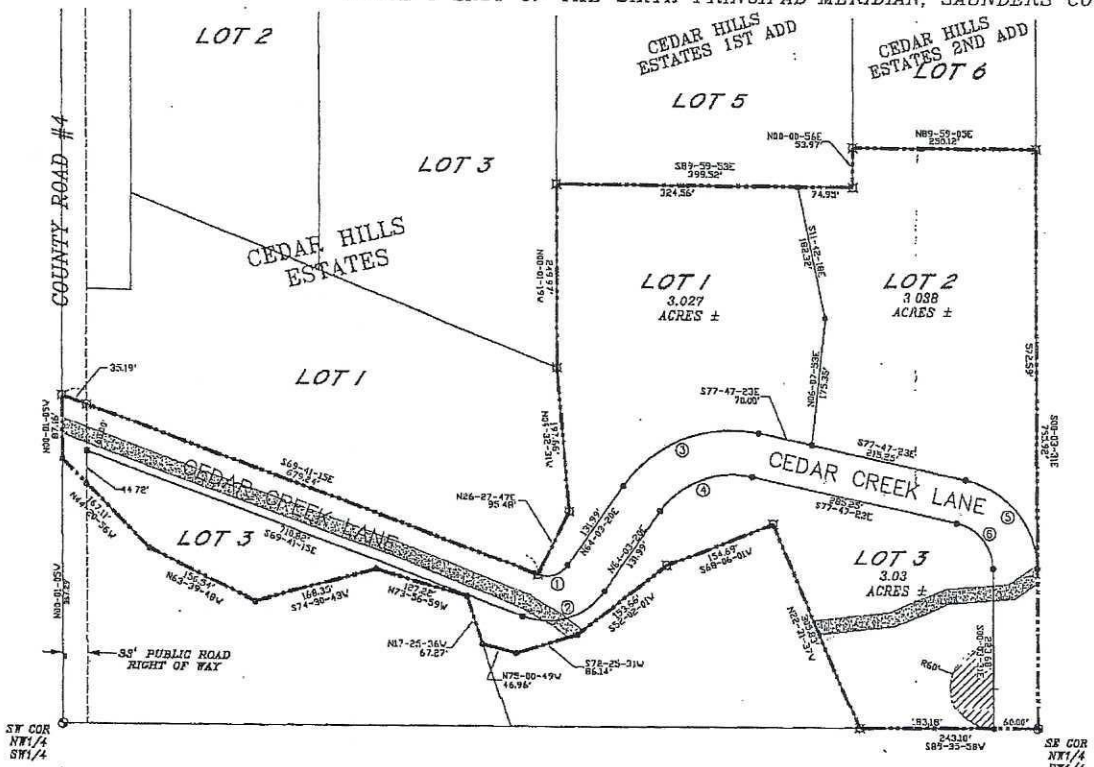
FINAL PLAT

WHISPERING CEDARS ESTATES

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 12 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY NEBRASKA

243-460 1/2

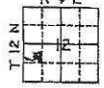
SURVEY RECORD REPOSITORY
RECEIVED
DEC 20 2007
$ 5
County SAUNDERS



SCALE 1" = 100'

- LAND CORNER FOUND
- PIN FOUND
- PIN SET (5/8" x 24" REBAR W/CAP)
- TEMPORARY POINT
- TEMPORARY EASEMENT FOR CUL-DE-SAC
- EASEMENT FOR INGRESS-EGRESS (FROM BOTTOM TO CAMPSITE)

VICINITY SKETCH



NEBRASKA REGISTERED L.S.-309 LAND SURVEYOR LOUIS L. AUSTIN

Louis L. Austin
LOUIS L. AUSTIN

CURVE DATA						
#	DELTA	RADIUS	TANGENT	LENGTH	CHD BRG.	CHD LEN.
1	73°24'39"	34.48'	25.32'	45.46'	N37°31'27"E	42.37'
2	79°24'35"	84.40'	72.24'	121.40'	N72°31'37"E	112.06'
3	87°18'28"	123.00'	138.07'	211.44'	N68°36'22"E	191.64'
4	87°18'28"	119.00'	99.88'	181.09'	N68°36'22"E	163.60'
5	77°14'07"	133.00'	88.78'	178.38'	S32°53'37"E	164.44'
6	77°14'07"	63.00'	50.62'	85.36'	S32°53'37"E	79.14'

SURVEYORS DESIGNATE:

I, LOUIS L. AUSTIN, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT WHISPERING CEDARS ESTATES, HAS BEEN SURVEYED BY ME OR UNDER MY PERSONAL SUPERVISION AND THAT PERMANENT MARKERS HAVE BEEN PLACE AT ALL CORNERS OF THE LOTS AS DESCRIBED IN THE LEGEND CONTAINED HEREIN. ALSO THAT THE OUTER BOUNDARY DESCRIPTION ADEQUATELY DESCRIBES THE SUBDIVISION AS PLATTED.

OUTER BOUNDARY DESCRIPTION

THAT PARTS OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 12 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA; DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12; THENCE N00-01-09W(ASSUMED BEARING), ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 197.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00-01-09W, ON SAID WEST LINE, A DISTANCE OF 87.18 FEET TO THE SOUTHWEST CORNER OF CEDAR HILLS ESTATES SUBDIVISION; THENCE S89-41-15E, ON THE SOUTH LINE OF CEDAR HILLS ESTATES SUBDIVISION, A DISTANCE OF 5616 FEET TO THE SOUTHWEST CORNER OF LOT 1, CEDAR HILLS ESTATES SUBDIVISION; THENCE CONTINUING S89-41-15E, ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 844.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N38-27-47E, ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 95.48 FEET; THENCE N64-03-31W, ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 187.89 FEET TO THE SOUTHEAST CORNER OF LOT 5, CEDAR HILLS ESTATES; THENCE N00-01-19W, ON THE EAST LINE OF SAID LOT 5, A DISTANCE OF 249.97 FEET TO THE SOUTHWEST CORNER OF LOT CEDAR HILLS ESTATES FIRST ADDITION; THENCE S89-59-53E, ON THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 324.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE N00-00-56E, ON THE EAST LINE OF SAID LOT 5, A DISTANCE OF 53.97 FEET TO THE SOUTHWEST CORNER OF LOT 6, CEDAR HILLS ESTATES 2ND ADDITION; THENCE N89-59-03E, ON THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 259.12 FEETTO THE SOUTHEAST CORNER OF SAID LOT 6, ALSO SAID POINT BEING ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S00-01-19E, ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 785.83 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S89-35-38W, ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 243.16 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED BY THE DEED RECORDED IN DEED BOOK 120, PAGE 640; THENCE N03-24-47W, ON THE EAST LINE OF SAID TRACT, A DISTANCE OF 205.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE S89-08-01W, ON THE NORTH LINE OF SAID TRACT, A DISTANCE OF 184.69 FEET; THENCE S80-00-01W, ON THE NORTH LINE OF SAID TRACT, A DISTANCE OF 151.88 FEET; THENCE S78-25-31W, ON THE NORTH LINE OF SAID TRACT, A DISTANCE OF 86.14 FEET; THENCE N75-00-49W, ON THE NORTH LINE OF SAID TRACT, A DISTANCE OF 46.96 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE N17-25-36W, ON THE EAST LINE OF A TRACT OF LAND CONVEYED BY THE DEED RECORDED IN DEED BOOK 100, PAGE 283, A DISTANCE OF 67.27 FEET; THENCE N73-50-59W, ON THE NORTH LINE OF SAID TRACT, A DISTANCE OF 127.22 FEET; THENCE S74-30-43W, ON THE NORTH LINE OF SAID TRACT, A DISTANCE OF 168.35 FEET; THENCE N64-39-49W, ON THE NORTH LINE OF SAID TRACT, A DISTANCE OF 152.34 FEET; THENCE N64-20-56W, ON THE NORTH LINE OF SAID TRACT, A DISTANCE OF 107.51 FEET TO THE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, LOIS J. MEYERS TRUSTEE FOR THE WILLIAM B. AND LOIS J. MEYERS TRUST BEING THE OWNER AND PROPRIETOR OF THE REAL ESTATE DEACRIBED IN THE ATTACHED OUTER BOUNDARY DESCRIPTION, DO HEREBY DEDICATE SAID REAL ESTATE INTO LOTS AND STREETS AS SHOWN ON THE ATTACHED PLAT TO BE HEREINAFTER KNOWN AS WHISPERING CEDARS ESTATES. I FURTHER DEDICATE THE STREETS TO THE OWNERSHIP AND USE OF THE PUBLIC. THIS DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEE IN BEHALF OF THE OWNERS THEREOF.

LOIS J. MEYERS -TRUSTEE

STATE OF NEBRASKA }
COUNTY OF SAUNDERS } SS.

ON THIS _____ DAY OF _____, 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, QUALIFIED IN SAID COUNTY, PERSONALLY CAME, LOIS J. MEYERS, TRUSTEE OF THE WILLIAM B. AND LOIS J. MEYERS TRUST, KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING PLAT AND DEDICATION, ACKNOWLEDGE THE EXECUTION OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED ON BEHALF OF THE HEREIN DESCRIBED TRUST. WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____
NOTARY PUBLIC

TREASURER:

I HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO TAXES DELINQUENT ON THE LAND ENCOMPASSED BY THE OUTER BOUNDARY DESCRIPTION WHICH APPEARS ON THIS PLAT.

_____
COUNTY TREASURER

REGISTER OF DEEDS:

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED IN PLAT BOOK _____ PAGE _____ IN THE SAUNDERS COUNTY REGISTER OF DEEDS OFFICE ON THE _____ DAY OF _____, 2007.

_____
REGISTER OF DEEDS

COUNTY SURVEYOR:

I HEREBY APPROVE THE MONUMENTS OF LOTS IN WHISPERING CEDARS ESTATES, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 12 NORTH, RANGE 9 EAST OF THE 6 P.M., SAUNDERS COUNTY NEBRASKA, THIS _____ DAY OF _____, 2007.

_____
COUNTY SURVEYOR'S OFFICE

ASHLAND PLANNING COMMISSION:

THIS PLAT OF WHISPERING CEDARS ESTATES, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ASHLAND AT ITS MEETING ON THE _____ DAY OF _____, 2007.

_____
CHAIRPERSON

ASHLAND CITY COUNCIL:

THIS PLAT OF WHISPERING CEDARS ESTATES, WAS APPROVED BY THE CITY OF ASHLAND CITY COUNCIL AT ITS MEETING ON THE _____ DAY OF _____, 2007.

_____
CHAIRPERSON

scale:	1"=100'
date:	JULY 5, 2007
drawn by:	JC
checked by:	LA
sheet:	1 of 1

DEVELOPER: WILLIAM & LOIS MEYERS TRUST
401 CEDAR HILLS DR.
ASHLAND NE 68003

LOUIS L. AUSTIN AUSTIN SURVEYING
JEREMY A. CHARLES
1145 N. LINDEN
WAHOO NE 68066
(402) 443-5755

S/.
SURVEYOR
ED
ED
20
20