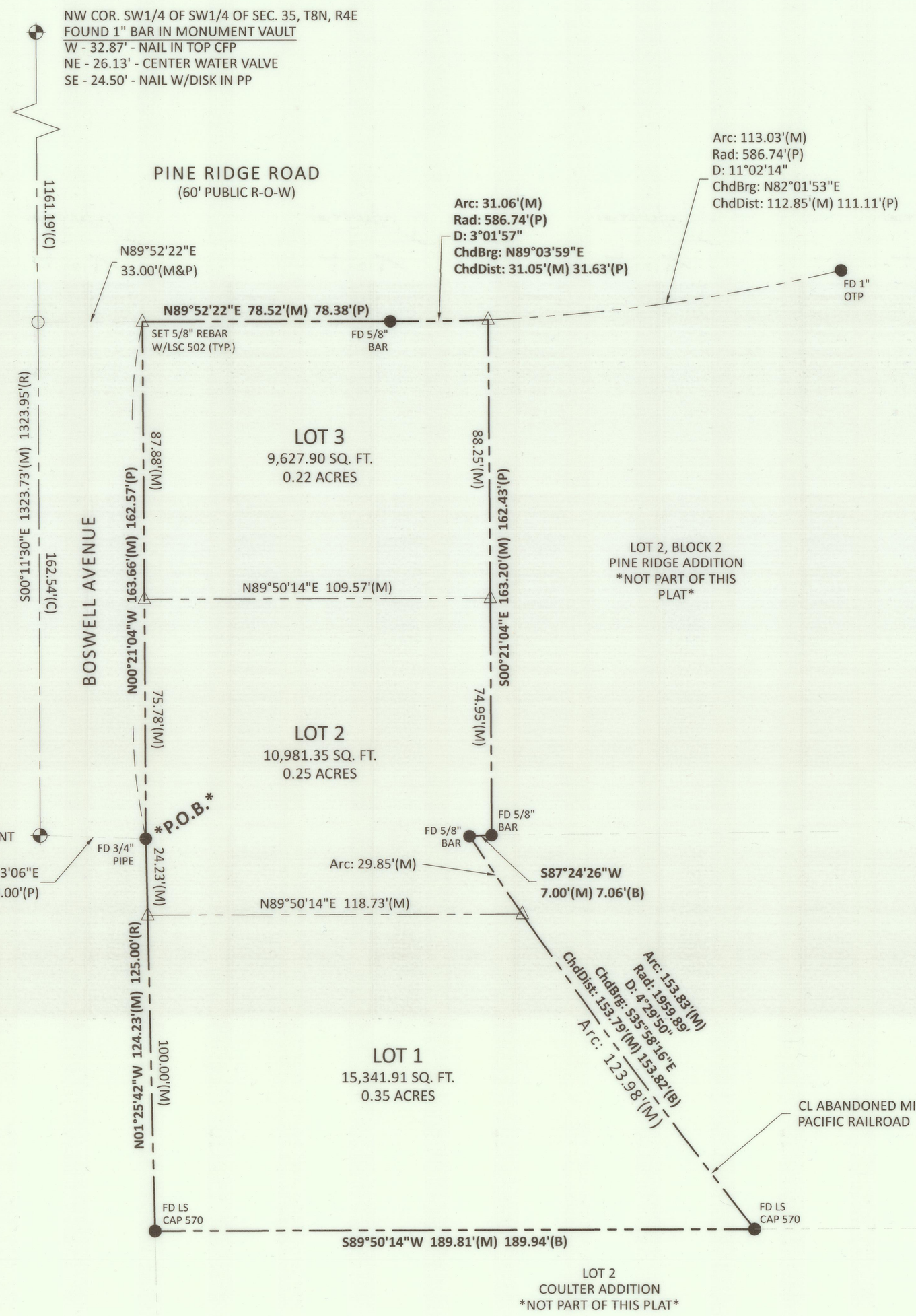
BAR A RANCH ADDITION
ADMINISTRATIVE SUBDIVISION

BEING ALL OF LOT 1, BLOCK 2, PINE RIDGE ADDITION LOCATED IN THE SW 1/4 OF SEC. 35, T8N, R4E OF THE 6TH P.M. & A 0.41 ACRE TRACT LOCATED IN THE NW 1/4 OF SECTION 2, T7N, R4E OF THE 6TH P.M.
SALINE COUNTY, NEBRASKA



SURVEY NOTES:
SURVEY REFERENCED ON PLAT WAS DONE BY DEREK A. BEENBLOSSOM (LS570), "ANNEXATION PLAT TO THE CITY OF CRETE, NEBRASKA". DATED NOVEMBER 30, 2020.

0 30 60 90

DEDICATION (OWNER'S CERTIFICATE)

I, BAR A RANCH, LLC, THE SOLE OWNER(S) OF THE TRACT OF LAND DESCIRBED IN THE LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE DO HEREBY APPROVE THIS ADMINISTRATIVE PLAT OF **"BAR A RANCH ADDITION"** LOCATED IN THE SW 1/4 OF SECTION 35, T8N, R4E OF THE 6TH P.M. & THE NW1/4 OF SECTION 2, T7N, R4E OF THE 6TH P.M., SALINE COUNTY, NEBRASKA. THIS SUBDIVISION IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD, AS OF THE LAST DATE SHOWN HEREON.

SIGNED THIS _____ DAY OF _____, 2025.

_____
ANTHONY FITZGERALD, MEMBER

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS
SALINE COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025 BY **ANTHONY FITZGERALD, MEMBER OF BAR A RANCH, LLC,** A NEBRASKA LIMITED LIABILITY COMPANY.

_____
NOTARY PUBLIC

CITY OF CRETE CITY COUNCIL APPROVAL:

THIS PLAT OF **"BAR A RANCH ADDITION"** AS DESCRIBED IN THE ABOVE LEGAL DESCRIPTION(S) WERE APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRETE, SALINE COUNTY, NEBRASKA ON THE _____ DAY OF _____, 2025.

_____
DAVID A BAUER, MAYOR

_____
ATTEST : NANCY TELLEZ, CITY CLERK

ZONING ADMINISTRATOR APPROVAL:

THIS PLAT OF **"BAR A RANCH ADDITION"** AS DESCRIBED IN THE ABOVE LEGAL DESCRIPTION(S) WERE APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF CRETE, SALINE COUNTY, NEBRASKA ON THE _____ DAY OF _____, 2025.

_____
TOM OURADA, ZONING ADMINISTRATOR

LEGAL DESCRIPTION:

A LEGAL DESCRIPTION OF **"BAR A RANCH ADDITION"** BEING ALL OF LOT 1, BLOCK 2, PINE RIDGE ADDITION LOCATED IN THE SW1/4 OF SECTION 35, T8N, R4E OF THE 6TH P.M. & A 0.41 ACRE TRACT LOCATED IN THE NW1/4 OF SECTION 2, T7N, R4E OF THE 6TH P.M., SALINE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SW CORNER OF SECTION 35, T8N, R4E OF THE 6TH P.M., SAID POINT ALSO BEING THE NW CORNER OF SECTION 2, T7N, R4E OF THE 6TH P.M., THENCE S88°13'06"E TO THE EAST RIGHT OF WAY LINE OF BOSWELL AVENUE, A DISTANCE OF 33.47 FEET; THENCE N00°21'04"W ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 163.66 FEET TO THE SOUTH RIGHT OF WAY LINE OF PINE RIDGE ROAD; THENCE N89°52'22"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 78.52 FEET; THENCE CONTINUING ON SAID RIGHT OF WAY LINE, ON A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 31.60 FEET, A RADIUS OF 586.74 FEET, A CHORD BEARING OF N89°03'59"E, AND A CHORD DISTANCE OF 31.05 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, S00°21'04"E A DISTANCE OF 163.20 FEET; THENCE S87°24'26"W, A DISTANCE OF 7.00 FEET; THENCE ON A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 153.83 FEET, A RADIUS OF 1959.89 FEET, A CHORD BEARING OF S35°58'16"E, AND A CHORD DISTANCE OF 153.79 FEET; THENCE S89°50'14"W TO THE EAST RIGHT OF WAY LINE OF BOSWELL AVENUE, A DISTANCE OF 189.81 FEET; THENCE N01°25'42"W ON SAID RIGHT OF WAY LINE, A DISTANCE OF 124.23 FEET TO THE BEING THE POINT OF BEGINNING.

SUBJECT PROPERTY CONTAINS 35,951.17 SQUARE FEET OR 0.83 ACRES MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LAND SURVEYOR'S CERTIFICATE

I, THOMAS B. CATLETT, NEBRASKA REGISTERED LAND SURVEYOR NO. 502 , 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 MINIMUM STANDARDS FOR SURVEYS IN NEBRASKA IN EFFECT AT THE TIME OF THIS SURVEY.

_____
THOMAS B. CATLETT
NEBRASKA R.L.S. NO. 502

05/12/2025
DATE

NEBRASKA REGISTERED LS-502 LAND SURVEYOR THOMAS B. CATLETT

CATLETT LAND SURVEYING
BENNET, NEBRASKA
402-274-7525 : 402-217-5816
WWW.CATLETTSURVEYING.COM

LEGEND
△ - SET 5/8"x24" CAPPED REBAR (LS502)
● - FOUND SURVEY POINT AS INDICATED
● - SECTION CORNER
○ - CALCULATED SURVEY POINT
CTP - CRIMPED TOP PIPE
OTP - OPEN TOP PIPE
M - MEASURED DISTANCE
C - CALCULATED DISTANCE
P - PLAT DISTANCE
R - RECORDED DISTANCE
B - DEREK A. BEENBLOSSOM DISTANCE (LS570)
---------- BOUNDARY LINE

BAR A RANCH ADDITION
ADMINISTRATIVE SUBDIVISION
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SALINE COUNTY, NEBRASKA

CREW: AK/JS
DRAWN BY: JS/AK
CHECKED BY: TC/PC
DATE: 05/12/25
REVISION DATE:
JOB #: 2024-024

SHEET NO.
1 of 1