Plat #544

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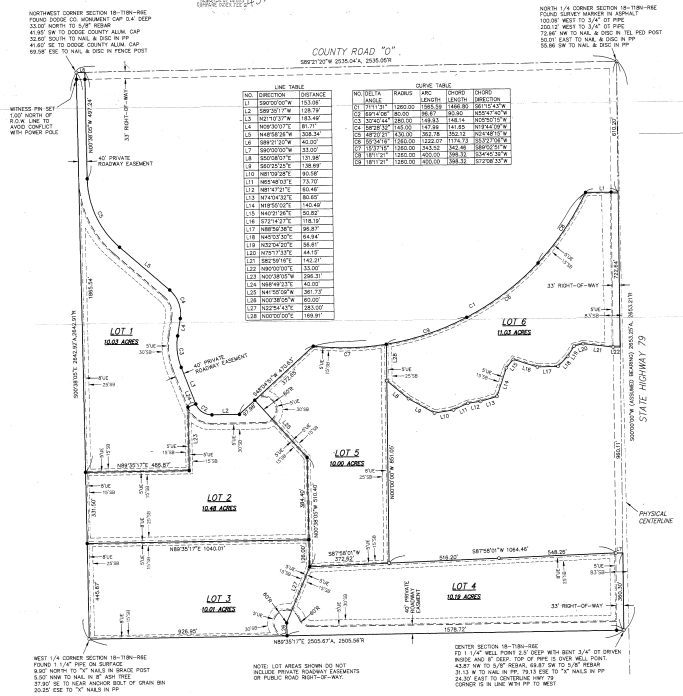
Carol Brown
DODGE COUNT
RECEIPT NO. 61533
GENERAL INDEX FEE $13.50

FINAL PLAT OF
PRAIRIE RIDGE SUBDIVISION

IN DODGE COUNTY, NEBRASKA.

PART OF THE NW1/4 OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 6 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.



LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S90°00'00"W	153.06'
L2	S89°30'17"W	128.74'
L3	N21°10'37"W	183.49'
L4	N59°30'07"E	81.71'
L5	N48°58'28"W	308.34'
L6	S89°21'20"W	40.00'
L7	S90°00'00"W	33.00'
L8	S50°08'07"E	131.98'
L9	S60°25'25"E	138.69'
L10	N81°09'28"E	90.58'
L11	N85°48'10"E	73.70'
L12	N81°47'21"E	60.46'
L13	N74°04'32"E	80.65'
L14	N18°50'05"E	140.49'
L15	N40°21'28"E	50.82'
L16	S72°14'23"E	118.19'
L17	N88°52'38"E	96.87'
L18	N45°23'30"E	64.94'
L19	N32°04'20"E	56.61'
L20	N75°17'33"E	44.15'
L21	S82°59'16"E	142.21'
L22	N90°00'00"E	33.00'
L23	N03°38'05"W	296.31'
L24	N89°49'23"E	40.00'
L25	N41°59'09"W	361.13'
L26	N00°38'05"W	60.00'
L27	N32°54'43"E	283.00'
L28	N00°00'00"E	169.91'

CURVE TABLE					
NO.	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	71°11'31"	1260.00	1565.59	1466.80	S61°15'43"W
C2	93°14'06"	80.00	116.67	90.80	N55°47'40"W
C3	50°40'44"	280.00	149.33	148.14	N05°50'15"W
C4	152°28'53"	745.00	147.99	141.65	N79°44'09"W
C5	48°12'07"	430.00	362.78	352.12	N24°48'15"W
C6	150°54'19"	1260.00	1222.07	1174.73	S53°27'08"W
C7	11°37'16"	1260.00	343.52	342.66	S89°02'21"W
C8	18°11'21"	1260.00	400.00	398.32	S74°42'39"W
C9	18°11'21"	1260.00	400.00	398.32	S72°08'33"W

LEGEND

A	ACTUAL DISTANCE
R	RECORDED DISTANCE
GT	OPEN TOP PIPE
⊙	FOUND 3/4" X 24" REBAR W/ SW DODD, LS-503 CAP UNLESS OTHERWISE NOTED
●	SET 3/4" X 24" REBAR W/ SW DODD, LS-503 CAP
	ROADWAY EASEMENT
	UTILITY EASEMENT
5'UE	5' WIDE UTILITY EASEMENT
8'UE	8' WIDE UTILITY EASEMENT
	SETBACK LINE
15'SB	15' SETBACK
25'SB	25' SETBACK
30'SB	30' SETBACK

SCALE: 1" = 200'

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 6 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER;
THENCE S00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 610.20 FEET TO THE POINT OF BEGINNING;
THENCE S90°00'00"W A DISTANCE OF 153.06 FEET;
THENCE ALONG A 1260.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 1565.59 FEET THROUGH A CENTRAL ANGLE OF 71°11'31" HAVING A CHORD DIRECTION S61°15'43"W AND A CHORD LENGTH OF 1466.80 FEET;
THENCE S48°04'58"W A DISTANCE OF 470.63 FEET;
THENCE S89°30'17"W A DISTANCE OF 128.74 FEET;
THENCE ALONG A 80.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 116.67 FEET THROUGH A CENTRAL ANGLE OF 93°14'06" HAVING A CHORD DIRECTION N55°47'40"W AND A CHORD LENGTH OF 90.80 FEET;
THENCE N21°10'37"W A DISTANCE OF 183.49 FEET;
THENCE ALONG A 280.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 149.93 FEET THROUGH A CENTRAL ANGLE OF 30°40'44" HAVING A CHORD DIRECTION N05°50'15"W AND A CHORD LENGTH OF 148.14 FEET;
THENCE N00°30'07"E A DISTANCE OF 81.71 FEET;
THENCE ALONG A 745.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 147.99 FEET THROUGH A CENTRAL ANGLE OF 56°28'32" HAVING A CHORD DIRECTION N79°44'09"W AND A CHORD LENGTH OF 141.65 FEET;
THENCE N48°58'28"W A DISTANCE OF 308.34 FEET;
THENCE ALONG A 430.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 362.78 FEET THROUGH A CENTRAL ANGLE OF 48°20'21" HAVING A CHORD DIRECTION N24°48'15"W AND A CHORD LENGTH OF 352.12 FEET;
THENCE N00°38'05"W A DISTANCE OF 497.24 FEET TO A POINT ON THE NORTH LINE OF SAID NW1/4;
THENCE S89°21'20"W ALONG SAID NORTH LINE A DISTANCE OF 40.00 FEET TO THE NORTHWEST CORNER OF SAID NW1/4;
THENCE S00°38'05"E ALONG THE WEST LINE OF SAID NW1/4 A DISTANCE OF 2642.92 FEET TO THE SOUTHWEST CORNER OF SAID NW1/4;
THENCE N89°30'17"E ALONG THE SOUTH LINE OF SAID NW1/4 A DISTANCE OF 2505.67 FEET TO THE SOUTHEAST CORNER OF SAID NW1/4;
THENCE N00°00'00"E ALONG THE EAST LINE OF SAID NW1/4 A DISTANCE OF 350.30 FEET;
THENCE S90°00'00"W A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 79;
THENCE S87°58'01"W A DISTANCE OF 1064.46 FEET;
THENCE N00°00'00"W A DISTANCE OF 851.05 FEET;
THENCE S50°08'07"E A DISTANCE OF 131.98 FEET;
THENCE S60°25'25"E A DISTANCE OF 138.69 FEET;
THENCE N81°09'28"E A DISTANCE OF 90.58 FEET;
THENCE N85°48'10"E A DISTANCE OF 73.70 FEET;
THENCE N81°47'21"E A DISTANCE OF 60.46 FEET;
THENCE N74°04'32"E A DISTANCE OF 80.65 FEET;
THENCE N18°50'05"E A DISTANCE OF 140.49 FEET;
THENCE N40°21'28"E A DISTANCE OF 50.82 FEET;
THENCE S72°14'23"E A DISTANCE OF 118.19 FEET;
THENCE N88°52'38"E A DISTANCE OF 96.87 FEET;
THENCE N45°23'30"E A DISTANCE OF 64.94 FEET;
THENCE N32°04'20"E A DISTANCE OF 56.61 FEET;
THENCE N75°17'33"E A DISTANCE OF 44.15 FEET;
THENCE S82°59'16"E A DISTANCE OF 142.21 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 79;
THENCE N90°00'00"E A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST LINE OF SAID NW1/4;
THENCE N00°00'00"E ALONG SAID EAST LINE A DISTANCE OF 732.64 FEET TO THE POINT OF BEGINNING, CONTAINING 86.39 ACRES, MORE OR LESS, INCLUDING 0.85 ACRES OF PUBLIC ROAD RIGHT-OF-WAY EASEMENT.

NOTE: LOT AREAS SHOWN DO NOT INCLUDE PRIVATE ROADWAY EASEMENTS OR PUBLIC ROAD RIGHT-OF-WAY.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT STEVEN ARNEAL AND MARY LEON ARNEAL OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, SAID SUBDIVISION TO BE KNOWN AS PRAIRIE RIDGE SUBDIVISION, THE LOTS TO BE NUMBERED AS SHOWN AND THAT PORTION OF THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND HEREBY GRANT THE PRIVATE ROADWAY EASEMENTS AND PRIVATE ROADWAY EASEMENTS AS SHOWN ON THIS PLAT AND HEREBY GRANT THE PERPETUAL USE TO THE OWNERS OF LOTS IN SAID SUBDIVISION AND EASEMENTS AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON, AND THEY ALSO GRANT PERPETUAL UTILITY THEIR GUESTS, EMPLOYEES, CONTRACTORS AND INVITEES. THEY ALSO GRANT PERPETUAL UTILITY COMPANY, EASEMENTS AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON TO ANY PUBLIC OR PRIVATE UTILITY COMPANY, AND FOR THE USE OF ALL PROPERTY OWNERS, FOR THE SOLE PURPOSE OF CONSTRUCTION AND MAINTENANCE AND FOR THE USES AND PIPES AND DRAINAGE FACILITIES. NO PERMANENT BUILDING OR RETAINING WALL SHALL BE OF UTILITY LINES AND PIPES AND DRAINAGE FACILITIES. NO PERMANENT BUILDING OR RETAINING WALL SHALL BE PLACED IN THE ABOVE DESCRIBED UTILITY EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS THE 26 DAY OF October 2005, A.D.

STEVEN ARNEAL

MARY LEON ARNEAL

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
COUNTY OF DODGE)

BE IT REMEMBERED THAT ON THIS 26th DAY OF October 2005, BEFORE ME, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, CAME STEVEN ARNEAL AND MARY LEON ARNEAL TO BE PERSONALLY KNOWN TO BE THE SAME PERSONS 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.

Nancy L. Bohlken NOTARY PUBLIC

MY COMMISSION EXPIRES Sept 21, 2009

GENERAL NOTARY - State of Nebraska NANCY L. BOHLKEN My Comm. Exp. Sept. 21, 2009

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF PRAIRIE RIDGE SUBDIVISION 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 SUCH PLAT BE APPROVED AS PROPOSED

ON THIS 19 DAY OF October A.D. 2005,

BY Robert Gaylor
CHAIRMAN

Jean Andrews
SECRETARY

BOARD OF SUPERVISORS ACCEPTANCE

ON THIS 26th DAY OF October A.D. 2005, THIS PLAT OF PRAIRIE RIDGE SUBDIVISION WAS APPROVED AND ACCEPTED BY THE COUNTY BOARD OF SUPERVISORS, DODGE COUNTY, NEBRASKA.

Dean Tews
CHAIRMAN, COUNTY BOARD OF SUPERVISORS

COUNTY CLERK

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FOUND NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS OFFICE

THIS 26 DAY OF October 2005.

BY Marguerite A Shriver
COUNTY TREASURER

ENTERED ON TRANSFER RECORD

THIS 26 DAY OF October 2005.

COUNTY CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY AS THE UNDERSIGNED REGISTERED LAND SURVEYOR OF THE STATE OF NEBRASKA, THAT I HAVE SURVEYED THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR WILL BE SET AS DESCRIBED HEREIN.

STEPHEN W. DODD, LS-503

10/26/2005
DATE

NEBRASKA REGISTERED LS-503 LAND SURVEYOR STEPHEN W. DODD

PRAIRIE RIDGE SUBDIVISION SECTION 18, T18N, R6E DODGE COUNTY, NEBRASKA	FINAL PLAT	SHEET 1 OF 1

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