

WESTERN SKY PROPERTIES SUBDIVISION TO THE CITY OF ALMA, HARLAN COUNTY, NEBRASKA

A TRACT OF LAND LOCATED IN THE N1/2 OF THE NE1/4 OF SECTION 32, T2N, R18 W OF THE 6TH P.M.

HARLAN COUNTY, NEBRASKA

FINAL PLAT

ZONING REGULATIONS:

R-1 RESIDENTIAL SINGLE FAMILY DISTRICT

- (A) GENERAL REQUIREMENTS:
 MINIMUM LOT AREA: 7,000 SQUARE FEET
 MINIMUM LOT WIDTH: 50 FEET
 MINIMUM FRONT YARD SETBACK: 25 FEET
 MINIMUM SIDE YARD SETBACK: 5 FEET
 MINIMUM REAR YARD SETBACK: 30 FEET
 MAXIMUM HEIGHT: 35 FEET
- (B) CORNER LOT REQUIREMENTS:
 BUILDINGS ON CORNER LOTS SHALL PROVIDE FRONT YARD SETBACKS OF TWENTY-FIVE (25) FEET ON STREET SIDE AND FIFTEEN (15) FEET ON THE OTHER FRONT YARD; ON A THROUGH LOT, (A LOT BORDERED BY STREETS ON THREE SIDES) THE SIDE SETBACK OF FIFTEEN (15) FEET FOR A CORNER LOT SHALL BE REQUIRED ON ONLY ONE SIDE AND A SIDE YARD SETBACK OF 7.5 FEET SHALL BE REQUIRED ON THE OTHER SIDE.
- (C) BUILDING AND STRUCTURES SHALL NOT EXCEED TWO AND ONE HALF (2 1/2) STORIES IN HEIGHT.
- (D) THE SIDE YARD SETBACK BETWEEN INDIVIDUAL UNITS OF TWO-FAMILY DWELLINGS MAY BE REDUCED TO ZERO, IF A ONE HOUR FIRE RATED CONSTRUCTED COMMON WALL BETWEEN UNITS STARTING AT THE BASEMENT LEVEL AND CONTINUING THROUGH TO THE ROOF LINE IS MAINTAINED.

LEGAL DESCRIPTION:

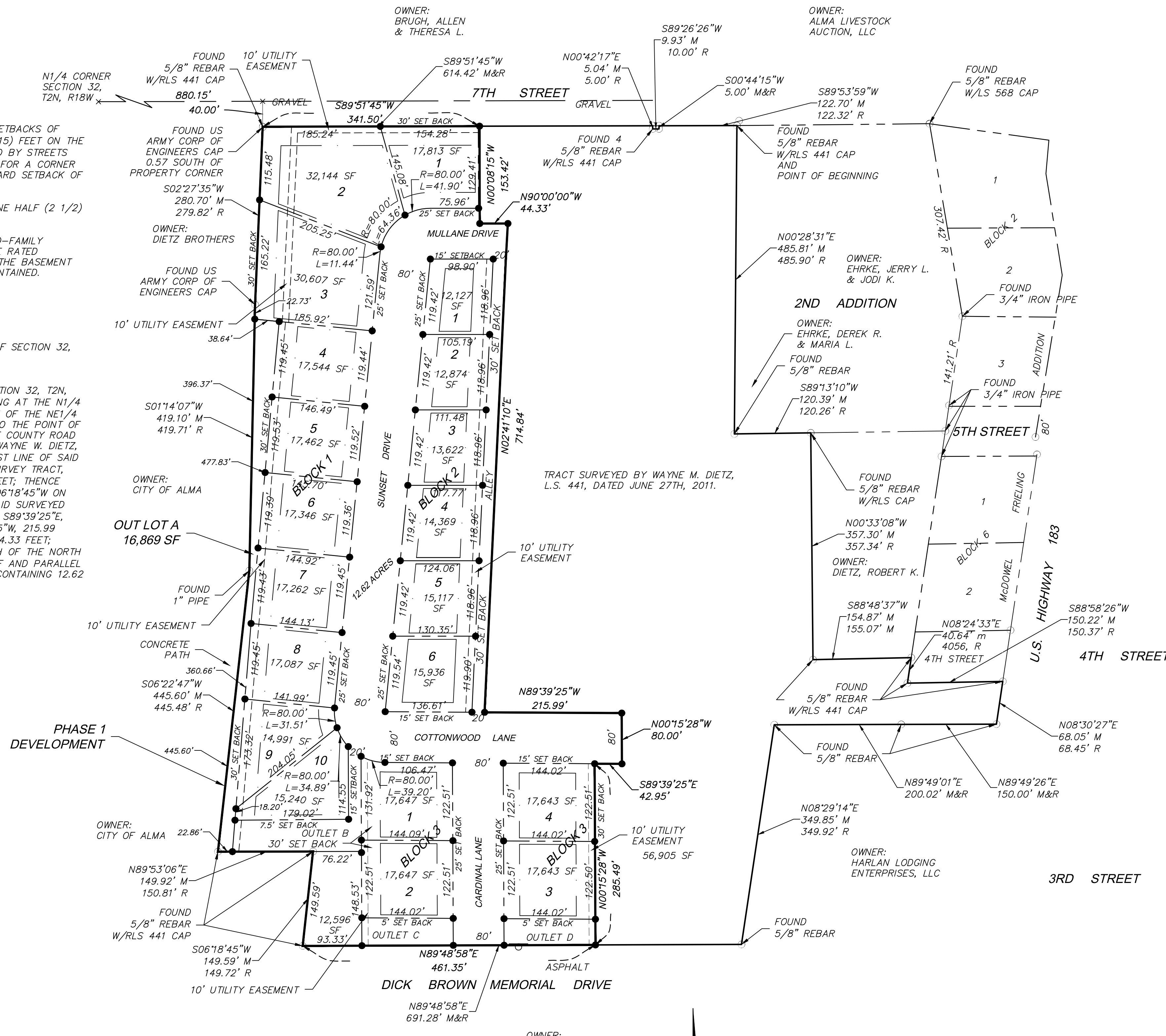
A TRACT OF LAND LOCATED IN THE NORTH 1/2 OF THE NE1/4 OF SECTION 32, T2N, R18W, OF THE 6TH P.M., HARLAN COUNTY, NEBRASKA.

LEGAL DESCRIPTION:

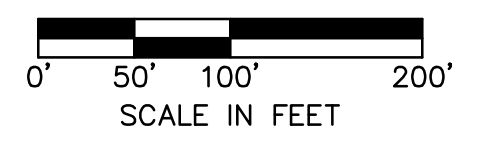
A TRACT OF LAND LOCATED IN THE N1/2 OF THE NE1/4 OF SECTION 32, T2N, R18W OF THE 6TH P.M., HARLAN COUNTY, NEBRASKA; COMMENCING AT THE N1/4 CORNER OF SAID SECTION 32, 880.15 FEET; THENCE SOUTH 40.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY R.O.W. LINE OF COUNTY ROAD 709 AND THE NW CORNER OF A TRACT OF LAND SURVEYED BY WAYNE W. DIETZ, LS 441, DATED JUNE 27, 2011; THENCE S02°27'35"W ON THE WEST LINE OF SAID SURVEYED TRACT, 280.70 FEET; THENCE S01°14'07"W ON SAID SURVEY TRACT, 419.10 FEET; THENCE S06°22'47"W ON SAID SURVEYED, 445.60 FEET; THENCE N89°53'06"E ON SAID SURVEYED TRACT, 149.92 FEET; THENCE S06°18'45"W ON SAID SURVEYED TRACT, 461.35 FEET; THENCE N00°15'28"W, 285.49 FEET; THENCE S89°39'25"E, 42.95 FEET; THENCE N00°15'28"W, 80.00 FEET; THENCE N89°39'25"W, 215.99 FEET; THENCE N02°41'10"E, 714.84 FEET; THENCE N90°00'00"W, 44.33 FEET; THENCE N00°08'15"W, 153.42 FEET TO A POINT 40.00 FEET SOUTH OF THE NORTH LINE OF SAID NE1/4; THENCE S89°51'45"W, 40.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE, 341.50 FEET TO THE POINT OF BEGINNING CONTAINING 12.62 ACRES MORE OR LESS.

N1/4 CORNER, SECTION 32, T2N, R18W

FOUND 3/4" REBAR (U.S. ARMY CORPS OF ENGINEERS)
 15.1' NNE'LY TO SPIKE/WASHER IN TOP GUARD POST
 52.3' SEL'Y TO SPIKE/2 WASHERS IN 36" RED CEDAR
 50.1' NNW'LY TO SPIKE/3 WASHERS IN TOP GUARD POST
 30.00' S'LY TO REFERENCE MONUMENT



SITUATION MAP:
NOT TO SCALE:



- FOUND PROPERTY PIN
- SET 1/2" REBAR W/LS 485 CAP
- SECTION CORNER
- CALCULATED POINT
- M- MEASURED DISTANCE
- P- PLAT DISTANCE
- R- RECORDED DISTANCE

LEGEND:

- CONIFEROUS TREE
- DECIDUOUS TREE
- ELECTRICAL BOX
- FIRE HYDRANT
- GUY WIRE
- POWER POLE
- SSMH STUMP
- TELEPHONE RISER
- WATER VALVE
- WOOD POST
- BOUNDARY LINE
- CROP LINE
- NATURAL GAS
- P-OH POWER OVERHEAD
- P-UG POWER UNDERGROUND
- PROPERTY LINE
- WATER MAIN
- WOVEN WIRE FENCE

DWG: F:\2018\1570-2000\018-1570\40-Design\Survey\SRV\Yref\Y_ALT-1_PLAT_81570.dwg
 USER: gbedke
 DATE: Aug 30, 2018 8:29am
 XREFS: 1_xrp_imgp_81570

DOUGLAS J. STEVENSON, REGISTERED LAND SURVEYOR
 NEBRASKA REGISTRATION NUMBER 485

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT ALLEN BRUGH AND THERESA BRUGH, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HERON HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS WESTERN SKY PROPERTIES SUBDIVISION, A SUBDIVISION TO THE CITY OF ALMA, HARLAN COUNTY, NEBRASKA, AND SAID OWNERS HEREBY RATIFIES AND APPROVES THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THE ABOVE PLAT, AND HEREBY DEDICATED TO THE USE AND BENEFIT OF THE PUBLIC, THE STREETS AND UTILITY EASEMENTS (IF ANY) AS SHOWN UPON SAID PLAT, AND ACKNOWLEDGES SAID ADDITION TO BE MADE WITH THE FREE CONSENT AND IN ACCORD WITH THE DESIRES OF SAID OWNERS.

DATED THIS ____ DAY OF _____, 2018

ALLEN BRUGH

THERESA BRUGH

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
 COUNTY OF HARLAN)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2018 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME ALLEN BRUGH AND THERESA BRUGH TO ME PERSONALLY KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING CERTIFICATE AND DULY ACKNOWLEDGED THE EXECUTION THEREOF AS HIS OR HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

APPROVAL OF ALMA, NEBRASKA, CITY COUNCIL:

THE ABOVE AND FOREGOING PLAT WAS SUBMITTED TO THE CITY COUNCIL IN AND FOR THE CITY OF ALMA, HARLAN COUNTY, NEBRASKA, AND DULY CONSIDERED BY THIS COUNCIL AT ITS REGULAR MEETING ASSEMBLED ON THE _____ DAY OF _____, 2018, AND UPON MOTION DULY MADE AND RECORDED, THE SAME WAS APPROVED, IN ACCORDANCE WITH THE REQUIREMENTS OF NEB. REV. STAT. SECTION 19-916 (RE-ISSUE 1997), IN ALL RESPECTS BY A MAJORITY VOTE OF THE MEMBERS OF SUCH COUNCIL.

DATED THIS ____ DAY OF _____, 2018

MAYOR

(SEAL)

ATTEST: _____ CITY CLERK

RESOLUTION:

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF ALMA, NEBRASKA, THAT THE PLAT OF WESTERN SKY PROPERTIES SUBDIVISION, A SUBDIVISION TO THE CITY OF ALMA, HARLAN COUNTY, NEBRASKA, DULY MADE OUT, ACKNOWLEDGED AND CERTIFIED, AND THE SAME HEREBY IS APPROVED IN ACCORDANCE WITH THE PROVISIONS AND REQUIREMENTS OF NEB. STAT. SECTION 19-916 (RE-ISSUE 1997), ACCEPTED AND ORDERED FILED AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF HARLAN COUNTY, NEBRASKA; SAID ADDITION IS HEREBY INCLUDED WITHIN THE CORPORATE LIMITS OF SAID CITY AND SHALL BE AND BECOME A PART OF SAID CITY FOR ALL PURPOSES WHATSOEVER, AND THE INHABITANTS OF SUCH ADDITION SHALL BE ENTITLED TO ALL THE RIGHTS AND PRIVILEGES AND SHALL BE SUBJECT TO ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF SAID CITY.

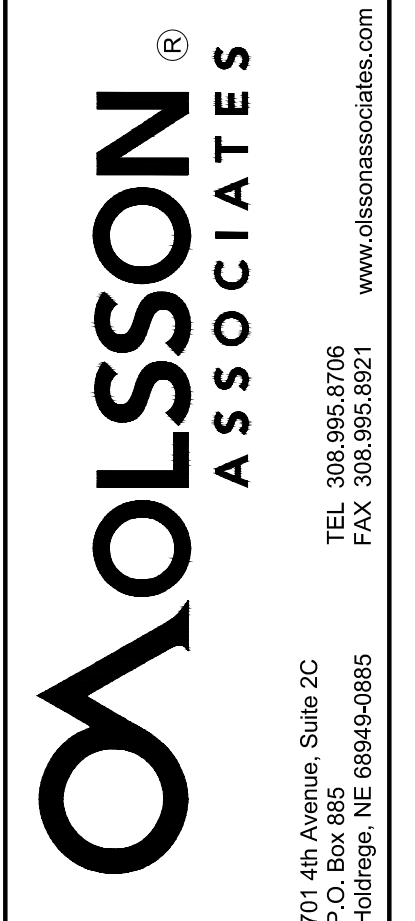
MAYOR

(SEAL)

ATTEST: _____ CITY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE COUNTY CLERK'S OFFICE ON THE _____ DAY OF _____, 2018 AT _____ O'CLOCK, AND IS DULY RECORDED IN BOOK _____ PAGE _____ OF _____ RECORDS.

_____, COUNTY CLERK
 _____, DEPUTY



1714 4th Avenue, Suite 2C
 PO Box 985
 Holdrege, NE 68949-0985
 TEL: 308.995.8706
 FAX: 308.995.8921
 www.olsonassociates.com

REV. NO.	DATE	REVISIONS DESCRIPTION

BRUGH ADDITION TO THE CITY OF ALMA
 TRACT LOCATED IN THE N1/2 OF THE NE1/4,
 SECTION 32, T2N, R18W OF THE 6TH PM,
 HARLAN COUNTY, NEBRASKA
 ALMA, NEBRASKA
 2018
 SHEET
 1 of 1

drawn by: _____ RAS
 checked by: _____ DJS
 approved by: _____ DJS
 QA/QC by: _____ DJS
 project no.: 2018-1570
 drawing no.: N/A
 date: 2018-08-29