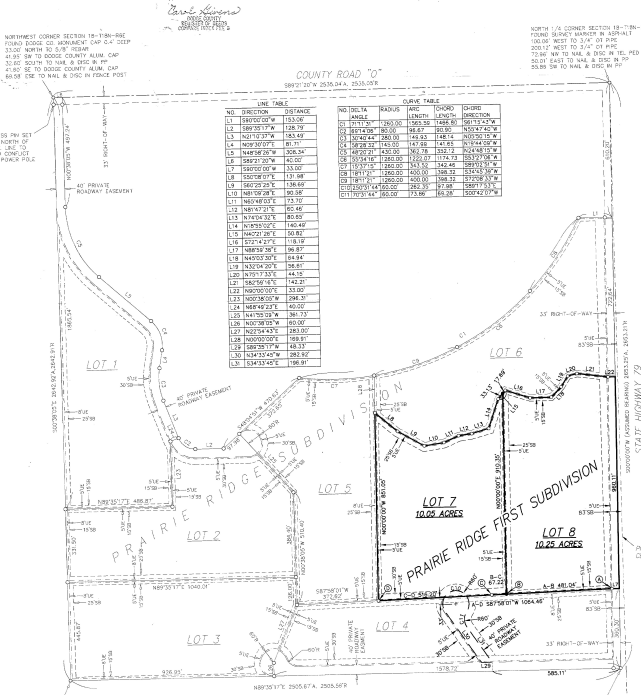
Plat 572

FILED
2010 4715
DOCUMENT NUMBER
2010 SEP 23 PM 3:10
Carol Sievers
REGISTER OF DEEDS
DODGE COUNTY, NEBRASKA

FINAL PLAT OF
PRAIRIE RIDGE FIRST 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.


NORTHWEST CORNER SECTION 18-T18N-R6E
FOUND DODGE CO. MONUMENT, CAP 0.4' DEEP
33.00' NORTH 30 0.9" REBAR
41.95' SW TO DODGE COUNTY ALUM. CAP
32.85' SOUTH TO NAIL & DISC IN PP
41.85' SE TO DODGE COUNTY ALUM. CAP
66.08' ESE TO NAIL & DISC IN FENCE POST
NORTH 1/4 CORNER SECTION 18-T18N-R6E
FOUND SIDNEY MARKER IN ASPHALT
100.00' WEST TO 3/4" OT PIPE
200.12' NE TO NAIL & DISC IN PP
72.96' NW TO NAIL & DISC IN TEL PED POST
50.01' EAST TO NAIL & DISC IN PP
30.05' SW TO NAIL & DISC IN PP
COUNTY ROAD "O"
S89°21'20"W 2535.04 A, 2535.05"R
WITNESS PIN SET 1.00' NORTH OF R.O.W. LINE TO AVOID CONFLICT WITH PUNCH FILE
33' RIGHT-OF-WAY
40' PRIVATE ROADWAY EASEMENT
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
10.09 ACRES
LOT 8
10.25 ACRES
PRAIRIE RIDGE FIRST SUBDIVISION
PRAIRIE RIDGE SUBDIVISION
STATE HIGHWAY 79
PHYSICAL CENTERLINE
N89°35'17"E 1040.01'
S89°35'17"W 1040.01'
N89°35'17"E 485.85'
N89°35'17"E 2605.67' A, 2605.58'R
WEST 1/4 CORNER SECTION 18-T18N-R6E
FOUND 1 1/4" PIPE, ON SURFACE
0.90' NORTH TO "X" NAILS IN SPRUCE POST
5.90' NW TO NAIL IN 8" ASH TREE
37.80' SE TO NEAR ANCHOR BOLT OF CRANK SIN
20.25' ESE TO "X" NAILS IN PP
NOTE: LOT AREAS SHOWN DO NOT INCLUDE PUBLIC ROAD RIGHT-OF-WAY.
CENTER SECTION 18-T18N-R6E
FD 1 1/4" WELL POINT 2.5' DEEP WITH BENT 3/4" OT DRIVEN INSIDE AND 8" DEEP, TOP OF PIPE IS OVER WELL POINT.
43.87' NW TO 5/8" REBAR, 69.81' SW TO 5.75" REBAR
31.13' N TO NAIL IN PP, 79.13' ESE TO "X" NAILS IN PP
24.30' EAST TO DOUBLE HWY 79
CORNER IS IN LINE WITH PP TO WEST
N
SCALE: 1" = 200'
LINE TABLE
NO. DIRECTION DISTANCE
L1 S90°00'00"W 153.06'
L2 S89°35'17"W 128.79'
L3 N21°10'37"W 183.49'
L4 N09°30'07"E 81.71'
L5 N49°36'26"W 306.54'
L6 S84°21'20"W 40.00'
L7 S90°00'00"W 33.00'
L8 S52°58'07"E 137.98'
L9 S60°29'25"E 136.69'
L10 N81°09'28"E 90.38'
L11 N85°48'03"E 73.70'
L12 N81°47'21"E 60.46'
L13 N74°04'32"E 80.83'
L14 N18°53'02"E 140.49'
L15 N40°21'26"E 50.82'
L16 S72°4'4.23"E 118.19'
L17 N88°59'38"E 96.87'
L18 N45°03'30"E 64.94'
L19 N32°04'20"E 56.81'
L20 N75°17'33"E 44.15'
L21 S82°56'16"E 142.21'
L22 N90°00'00"E 33.00'
L23 N00°36'00"W 298.30'
L24 N68°49'23"E 40.00'
L25 N47°55'39"W 361.73'
L26 N00°36'05"W 60.00'
L27 N02°54'43"E 283.00'
L28 N00°00'00"E 189.81'
L29 S89°25'17"W 48.33'
L30 N34°33'49"W 282.92'
L31 S34°33'49"E 196.91'
CURVE TABLE
NO. DELTA ANGLE RADIUS ARC LENGTH CHORD LENGTH CHORD DIRECTION
C1 21°57'31" 250.00' 1365.56' 1486.80' S81°13'47"W
C2 89°14'08" 80.00' 98.67' 80.00' N35°47'40"W
C3 10°46'44" 280.00' 49.93' 148.14' N05°50'15"W
C4 58°28'22" 140.00' 147.68' 141.83' N19°44'09"W
C5 48°20'23" 140.00' 162.78' 332.12' N24°48'13"W
C6 10°46'18" 280.00' 1721.07' 1174.73' S53°27'08"E
C7 10°31'15" 280.00' 143.52' 142.46' S89°02'35"W
C8 18°11'21" 280.00' 400.00' 398.32' S34°45'39"W
C9 18°11'21" 280.00' 400.00' 398.32' S72°56'57"W
C10 25°03'14" 550.00' 240.33' 97.88' S89°17'53"E
C11 70°51'44" 660.00' 73.89' 69.28' S00°42'07"W

LEGEND

A ACTUAL DISTANCE
R RECORDED DISTANCE
OT OPEN TOP PIPE
O FOUND 3/4" X 24" REBAR W/ SW DODG. LS-503 CAP UNLESS OTHERWISE NOTED
● SET 3/4" X 24" REBAR W/ SW DODG. LS-503 CAP
ROADWAY EASEMENT
UTILITY EASEMENT
5' WIDE UTILITY EASEMENT
8' WIDE UTILITY EASEMENT
SETBACK LINE
15' SETBACK
25' SETBACK
30' SETBACK

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 CENTER CORNER OF SAID SECTION 18; THENCE N00°00'00"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 360.30 FEET TO THE NORTHEAST CORNER OF LOT 4, PRAIRIE RIDGE SUBDIVISION, ALSO BEING THE POINT OF BEGINNING;
THENCE S90°00'00"W ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 79;
THENCE S87°58'01"W ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 1064.46 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF SAID PRAIRIE RIDGE SUBDIVISION;
THENCE N00°00'00"E ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 851.05 FEET TO THE SOUTHWEST CORNER OF LOT 6 OF SAID PRAIRIE RIDGE SUBDIVISION;
THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTH LINE OF SAID LOT 6:
S50°08'07"E A DISTANCE OF 131.98 FEET;
S60°29'25"E A DISTANCE OF 136.69 FEET;
N81°09'28"E A DISTANCE OF 90.58 FEET;
N85°48'03"E A DISTANCE OF 73.70 FEET;
N81°47'21"E A DISTANCE OF 60.46 FEET;
N74°04'32"E A DISTANCE OF 80.83 FEET;
N18°53'02"E A DISTANCE OF 140.49 FEET;
N40°21'26"E A DISTANCE OF 50.82 FEET;
S72°4'4.23"E A DISTANCE OF 118.19 FEET;
N88°59'38"E A DISTANCE OF 96.87 FEET;
N45°03'30"E A DISTANCE OF 64.94 FEET;
N32°04'20"E A DISTANCE OF 56.81 FEET;
N75°17'33"E A DISTANCE OF 44.15 FEET;
S82°56'16"E A DISTANCE OF 142.21 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 79;
N90°00'00"E A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST LINE OF SAID NW1/4;
THENCE S00°00'00"W ALONG SAID EAST LINE A DISTANCE OF 860.11 FEET TO THE POINT OF BEGINNING; CONTAINING 21.03 ACRES, MORE OR LESS, INCLUDING 0.73 ACRES OF PUBLIC ROAD RIGHT-OF-WAY EASEMENT.

PRIVATE ROADWAY EASEMENT:

A PARCEL OF LAND LOCATED IN LOT 4, PRAIRIE RIDGE SUBDIVISION, AND LOT 7 PRAIRIE RIDGE FIRST SUBDIVISION, ALL 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 CENTER CORNER OF SAID SECTION 18; THENCE S89°35'17"W ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 585.11 FEET; THENCE N00°24.43"W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;
THENCE S89°35'17"W PARALLEL TO TO THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 48.33 FEET; THENCE N.34°33'49"W A DISTANCE OF 282.92 FEET; THENCE ALONG A 60.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 262.35 FEET THROUGH A CENTRAL ANGLE OF 250°31'44" HAVING A CHORD DIRECTION S89°17'53"E AND A CHORD LENGTH OF 97.88 FEET; THENCE ALONG A 60.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 73.86 FEET THROUGH A CENTRAL ANGLE OF 70°31'44" HAVING A CHORD DIRECTION S00°42'07"W AND A CHORD LENGTH OF 69.28 FEET; THENCE S34°33'49"E A DISTANCE OF 196.91 FEET TO THE POINT OF BEGINNING.

ENTERED ON TRANSFER RECORD
THIS 8 DAY OF Sept. 2010
DODGE COUNTY TREASURER

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 FIRST SUBDIVISION, THE LOTS TO BE NUMBERED AS SHOWN ON THIS PLAT AND SAID SUBDIVISION BEING HEREIN DEDICATED TO USE PRIVATE ROADWAY EASEMENTS AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON TO THE OWNERS OF LOTS IN SAID SUBDIVISION AND THEIR GUESTS, EMPLOYEES, CONTRACTORS AND SERVICE PROVIDERS. THEY ALSO GRANT PERMANENT, UTILITY EASEMENTS AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON TO ANY PUBLIC OR PRIVATE UTILITY COMPANY AND FOR THE USE OF ABUTTING PROPERTY OWNERS, FOR THE SOLE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITY AND AND FOR THE USE OF ABUTTING PROPERTY OWNERS, FOR THE SOLE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITY 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
8 DAY OF Sept 2010, A.D.

STEVEN ARNEAL

MARY LEON ARNEAL

ACKNOWLEDGMENT

STATE OF NEBRASKA } ss
COUNTY OF DODGE }

BE IT REMEMBERED THAT ON THIS 2ND DAY OF September 2010, 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.

Cathy A Dill
NOTARY PUBLIC

MY COMMISSION EXPIRES 12-12-2010

GENERAL NOTARY - State of Nebraska
CATHY A. DILL
My Comm. Exp. Dec. 12, 2010

DODGE COUNTY PLANNING COMMISSION CERTIFICATE

THIS PLAT OF PRAIRIE RIDGE FIRST SUBDIVISION WAS 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 21 DAY OF September A.D. 2010.

BY Robert Taylor
CHAIRMAN

Allan Reif
SECRETARY

DODGE COUNTY BOARD OF SUPERVISORS ACCEPTANCE

ON THIS 8 DAY OF September A.D. 2010, THIS PLAT OF PRAIRIE RIDGE FIRST SUBDIVISION WAS APPROVED AND ACCEPTED BY THE DODGE COUNTY BOARD OF SUPERVISORS, DODGE COUNTY, NEBRASKA.

Bob Missel
CHAIRMAN, DODGE COUNTY BOARD OF SUPERVISORS

Dick Wetty
DODGE COUNTY CLERK

DODGE 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 14 DAY OF September, 2010.

BY Cathy A Dill
DODGE COUNTY TREASURER

ACCEPTANCE BY DODGE COUNTY REGISTER OF DEEDS

THIS FINAL PLAT OF PRAIRIE RIDGE FIRST SUBDIVISION WAS RECORDED

ON THIS 23rd DAY OF September 2010.

Carol Sievers
DODGE COUNTY REGISTER OF DEEDS

REVIEW OF DODGE COUNTY SURVEYOR

THIS PLAT OF PRAIRIE RIDGE FIRST SUBDIVISION WAS REVIEWED BY THE OFFICE OF DODGE COUNTY

SURVEYOR ON THIS 8 DAY OF Sept 2010

Mason Winkelman
DODGE COUNTY SURVEYOR

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 SET AS SHOWN BY ME OR UNDER MY DIRECTION AS DESCRIBED HEREON.

Stephen W. Dodd
STEPHEN W. DODD, LS-503

9/21/2010
DATE

NEBRASKA REGISTERED LS-503 LAND SURVEYOR STEPHEN W. DODD

Dodd Engineering & Surveying LLC
PH. (402) 727-0067 FAX (712) 255-5104
1403 North 13th St. P.O. Box 1865
Fremont, Nebraska 68026

PRAIRIE RIDGE FIRST SUBDIVISION
SECTION 18, T18N, R6E
DODGE COUNTY, NEBRASKA

FINAL PLAT

SHEET
1 OF 1