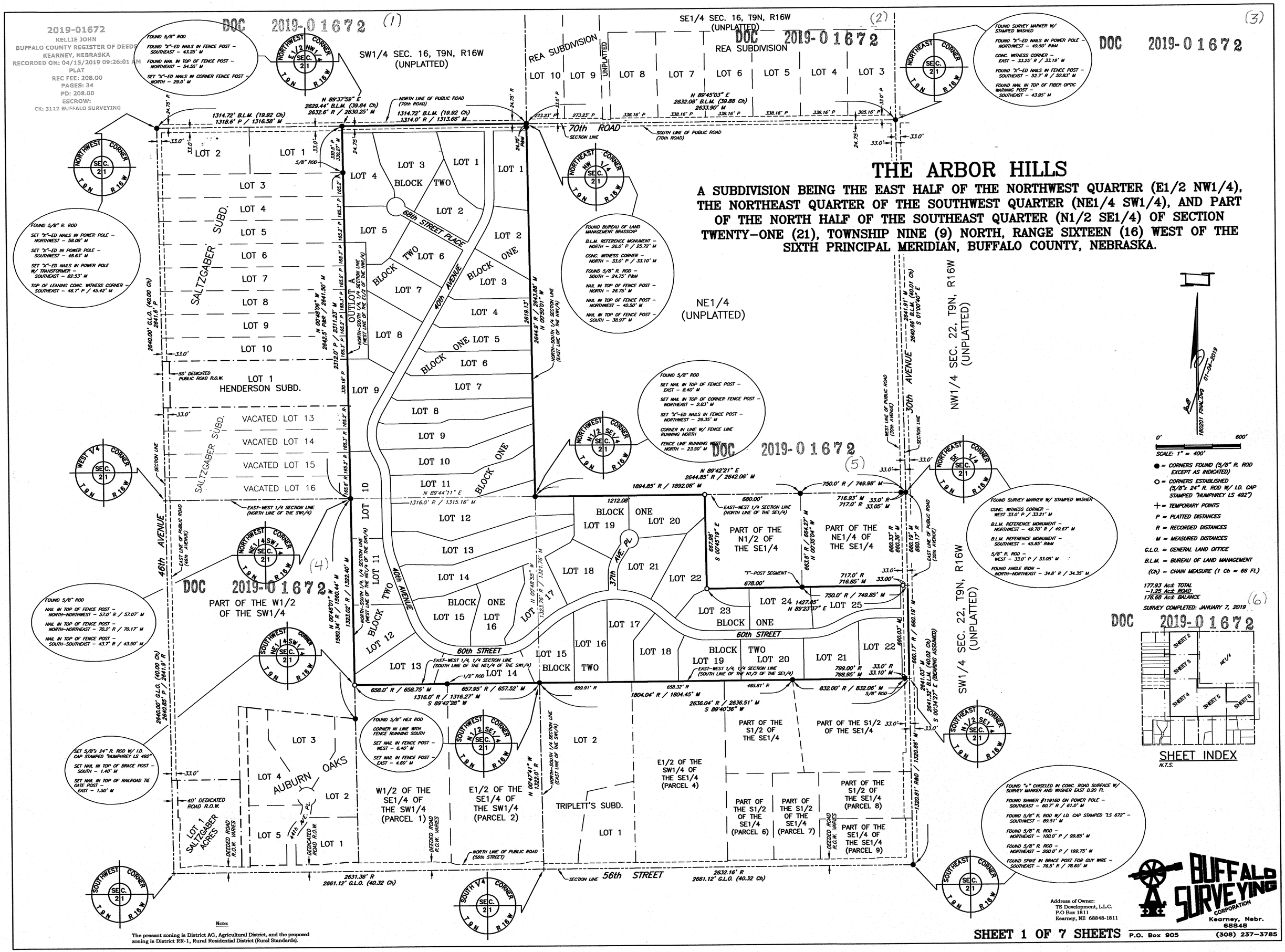
2019-01672
KELLIE JOHN
BUFFALO COUNTY REGISTER OF DEEDS
KEARNEY, NEBRASKA
RECORDED ON: 04/15/2019 09:26:01 AM
PLAT
REC FEE: 208.00
PAGES: 34
PD: 208.00
ESCROW:
CK: 3112 BUFFALO SURVEYING



Address of Owner:
TS Development, L.L.C.
P.O Box 1811
Kearney, NE 68848-1811

BUFFALO SURVEYING CORPORATION
Kearney, Nebr.
68848
P.O. Box 905 (308) 237-3785

SHEET 1 OF 7 SHEETS

Note:
The present zoning is District AG, Agricultural District, and the proposed zoning is District RR-1, Rural Residential District (Rural Standards).

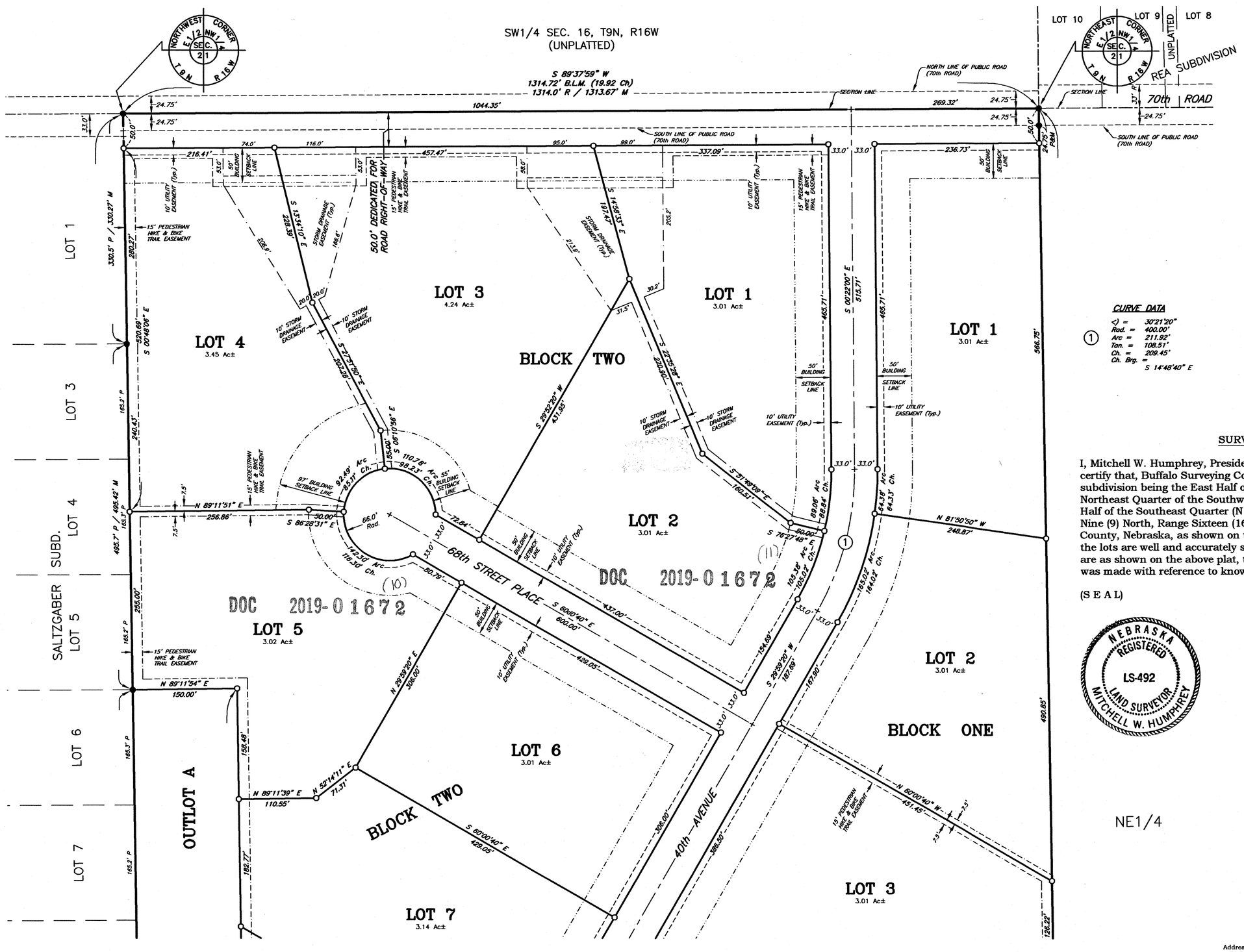
DOC 2019-01672

DOC 2019-01672 (7)

THE ARBOR HILLS

(8) (9) DOC 2019-01672

A SUBDIVISION BEING THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4), THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4), AND PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N1/2 SE1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP NINE (9) NORTH, RANGE SIXTEEN (16) WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA.



DOC 2019-01672 (12)

SURVEYOR'S CERTIFICATE

I, Mitchell W. Humphrey, President of Buffalo Surveying Corporation, do hereby certify that, Buffalo Surveying Corporation surveyed "THE ARBOR HILLS", a subdivision being the East Half of the Northwest Quarter (E1/2 NW1/4), the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) and part of the North Half of the Southeast Quarter (N1/2 SE1/4) of Section Twenty-one (21), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, as shown on the above plat, William R. Gwin, Party Chief, that the lots are well and accurately staked off and marked, the dimensions of the lots are as shown on the above plat, the lots bear their own number, and that survey was made with reference to known and recorded monuments.

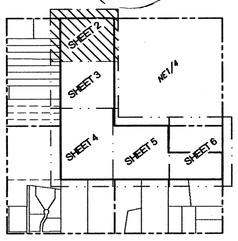
(S E A L)

BUFFALO SURVEYING CORPORATION

Mitchell W. Humphrey, President
Nebr. Registered Land Surveyor No. 492

NEBRASKA REGISTERED LS-492 LAND SURVEYOR MITCHELL W. HUMPHREY

NE1/4



SHEET INDEX
N.T.S.

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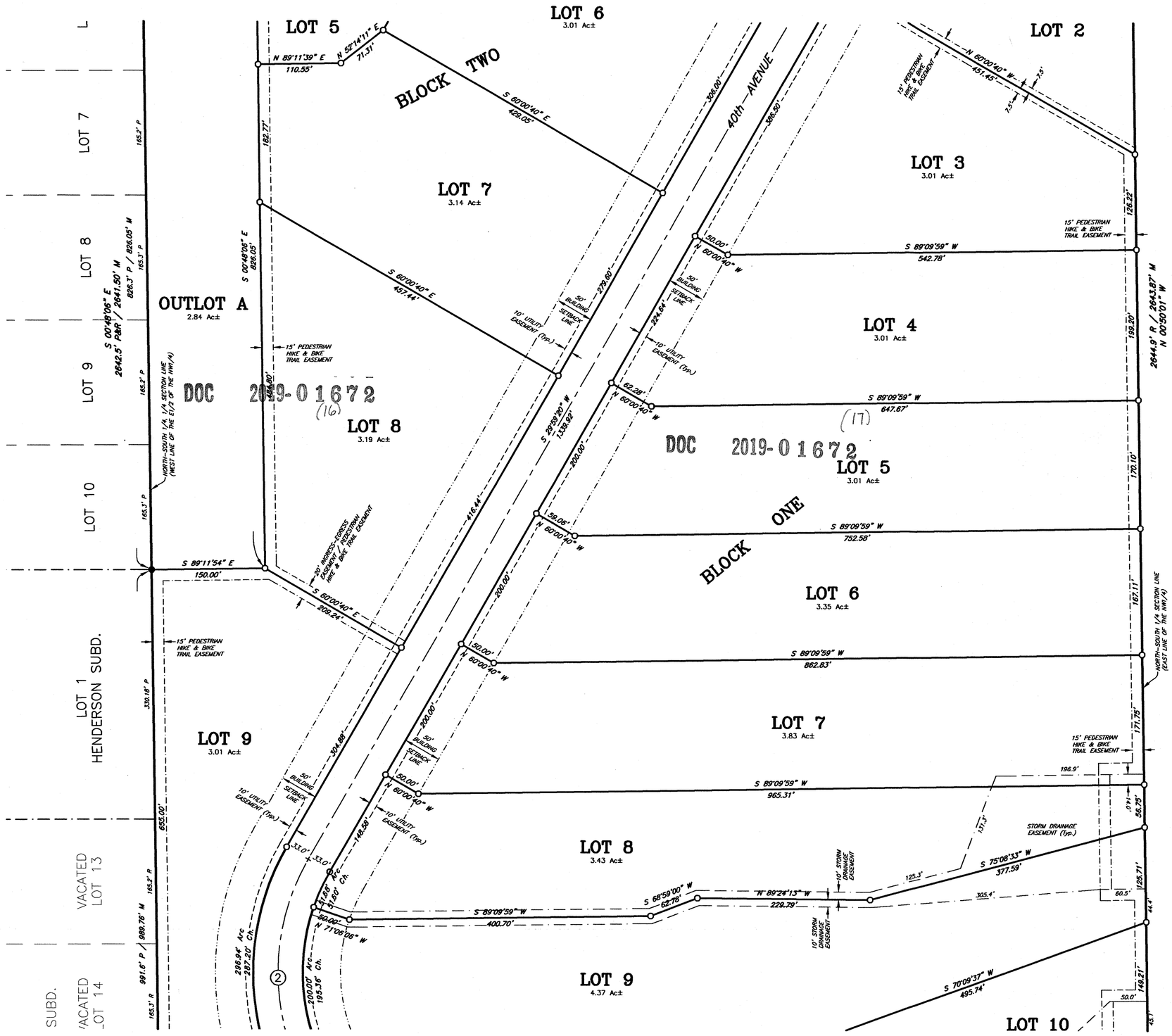
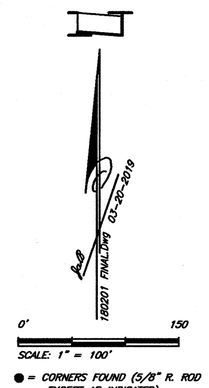
BUFFALO SURVEYING CORPORATION
Kearney, Nebr. 68848
P.O. Box 905 (308) 237-3785

THE ARBOR HILLS

A SUBDIVISION BEING THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4), THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4), AND PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N1/2 SE1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP NINE (9) NORTH, RANGE SIXTEEN (16) WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA.





● = CORNERS FOUND (5/8" R. ROD EXCEPT AS INDICATED)

○ = CORNERS ESTABLISHED (5/8"x 24" R. ROD W/ I.D. CAP STAMPED "HUMPHREY LS 492")

+ = TEMPORARY POINTS

P = PLATTED DISTANCES

R = RECORDED DISTANCES

M = MEASURED DISTANCES

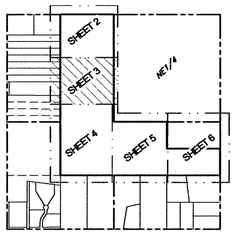
G.L.O. = GENERAL LAND OFFICE

B.L.M. = BUREAU OF LAND MANAGEMENT

(Ch) = CHAIN MEASURE (1 Ch = 66 Ft.)

CURVE DATA

(2) Δ = 62°33'38"
Rad. = 300.00'
Arc = 327.57'
Tan. = 182.26'
Ch. = 311.54'
Ch. Brg. = S 01°17'29" E



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BUFFALO SURVEYING CORPORATION
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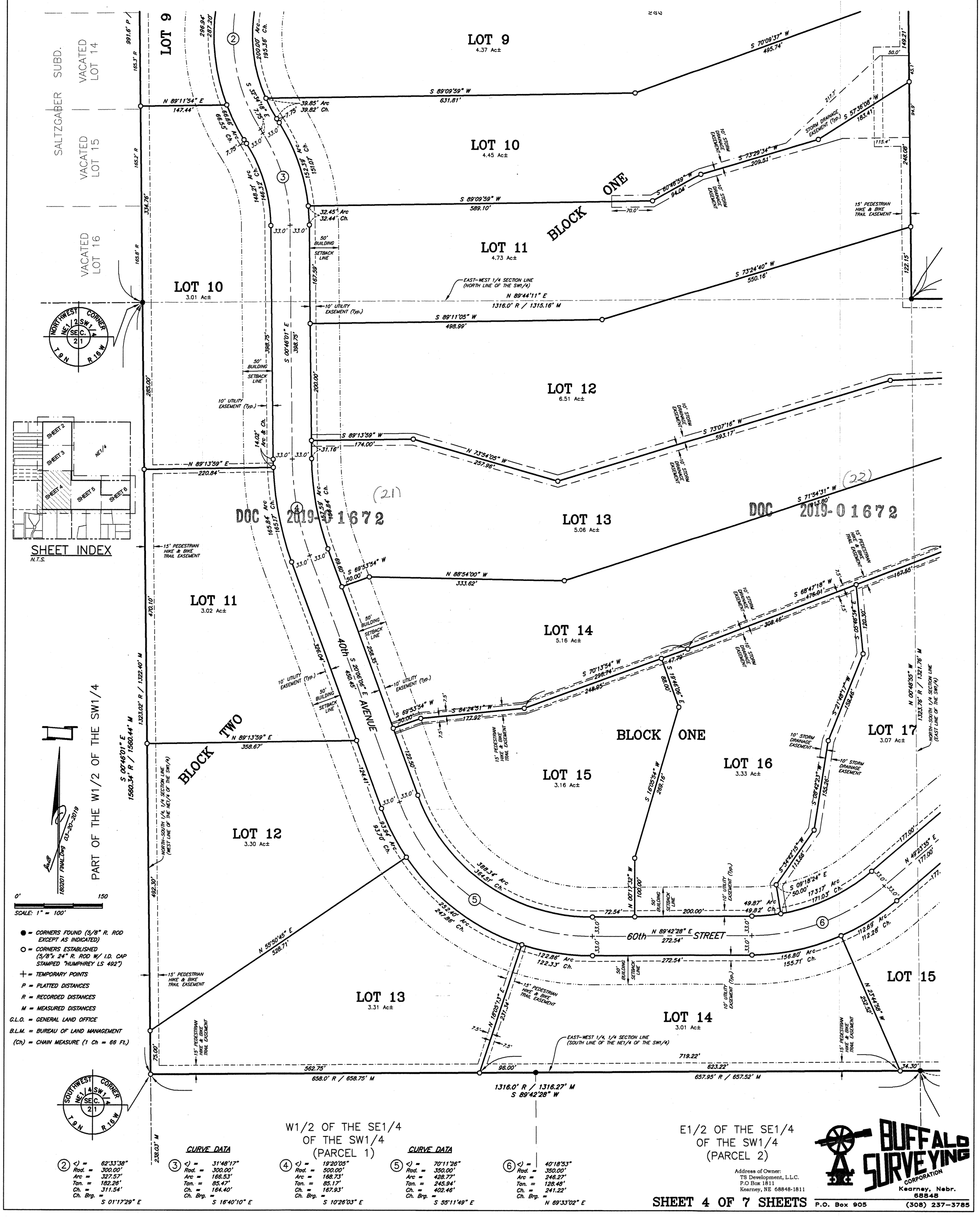
P.O. Box 905 (308) 237-3785

(19) (20)

THE ARBOR HILLS

A SUBDIVISION BEING THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4), THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4), AND PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N1/2 SE1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP NINE (9) NORTH, RANGE SIXTEEN (16) WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA.



W1/2 OF THE SE1/4 OF THE SW1/4 (PARCEL 1)

E1/2 OF THE SE1/4 OF THE SW1/4 (PARCEL 2)

CURVE DATA

	②	③	④	⑤	⑥
Δ =	62°33'38"	31°48'17"	19°20'05"	70°11'26"	40°18'53"
Rad. =	300.00'	300.00'	500.00'	350.00'	350.00'
Arc =	327.57'	166.53'	168.73'	428.77'	246.27'
Tan. =	182.26'	85.47'	85.17'	245.94'	128.48'
Ch. =	311.54'	164.40'	167.93'	402.46'	241.22'
Ch. Brg. =	S 01°17'29" E	S 16°40'10" E	S 10°26'03" E	S 55°11'49" E	N 69°33'02" E

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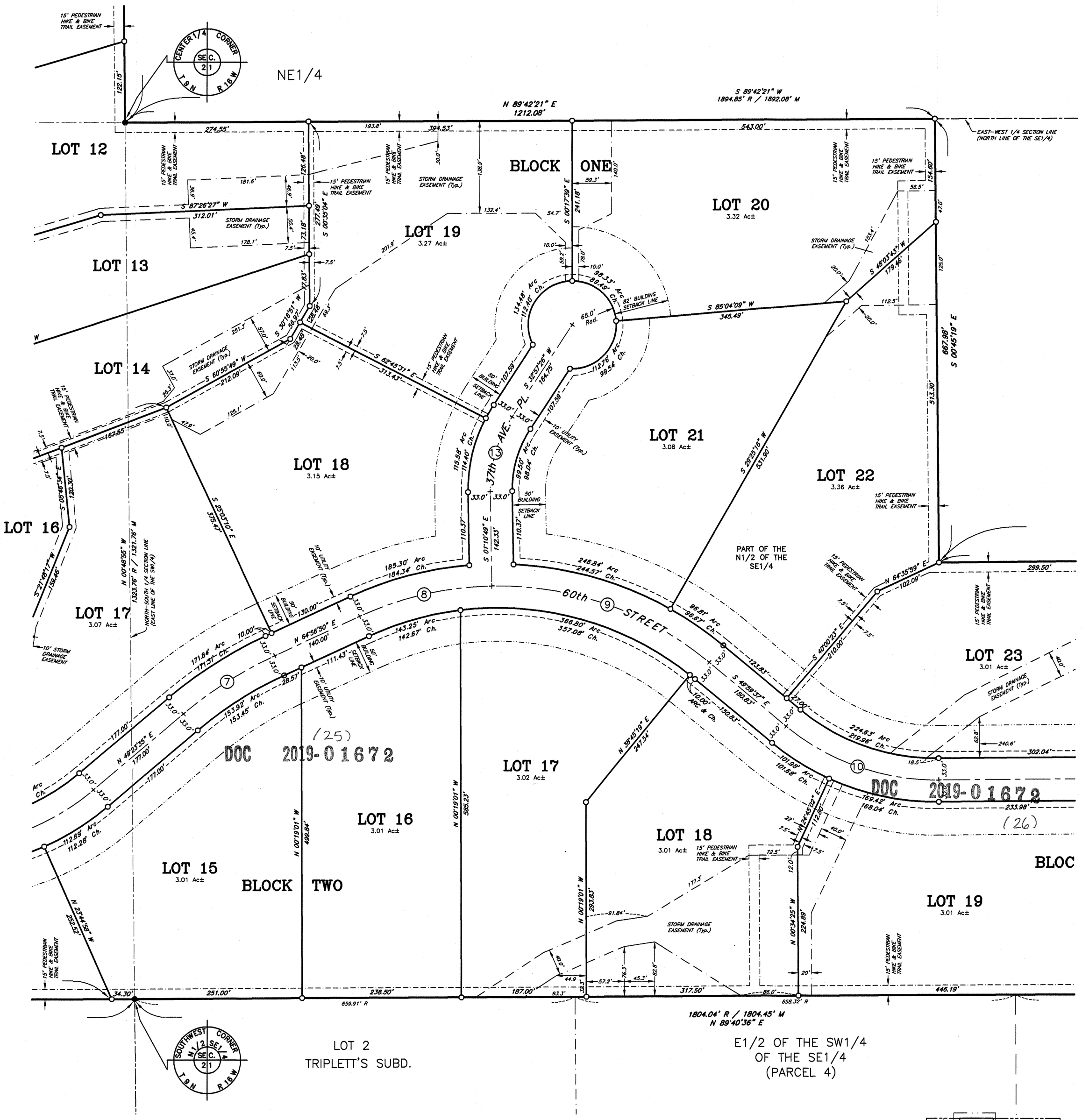
SHEET 4 OF 7 SHEETS

BUFFALO SURVEYING CORPORATION
Kearney, Nebr. 68848
P.O. Box 905 (308) 237-3785

DOC 2019-01672 (24)

THE ARBOR HILLS

A SUBDIVISION BEING THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4), THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4), AND PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N1/2 SE1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP NINE (9) NORTH, RANGE SIXTEEN (16) WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA.



CURVE DATA

6	Δ =	40°18'53"	8	Δ =	23°52'21"
	Rad. =	350.00'		Rad. =	491.00'
	Arc =	246.27'		Arc =	204.58'
	Tan. =	128.48'		Tan. =	103.79'
	Ch. =	241.22'		Ch. =	203.10'
	Ch. Brg. =	N 69°33'02" E		Ch. Brg. =	N 76°53'01" E
7	Δ =	15°33'15"	9	Δ =	41°11'12"
	Rad. =	600.00'		Rad. =	491.00'
	Arc =	162.88'		Arc =	352.95'
	Tan. =	81.95'		Tan. =	184.49'
	Ch. =	162.38'		Ch. =	345.40'
	Ch. Brg. =	N 57°10'13" E		Ch. Brg. =	S 70°35'13" E

CURVE DATA

8+9	Δ =	65°03'32"	13	Δ =	34°08'15"
	Rad. =	491.00'		Rad. =	200.00'
	Arc =	557.53'		Arc =	119.61'
	Tan. =	313.16'		Tan. =	61.41'
	Ch. =	528.05'		Ch. =	117.41'
	Ch. Brg. =	S 82°31'24" E		Ch. Brg. =	S 15°53'18" W
10	Δ =	40°36'00"			
	Rad. =	350.00'			
	Arc =	248.01'			
	Tan. =	129.47'			
	Ch. =	242.86'			
	Ch. Brg. =	S 70°17'38" E			

0' 150
SCALE: 1" = 100'

● = CORNERS FOUND (5/8" R. ROD EXCEPT AS INDICATED)
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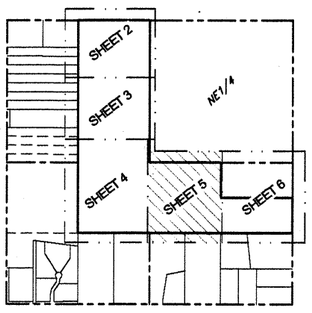
(Ch) = CHAIN MEASURE (1 Ch = 66 Ft.)



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SHEET 5 OF 7 SHEETS

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Kearney, Nebr. 68848
P.O. Box 905 (308) 237-3785

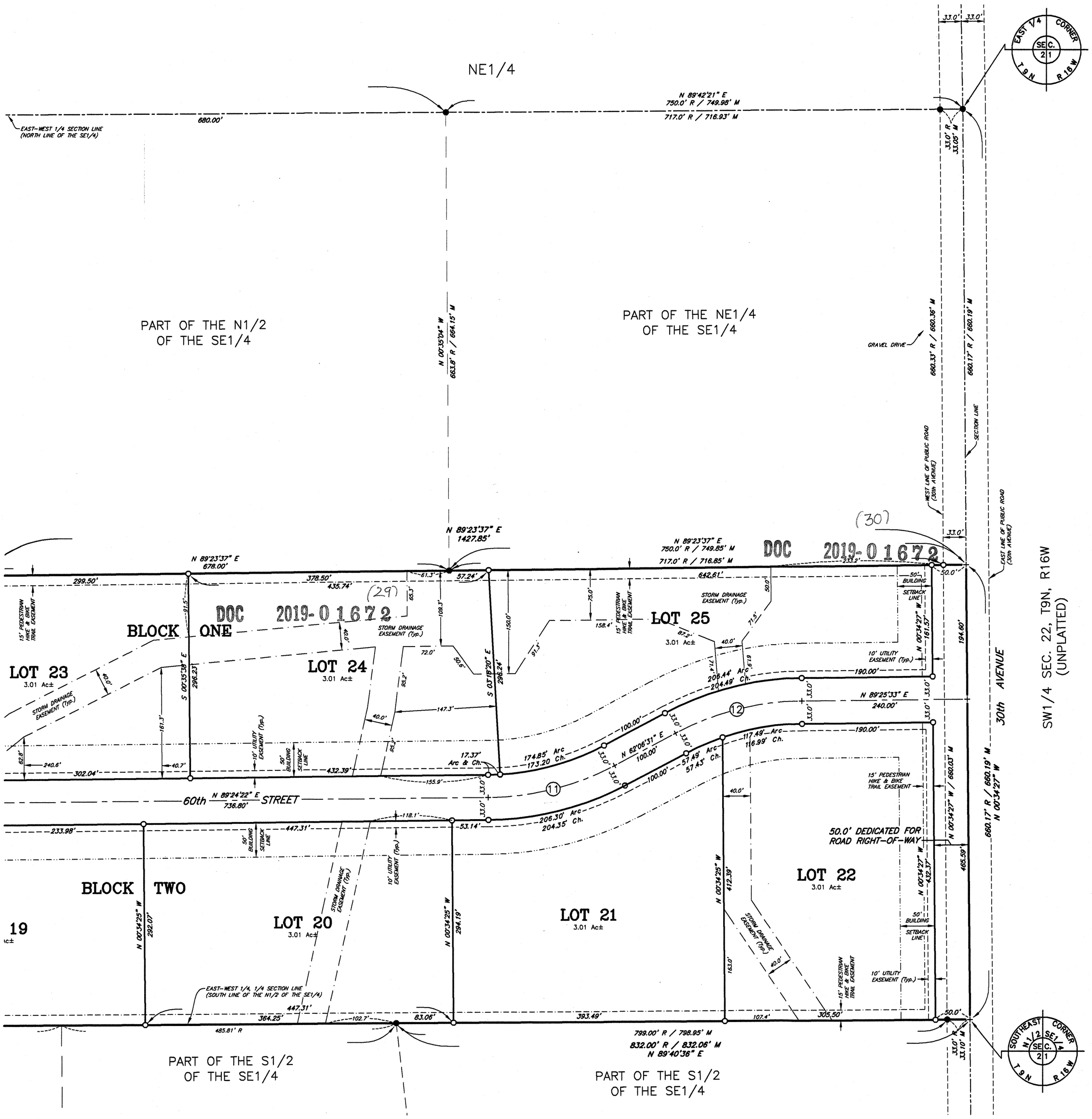
DOC 2019-01672

DOC 2019-01672

(27) (28)

THE ARBOR HILLS

A SUBDIVISION BEING THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4), THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4), AND PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N1/2 SE1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP NINE (9) NORTH, RANGE SIXTEEN (16) WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA.



CURVE DATA

(11)
<) = 27°17'51"
Rad. = 400.00'
Arc = 190.57'
Tan. = 97.13'
Ch. = 188.78'
Ch. Brg. = N 75°45'26" E

(12)
<) = 27°19'02"
Rad. = 400.00'
Arc = 190.71'
Tan. = 97.20'
Ch. = 188.91'
Ch. Brg. = N 75°46'02" E

180201 FINAL.Dwg 03-20-2019

0' 150
SCALE: 1" = 100'

● = CORNERS FOUND (5/8" R. ROD EXCEPT AS INDICATED)
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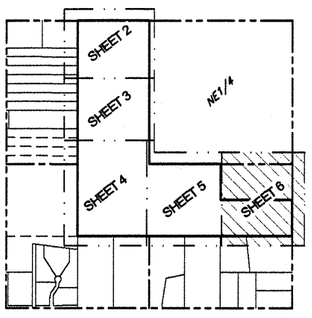

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BUFFALO SURVEYING CORPORATION
Kearney, Nebr. 68848
P.O. Box 905 (308) 237-3785

SHEET 6 OF 7 SHEETS

DOC 2019-01672

(31)

THE ARBOR HILLS

(32)

A SUBDIVISION BEING THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4), THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4), AND PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N1/2 SE1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP NINE (9) NORTH, RANGE SIXTEEN (16) WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA.

LEGAL DESCRIPTION

The East Half of the Northwest Quarter (E1/2 NW1/4), the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) and part of the North Half of the Southeast Quarter (N1/2 SE1/4) of Section Twenty-one (21), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, with that part of the North Half of the Southeast Quarter of Section 21, Township 9 North, Range 16 West of the Sixth Principal Meridian, Buffalo County, Nebraska, being more particularly described as follows: Referring to the Northeast Corner of the Southeast Quarter of Section 21 and assuming the East line of the Southeast Quarter of Section 21 as bearing S 00°34'27" E and all bearings contained herein are relative thereto; thence on the East line of the Southeast Quarter of said Section 21, S 00°34'27" E a distance of 660.19 feet to the ACTUAL PLACE OF BEGINNING, said point being the Southeast Corner of a tract of land described on Warranty Deed filed as Instrument 96-5334, recorded August 6, 1996 in the office of the Buffalo County Register of Deeds; thence continuing on the East line of said Southeast Quarter of Section 21, S 00°34'27" E a distance of 660.19 feet to the Southeast Corner of the North Half of the Southeast Quarter of said Section 21; thence on the South line of the North Half of the Southeast Quarter of said Section 21, S 89°40'36" W a distance of 2636.51 feet to the Southwest Corner of the North Half of the Southeast Quarter of said Section 21, thence on the West line of the said North Half of the Southeast Quarter of Section 21, N 00°48'55" W a distance of 1321.76 feet to the Northwest Corner of the North Half of the Southeast Quarter of said Section 21; thence on the North line of said North Half of the Southeast Quarter of said Section 21, N 89°42'21" E a distance of 1212.08 feet to a point being a distance of 680.00 feet westerly from the Northwest Corner of said tract of land described on Warranty Deed filed as Instrument 96-5334; thence leaving the North line of said North Half of the Southeast Quarter of Section 21, S 00°45'19" E a distance of 667.98 feet to a point being 678.00 feet westerly from the Southwest Corner of said tract of land described on Warranty Deed filed as Instrument 96-5334, if extended westerly; thence on the South line of said tract of land described on Warranty Deed filed as Instrument 96-5334, if extended westerly, N 89°23'37" E a distance of 678.00 feet to the Southwest Corner of said tract of land described on Warranty Deed filed as Instrument 96-5334; thence, continuing N 89°23'37" E and on the South line of said tract of land described on Warranty Deed filed as Instrument 96-5334 a distance of 749.85 feet to the place of beginning.

Containing a total of 177.93 acres, more or less, of which 1.25 acres, more or less are presently being used for road purposes on the north and east sides.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that TS Development, L.L.C., a Nebraska limited liability company, owner, and Equitable Bank (Grand Island Region), Beneficiary under Deed of Trust, being the sole owner and beneficiary of the land described hereon have caused the same to be surveyed, subdivided, platted and designated as "THE ARBOR HILLS", a subdivision being the East Half of the Northwest Quarter (E1/2 NW1/4), the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) and part of the North Half of the Southeast Quarter (N1/2 SE1/4) of Section Twenty-one (21), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, and said owner and beneficiary hereby ratifies and approves the disposition of their property as shown on the above plat, and hereby dedicates to the use and benefit of the public, the streets and utility easements as shown upon said plat, and further dedicates to the use and benefit to the owners and guests of Lots One (1) through Twenty-five inclusive, Block One (1), and Lots One (1) through Twenty-two inclusive, Block Two (2) the pedestrian hike & bike trail easement as shown upon said plat, and acknowledge said subdivision to be made with the free consent and in accord with the desires of said owner and beneficiary..

Dated this 15th day of March, 2019.

(33)

TS DEVELOPMENT, L.L.C.

DOC 2019-01672

T PERIOD S PERIOD CONSTRUCTION, INC., Member of TS DEVELOPMENT, L.L.C., a Nebraska limited liability company

By: _____
Seth J. Tschetter-Siedschlaw, President of T PERIOD S PERIOD CONSTRUCION, INC.

T PERIOD S PERIOD CONSTRUCTION, INC., Member of TS DEVELOPMENT, L.L.C., a Nebraska limited liability company

By: Justine E Tschetter-Siedschlaw
Justine E. Tschetter-Siedschlaw, Secretary of T PERIOD S PERIOD CONSTRUCION, INC.

EQUITABLE BANK (Grand Island Region), Beneficiary under Deed of Trust

By: David Richardson, Chief Lending Officer
(sign name) (title)

DAVID RICHARDSON, Chief Lending Officer
(print name) (print title)

ACKNOWLEDGEMENTS

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this 15 day of March, 2019, by Seth J. Tschetter-Siedschlaw, President of T PERIOD S PERIOD CONSTRUCION, INC, member of TS DEVELOPMENT, L.L.C., a Nebraska limited liability company.

(S E A L)

GENERAL NOTARY - State of Nebraska
ELIZABETH LYDIATT
My Comm. Exp. October 15, 2022

Elizabeth Lydiatt
Notary Public

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this 15 day of March, 2019, by Justine E. Tschetter-Siedschlaw, Secretary of T PERIOD S PERIOD CONSTRUCION, INC, member of TS DEVELOPMENT, L.L.C., a Nebraska limited liability company.

(S E A L)

GENERAL NOTARY - State of Nebraska
TIM O'BRIEN
My Comm. Exp. April 30, 2021

Notary Public

STATE OF NEBRASKA)
) ss:
COUNTY OF Buffalo)

The foregoing instrument was acknowledged before me this 15 day of March, 2019, by David Richardson, Chief Lending Officer of EQUITABLE BANK (Grand Island Region).

(S E A L)

GENERAL NOTARY - State of Nebraska
ELIZABETH LYDIATT
My Comm. Exp. October 15, 2022

Elizabeth Lydiatt
Notary Public

My commission expires 10-15-22

Address of Owner:
TS Development, L.L.C.
P.O Box 1811
Kearney, NE 68848-1811

APPROVAL OF KEARNEY, NEBRASKA, CITY PLANNING COMMISSION

The undersigned John P. McSweeney Chairperson or Vice-Chairperson of the City Planning Commission of the City of Kearney, Buffalo County, Nebraska, does hereby certify that the foregoing plat of "THE ARBOR HILLS", a subdivision being the East Half of the Northwest Quarter (E1/2 NW1/4), the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) and part of the North Half of the Southeast Quarter (N1/2 SE1/4) of Section Twenty-one (21), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, was submitted to the Kearney, Nebraska, Planning Commission for a public meeting and review and that recommendation by the Kearney, Nebraska, Planning Commission was made to the City Council on the 15th day of February, 2019.

John P. McSweeney
Chairperson or Vice-Chairperson

John P. McSweeney Vice Chairperson
Print Name and Title

APPROVAL OF KEARNEY, NEBRASKA, CITY COUNCIL

The above and foregoing plat was submitted to the City Council in and for the City of Kearney, Buffalo County, Nebraska, and duly considered by this Council at its ~~regular~~ Special meeting assembled on the 27th day of March, 2019, and upon motion duly made and recorded, the same was approved, solely within the terms and meanings of Section 16-901 through 16-904 inclusive, R.R.S. 1943 (as amended) as a suburban development, not a part of the City, in all respects by a majority vote of the members of such Council.

Dated this 27th day of March, 2019.

(S E A L)

CITY OF KEARNEY
INCORPORATED MARCH 18, 1901
BUFFALO COUNTY, NEBRASKA

Stanley A. Clouse
STANLEY A. CLOUSE
PRESIDENT OF THE COUNCIL
and Ex-Officio Mayor

ATTEST: Lauren Brandt
LAUREN BRANDT
CITY CLERK

RESOLUTION NO. 2019-52

(34)

BE IT RESOLVED BY THE PRESIDENT AND COUNCIL OF THE CITY OF KEARNEY, NEBRASKA, that the plat of "THE ARBOR HILLS", a subdivision being the East Half of the Northwest Quarter (E1/2 NW1/4), the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) and part of the North Half of the Southeast Quarter (N1/2 SE1/4) of Section Twenty-one (21), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, containing 177.93 acres, more or less, all in Buffalo County, Nebraska, more particularly described as follows: The East Half of the Northwest Quarter (E1/2 NW1/4), the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) and part of the North Half of the Southeast Quarter (N1/2 SE1/4) of Section Twenty-one (21), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, with that part of the North Half of the Southeast Quarter of Section 21, Township 9 North, Range 16 West of the Sixth Principal Meridian, Buffalo County, Nebraska, being more particularly described as follows: Referring to the Northeast Corner of the Southeast Quarter of Section 21 and assuming the East line of the Southeast Quarter of Section 21 as bearing S 00°34'27" E and all bearings contained herein are relative thereto; thence on the East line of the Southeast Quarter of said Section 21, S 00°34'27" E a distance of 660.19 feet to the ACTUAL PLACE OF BEGINNING, said point being the Southeast Corner of a tract of land described on Warranty Deed filed as Instrument 96-5334, recorded August 6, 1996 in the office of the Buffalo County Register of Deeds; thence continuing on the East line of said Southeast Quarter of Section 21, S 00°34'27" E a distance of 660.19 feet to the Southeast Corner of the North Half of the Southeast Quarter of said Section 21; thence on the South line of the North Half of the Southeast Quarter of said Section 21, S 89°40'36" W a distance of 2636.51 feet to the Southwest Corner of the North Half of the Southeast Quarter of said Section 21, thence on the West line of the said North Half of the Southeast Quarter of Section 21, N 00°48'55" W a distance of 1321.76 feet to the Northwest Corner of the North Half of the Southeast Quarter of said Section 21; thence on the North line of said North Half of the Southeast Quarter of said Section 21, N 89°42'21" E a distance of 1212.08 feet to a point being a distance of 680.00 feet westerly from the Northwest Corner of said tract of land described on Warranty Deed filed as Instrument 96-5334; thence leaving the North line of said North Half of the Southeast Quarter of Section 21, S 00°45'19" E a distance of 667.98 feet to a point being 678.00 feet westerly from the Southwest Corner of said tract of land described on Warranty Deed filed as Instrument 96-5334, if extended westerly; thence on the South line of said tract of land described on Warranty Deed filed as Instrument 96-5334, if extended westerly, N 89°23'37" E a distance of 678.00 feet to the Southwest Corner of said tract of land described on Warranty Deed filed as Instrument 96-5334; thence, continuing N 89°23'37" E and on the South line of said tract of land described on Warranty Deed filed as Instrument 96-5334 a distance of 749.85 feet to the place of beginning, containing a total of 177.93 acres, more or less, duly made out, acknowledged and certified, and the same hereby is approved in accordance with the terms and requirements of Sections 16-901 through 16-904 inclusive, R.R.S. 1943 (as amended) be accepted and ordered filed and recorded in the Office of the Register of Deeds, Buffalo County, Nebraska.

BE IT RESOLVED that the Subdivision Agreement, marked as Exhibit "A" attached hereto and made a part hereof by reference, be and is hereby approved and that the President of the Council be and is hereby authorized and directed to execute said agreement on behalf of the City of Kearney, Nebraska. Said Subdivision Agreement shall be filed with the final plat with the Buffalo County Register of Deeds.

BE IT FURTHER RESOLVED that the President of the Council be and is hereby authorized and directed to execute the final plat on behalf of the City of Kearney, Nebraska.

PASSED AND APPROVED THIS 27th DAY OF March, 2019.

DOC 2019-01672

ATTEST:

Stanley A. Clouse
STANLEY A. CLOUSE
PRESIDENT OF THE COUNCIL
AND EX-OFFICIO MAYOR

Lauren Brandt
LAUREN BRANDT
CITY CLERK

CITY OF KEARNEY
INCORPORATED MARCH 18, 1901
BUFFALO COUNTY, NEBRASKA

BUFFALO SURVEYING CORPORATION
Kearney, Nebr.
68848
P.O. Box 905 (308) 237-3785