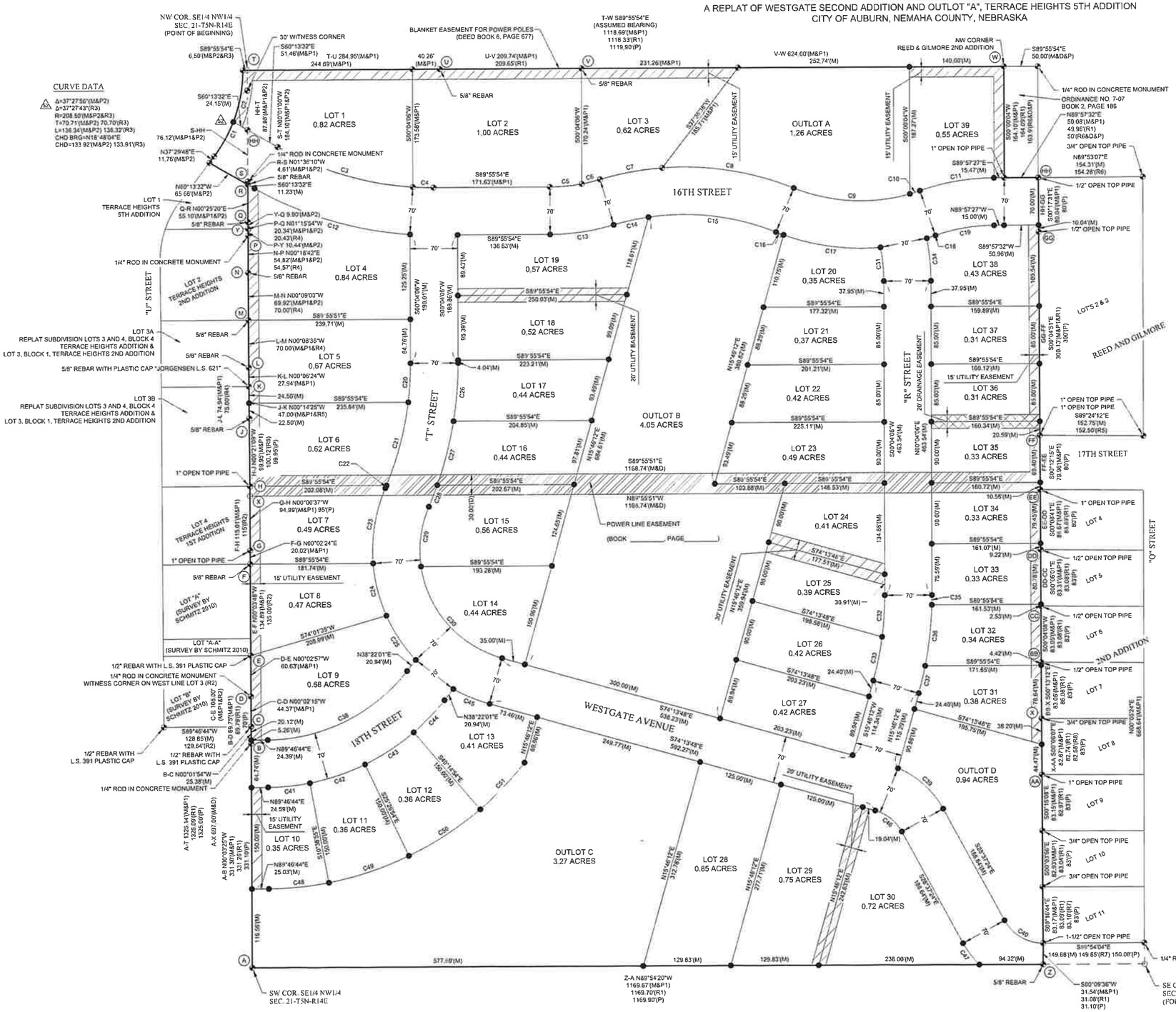
WESTGATE THIRD ADDITION

A REPLAT OF WESTGATE SECOND ADDITION AND OUTLOT "A", TERRACE HEIGHTS 5TH ADDITION
CITY OF AUBURN, NEMAHA COUNTY, NEBRASKA



PERIMETER DESCRIPTION:

WESTGATE THIRD ADDITION, BEING A REPLAT OF WESTGATE SECOND ADDITION TO THE CITY OF AUBURN AND OUTLOT "A", TERRACE HEIGHTS 5TH ADDITION TO THE CITY OF AUBURN, NEMAHA COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 14 EAST OF THE SIXTH P.M., NEMAHA COUNTY, NEBRASKA; THENCE S89°55'54"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1118.69 FEET TO THE NORTHWEST CORNER OF REED AND GILMORE 2ND ADDITION TO THE CITY OF AUBURN; THENCE SOUTHERLY ON THE WEST LINE OF SAID REED AND GILMORE 2ND ADDITION TO THE CITY OF AUBURN THE FOLLOWING 14 COURSES: S00°00'04"W, 164.10 FEET; N89°57'32"E, 50.08 FEET; S00°17'31"E, 80.04 FEET; S00°04'51"E, 300.13 FEET; S00°12'15"E, 79.96 FEET, S00°08'41"E, 88.67 FEET; S00°06'01"E, 83.31 FEET; S00°04'08"W, 83.05 FEET; S00°13'12"E, 83.08 FEET; S00°05'07"E, 82.67 FEET; S00°15'08"E, 83.15 FEET; S00°03'56"E, 82.93 FEET; S00°16'44"E, 83.17 FEET; S00°09'36"W, 31.54 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE N89°54'26"W ON SAID SOUTH LINE, A DISTANCE OF 1169.67 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTHERLY ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER THE FOLLOWING 15 COURSES: N00°03'25"W, 331.30 FEET; N00°01'54"W, 25.38 FEET; N00°02'15"W, 44.37 FEET; N00°02'57"W, 60.63 FEET; N00°03'48"W, 134.89 FEET; N00°02'24"E, 20.02 FEET; N00°00'37"W, 94.99 FEET; N00°21'09"W, 99.55 FEET; N00°14'25"W, 47.00 FEET; N00°05'24"W, 27.94 FEET; N00°08'26"W, 70.00 FEET; N00°09'00"W, 69.92 FEET; N00°18'42"E, 54.52 FEET; N01°15'54"W, 20.34 FEET; N00°25'26"E, OF 55.10 FEET TO THE NORTHEAST CORNER OF LOT 1 TERRACE HEIGHTS 5TH ADDITION AS PLATTED IN THE CITY OF AUBURN; THENCE N80°13'32"W ON THE NORTHERLY LINE OF LOT 1, A DISTANCE OF 65.66 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N37°29'48"E ON THE EAST RIGHT OF WAY LINE OF "U" STREET, A DISTANCE OF 11.76 FEET; THENCE NORTHERLY CONTINUING ON SAID EAST RIGHT OF WAY LINE ON A 208.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 136.34 FEET TO NORTHWEST CORNER OF OUTLOT "A" OF SAID TERRACE HEIGHTS 5TH ADDITION, THE CHORD OF SAID CURVE BEARS N18°48'03"E, A DISTANCE OF 133.92 FEET; THENCE S89°55'54"E ON THE NORTH LINE OF SAID TERRACE HEIGHTS 5TH ADDITION, A DISTANCE OF 6.50 FEET TO THE POINT OF BEGINNING. CONTAINING 35.31 ACRES, MORE OR LESS

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA; THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY; THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

JOSHUA D. BORCHERS, LS 766 — 6/7/2024

NEBRASKA REGISTERED LS-766 LAND SURVEYOR JOSHUA D. BORCHERS

CORNER TIES:

(A) **SW CORNER SE1/4 NW1/4 SECTION 21-T5N-R14E**
FOUND A 3/4" OPEN TOP PIPE 1.3' ABOVE GROUND.

E	13.32'	TO A MAG NAIL IN FOUND THE NORTH FACE OF AN 18" TREE (1.5' ABOVE GROUND)
NW	25.25'	TO A MAG NAIL IN FOUND THE SOUTHWEST FACE OF A 15" TREE (0.5' ABOVE GROUND)
W	16.02'	TO A NAIL FOUND IN THE SOUTH FACE OF A FENCE POST (1.0' ABOVE GROUND)
N	30.86'	TO A 3/4" OPEN TOP PIPE FOUND FLUSH WITH THE SURFACE

ON LINE WITH AN EAST-WEST FENCE LINE

(T) **NW CORNER SE1/4 NW1/4 SECTION 21-T5N-R14E**
COULD NOT SET CORNER. COMPUTED TRUE CORNER BY RE-TRACEMENT OF TERRACE HEIGHTS SECOND ADDITION PLAT. TRUE CORNER FALLS ON CULVERT PIPE. SET WITNESS CORNER 30 FEET SOUTH ON SECTION LINE. (TIES ARE TO WITNESS CORNER)

NNW	30.70'	TO A 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "BORCHERS L.S. 766" FOUND FLUSH WITH THE SURFACE
NW	27.26'	TO A NAIL "X" FOUND IN THE EAST FACE OF A POWER POLE (1.50' ABOVE GROUND)
WNW	79.43'	TO A 5/8" REBAR FOUND FLUSH WITH THE SURFACE
ESE	47.22'	TO A NAIL "X" FOUND IN THE NORTH FACE OF A CORNER FENCE POST (0.5' ABOVE GROUND)
SSW	17.39'	TO THE CENTER BOLT FOR A WATER SHUT OFF LID
W	28'	TO BACK OF CURB
W	4'	TO A NORTH-SOUTH POWER LINE

BUILDING SETBACK RESTRICTIONS

R2 ZONING - WESTGATE SECOUND ADDITION

FRONT YARD -	17 FEET
SIDE YARD -	5 FEET IF LOT WIDTH IS LESS THAN 70 FEET 10 FEET IF LOT WIDTH IS 70 FEET TO 100 FEET 10% IF LOT WIDTH IS GREATER THAN 100 FEET
REAR YARD -	LESSER OF 25 FEET OR 20% OF LOT DEPTH

R3 ZONING - OUTLOT "A", TERRACE HEIGHT 5TH ADDITION

FRONT YARD -	17 FEET
SIDE YARD -	5 FEET IF LOT WIDTH IS LESS THAN 70 FEET 10 FEET IF LOT WIDTH IS 70 FEET TO 100 FEET 10% IF LOT WIDTH IS GREATER THAN 100 FEET
REAR YARD -	20 FEET

LEGEND

PROPERTY LINE
LOT LINE
UTILITY EASEMENT
DRAINAGE EASEMENT

LEGEND
- ASSUMED FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "BORCHERS L.S. 766" UNLESS OTHERWISE NOTED
- MONUMENT FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "JORGENSEN L.S. 621"
- (CALCULATED POINT)
- D DEFINED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- P1 WESTGATE SECOND ADDITION
- P2 TERRACE HEIGHTS 5TH ADDITION
- R1 CATLETT 1995
- R2 SCHMITZ 2010
- R3 STREIT 1997
- R4 RAY 1995
- R5 STEVENSON 1986
- R6 BRENNAN 1995
- R7 MARTSCH 1995
- R8 JORGENSEN 2017

REPOSITORY STAMP

VICINITY SKETCH
NEMAHA COUNTY NEBRASKA
R14E
T5N

GRAPHIC SCALE
0 200 400 800 1600

NOTE: ALL BEARINGS ARE ASSUMED.

JEO CONSULTING GROUP
1-800-720-5507
Ph: 402.443.4661
1937 N. Chestnut St.
Wahoo, Nebraska 68066

A REPLAT OF WESTGATE SECOND ADDITION AND OUTLOT "A", TERRACE HEIGHTS 5TH ADDITION CITY OF AUBURN NEMAHA COUNTY, NEBRASKA

FINAL PLAT WESTGATE THIRD ADDITION

PROJECT NO	230380
DATE	6/7/2024
DRAWN BY	BOW
FILE NAME	SV_230380 FINAL 3RD.dwg
FIELD BOOK	AUBURN #5 & #6
FIELD CREW	MS/EF/NF
SURVEY FILE NO.	2024-035

WESTGATE THIRD ADDITION

A REPLAT OF WESTGATE SECOND ADDITION AND OUTLOT "A", TERRACE HEIGHTS 5TH ADDITION
CITY OF AUBURN, NEMAHA COUNTY, NEBRASKA

DEDICATION:

WE THE UNDERSIGNED COMMUNITY REDEVELOPMENT AUTHORITY OF AUBURN, NEBRASKA, CHRISTOPHER JOHN HANLEY, JR. AND KELLI ANN HANLEY, HUSBAND & WIFE, AND WILLARD KUHLMANN, PRESIDENT OF HARMONY HOMES, INC., A NEBRASKA CORPORATION, DO HEREBY CERTIFY THAT WE HAVE PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "WESTGATE THIRD ADDITION", AN ADDITION TO THE CITY OF AUBURN, NEBRASKA

THE FOREGOING SUBDIVISION AS APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS AND PROPRIETORS

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. ANY ENCUMBRANCES OR SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS: NA

WITNESS OUR HANDS THIS 13th DAY OF August, 2024.

KATY D. BILLINGS, THIRD PRINCIPAL COMMUNITY REDEVELOPMENT AUTHORITY OF AUBURN, NEBRASKA

CHRISTOPHER JOHN HANLEY JR.

KELLI ANN HANLEY

WILLARD KUHLMANN PRESIDENT OF HARMONY HOMES, INC., A NEBRASKA CORPORATION

STATE OF NEBRASKA)
) SS
COUNTY OF NEMAHA)

BEFORE ME, A NOTARY PUBLIC QUALIFIED IN SAID COUNTY, PERSONALLY CAME KATY D. BILLINGS, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL ON 8th DAY OF August, 2024

NOTARY PUBLIC — MY COMMISSION EXPIRES May 22 2027

GENERAL NOTARY - State of Nebraska
SHERI MCMILLEN
My Comm. Exp. May 22, 2027

STATE OF NEBRASKA)
) SS
COUNTY OF NEMAHA)

BEFORE ME, A NOTARY PUBLIC QUALIFIED IN SAID COUNTY, PERSONALLY CAME CHRISTOPHER JOHN HANLEY JR, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL ON 13th DAY OF August, 2024

NOTARY PUBLIC — MY COMMISSION EXPIRES 12/15/2025

ANGELO M. LIGOURI
General Notary State of Nebraska
My Commission Expires
December 9, 2025.

STATE OF NEBRASKA)
) SS
COUNTY OF NEMAHA)

BEFORE ME, A NOTARY PUBLIC QUALIFIED IN SAID COUNTY, PERSONALLY CAME KELLI ANN HANLEY, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF BE HIS/HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL ON 13th DAY OF August, 2024.

NOTARY PUBLIC — MY COMMISSION EXPIRES 12/15/2025

ANGELO M. LIGOURI
General Notary State of Nebraska
My Commission Expires
December 9, 2025.

STATE OF NEBRASKA)
) SS
COUNTY OF NEMAHA)

BEFORE ME, A NOTARY PUBLIC QUALIFIED IN SAID COUNTY, PERSONALLY CAME WILLARD KUHLMANN PRESIDENT OF HARMONY HOMES, INC., A NEBRASKA CORPORATION, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL ON 13th DAY OF August, 2024.

NOTARY PUBLIC — MY COMMISSION EXPIRES 12/15/2025

ANGELO M. LIGOURI
General Notary State of Nebraska
My Commission Expires
December 9, 2025.

PLANNING COMMISSION CERTIFICATE:

THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AUBURN, NEBRASKA,
ON THIS 21 DAY OF May, 2024
THIS PLAT IS VOID UNLESS RECORDED BEFORE 11/21, 2024.

PLANNING COMMISSION CHAIRMAN

ACCEPTANCE CERTIFICATE:

THE FOREGOING FINAL PLANT AND DEDICATIONS WERE APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF AUBURN, NEBRASKA,
ON THIS 10th DAY OF June, 2024.

MAYOR

CITY CLERK

CURVE DATA TABLE

CURVE #	LENGTH (M)	LENGTH (P1)	RADIUS (M)	RADIUS (P1)	DELTA (M)	DELTA (P1)	TANGENT (M)	TANGENT (P1)	CHORD BEARING	CHORD LENGTH (M)	CHORD LENGTH (P1)
C1	58.54'		208.50'		016°05'12"		29.46'		N29°29'26"E	58.35'	
C2	77.80'		208.50'		021°22'44"		39.36'		N10°45'28"E	77.35'	
C3	210.50'	210.50'	465.00'	465.00'	025°56'12"	025°56'12"	107.08'	107.08'	S73°11'36"E	208.70'	208.70'
C4	30.59'	30.59'	465.00'	465.00'	003°46'10"	003°46'10"	15.30'	15.30'	S88°02'49"E	30.59'	30.59'
C5	48.06'	48.06'	265.00'	265.00'	010°23'31"	010°23'31"	24.10'	24.10'	N84°52'21"E	48.00'	48.00'
C6	27.82'	27.82'	265.00'	265.00'	006°00'57"	006°00'57"	13.92'	13.92'	N76°40'07"E	27.81'	27.81'
C7	92.71'	92.71'	435.00'	435.00'	012°12'40"	012°12'40"	46.53'	46.53'	N79°45'59"E	92.53'	92.53'
C8	199.09'		435.00'		026°13'22"		101.32'		S81°01'00"E	197.35'	
C9	174.55'		265.00'		037°44'24"		90.58'		S86°46'32"E	171.41'	
C10	15.70'		265.00'		003°23'44"		7.85'		N72°39'24"E	15.70'	
C11	111.58'		335.00'		019°05'00"		56.31'		N80°30'03"E	111.06'	
C12	242.36'		535.00'		025°57'18"		123.29'		S73°12'11"E	240.29'	
C13	95.93'		335.00'		016°24'27"		48.30'		N81°51'52"E	95.61'	
C14	52.11'		365.00'		008°10'45"		26.10'		N77°45'01"E	52.06'	
C15	192.74'		365.00'		030°15'16"		98.67'		S83°01'56"E	190.50'	
C16	11.79'		335.00'		002°01'00"		5.90'		S68°54'50"E	11.79'	
C17	145.05'		335.00'		024°48'32"		73.68'		S82°19'36"E	143.92'	
C18	13.54'		335.00'		002°18'57"		6.77'		N72°07'01"E	13.54'	
C19	88.26'		265.00'		019°05'00"		44.54'		N80°30'03"E	87.86'	
C20	57.82'		465.00'		007°07'30"		28.95'		S03°37'51"W	57.79'	
C21	127.13'		465.00'		015°39'53"		63.96'		S15°01'32"W	126.74'	
C22	4.32'		465.00'		000°31'56"		2.16'		S23°07'27"W	4.32'	
C23	113.67'		235.00'		027°42'47"		57.97'		S09°32'01"W	112.56'	
C24	79.93'		235.00'		019°29'15"		40.35'		S14°04'00"E	79.54'	
C25	78.98'		235.00'		019°15'26"		39.87'		S33°26'21"E	78.61'	
C26	86.33'		535.00'		009°14'45"		43.26'		S04°41'29"W	86.24'	
C27	97.37'		535.00'		010°25'41"		48.82'		S14°34'42"W	97.24'	
C28	34.06'		535.00'		003°38'52"		17.04'		S21°33'59"W	34.06'	
C29	90.23'		165.00'		031°19'52"		46.27'		S07°43'28"W	89.11'	
C30	199.90'		165.00'		066°17'21"		107.75'		S41°05'08"E	180.43'	
C31	49.93'		265.00'		010°47'47"		25.04'		S05°19'48"E	49.86'	
C32	61.61'		465.00'		007°35'30"		30.85'		S03°51'51"W	61.57'	
C33	65.82'		465.00'		008°06'36"		32.96'		S11°42'54"W	65.76'	
C34	63.11'		335.00'		010°47'38"		31.65'		N05°19'43"W	63.02'	
C35	14.41'		535.00'		001°32'35"		7.20'		N00°50'24"E	14.41'	
C36	90.67'		535.00'		009°42'38"		45.45'		N06°28'00"E	90.56'	
C37	41.53'		535.00'		004°26'52"		20.78'		N13°32'45"E	41.52'	
C38	237.79'		265.00'		051°24'44"		127.57'		N64°04'23"E	229.99'	
C39	91.47'		135.00'		038°49'10"		47.57'		S48°01'59"E	89.73'	
C40	69.21'		65.00'		061°00'16"		38.29'		S59°07'33"E	65.98'	
C41	61.94'		335.00'		010°35'36"		31.06'		N84°28'56"E	61.85'	
C42	86.53'		335.00'		014°48'00"		43.51'		N71°47'08"E	86.29'	
C43	86.53'		335.00'		014°48'00"		43.51'		N56°59'09"E	86.29'	
C44	65.60'		335.00'		011°13'08"		32.90'		N43°58'35"E	65.49'	
C45	57.55'		235.00'		014°01'54"		28.92'		S67°12'51"E	57.41'	
C46	51.74'		65.00'		045°36'24"		27.33'		S51°25'36"E	50.38'	
C47	39.89'		135.00'		016°55'54"		20.09'		S37°05'21"E	39.75'	
C48	89.24'		485.00'		010°32'32"		44.74'		N84°30'29"E	89.11'	
C49	125.28'		485.00'		014°48'00"		62.99'		N71°50'13"E	124.93'	
C50	125.28'		485.00'		014°48'00"		62.99'		N57°02'13"E	124.93'	
C51	95.40'		485.00'		011°16'13"		47.85'		N44°00'07"E	95.25'	

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Wahoo, Nebraska 68066

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OUTLOT "A", TERRACE HEIGHTS 5TH ADDITION
CITY OF AUBURN
NEMAHA COUNTY, NEBRASKA

FINAL PLAT
WESTGATE THIRD ADDITION

PROJECT NO 230380
DATE 6/7/2024
DRAWN BY BOW
FILE NAME SV_230380 FINAL 3RD.dwg
FIELD BOOK AUBURN #5 & #6
FIELD CREW MS/EF/NF
SURVEY FILE NO 2024-035