PROJECT NO. 24-163

A FINAL REPLAT
OF TRACTS 1 & 2 LOCATED IN LOT 6, CLARKSON'S SUBDIVISION TO PAXTON, KEITH COUNTY, NEBRASKA

ZONING NOTES:

FRONT YARD SETBACK = 25'
REAR YARD SETBACK = 15'
SIDE YARD SETBACK = 7'

VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION FOR TRACT 1:

A tract of land located in Lot 6 of Clarkson's Subdivision in Paxton, Keith County Nebraska, described as follows:

Beginning at the Southwest corner of Lot 6; thence N 00°11'56" E a distance of 114.73 feet to the NW corner of a tract recorded in Deed Instrument No. 2024-00873; thence N 89°36'24" E 99.51 feet; thence N 00°15'34" E 130.06 feet; thence N 89°54'47" E on the north line of said Tract a distance of 34.90 feet; thence S 00°16'03" W 80.08 feet; thence S 00°05'18" W 18.69 feet; thence N 88°55'03" E 13.78 feet; thence S 01°04'57" E 39.31 feet; thence N 87°48'45" E 28.17 feet; thence S 00°28'16" E 91.40 feet; thence to the beginning of a non-tangent 17228.80 foot radius curve concave southwest; thence on arc of said curve 55.11 feet (chord bearing S 85°05'14" W with a chord length of 55.11 feet); thence to the beginning of a non-tangent 17228.80 foot radius curve concave southwest; thence on arc of said curve 35.51 feet (chord bearing S 84°43'03" W with a chord length of 35.51 feet); thence to the beginning of a non-tangent 17,228.80 radius curve concave southwest; thence on arc of said curve 99.97 feet (chord bearing S 84°02'51" W with a chord length of 99.97 feet); to the Point of Beginning, containing 0.54 acres more or less.

LEGAL DESCRIPTION FOR TRACT 2:

A tract of land located in Lot 6 of Clarkson's Subdivision in Paxton, Keith County Nebraska, described as follows:

Beginning at the southeast corner of Lot 6 to the beginning of a non-tangent 17228.80 foot radius curve concave southwest; thence on arc of said curve 85.07 feet (chord bearing S 85°05'24" W with a chord length of 85.07 feet); thence S 85°09'36" W 11.33 feet; thence N 00°28'16" W 91.40 feet; thence S 87°48'45" W 28.17 feet; thence N 01°04'57" W 39.31 feet; thence S 88°55'03" W 13.78 feet; thence N 00°05'18" E 18.69 feet; thence S 89°49'24" E 55.13 feet; thence S 89°48'10" E 84.26 feet; thence S 00°00'59" E 139.35 feet back to the Point of Beginning containing 0.36 acres more or less.

DEEDED CURVE DATA

CURVE	RADIUS	DEEDED LENGTH
C3	M-17228.80'	D-35.10'
C4	M-17228.80'	D-100.03'

MEASURED CURVE DATA

CURVE	RADIUS	ARC LENGTH	ARC PLAT LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	M-17228.80'	M-85.07'	M-85.08'	M-85.07'	S 85°05'24" W	0°16'58"
C2	M-17228.80'	M-55.11'	M-55.24'	M-55.11'	S 85°05'14" W	0°11'00"
C3	M-17228.80'	M-35.51'	M-35.40'	M-35.51'	S 84°43'03" W	0°07'05"
C4	M-17228.80'	M-99.97'	M-100.03'	M-99.97'	S 84°02'51" W	0°19'57"

STATEMENT OF OWNERSHIP:

Known all persons by these presents that First Interstate Bank, Peter A. Jardine, Director of Special Assets is the owner of land described hereon by the Surveyor, that I have caused this Replat to be made according to the regulations of the governing body to better divide the land according to land use. These things are my expressed desire and that they are all of my free will.

Peter A. Jardine, Director of Special Assets

ATTEST:

(STATE OF COLORADO)
(COUNTY OF DENVER)

The foregoing instrument was acknowledged before me on this_____day of _____, 2024, by Peter A. Jardine, Director of Special Assets, to me known to be that identical person whose signature is affixed to the Statement of Ownership of their own voluntary act and deed.

NOTARY PUBLIC

APPROVAL AND ACCEPTANCE (PLANNING COMMISSION)

A Final Replat of Tracts 1&2 located in Lot 6, Clarkson's Subdivision to Paxton, Keith County, Nebraska, shown hereon has been reviewed by the Village of Paxton Planning Commission and the same has been approved and accepted.

Chairperson of the Planning Commission *Date*

APPROVAL AND ACCEPTANCE (BOARD OF COUNTY COMMISSIONERS)

A Final Replat of Tracts 1&2 located in Lot 6, Clarkson's Subdivision to Paxton, Keith County, Nebraska, shown hereon has been reviewed by the Board of County Commissioners and the same has been approved and accepted.

Chairperson of the Board of Keith County Commissioners *Date*

N
W E
S

SCALE 1" = 40'

- FOUND MONUMENT
- MONUMENT SET 1/2" REBAR W/ PLASTIC CAP STAMPED R.L.S. 554
- RT- ROBERT D. TEMPLE, R.L.S. 303, DISTANCE
- DLS- RYAN E. DICKINSON, R.L.S. 554, DISTANCE
- D- DEEDED DISTANCE RECORDED AS INSTRUMENT NO. 2024-00872 & 2024-00873
- M- MEASURED DISTANCE
- SS SANITARY SEWER LINE
- OHP OVERHEAD POWER LINE
- X FENCE
- ELECTRICAL BOX
- POWER POLE
- SANITARY SEWER MANHOLE

RESERVED FOR REPOSITORY

NEBRASKA REGISTERED 10-14-20 LS-554 LAND SURVEYOR RYAN E. DICKINSON

SURVEYOR'S CERTIFICATE

I, Ryan E. Dickinson, Nebraska Registered Land Surveyor No. 554, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Land Surveyor's Regulation Act in effect at the time of this survey.

Ryan E. Dickinson
Nebraska Registered Land Surveyor
Registration No. 554

RECORDED:

Entered on numerical index and filed for record this_____day of _____, 2024, at _____o'clock___M. and recorded in Book_____ of Plats at Page_____, in the Office of the Keith County Clerk.

Sandra Olson
Keith County Clerk

Dickinson Land Surveyors, Inc.
Nebraska and Colorado Certified
302 Diamond Springs Trail, Ogallala, Nebraska 69153
Office: 308-284-8440 www.dickinsonlandsurveyors.com

CLIENT: FIRST INTERSTATE BANK
DATE OF SURVEY: 16 SEPT 2024
PAGE 1 OF 1 PROJECT #: 24-163

CALL 811 BEFORE YOU DIG SAFE DIGGING PARTNER