

RHONDA ANDRESEN
ASSESSOR/
REGISTER OF DEEDS
SAUNDERS COUNTY NE
2025 JAN 10 P 3:23
BOOK 615 PAGE 1049
OF GEN INST# 118
Rhonda Andersen Cow

CITY OF WAHOO BUILDING INSPECTOR/ZONING ADMINISTRATION APPROVAL:

This plat, representing a lot split/change of boundary for lots as described in the attached plat, which conveys a parcel described as:

That part of the northwest quarter of the northwest quarter of section 34, township 15 north, range 7 east of the sixth principal meridian, Saunders County, Nebraska

The parcels created by said lot split/change of boundary are:

Parcel 1: That part of the northwest quarter of the northwest quarter of section 34, township 15 north, range 7 east of the sixth principal meridian, Saunders County, Nebraska

Parcel 2: That part of the north half of the northwest quarter of section 34, township 15 north, range 7 east of the sixth principal meridian, Saunders County, Nebraska.

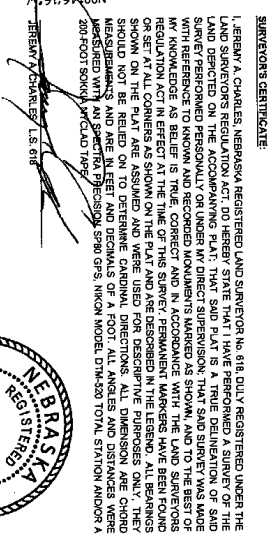
Parcels created meet the criteria for a Minor Subdivision under City of Wahoo Subdivision Regulations. Parcel 1 and Parcel 2 are approved for boundary line and setback purposes by the City of Wahoo Building Inspector/Zoning Administrator on the 10th day of January 2025.

(SEAL)



Travis Beavers

Travis Beavers
Building Inspector/Zoning Administrator



NE CORNER HWY14
FOUND ALUM. CAP
NWY 51.15' CHISELED "X" IN CONC. MANHOLE RING
NE 45.71' CHISELED "X" IN CONC. MANHOLE RING
ENE 65.78' NEAR COR. CONC. HDWL. OF EMERGENCY SPILLWAY

A circular professional seal for a land surveyor in Nebraska. The outer ring contains the text "NEBRASKA" at the top and "JEMMY A. CHARLES" at the bottom. Inside this ring, the words "REGISTERED" and "LAND SURVEYOR" are positioned on the right and left sides, respectively. In the center of the seal is the number "15-618". The seal has a decorative, rope-like border.

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THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SANDERS COUNTY, NEBRASKA, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 34, THENCE 189° 13' 32" (ASSUMED BEARING), ON THE NORTH LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 112.84 FEET; THENCE S00° 45' 57" E, A DISTANCE OF 44.54 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SIOUX HIGHWAY 8792; SAID POINT BEING THE SOUTHWEST CORNER OF THE TRACT CONVEYED BY THE DEED RECORDED IN DEED BOOK 208 PAGE 883; THENCE 189° 13' 32" E, ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 41.24 FEET TO A POINT ON THE SOUTH LINE OF THE TRACT CONVEYED BY THE DEED RECORDED IN DEED BOOK 208 PAGE 883; THENCE S00° 45' 57" E, ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 124.87 FEET TO THE SOUTHWEST CORNER OF THE TRACT CONVEYED BY THE DEED RECORDED IN DEED BOOK 208 PAGE 883; THENCE CONTINUING N00° 00' 00" E, ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 124.87 FEET TO THE SOUTHWEST CORNER OF THE TRACT CONVEYED BY THE DEED RECORDED IN DEED BOOK 208 PAGE 883; THENCE CONTINUING N88° 15' 22" E, ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 88.68 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE S00° 45' 57" E, ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 457.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER, THENCE S89° 33' 55" W, ON THE NORTH LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 392.21 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SIOUX HIGHWAY 8792; THENCE S00° 29' 25" E, ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 33.07 FEET; THENCE S82° 49' 17" W, ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 103.51 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 5.08 ACRES, OR MORE OR LESS.

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SANDERS COUNTY, NEBRASKA, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 14, THENCE N89°33'55" ASSUMED BEARING, ON THE NORTH LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 1142.48 FEET, THENCE S00°45'59"E, A DISTANCE OF 44.94 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY #7792, SAID POINT BEING THE POINT OF BEGINNING, THENCE CONTINUING S00°45'59"E, A DISTANCE OF 421.41 FEET TO A POINT ON THE SOUTH LINE OF THE TRACT CONVEYED BY THE DEED RECORDED IN DEED BOOK 208 PAGE 183, THENCE S89°13'32"E, ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 124.97 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT, A DISTANCE OF 90.92 FEET, ON THE EAST LINE OF SAID TRACT, A DISTANCE OF 94.64 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY #7792, THENCE S82°40'17"W, ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 10.52 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPLETED DEED OF 1.10 ACRES MORE OR LESS.

LAND CORNER FOUND
 PIN FOUND
 (5/8" REBAR - UNLESS
 OTHERWISE NOTED)
 PIN SET
 (6/8" x 24" REBAR W/CLAP)
 TEMPORARY POINT
 M = MEASURED DISTANCE
 R = RECORDED DISTANCE
 D = DEEDED DISTANCE

SURVEY RECORD
 PT 1/2 NW 1/4 SECTION 34, T19N, R7E
 OF THE 6TH P.M., SUNDOWN COUNTY, NEBRASKA.

CHARLES SURVEYING LLC.
 JEREMY A. CHARLES
 211 N. 3RD CIRCLE
 MEAD NE 68041
 (402) 443-6935

1"=100'
 DATE 12/27/2024
 DRAWN BY CB
 CHECKED BY G/KYC
 1 of 1

SURVEY RECORD REVISIONS TABLE