

ANDERSON NORTH PARK 10TH
ADDITION
FINAL PLAT

LEGAL DESCRIPTION

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED THE SUBDIVISION TO BE KNOWN AS ANDERSON NORTH PARK 10TH ADDITION, A SUBDIVISION COMPOSED OF A PORTION OF LOT 242 I.T., 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, A SAID POINT BEING ON A SOUTH LINE OF SAID LOT 242 I.T., SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, WESTERLY, ON THE NORTH LINE OF SAID LOT 242 I.T., SAID LINE BEING A SOUTH LINE OF SAID LOT 242 I.T., ON AN ASSUMED BEARING OF N53°58'26"W, A DISTANCE OF 16.00' TO A POINT; THENCE N21°21'16"W, ON A WEST LINE OF SAID LOT 242 I.T. 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 242 I.T., SAID LINE BEING A SOUTH RIGHT OF WAY LINE OF ST. 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 242 I.T., SAID LINE BEING A SOUTH LINE OF SAID ST. RONAN STREET RIGHT OF WAY, A DISTANCE OF 34.48' TO A POINT; THENCE N00°00'56"W, ON A WEST LINE OF SAID LOT 242 I.T., SAID LINE BEING AN EAST LINE OF SAID ST. RONAN STREET RIGHT OF WAY, A DISTANCE OF 60.00' TO A POINT; THENCE S89°59'04"W, ON A SOUTH LINE OF SAID LOT 242 I.T. SAID LINE BEING A NORTH LINE OF SAID ST. 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 242 I.T., 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 242 I.T., 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 242 I.T., 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 242 I.T., 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 242 I.T., 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 242 I.T., 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 242 I.T., 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 242 I.T., 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 LOT 242 I.T., SAID LINE BEING A SOUTHEAST LINE OF SAID VALENTINE STREET RIGHT OF WAY, A DISTANCE OF 60.00' TO A POINT; THENCE N43°36'49"W, ON A SOUTHWEST LINE OF SAID LOT 242 I.T., 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 242 I.T., 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 242 I.T., 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, A DISTANCE OF 87.08' TO A POINT; THENCE S37°12'19"E, A DISTANCE OF 79.57' TO A POINT; THENCE S29°57'49"E, A DISTANCE OF 79.55' TO A POINT; THENCE S22°53'44"E, A DISTANCE OF 75.89' TO A POINT; THENCE S16°01'00"E, A DISTANCE OF 75.29' TO A POINT; THENCE S09°09'55"E, A DISTANCE OF 75.29' TO A POINT; THENCE S02°18'50"E, A DISTANCE OF 75.29' TO A POINT; THENCE S03°10'21"W, A DISTANCE OF 75.42' TO A POINT; THENCE S04°22'44"W, A DISTANCE OF 70.54' TO A POINT; THENCE N89°59'04"E, 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', 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', 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, A DISTANCE OF 50.00' TO A POINT ON THE EAST LINE OF SAID LOT 242 I.T.; THENCE S00°16'24"E, ON A EAST LINE OF SAID LOT 242 I.T., SAID LINE BEING A WEST RIGHT OF WAY LINE OF NORTH H148TH STREET, A DISTANCE OF 60.00' TO A POINT; THENCE S89°59'04"W, 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', 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', 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, A DISTANCE OF 63.92' TO A POINT; THENCE S08°04'11"W, A DISTANCE OF 87.58' TO A POINT; THENCE N82°35'40"W, 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', 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, 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', 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, A DISTANCE OF 113.55' TO A POINT; THENCE S03°35'34"W, A DISTANCE OF 45.29' TO A POINT; THENCE N78°22'29"W, A DISTANCE OF 92.65', TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 204,042.11 SQUARE FEET OR 5.51 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS SURVEY WAS PREPARED BY THE UNDERSIGNED, THAT THE SURVEY WAS PERFORMED ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AS SET FORTH BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR PROFESSIONAL LAND SURVEYORS.

DATE	ANDREW L. BROEKER OLSSON 601 P STREET, SUITE 200 LINCOLN, NE. 68508	P.L.S. NUMBER
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STREETS

STREETS, AVENUES, LANES, DRIVES AND COURTS SHOWN ON THIS PLAT AND HERETOFORE DEDICATED TO AND FOR PUBLIC USE ARE HEREBY SO DEDICATED.

EASEMENTS

EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE, AS UTILITY EASEMENT RIGHT-OF-WAY WHICH ARE SHOWN AS LYING BETWEEN THE DASHED LINES IN THE WIDTHS INDICATED AND AS SET FORTH ON THIS PLAT UNLESS OTHERWISE NOTED, AND SAID EASEMENTS MAY BE EMPLOYED FOR THE PURPOSE OF INSTALLING, REPAIRING AND MAINTAINING GAS LINES, ELECTRICAL LINES, TELEPHONE LINES, AND ALL OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER USED BY THE PUBLIC OVER, UNDER AND ALONG THE STRIPS MARKED "GENERAL UTILITY EASEMENTS".

DEDICATION

KNOW ALL MEN BY THESE PRESENT:

THAT I, THE UNDERSIGNED, BEING THE SOLE OWNER AND PROPRIETOR OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND BLOCKS TO BE NUMBERED AS SHOWN, AND I APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT, AND I HEREBY DEDICATE TO THE PUBLIC FOR THE PUBLIC USE THE STREETS AS SHOWN HEREIN AND I ALSO GRANT THE EASEMENTS SHOWN ON THE PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. NO PERMANENT BUILDING OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, 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 RIGHTS HEREIN GRANTED.

WITNESS MY HAND THIS _____ DAY OF _____, 20____.

ASPEN BUILDERS, INC., A NEBRASKA CORPORATION

BY: _____
NAME: ROBERT L. BENES
TITLE: PRESIDENT

ACKNOWLEDGMENT OF NOTARY

[illegible]

ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME ROBERT L. BENES, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS PRESIDENT OF ASPEN BUILDERS, INC., A NEBRASKA CORPORATION, AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WAVERLY, NEBRASKA,
THIS _____ DAY OF _____, 20____.

CHAIRMAN

ATTEST: CITY CLERK

CITY COUNCIL APPROVAL

THE DEDICATIONS SHOWN ON THIS PLAT HAVE BEEN ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WAVERLY, NEBRASKA, THIS _____ DAY OF _____, 20__.

MAYOR

USER: abroeker
F:\2024\00001-00500\024-00225\40-Design\Survey\SRV\Final Plat\Drawings\VP_FP_02400225_ANP10A.dwg
DATE: May 09, 2025 12:50pm XREFS: C:\PPLAT_02400225 FP_ANP9A_02104523 SR-071175

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS ANDERSON NORTH PARK 10TH ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NO. 2012001405, 2016025053, 2012001406, 2012046773, 2012046774, 201829144 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, OR STREETS, OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

FRONTIER BANK

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGEMENT NOTARY

STATE OF NEBRASKA)
COUNTY OF LANCASTER)SS.

THE FOREGOING INSTRUMENT WAS
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF
_____, 20____, BY
_____, (NAME OF BANK OFFICER),
_____, (TITLE OF BANK OFFICER),
FRONTIER BANK, ON BEHALF OF SAID BANK.

NOTARY PUBLIC

LOWEST FLOOR ELEVATION TABLE	
LOT NUMBER	LOWEST MIN. OPENING ELEVATION
BLOCK 1	
LOT 1	1115.0
LOT 2	1115.0
LOT 3	1115.0
LOT 4	1115.0
LOT 5	1115.0
LOT 6	1115.0
LOT 7	1115.0
LOT 8	1115.0
LOT 9	1115.0
BLOCK 4	
LOT 1	1115.1

ANDERSON NORTH PARK 10TH
ADDITION
FINAL PLAT

LOT AREA TABLE		
BLOCK 1		
NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	8,824.69 SQ.FT.	0.20 AC.
LOT 2	8,607.46 SQ.FT.	0.20 AC.
LOT 3	8,604.15 SQ.FT.	0.20 AC.
LOT 4	8,180.60 SQ.FT.	0.19 AC.
LOT 5	8,116.65 SQ.FT.	0.19 AC.
LOT 6	8,116.35 SQ.FT.	0.19 AC.
LOT 7	8,116.89 SQ.FT.	0.19 AC.
LOT 8	8,185.93 SQ.FT.	0.19 AC.
LOT 9	9,863.96 SQ.FT.	0.23 AC.
BLOCK 2		
NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	9,385.54 SQ.FT.	0.22 AC.
LOT 2	8,687.55 SQ.FT.	0.20 AC.
LOT 3	8,801.96 SQ.FT.	0.20 AC.
LOT 4	8,796.27 SQ.FT.	0.20 AC.
LOT 5	8,811.62 SQ.FT.	0.20 AC.
LOT 6	9,211.67 SQ.FT.	0.21 AC.
BLOCK 3		
NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	9,031.74 SQ.FT.	0.21 AC.
LOT 2	10,403.36 SQ.FT.	0.24 AC.
BLOCK 4		
NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	9,535.27 SQ.FT.	0.22 AC.

CURVE DATA

- ① Δ=21°59'58"
R=230.00'
L=88.31'
CL=87.77'
T=44.71'
CB=S79°00'57"E

② Δ=7°57'21"
R=170.00'
L=23.61'
CL=23.59'
T=11.82'
CB=S48°00'03"E

③ Δ=8°16'06"
R=230.00'
L=33.19'
CL=33.16'
T=16.62'
CB=N48°09'25"W

④ Δ=24°41'37"
R=270.00'
L=116.37'
CL=115.47'
T=59.10'
CB=N77°38'15"E

⑤ Δ=24°41'37"
R=530.00'
L=228.42'
CL=226.66'
T=116.01'
CB=N77°38'15"E
- ⑥ Δ=24°41'37"
R=470.00'
L=202.56'
CL=201.00'
T=102.88'
CB=S77°38'15"W

⑦ Δ=24°41'37"
R=330.00'
L=142.23'
CL=141.13'
T=72.23'
CB=S77°38'15"W

⑧ Δ=5°06'38"
R=500.00'
L=44.60'
CL=44.58'
T=22.31'
CB=S4°48'37"W

⑨ Δ=3°09'17"
R=560.00'
L=30.83'
CL=30.83'
T=15.42'
CB=N3°50'32"E

⑩ Δ=52°25'25"
R=480.00'
L=439.18'
CL=424.02'
T=236.31'
CB=S16°59'33"E
- ⑪ Δ=6°57'32"
R=530.00'
L=64.37'
CL=64.33'
T=32.23'
CB=S5°44'23"W

⑫ Δ=24°41'37"
R=300.00'
L=129.30'
CL=128.30'
T=65.67'
CB=S77°38'15"W

⑬ Δ=24°41'37"
R=500.00'
L=215.49'
CL=213.83'
T=109.45'
CB=S77°38'15"W

