCE S16°01'00"E, ON A NORTHEAST LINE OF SAID LOT 5, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 75.29' TO A POINT; THENCE S09°09'55"E, ON AN EAST LINE OF SAID LOT 6, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 75.29' TO A POINT; THENCE S02°18'50"E, ON AN EAST LINE OF SAID LOT 7, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 75.29' TO A POINT; THENCE S03°10'21"W, ON AN EAST LINE OF SAID LOT 8, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 75.42' TO A POINT; THENCE S04°24'44"W, ON AN EAST LINE OF SAID LOT 9, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 70.54' TO

A POINT; THENCE N89°59'04"E, ON THE NORTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A DISTANCE OF 44.94' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 24°41'37", A RADIUS OF 270.00', AN ARC LENGTH OF 116.37', ON THE NORTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A CHORD LENGTH OF 115.47', A TANGENT LENGTH OF 59.10', AND A CHORD BEARING OF N77°38'15"E, TO A POINT OF REVERSE CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 24°41'37", A RADIUS OF 530.00', AN ARC LENGTH OF 228.42', ON THE NORTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A CHORD LENGTH OF 226.66', A TANGENT LENGTH OF 116.01', AND A CHORD BEARING OF N77°38'15"E TO A POINT; THENCE N89°59'04"E, ON THE NORTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A DISTANCE OF 50.00'; TO A POINT; THENCE S00°16'24"E, ON A WEST RIGHT OF WAY LINE OF NORTH 148TH STREET, A DISTANCE OF 60.00' TO A POINT; THENCE S89°59'04"W, ON THE SOUTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A DISTANCE OF 50.27' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 24°41'37", A RADIUS OF 470.00', AN ARC LENGTH OF 202.56', ON THE SOUTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A CHORD LENGTH OF 201.00', A TANGENT LENGTH OF 102.88', AND A CHORD BEARING OF S77°38'15"W TO A POINT OF REVERSE CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 24°41'37", A RADIUS OF 330.00', AN ARC LENGTH OF 142.23', ON THE SOUTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A CHORD LENGTH OF 141.13', A TANGENT LENGTH OF 72.23', AND A CHORD BEARING OF S77°38'15"W TO A POINT; THENCE S89°59'04"W, ON THE SOUTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A DISTANCE OF 63.92' TO A POINT; THENCE S08°04'11"W, ON THE EAST LINE OF SAID LOT 1, BLOCK 4, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 87.58' TO A POINT; THENCE N82°35'40"W, ON THE SOUTH LINE OF SAID LOT 1, BLOCK 4, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 120.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 05°06'38", A RADIUS OF 500.00', AN ARC LENGTH OF 44.60', ON AN EAST RIGHT OF WAY LINE OF N. 147TH STREET, A CHORD LENGTH OF 44.58', A TANGENT LENGTH OF 22.31', AND A CHORD BEARING OF S04°48'37"W TO A POINT; THENCE, N87°39'04"W, ON A SOUTH RIGHT OF WAY LINE OF SAID N. 147TH STREET, A DISTANCE OF 60.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 03°09'17", A RADIUS OF 560.00', AN ARC LENGTH OF 30.83', ON A WEST RIGHT OF WAY LINE OF N. 147TH STREET, A CHORD LENGTH OF 30.83', A TANGENT LENGTH OF 15.42', AND A CHORD BEARING OF N03°50'32"E TO A POINT; THENCE N84°44'28"W, ON A SOUTH LINE OF SAID LOT 1, BLOCK 3, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 113.55' TO A POINT; THENCE S03°35'34"W, ON AN EAST LINE OF SAID LOT 2, BLOCK 3, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 45.29' TO A POINT; THENCE N78°22'29"W, ON A SOUTH LINE OF SAID LOT 2, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 92.65' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 240,042.11 SQUARE FEET OR 5.51 ACRES, MORE OR LESS.

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF WAVERLY, NEBRASKA AS FOLLOWS:

That the property, as heretofore described be and the same is hereby included within the boundaries and territory of the City of Waverly, Lancaster County, Nebraska, and said lands and persons residing thereon shall hereafter be subject to all the rules, regulations, ordinances, taxes, and all other burdens and benefits of the other persons and real estate included within the City of Waverly, Lancaster County, Nebraska.

Section 2. That any ordinance in conflict with this ordinance is hereby repealed.

Section 3. This ordinance shall be in full force and take effect from and after its passage, approval, and publication according to the law.

PASSED AND APPROVED THIS _____ DAY OF _____, 2025.

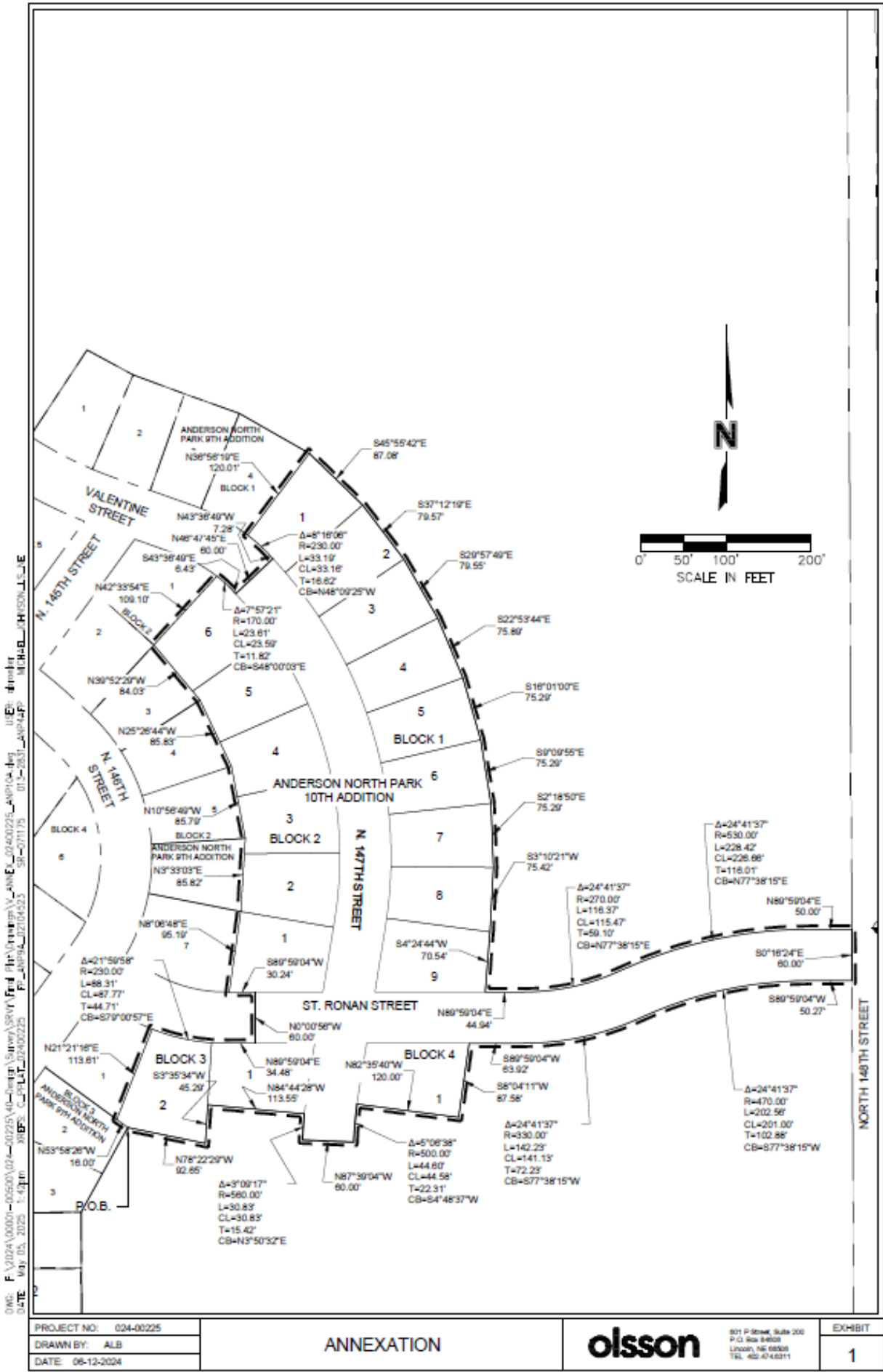
Abbey L. Pascoe
Mayor

ATTEST:

Megan K. Frye
City Clerk/Human Resources Assistant

(SEAL)

Ordinance 25-05 Exhibit "A"



DWG: F:\2024\00001-055001\01-00225\40-Draft\Survey\SRN\ANNEX_202400225_ANNEX.dwg
DATE: May 05, 2025 1:43pm
XREFS: C:\PLAT\202400225 SR-071175 01-0-2831-ANNEX.dwg
USER: daniel
PLOTTER: HP-GL/JET-2550

PROJECT NO:	024-00225
DRAWN BY:	ALB
DATE:	06-12-2024

ANNEXATION



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