Plat # 542

FILED

BOOK 2005 PAGE 6846

2005 SEP 29 PM 2:53

Rick Hirsch
DODGE COUNTY
REGISTER OF DEEDS
COMPUTER INDEX FEE $ 80.50

FINAL PLAT
RIVERVIEW SHORES
PART OF SECTIONS 11, 12, 13 & 14, ALL IN TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE SIXTH P.M. DODGE COUNTY, NEBRASKA

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, RIVERVIEW SHORES DEVELOPMENT, L.L.C., BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "RIVERVIEW SHORES", AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE HEREBY DEDICATE TO THE OWNERS OF THE LOTS WITHIN "RIVERVIEW SHORES" AND THEIR ASSIGNEES EXCLUSIVE USE OF ALL STREETS, AS SHOWN ON THIS PLAT, FOR PURPOSES OF INGRESS AND EGRESS. WE ALSO GRANT TO THE CITY OF NORTH BEND AND TO DODGE COUNTY RIGHTS OF INGRESS AND EGRESS ACROSS ALL STREETS, AS SHOWN ON THIS PLAT, FOR PURPOSES OF PROVIDING EMERGENCY SERVICES TO THE LOTS WITHIN "RIVERVIEW SHORES", AND ACCESS TO THE EXISTING FLOOD CONTROL LEVEE LOCATED WITHIN "OUTLOT D" AND THE RIGHT-OF-WAY OF "SHORELINE ROAD" ADJACENT TO THE SOUTHERN BORDER OF SAID LEVEE. WE DO FURTHER GRANT PERPETUAL UTILITY EASEMENTS ACROSS ALL STREETS, AS SHOWN ON THIS PLAT, AND ACROSS A 20 FOOT STRIP OF LAND LOCATED ACROSS THE FRONT-YARD (STREET SIDE) OF LOT 1 THROUGH LOT 62, INCLUSIVE, AND ACROSS 5 FOOT STRIPS OF LAND LOCATED ALONG EACH SIDE-YARD LINE OF LOT 1 THROUGH LOT 62, INCLUSIVE, TO THE OWNERS OF THE LOTS WITHIN "RIVERVIEW SHORES" AND THEIR ASSIGNEES, AND TO THE OMAHA PUBLIC POWER DISTRICT (O.P.P.D.) AND THEIR SUCCESSORS AND ASSIGNS, AND TO GREAT PLAINS COMMUNICATIONS, INC. AND THEIR SUCCESSORS AND ASSIGNS, AND TO ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA OF "RIVERVIEW SHORES" AND THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF ERECTING, OPERATING, MAINTAINING, REPAIRING, AND RENEWING POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRICAL CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS SAID STRIPS OF LAND LABELED AS UTILITY EASEMENTS ON THIS PLAT. NO PERMANENT BUILDINGS SHALL BE PLACED IN SAID EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OF RIGHTS HEREIN GRANTED.

Glenn D. Baumert
GLENN G. BAUMERT, MEMBER
RIVERVIEW SHORES DEVELOPMENT, L.L.C.

Robert L. Virgil
ROBERT L. VIRGIL, JR., MEMBER
RIVERVIEW SHORES DEVELOPMENT, L.L.C.

Larry D. Dolezal
LARRY D. DOLEZAL, MEMBER
RIVERVIEW SHORES DEVELOPMENT, L.L.C.

Eugene J. Simanek
EUGENE J. SIMANEK, MEMBER
RIVERVIEW SHORES DEVELOPMENT, L.L.C.

NOTARY
STATE OF NEBRASKA
COUNTY OF Saunders ss
BE IT REMEMBERED THAT ON THIS 19th DAY OF April 2005 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME GLENN G. BAUMERT, TO BE PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-19-07
GENERAL NOTARY - State of Nebraska ANNE E. JONAS My Comm. Exp. Nov. 19 2007

NOTARY
STATE OF NEBRASKA
COUNTY OF Saunders ss
BE IT REMEMBERED THAT ON THIS 19th DAY OF April 2005 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME ROBERT L. VIRGIL, JR., TO BE PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-19-07
GENERAL NOTARY - State of Nebraska ANNE E. JONAS My Comm. Exp. Nov. 19 2007

NOTARY
STATE OF NEBRASKA
COUNTY OF DODGE ss
BE IT REMEMBERED THAT ON THIS 18 DAY OF April 2005 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME LARRY D. DOLEZAL, TO BE PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-9-08
GENERAL NOTARY - State of Nebraska RODNEY A. JOHNSON My Comm. Exp. August 9, 2008

NOTARY
STATE OF NEBRASKA
COUNTY OF DODGE ss
BE IT REMEMBERED THAT ON THIS 18 DAY OF April 2005 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME EUGENE J. SIMANEK, TO BE PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-9-08
GENERAL NOTARY - State of Nebraska RODNEY A. JOHNSON My Comm. Exp. August 9, 2008

DODGE COUNTY PLANNING COMMISSION APPROVAL

THIS PLAT OF "RIVERVIEW SHORES" HAS BEEN SUBMITTED TO, AND APPROVED BY THE DODGE COUNTY PLANNING COMMISSION, AND IS HEREBY TRANSMITTED TO THE BOARD OF SUPERVISORS OF DODGE COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT THIS PLAT BE APPROVED AS PROPOSED.

DATED THIS 22 DAY OF April 2005

DODGE COUNTY PLANNING COMMISSION:
Robert Taylor
CHAIRPERSON, DODGE COUNTY PLANNING COMMISSION
Joan Andrews
SECRETARY, DODGE COUNTY PLANNING COMMISSION

DODGE COUNTY BOARD OF SUPERVISORS APPROVAL

THE PLAT AND THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED BY THE COUNTY BOARD OF SUPERVISORS OF DODGE COUNTY, NEBRASKA, THIS 27 DAY OF April 2005

Jean I. Stothert
CHAIRPERSON, DODGE COUNTY BOARD OF SUPERVISORS
Mark Wilson
DODGE COUNTY CLERK

CITY OF NORTH BEND PLANNING COMMISSION APPROVAL

THIS PLAT OF "RIVERVIEW SHORES" HAS BEEN SUBMITTED TO, AND APPROVED BY THE CITY OF NORTH BEND PLANNING COMMISSION, AND IS HEREBY TRANSMITTED TO THE CITY COUNCIL OF NORTH BEND, OF DODGE COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT THIS PLAT BE APPROVED AS PROPOSED.

DATED THIS 27 DAY OF September 2004

CITY OF NORTH BEND PLANNING COMMISSION:
Thomas J. Frost
CHAIRPERSON, CITY OF NORTH BEND PLANNING COMMISSION
Francis R. Schlueter
SECRETARY, CITY OF NORTH BEND PLANNING COMMISSION

NORTH BEND CITY COUNCIL APPROVAL

THE PLAT AND THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED BY THE NORTH BEND CITY COUNCIL OF DODGE COUNTY, NEBRASKA, THIS 11th DAY OF October 2004

Lawson K. Taylor
MAYOR, CITY OF NORTH BEND
Melissa Busse
CITY OF NORTH BEND CLERK

DODGE COUNTY REGISTER OF DEEDS CERTIFICATION

STATE OF NEBRASKA, COUNTY OF DODGE, ss

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATIONS SHOWN ON THIS PLAT WERE FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS 29 DAY OF September 2005 AT 2:53 O'CLOCK, AND IS DULY RECORDED.

Rick Hirsch
REGISTER OF DEEDS
DEPUTY

DODGE COUNTY TREASURER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED AND EMBRACED WITHIN THIS PLAT ON THE DATE WHICH THE PLAT WAS RECORDED BY THE REGISTER OF DEEDS.

Marguerite L. Church
DODGE COUNTY TREASURER

LEGEND
- MONUMENT FOUND
- MONUMENT SET (5/8" X 24" REBAR, WITH PLASTIC CAP STAMPED LS-498)

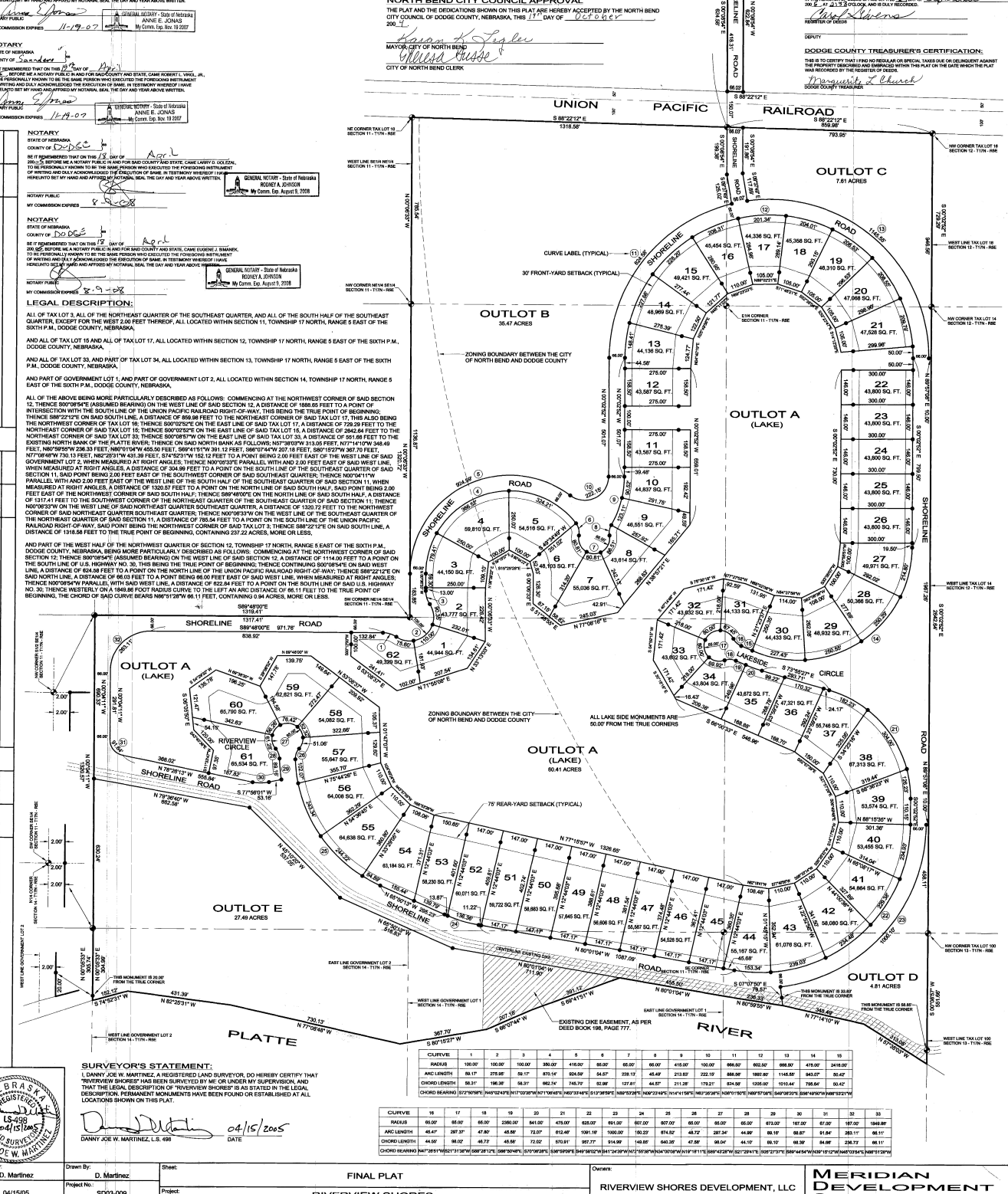
NOTES:
1. ALL BEARINGS ARE ASSUMED
2. ALL SIDE-YARD LINES ARE PERPENDICULAR TO THE FRONT-YARD LINE, UNLESS NOTED
3. ALL SIDE-YARD LINES ARE RADIAL TO CURVED FRONT-YARD LINES, UNLESS NOTED

BUILDING SETBACK RESTRICTIONS:

30'	FRONT-YARD (STREET)
75'	REAR-YARD (LAKE)
10'	SIDE-YARD

UTILITY EASEMENTS:

20'	FRONT-YARD (STREET)
5'	SIDE-YARD


U.S. HIGHWAY NO. 30
UNION PACIFIC RAILROAD
S 88°22'12" E 793.95'
S 88°22'12" E 1318.58'
OUTLOT C 7.61 ACRES
OUTLOT B 35.47 ACRES
OUTLOT A (LAKE)
OUTLOT A (LAKE) 60.41 ACRES
OUTLOT E 27.49 ACRES
OUTLOT D 4.81 ACRES
SHORELINE ROAD
LAKESIDE CIRCLE
RIVERVIEW CIRCLE
PLATTE RIVER
CURVE LABEL (TYPICAL)
30' FRONT-YARD SETBACK (TYPICAL)
75' REAR-YARD SETBACK (TYPICAL)
ZONING BOUNDARY BETWEEN THE CITY OF NORTH BEND AND DODGE COUNTY
ALL LAKE SIDE MONUMENTS ARE 50.00' FROM THE TRUE CORNERS
EXISTING DIKE EASEMENT, AS PER DEED BOOK 198, PAGE 777.
THIS MONUMENT IS 20.00' FROM THE TRUE CORNER
THIS MONUMENT IS 33.83' FROM THE TRUE CORNER
THIS MONUMENT IS 55.85' FROM THE TRUE CORNER
NE CORNER SECTION 11 - T17N - R5E
NW CORNER SECTION 12 - T17N - R5E
NW CORNER TAX LOT 18 SECTION 12 - T17N - R5E
NW CORNER TAX LOT 14 SECTION 12 - T17N - R5E
NW CORNER TAX LOT 100 SECTION 13 - T17N - R5E
WEST LINE TAX LOT 100 SECTION 13 - T17N - R5E
WEST LINE TAX LOT 14 SECTION 12 - T17N - R5E
WEST LINE TAX LOT 18 SECTION 12 - T17N - R5E
NE CORNER TAX LOT 10 SECTION 11 - T17N - R5E
NE CORNER SE1/4 NE1/4 SECTION 11 - T17N - R5E
NW CORNER NE1/4 SE1/4 SECTION 11 - T17N - R5E
SW CORNER NE1/4 SE1/4 SECTION 11 - T17N - R5E
NW CORNER SE1/4 SE1/4 SECTION 11 - T17N - R5E
N1/4 CORNER SECTION 14 - T17N - R5E
EAST LINE GOVERNMENT LOT 2 SECTION 14 - T17N - R5E
WEST LINE GOVERNMENT LOT 2 SECTION 14 - T17N - R5E
WEST LINE GOVERNMENT LOT 1 SECTION 14 - T17N - R5E
EAST LINE GOVERNMENT LOT 1 SECTION 14 - T17N - R5E
NE CORNER SECTION 11 - T17N - R5E
S 88°22'12" E 859.98'
S 88°22'12" E 1317.41'
S 89°48'00" E 971.76'
S 89°48'00" E 838.92'
N 89°48'00" W 1981.20'
N 89°59'55" W 2642.64'
N 89°59'55" E 2642.64'
N 00°04'11" W 2638.31'
N 00°04'11" W 2638.31'
N 00°25'30" W 2642.64'
N 00°25'30" W 2642.64'
N 00°25'30" W 1336.97'
N 00°25'30" W 1336.97'
N 00°25'30" W 1336.97