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COMPUTER
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REGISTER OF DEEDS
DODGE COUNTY, NE

Plat #483

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS: THAT C & E ENTERPRISES, INC., A NEBRASKA CORPORATION, HALLFIELD, INC., A NEBRASKA CORPORATION AND ALLAN L. AND CAROLE L. ENFIELD, HUSBAND AND WIFE, OWNERS OF THE LAND DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "WILLOW WOOD LAKE". SAID OWNERS DO HEREBY ADOPT AND APPROVE THE DISPOSITION OF LOTS AS SHOWN ON THIS FINAL PLAT. SAID OWNERS HEREBY DEDICATE FOR PUBLIC USE THE STREETS OF "WILLOW WOOD LAKE" AND THEIR WIDTHS FOR EVERLESS AND ACCESS PURPOSES LOTS 33, 34, 35, 36, 37, 38 AND 39, ALONG WITH STRIPS OF LAND LABELED AS EASEMENTS ON PAGE TWO OF THIS FINAL PLAT OF "WILLOW WOOD LAKE". SAID OWNERS FURTHER GRANT PERPETUAL UTILITY EASEMENTS ACROSS LOTS 33, 34, 35, 36, 37, 38 AND 39, AND ACROSS STRIPS OF LAND LABELED AS EASEMENTS ON PAGE TWO OF THIS FINAL PLAT OF "WILLOW WOOD LAKE", TO ANY PUBLIC OR PRIVATE UTILITY FOR RECIPROCAL USE BY THE GRANTEES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, AND/OR REPAIR SANITARY SEWER LINES, SEPTIC TANKS, WATER LINES, WATER AND/OR REPAIR FACILITIES, WIRES AND CABLES FOR CARRYING TRANSMISSION OF ELECTRICAL CURRENT FOR LIGHT, HEAT, AND POWER, AND FOR THE TRANSMISSION AND RECEPTION OF SIGNALS AND SOUNDS OF ALL KINDS. SAID OWNERS FURTHER GRANT AN ADDITIONAL EASEMENT TO THE LICENSEES OF LOTS 16, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 AND 32 FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND REPAIRING A WATER SUPPLY WELL ON A PORTION OF LOT 34, AND TO LICENSEES OF LOTS 1 AND TWO OF THIS FINAL PLAT OF "WILLOW WOOD LAKE". SAID OWNERS FURTHER GRANT AN ADDITIONAL EASEMENT TO THE LICENSEES OF LOT 23, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND REPAIRING A WATER SUPPLY WELL ON A PORTION OF LOTS 19 AND 22, AS SHOWN ON PAGE TWO OF THIS FINAL PLAT OF "WILLOW WOOD LAKE". NO PERMANENT BUILDINGS, TREES, RETAINING WALLS, OR LOOSE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

ALLAN L. ENFIELD
C&E ENTERPRISES, INC.

ALLAN L. ENFIELD

ALLAN L. ENFIELD, FOR
HALLFIELD, INC.

CAROLE L. ENFIELD

SURVEYOR'S CERTIFICATE:
I, JOSEPH W. MARTINEZ, A REGISTERED LAND SURVEYOR, IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT "WILLOW WOOD LAKE" HAS BEEN SURVEYED UNDER MY SUPERVISION, AND THAT THE PERIMETER AND LOT CORNERS HAVE BEEN MONUMENTED AS SHOWN ON THIS PLAT. I ALSO CERTIFY THAT THE ENCLOSED PLAT IS AN ACCURATE PLAT OF THE ABOVE MENTIONED SURVEY, AND THE PERIMETER DESCRIPTION OF "WILLOW WOOD LAKE", AS STATED ON THIS PLAT.

JOSEPH W. MARTINEZ, L.S. 498

NEBRASKA REGISTERED LAND SURVEYOR LS-498 JOSEPH W. MARTINEZ

VICINITY SKETCH
DODGE COUNTY
NEBRASKA
R6E
T17N
NW 1/4 | NE 1/4
SW | SE 1/4

CITY OF NORTH BEND

ORIGINAL TOWN
MAPLE ST. (VACATED)
4TH ST. (VACATED)
NEBRASKA HWY. NO. 79 (MAIN ST.)
(MULBERRY ST.)

NOTES:
1. ALL BEARINGS ARE ASSUMED.
2. ALL MONUMENTS SET ARE 5/8"X24" REBARS.
3. DISTANCES DENOTED WITH AN "A" ARE THE LENGTH OF THE ENTIRE LOT LINE.

NORTH BEND GOLF COURSE

(MARVIN L. SVOBODA SURVEY L.S. 469, DATED MAY 28, 1999)

T.L. 44 & T.L. 48

NEBRASKA STATE HWY #79

LAKE

LEISURE LAKES

PIONEER LAKE SUBDIVISION

(WARREN D. WHITAKER SURVEY L.S. 235, DATED FEBRUARY 10, 1982)

(MARVIN L. SVOBODA SURVEY L.S. 469, DATED DECEMBER 16, 1997)

CURVE DATA:
C1 Δ=13°57'16" R=1215.92' T=148.20' L=296.65' CHD BRG=N33°10'09"W CHD LGTH=96.83'
C2 Δ=17°31'20" R=1215.92' T=187.97' L=371.89' CHD BRG=N21°05'51"W CHD LGTH=370.49'

BEARING	DISTANCE
S89°09'40"W	32.23'
N72°07'51"W	63.61'
N59°11'53"W	54.94'
N26°06'36"W	31.96'
N07°06'05"W	322.06'
N02°13'26"E	350.41'
N08°23'33"E	241.25'

DETAIL LOT 35
NOT TO SCALE

SEE DETAIL

PERIMETER DESCRIPTION:
A TRACT OF LAND LOCATED IN SECTION 7, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE N89°59'09"E, (ASSUMED BEARING) ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 63.30 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NEBRASKA STATE HIGHWAY NO. 79, THIS BEING THE TRUE POINT OF BEGINNING; THENCE SOUTHEASTERLY ON SAID WEST RIGHT-OF-WAY LINE, ON A 1215.92 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 296.65 FEET, THE LONG CHORD OF SAID CURVE BEARS S33°10'09"E, A DISTANCE OF 295.83 FEET; THENCE S33°22'37"E ON SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 322.90 FEET TO A POINT ON THE NORTH LINE OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 259, PAGE 599; THENCE S67°37'00"W ON SAID NORTH LINE, A DISTANCE OF 1118.16 FEET TO THE NORTHWEST CORNER OF SAID PREVIOUSLY DESCRIBED PARCEL; THENCE S00°00'33"E ON THE WEST LINE OF SAID PREVIOUSLY DESCRIBED PARCEL, A DISTANCE OF 1320.59 FEET TO THE WEST LINE OF SAID PREVIOUSLY DESCRIBED PARCEL; THENCE S00°28'36"E CONTINUING ON SAID WEST LINE, A DISTANCE OF 710.18 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 188, PAGE 604; THENCE S61°56'16"W ON THE SOUTH LINE OF SAID PREVIOUSLY DESCRIBED PARCEL, A DISTANCE OF 300.97 FEET; THENCE S89°23'08"W, A DISTANCE OF 298.85 FEET; THENCE S84°31'37"W, A DISTANCE OF 233.85 FEET TO A POINT ON THE EAST LINE OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 188, PAGE 604; THENCE N00°02'45"E ON SAID EAST LINE, A DISTANCE OF 1983.17 FEET TO A COURT DECREE IN DODGE COUNTY DISTRICT COURT, CASE NO. 26,326, DATED AUGUST 4, 1983, AS FOLLOWS; N00°02'45"E 458.17 FEET, N01°40'20"E 202.42 FEET, N05°28'37"W 90.26 FEET, N01°20'29"W 129.74 FEET, N01°53'15"E 255.45 FEET, N00°11'50"E 201.08 FEET, N01°52'14"W 196.65 FEET, N04°53'47"E 200.59 FEET TO AS "PARCEL NO. 1" ON A SURVEY BY MARVIN L. SVOBODA, L.S. 469, DATED MAY 28, 1999; THENCE N89°59'09"E ON THE SOUTH LINE OF SAID PARCEL AS FOLLOWS; N31°40'34"E 226.76 FEET, S48°52'26"E 230.25 FEET, S70°09'41"E 138.73 FEET; THENCE S71°15'47"E, A DISTANCE OF 90.19 FEET TO A POINT ON THE WEST LINE OF TAX LOT 67; THENCE S30°25'21"E ON SAID WEST LINE, A DISTANCE OF 303.23 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 67; THENCE N28°37'02"E, A DISTANCE OF 146.44 FEET; THENCE N33°57'33"E, A DISTANCE OF 118.74 FEET; THENCE N03°09'33"E, A DISTANCE OF 183.06 FEET; THENCE N08°23'33"W, A DISTANCE OF 241.25 FEET; THENCE N14°34'10"E, A DISTANCE OF 144.58 FEET; THENCE N72°07'51"W, A DISTANCE OF 63.61 FEET; THENCE N54°43'09"E, A DISTANCE OF 130.11 FEET; THENCE N07°07'33"E, A DISTANCE OF 105.61 FEET TO A POINT ON THE CENTERLINE OF VACATED 4TH STREET, AS PLATTED IN THE CITY OF NORTH BEND, SAID POINT ALSO BEING ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 8, BLOCK 68, ORIGINAL TOWN TO THE CITY OF NORTH BEND, THIS L.S.O. BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND PREVIOUSLY REFERRED TO AS PARCEL NO. 1 ON A SURVEY PERFORMED BY MARVIN L. SVOBODA, L.S. 469, DATED MAY 28, 1999; THENCE S89°48'33"E ON THE CENTERLINE OF SAID VACATED 4TH STREET, A DISTANCE OF 107.41 FEET TO POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 25.00 FEET OF LOT 8, OF SAID BLOCK 68, THIS ALSO BEING THE WEST RIGHT-OF-WAY LINE OF NEBRASKA STATE HIGHWAY NO. 79; THENCE S15°16'18"E ON SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 48.76 FEET TO THE TRUE POINT OF BEGINNING.

STATE OF NEBRASKA } SS
COUNTY OF Dodge }
BEFORE ME, A NOTARY PUBLIC QUALIFIED IN SAID COUNTY, PERSONALLY CAME ALLAN L. ENFIELD, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. WITNESS MY HAND AND NOTARIAL SEAL ON September 1, 1999.
NOTARY PUBLIC
MY COMMISSION EXPIRES 1/24/00

GENERAL NOTARY State of Nebraska LINDA ALLISON My Comm. Exp. Jan. 24, 2000

STATE OF NEBRASKA } SS
COUNTY OF Douglas }
BEFORE ME, A NOTARY PUBLIC QUALIFIED IN SAID COUNTY, PERSONALLY CAME CAROLE L. ENFIELD, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED. WITNESS MY HAND AND NOTARIAL SEAL ON September 1, 1999.
NOTARY PUBLIC
MY COMMISSION EXPIRES 1/24/00

GENERAL NOTARY State of Nebraska LINDA ALLISON My Comm. Exp. Jan. 24, 2000

APPROVAL OF THE CITY PLANNING COMMISSION:
THIS PLAT OF "WILLOW WOOD LAKE" WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF NORTH BEND, NEBRASKA, THIS 7TH DAY OF August, 1999.
CHAIRPERSON

NORTH BEND CITY COUNCIL ACCEPTANCE:
THIS PLAT OF "WILLOW WOOD LAKE" WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, NEBRASKA THIS 7TH DAY OF August, 1999.
MAYOR
CITY CLERK

PROJECT:
"WILLOW WOOD LAKE"
PART OF SEC. 7-T17N-R6E
DODGE COUNTY, NEBRASKA

SHEET:
FINAL PLAT

JOHNSON ENGINEERING, INC.
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
MAIN OFFICE
1207 N. 17TH STREET
NORTH BEND, NEBRASKA 68649
(402) 652-3857
BRANCH OFFICES
WAHOO, NEBRASKA
(402) 443-4675
SCRIBNER, NEBRASKA
(402) 664-2990

SHEET 1 of 2

NO.	DRAWING NO.	DATE	DESCRIPTION	BY
1		7-15-99	ADD CURVE DATA	TAH
2		8-2-99	ADD PERIMETER DESCRIPTION	TAH
3		8-5-99	ADD CITY APPROVAL	TAH
4		8-6-99	ADD CITY APPROVAL	TAH