

PRELIMINARY PLAT
-VILLAGE PLAZA SECOND ADDITION-
AN ADDITION TO THE CITY OF KEARNEY, BUFFALO COUNTY, NEBRASKA

LEGAL DESCRIPTION

Lot Five (5), Block Two (2), Tony H. Addition, an addition to the City of Kearney, Buffalo County, Nebraska (to be vacated), being part of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) and part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section Three (3), Township Eight (8) North, Range Sixteen (16) West of the 6th Principal Meridian, Buffalo County, Nebraska, and more particularly described as follows:

Commencing at a brass cap at the Northwest corner of the Southwest Quarter of Section 3; thence S 02°03'59" W on the West line of said Southwest Quarter, and all bearings contained herein are relative thereto, a distance of 24.10 feet to the North Right-of-Way line of North Railroad Street as platted in the City of Kearney, Buffalo County, Nebraska; thence S 66°00'33" E on the North Right-of-Way line of said North Railroad Street a distance of 110.21 feet to a 5/8" rebar w/cap on the East Right-of-Way line of 30th Avenue as platted in the City of Kearney, Buffalo County, Nebraska and the POINT OF BEGINNING; thence continuing S 66°00'33" E on said North Right-of-Way line of North Railroad Street a distance of 109.22 feet to a 5/8" rebar; thence S 84°02'11" E continuing on said North Right-of-Way line of North Railroad Street a distance of 105.52 feet to a 5/8" rebar at the Southwest corner of Lot 1, Block 2, Village Plaza Addition, an addition to the City of Kearney, Buffalo County, Nebraska; thence N 36°07'37" E on the West line of said Block 2 a distance of 235.48 feet to a 5/8" rebar on the South Right-of-Way line of West LaPlate Road as platted in the City of Kearney, Buffalo County, Nebraska; thence N 32°49'40" E on the West line of said Village Plaza Subdivision a distance of 60.58 feet to a 5/8" rebar w/cap at the Southwest corner of Lot 1, Block 1, Village Plaza Addition; thence N 18°49'12" E on the West line of said Lot 1, Block 1, Village Plaza addition and on the West line of Block 3, Kearney Plaza Third Subdivision, a subdivision to the City of Kearney, Buffalo County, Nebraska a distance of 437.14 feet to a 5/8" rebar at the Southeast corner of Lot 2, Block 2, Tony H. Addition, an addition to the City of Kearney, Buffalo County, Nebraska; thence N 88°12'04" W on the South line of Lot 2, Lot 3, and Lot 4, Block 2, Tony H. Addition a distance of 517.27 feet to a 5/8" rebar at the Southwest corner of said Lot 4, Block 2 and on the East Right-of-Way line of said 30th Avenue a distance of 327.50 feet to a 5/8" rebar; thence S 01°50'04" W continuing on said East Right-of-Way line of 30th Avenue a distance of 288.51 feet to the Point of Beginning.

Containing 5.80 acres, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°29'38"W	122.96'
L2	S02°03'59"W	24.10'
L3	S66°00'33"E	110.21'
L4	S66°00'33"E	109.22'
L5	S84°02'11"E	98.13'
L6	S66°00'33"E	54.09'
L7	S66°00'33"E	31.37'
L8	S66°00'33"E	23.76'
L9	S84°02'11"E	7.42'
L10	S84°02'11"E	105.52'
L11	N32°49'40"E	60.58'
L12	N02°29'38"E	92.96'
L13	S02°29'38"W	15.38'
L14	S88°12'04"E	79.64'
L15	N87°30'22"W	107.53'
L16	S57°18'02"E	83.26'
L17	S57°12'42"E	83.25'
L18	N56°54'05"W	83.22'
L19	N87°30'22"W	47.53'
L20	N87°30'22"W	77.53'
L21	S02°29'38"W	62.96'
L22	N32°49'40"E	30.29'
L23	N32°49'40"E	30.29'

CURVE DATA					
NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	7°35'52"	530.00'	70.28'	S 11°18'58" W	70.23'
C2	8°37'01"	500.00'	75.20'	S 10°48'23" W	75.13'
C3	9°28'46"	470.00'	77.76'	S 10°22'31" W	77.67'
C4	12°37'16"	530.00'	116.75'	S 08°48'16" W	116.51'
C5	12°37'16"	500.00'	110.14'	N 08°48'16" E	109.92'
C6	12°37'16"	470.00'	103.53'	S 08°48'16" W	103.32'
C7	9°06'20"	230.00'	36.55'	N 82°57'13" W	36.51'
C8	21°11'21"	230.00'	85.06'	S 67°48'22" E	84.58'
C9	30°17'41"	200.00'	105.75'	N 72°21'32" W	104.52'
C10	30°17'41"	170.00'	89.89'	N 72°21'32" W	88.84'

R-3 ZONING NOTE:

Current: Zoning M-1, Limited Industrial District
Proposed: Zoning R-3, Urban Residential Multi-Family District (medium density)
BSBL indicated on plat is not for Multi-Family development; see R-3 Site Development Regulations for setbacks.

No title commitment was provided by the client.

FLOOD NOTE

Subdivision is located in Zone X shaded, being areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot of wih drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. As shown on Flood Insurance Rate Map 31019C0605D, dated November 26, 2010.

NOTES:

THIS PLAT PREPARED APRIL, 2024
FOR
City of Kearney
P.O. Box 1180
Kearney, NE 68848

BY: Miller & Associates
1111 Central Avenue
Kearney, NE 68847

OUTLOT A NOTE:

Maintenance and development of Outlot A is the responsibility of the property owner.



BASIS OF BEARINGS:

All bearings are based on Buffalo County Low Distortion Projection from Nebraska State Surveyor's Office.
Projection = Transverse Mercator
Scale Factor = 1.0000959
Central Meridian = 98°56'00" West
Standard Parallel = 40°51'00" North
False N/E = 25000/45000 (meters)
Spheroid - Datum = GRS80 - NAD83



▲ = SECTION CORNERS FOUND	— = BOUNDARY LINE
● = CORNERS FOUND(5/8" REBAR, EXCEPT AS NOTED)	- - - = EXISTING LOT/BLOCK LINE
○ = CORNERS SET (CAPPED 5/8" REBAR)	- · - · - = SECTION LINE
x = TEMPORARY POINT	- · - · - = EXISTING EASEMENT LINE
(M) = MEASURED DISTANCES	- · - · - = BUILDING SETBACK LINE
(P) = PLATTED DISTANCES	- · - · - = EDGE OF CONCRETE
○ = FIRE HYDRANT	- · - · - = OVERHEAD ELECTRIC LINE
⊕ = WATER VALVE	- · - · - = STORM SEWER LINE
⊞ = ELECTRIC BOX	- · - · - = SANITARY SEWER LINE
⊞ = ELECTRIC TRANSFORMER	- · - · - = UNDERGROUND TELEPHONE LINE
⊞ = POWER POLE	- · - · - = GAS LINE
⊞ = GUY ANCHOR	- · - · - = WATER LINE
⊞ = TELEPHONE PEDESTAL	- · - · - = CONTOUR W/ELEVATION
⊞ = LIGHT POLE	- · - · - = FENCE
⊞ = SIGN	- · - · - = FIBER OPTIC
⊞ = MANHOLE	- · - · - = BUILDING
⊞ = STORM DRAIN INLET	- · - · - = OVERPASS PIERS
⊞ = STORM SEWER MANHOLE	
⊞ = MANHOLE FIBER OPTIC	



PARTY CHIEF: TANNER DIXON	REVISION-DATE & REASON
DRAWN BY: BYRON MAXSON	
JOB NUMBER: 130-A1-281	
1111 CENTRAL AVENUE KEARNEY, NE 68847-6833 Tel: 308-234-6466 Fax: 308-234-1146 www.miller-engineers.com	

BUFFALO CO.-KEARNEY-VILLAGE PLAZA SECOND ADDITION



PLOTTED: 9/26/2026 1:47 PM
SAVED: 9/26/2026 1:44 PM
C:\Projects\130\130-A1-281\Civil\Drawings\SV Combined CG-Design.dwg



REVISIONS	BY

Miller & Associates
Consulting Engineers, P.C.
Kearney, NE (308) 234-6456
McCook, NE (308) 345-3710
Nebraska Certificate of
Authorization No. CA0021

VILLAGE PLAZA SECOND ADDITION
EXISTING SITE PLAN
2837 W. LA PLATTE ROAD, KEARNEY, NEBRASKA

**PRELIMINARY
FOR REVIEW**

VERIFY SCALES
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

SCALE: AS SHOWN
PROJECT NO. 130-A1-281
DATE: SEPTEMBER 2026
FIELD BOOK: M&A DWG NO.
DRAWN BY: CAB
APRVD BY: SHEET
C1

DOC 2024-03269

FINAL PLAT DOC 2024-03269
-VILLAGE PLAZA SECOND ADDITION-
AN ADDITION TO THE CITY OF KEARNEY, BUFFALO COUNTY, NEBRASKADOC 2024-03269
LEGAL DESCRIPTION

Lot Five (5), Block Two (2), Tony H. Addition, an addition to the City of Kearney, Buffalo County, Nebraska (now vacated), being part of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) and part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section Three (3), Township Eight (8) North, Range Sixteen (16) West of the 6th Principal Meridian, Buffalo County, Nebraska, and more particularly described as follows:

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Containing 5.80 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Chad Dixon, Nebraska Registered Land Surveyor No. 672, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of "VILLAGE PLAZA SECOND ADDITION", an addition to the City of Kearney, Buffalo County, Nebraska, 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 Surveyors Regulation Act in effect at the time of this survey.

Chad Dixon
Nebr. Reg. L.S. No. 672
Date 7-3-2024



FLOOD NOTE DOC 2024-03269

Subdivision is located in Zone X shaded, being areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot of the drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. As shown on Flood Insurance Rate Map 31019C0605D, dated November 26, 2010.

LEGEND

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- (P) = PLATTED DISTANCES
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- - - = EXISTING LOT/BLOCK LINE
- - - = SECTION LINE
- - - = EXISTING EASEMENT LINE
- - - = CENTERLINE ROAD
- - - = 25' BUILDING SETBACK LINE



BASIS OF BEARINGS:

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Standard Parallel = 40°51'00" North
False N/E = 25000/45000 (meters)
Spheroid - Datum = GRS80 - NAD83

SHEET 1 OF 2

M&A Miller & Associates Consulting Engineers, P.C. 1111 CENTRAL AVENUE KEARNEY, NE 68847-8033 Tel: 308-234-6468 Fax: 308-234-1146 www.miller-engineers.com	PARTY CHIEF: CHAD DIXON DRAWN BY: BYRON MAXSON JOB NUMBER: 130-A1-281
	REVISION-DATE & REASON

BUFFALO CO.-KEARNEY-VILLAGE PLAZA SECOND ADDITION

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SOUTHWEST CORNER, SOUTHWEST 1/4, NORTHWEST 1/4, SECTION 3, T8N, R16W
FOUND 2" BRASS CAP
WNW 31.30' NAIL IN FIBER WARNING POST
SW 49.60' NAIL IN FIBER GUARD POST
S 58.85' CENTERLINE MANHOLE
SE 91.30' NW COR. WEST CONC.
OVERPASS PIER
NE 48.75' BEVELED FACE OF OVERPASS MSE WALL

NOTES:

THIS PLAT PREPARED APRIL, 2024
FOR
City of Kearney
P.O. Box 1180
Kearney, NE 68848

BY: Miller & Associates
1111 Central Avenue
Kearney, NE 68847

OUTLOT A NOTE:

Maintenance and development of Outlot A is the responsibility of the property owner.

SOUTHWEST CORNER SECTION 3, T8N, R16W
FOUND CHISELED X IN CONCRETE
NE 40.17' CHISELED X IN SIGNAL POLE BASE
SE 67.51' CHISELED X IN SIGNAL POLE BASE
SW 55.34' CHISELED X IN SIGNAL POLE BASE
NW 47.93' CHISELED X IN SIGNAL POLE BASE

