

37076-REDFIELD & COMPANY, INC., OMAHA

PLAT
Berner-Copple LLC
to
Public

FILED: 28 February 2003 11:00 A.M.
Patricia Meisinger, Register of Deeds
\$ 45.00 Doc.#1684

(Filed in Plat Tube #11)

"FINAL PLAT"

SOUTH RIDGE

PART OF THE SOUTHWEST QUARTER

OF SECTION 23, TOWNSHIP 12 NORTH, RANGE 11 EAST OF THE SIXTH P.M.

CASS COUNTY, NEBRASKA

PERIMETER DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER AND A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 12 NORTH, RANGE 11 EAST OF THE SIXTH P.M., CASS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE S00°12'56"E ON THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 20.00 FEET; THENCE N89°34'33"E ON THE SOUTH LINE OF TAX LOT 7, AS PLATTED IN SAID SOUTHWEST QUARTER, A DISTANCE OF 897.55 FEET; THENCE S00°07'18"E, A DISTANCE OF 193.68 FEET; THENCE S89°52'42"W, A DISTANCE OF 169.84 FEET; THENCE S00°07'18"E, A DISTANCE OF 625.00 FEET; THENCE S89°52'42"W, A DISTANCE OF 185.00 FEET; THENCE S00°07'18"E, A DISTANCE OF 93.79 FEET; THENCE S80°46'56"W, A DISTANCE OF 70.91 FEET; THENCE S20°18'10"E, A DISTANCE OF 450.17 FEET; THENCE S14°53'00"E, A DISTANCE OF 247.96 FEET; THENCE S07°53'31"W, A DISTANCE OF 102.70 FEET; THENCE S33°10'55"E, A DISTANCE OF 45.48 FEET; THENCE S48°45'19"E, A DISTANCE OF 120.22 FEET; THENCE S39°44'01"W, A DISTANCE OF 190.58 FEET; THENCE S50°15'59"E, A DISTANCE OF 23.67 FEET; THENCE S39°44'01"W, A DISTANCE OF 225.00 FEET; THENCE N50°15'59"W, A DISTANCE OF 257.85 FEET; THENCE S50°43'11"W, A DISTANCE OF 179.95 FEET TO A POINT ON THE WEST LINE OF SAID EAST HALF; THENCE N00°12'56"W ON SAID WEST LINE, SAID LINE ALSO BEING THE EAST LINE OF FRACTIONAL TAX LOT 4 AND THE EAST LINE OF TAX LOT 3, BOTH OF WHICH ARE PLATTED IN THE WEST HALF OF SAID SOUTHWEST QUARTER, A DISTANCE OF 4897.25 FEET; THENCE N89°34'32"W ON THE NORTH LINE OF SAID TAX LOT 3, A DISTANCE OF 246.59 FEET; THENCE N00°25'23"W ON THE NORTH LINE OF SAID TAX LOT 3, A DISTANCE OF 210.00 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE N89°34'33"E ON SAID NORTH LINE, A DISTANCE OF 247.35 FEET TO THE POINT OF BEGINNING, CONTAINING 23.93 ACRES MORE OR LESS.

DEDICATION:

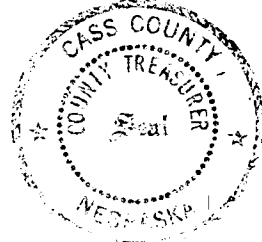
WE, BERNER-COPPLE, L.L.C., BEING THE OWNER AND PROPRIETOR OF THE LAND DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "SOUTH RIDGE". SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF THEIR PROPERTY, AS SHOWN ON THIS PLAT. SAID OWNER HEREBY DEDICATES TO THE PUBLIC FOR PERPETUAL PUBLIC USE ALL STREETS, AT THE LOCATIONS AND WIDTHS SHOWN ON THIS PLAT. SAID STREETS TO BE NAMED AS SHOWN. SAID OWNER FURTHER GRANTS PERPETUAL UTILITY EASEMENTS AND DRAINAGE EASEMENTS TO THE CITY OF LOUISVILLE, AND ANY PUBLIC OR PRIVATE UTILITY FOR RECIPROCAL USE BY THE LICENSEES OF SAID SUBDIVISION, TO BUILD, ERECT, MAINTAIN AND OR REPAIR THE FOLLOWING: SEWER LINES, WATER LINES, DRAINAGE FACILITIES, NATURAL GAS LINES, 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 ON, OVER, THROUGH, UNDER AND ACROSS ALL STREETS AND STRIPS OF LAND LABELED AS UTILITY/DRAINAGE EASEMENTS ON THIS PLAT. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, 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.

Robert Copple
BERNER-COPPLE, L.L.C.
ROBERT COPPLE

Richard R. Berner
BERNER-COPPLE, L.L.C.
RICHARD R. BERNER

CASS COUNTY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THE RECORDS OF ME OFFICE SHOW NO TAXES DELINQUENT UPON THE LAND DESCRIBED IN THE PERIMETER DESCRIPTION AS APPEARS ON THIS PLAT AS OF THE 28th DAY OF FEB, 2003.



Rob Wassay
CASS COUNTY TREASURER

APPROVAL OF THE CITY PLANNING COMMISSION OF LOUISVILLE, NEBRASKA:

THIS PLAT OF "SOUTH RIDGE" WAS APPROVED BY THE CITY PLANNING COMMISSION OF LOUISVILLE, NEBRASKA.

THIS 5 DAY OF July, 2003

Tom E. Bank
CHAIRPERSON

APPROVAL OF THE CITY COUNCIL OF LOUISVILLE, NEBRASKA:

THIS PLAT OF "SOUTH RIDGE" WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, NEBRASKA THIS 14 DAY OF July, 2003

Don Honey
MAYOR

Bill Wreath
CITY CLERK

STATE OF NEBRASKA }
COUNTY OF CASS } SS

BEFORE ME, A NOTARY PUBLIC QUALIFIED IN SAID COUNTY, PERSONALLY CAME ROBERT COPPLE, 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.

Mary L. Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES 07-07-06



STATE OF NEBRASKA }
COUNTY OF CASS } SS

BEFORE ME, A NOTARY PUBLIC QUALIFIED IN SAID COUNTY, PERSONALLY CAME RICHARD R. BERNER, 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.

Mary L. Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES 07-07-06



SURVEYOR'S STATEMENT:

I, JEFFREY J. SERAFIN, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT "SOUTH RIDGE" HAS BEEN SURVEYED BY ME OR UNDER MY SUPERVISION, AND THAT THE LEGAL DESCRIPTION OF THE BOUNDARY OF "SOUTH RIDGE" IS AS STATED IN THE PERIMETER DESCRIPTION. PERMANENT MONUMENTS WILL BE SET ON THE PERIMETER AND AT ALL LOT CORNERS AFTER GRADING AND CONSTRUCTION PHASES ARE COMPLETED.

Jeffrey J. Serafin
JEFFREY J. SERAFIN, L.S. 534

