Plat 559
FILED
BOOK 2008 PAGE 2046
2008 APR 16 AM 10:27
Carol Givens
DODGE COUNTY
REGISTER OF DEEDS

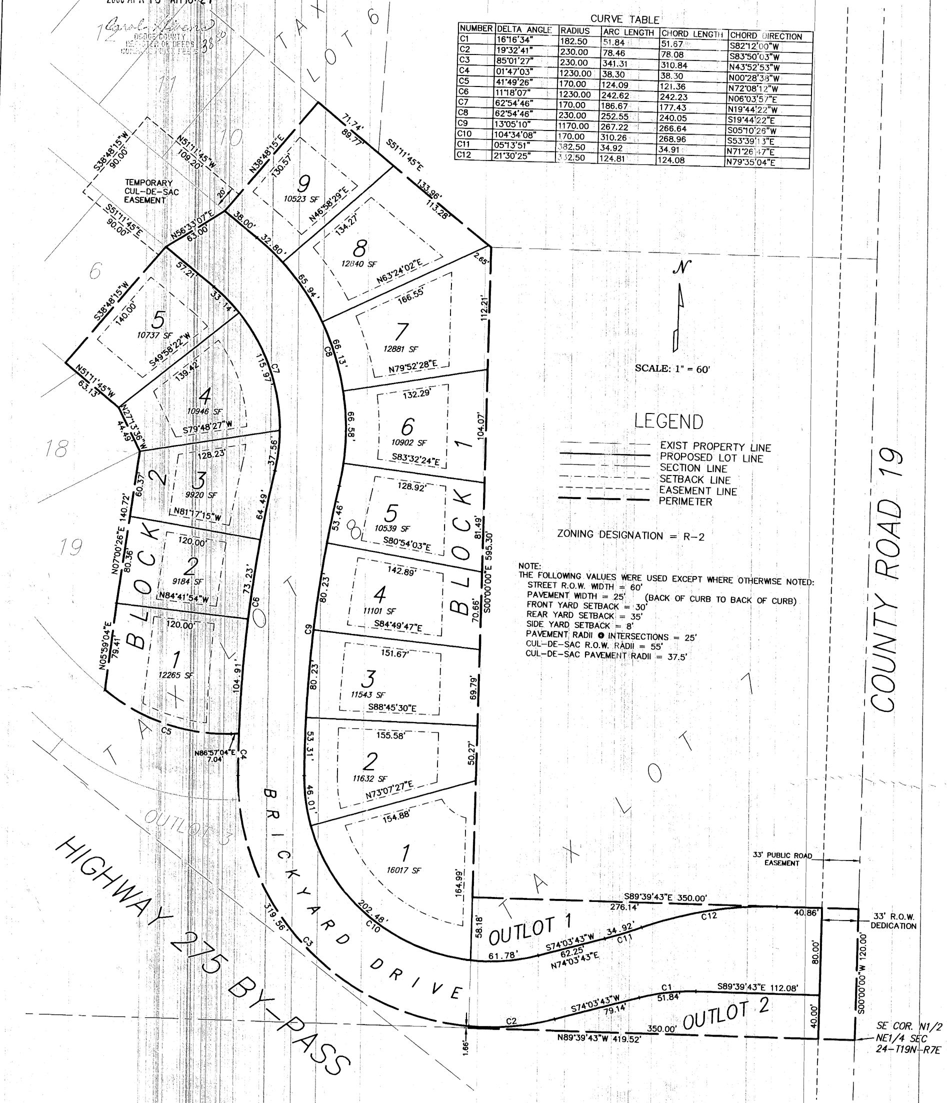
FINAL PLAT OF

BRICKYARD HILL ADDITION

PART OF THE N1/2 OF THE NE1/4 OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 7 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	16°16'34"	182.50	51.84	51.67	S82°12'00"W
C2	19°32'41"	230.00	78.46	78.08	S83°50'03"W
C3	85°01'27"	230.00	341.31	310.84	N43°52'53"W
C4	01°47'03"	1230.00	38.30	38.30	N00°28'38"W
C5	41°49'26"	170.00	124.09	121.36	N72°08'12"W
C6	11°18'07"	1230.00	242.62	242.23	N06°03'57"E
C7	62°54'46"	170.00	186.67	177.43	N19°44'22"W
C8	62°54'46"	230.00	252.55	240.05	S19°44'22"E
C9	13°05'10"	1170.00	267.22	266.64	S05°10'26"W
C10	104°34'08"	170.00	310.26	268.96	S53°39'13"E
C11	05°13'51"	382.50	34.92	34.91	N71°26'47"E
C12	21°30'25"	332.50	124.81	124.08	N79°35'04"E



LEGEND

- EXIST PROPERTY LINE
- PROPOSED LOT LINE
- SECTION LINE
- SETBACK LINE
- EASEMENT LINE
- PERIMETER

ZONING DESIGNATION = R-2

NOTE:
THE FOLLOWING VALUES WERE USED EXCEPT WHERE OTHERWISE NOTED:
STREET R.O.W. WIDTH = 60'
PAVEMENT WIDTH = 25' (BACK OF CURB TO BACK OF CURB)
FRONT YARD SETBACK = 30'
REAR YARD SETBACK = 35'
SIDE YARD SETBACK = 8'
PAVEMENT RADII @ INTERSECTIONS = 25'
CUL-DE-SAC R.O.W. RADII = 55'
CUL-DE-SAC PAVEMENT RADII = 37.5'

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF TAX LOTS 7 AND 8 LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 7 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, LYING NORTH AND EAST OF THE NEBRASKA DEPARTMENT OF ROADS U.S. HIGHWAY NO. 275 RIGHT-OF-WAY, AS PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 2004, PAGE 6434, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTH HALF NORTHEAST QUARTER OF SECTION 24 AND ASSUMING THE EAST LINE OF SAID NORTH HALF NORTHEAST QUARTER TO HAVE A BEARING OF S00°00'00"W; THENCE N89°39'43"W ON THE SOUTH LINE OF SAID NORTH HALF NORTHEAST QUARTER, A DISTANCE OF 350.00 FEET TO THE SOUTHWEST CORNER OF TAX LOT 7 AS PLATTED IN SAID NORTH HALF NORTHEAST QUARTER; THENCE N00°00'00"W ON THE WEST LINE OF SAID TAX LOT 7 A DISTANCE OF 1.66 FEET; THENCE ALONG A 230.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 341.31 FEET THROUGH A CENTRAL ANGLE OF 85°01'27" HAVING A CHORD DIRECTION N43°52'53"W AND A CHORD LENGTH OF 310.84 FEET; THENCE ALONG A 1230.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 38.30 FEET THROUGH A CENTRAL ANGLE OF 01°47'03" HAVING A CHORD DIRECTION N00°28'38"W AND A CHORD LENGTH OF 38.30 FEET; THENCE S86°57'04"W A DISTANCE OF 7.04 FEET; THENCE ALONG A 170.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 124.09 FEET THROUGH A CENTRAL ANGLE OF 41°49'26" HAVING A CHORD DIRECTION N72°08'12"W AND A CHORD LENGTH OF 121.36 FEET; THENCE N05°59'04"E A DISTANCE OF 79.41 FEET; THENCE N07°00'26"E A DISTANCE OF 140.72 FEET; THENCE N27°13'36"W A DISTANCE OF 44.49 FEET; THENCE N51°11'45"W A DISTANCE OF 63.13 FEET; THENCE N38°48'15"E A DISTANCE OF 140.00 FEET; THENCE N56°33'07"E A DISTANCE OF 63.00 FEET; THENCE N38°48'15"E A DISTANCE OF 130.57 FEET TO A POINT ON THE SOUTH LINE OF TAX LOT 6 AS PLATTED IN SAID NORTH HALF NORTHEAST QUARTER; THENCE S51°11'45"E ON SAID SOUTH LINE A DISTANCE OF 71.74 FEET TO THE SOUTHEAST CORNER OF SAID TAX LOT 6; THENCE CONTINUING S51°11'47"E A DISTANCE OF 133.96 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 7; THENCE S00°00'00"E ON THE WEST LINE OF SAID TAX LOT 7 A DISTANCE OF 595.30 FEET TO A POINT LYING 120.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID TAX LOT 7; THENCE S89°39'43"E PARALLEL TO AND 120.00 FEET NORTH OF THE SOUTH LINE OF SAID TAX 7, MEASURED AT RIGHT ANGLES, A DISTANCE OF 350.00 FEET TO A POINT ON THE EAST LINE OF SAID NORTH HALF NORTHEAST QUARTER; THENCE S00°00'00"W ON SAID EAST LINE A DISTANCE OF 120.00 FEET; TO THE POINT OF BEGINNING; CONTAINING 5.81 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT STEBET DEVELOPMENT LLC, HOWARD S. WACKER AND BETTY M. WACKER, MEMBERS; OWNER AND PROPRIETOR OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS BRICKYARD HILL ADDITION, THE LOTS AND BLOCKS TO BE NUMBERED AS SHOWN, AND DOES HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND DOES HEREBY DEDICATE TO THE PUBLIC FOR PERPETUAL PUBLIC USE COUNTY ROAD 19 AND THE STREET TO BE KNOWN AS BRICKYARD DRIVE AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON, AND DOES HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, DOES FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST COMMUNICATIONS AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE NATURAL GAS SERVICE IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLES, CONDUITS, GAS LINES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND UNDERGROUND PIPES FOR THE TRANSMISSION OF NATURAL GAS ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN-FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE-DESCRIBED ADDITION. SAID SIXTEEN-FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, 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 17th DAY OF March, 2008 A.D.

HOWARD S. WACKER, MEMBER — BETTY M. WACKER, MEMBER
FOR: STEBET DEVELOPMENT, LLC

ACKNOWLEDGMENT

STATE OF ARIZONA)
SS
COUNTY OF Pima)

ON THIS 17th DAY OF March, A.D. 2008, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED HOWARD S. WACKER AND BETTY M. WACKER, MEMBERS OF STEBET DEVELOPMENT, LLC., WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR ON THE FOREGOING DEDICATION, AND WHO HEREBY ACKNOWLEDGE THE SIGNING OF SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL DATE LAST AFORESAID.

Aileen Fundingsland
GENERAL NOTARY PUBLIC

COMMISSION EXPIRES 2-22-09

AILEEN FUNDINGSLAND
Notary Public - Arizona
Pima County
My Commission Expires
February 22, 2009

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY AS THE UNDERSIGNED REGISTERED LAND SURVEYOR, 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 HEREON, WITHIN 60 DAYS OF THE FILING OF THIS PLAT AT THE DODGE COUNTY REGISTER OF DEEDS OFFICE.

Stephen W. Dodd — 3/1/2008
STEPHEN W. DODD, LS-503 — DATE

NEBRASKA REGISTERED LS-503 LAND SURVEYOR STEPHEN W. DODD

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 PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE

10th DAY OF April, 2008

BY Cathy a Dick
DODGE COUNTY TREASURER

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE 16th DAY OF April 2008 AT 10:27 a.m. O'CLOCK, AND IS DULY RECORDED.

Carol Givens
REGISTER OF DEEDS — DEPUTY

THIS IS TO CERTIFY THAT THIS PLAT WAS REVIEWED BY THE DODGE COUNTY SURVEYOR'S OFFICE ON THE 16 DAY OF April, 2008

BY [signature]
DODGE COUNTY SURVEYOR

PLANNING COMMISSION APPROVAL

ON THIS 27 DAY OF September A.D. 2007 THIS PLAT OF BRICKYARD HILL ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF HOOPER, DODGE COUNTY, NEBRASKA.

Neal R. Johnson
CHAIR

CITY COUNCIL ACCEPTANCE

ON THIS 11th DAY OF November A.D. 2007 THIS PLAT OF BRICKYARD ADDITION WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL THE CITY OF HOOPER, DODGE COUNTY, NEBRASKA.

[signature] — Roxanne J. Meyer
MAYOR — CLERK

Dodd Engineering & Surveying LLC
Stephen W. Dodd P.E. & L.S.
Ph. 402-727-9067, FAX 721-0509
402 North D St., P.O. Box 1855
Fremont, NE 68026-1855

BRICKYARD HILL ADDITION
HOOPER, DODGE COUNTY, NEBRASKA

FINAL PLAT

SHEET 1 OF 1