

#73.00

INST. NO 98

038695

PRVET Dan J. Jette  
REGISTER OF DEEDS

1998 JUL 31 A 10 42

#3262

Found 1" Pipe

# PRAIRIE VIEW FIRST ADDITION FINAL PLAT

Scale: 1" = 100'

OUTLOT 'B'  
Future Developable Area

## CURVE DATA

A	B	C	D	E	F
$\Delta = 07^{\circ}50'17"$ R = 300.00' T = 20.55' L = 41.04' C = 41.01' M = 40.91' K = 2.80'	$\Delta = 37^{\circ}01'49"$ R = 300.00' T = 100.47' L = 193.89' C = 190.53' M = 180.67' K = 60.50'	$\Delta = 17^{\circ}48'13"$ R = 300.00' T = 46.99' L = 93.22' C = 92.84' M = 91.73' K = 14.37'	$\Delta = 27^{\circ}03'53"$ R = 300.00' T = 72.20' L = 141.71' C = 140.40' M = 136.50' K = 32.85'	$\Delta = 41^{\circ}47'40"$ R = 150.00' T = 57.27' L = 109.42' C = 107.01' M = 99.97' K = 38.17'	$\Delta = 34^{\circ}13'39"$ R = 44.00' T = 13.55' L = 26.28' C = 25.90' M = 24.75' K = 7.62'
G	H	I	J	K	L
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M	N	O	P	Q	R
$\Delta = 05^{\circ}21'23"$ R = 200.00' T = 9.36' L = 18.70' C = 18.69' M = 18.67' K = 0.87'	$\Delta = 45^{\circ}00'00"$ R = 125.00' T = 51.78' L = 98.18' C = 95.67' M = 88.39' K = 36.61'	$\Delta = 90^{\circ}00'00"$ R = 125.00' T = 125.00' L = 196.35' C = 176.78' M = 125.00' K = 125.00'	$\Delta = 18^{\circ}11'42"$ R = 100.00' T = 16.01' L = 31.76' C = 31.62' M = 31.23' K = 5.00'	$\Delta = 39^{\circ}02'21"$ R = 100.00' T = 35.45' L = 68.14' C = 66.83' M = 62.99' K = 22.33'	$\Delta = 11^{\circ}31'45"$ R = 300.00' T = 51.78' L = 98.18' C = 95.67' M = 88.39' K = 36.61'
S	T	U			
$\Delta = 11^{\circ}43'16"$ R = 290.00' T = 29.77' L = 59.33' C = 59.22' M = 58.91' K = 6.05'	$\Delta = 36^{\circ}23'00"$ R = 100.00' T = 32.86' L = 63.50' C = 62.44' M = 59.32' K = 19.49'	$\Delta = 45^{\circ}00'00"$ R = 125.00' T = 51.78' L = 98.18' C = 95.67' M = 88.39' K = 36.61'			

## NOTES

- All lots within this plat shall have a 30' Front Yard Setback, a 20' Rear Yard Setback and a 10' Side Yard Setback.
- All easements dimensions are to the centerline of the easement.

# PRAIRIE VIEW FIRST ADDITION FINAL PLAT

## DEDICATION

### SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked the foregoing Plat, to be known as Prairie View First Addition.

A Survey of Lots 10, 25, and 38 Irregular Tracts and Lot 1, Prairie View Subdivision to the City of Hickman, located in the Southwest Quarter of Section 27, Township 8 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska and more particularly described by metes and bounds as follows:

Referring to the Southwest Corner of Section 27, Township 8 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska; Thence N 00°07'22" E, (an assumed bearing), and on the West Line of the Southwest Quarter of said Section 27, a distance of 547.25 feet; Thence S 89°53'32" E, and on the Southerly Line of Lot 39 Irregular Tract or the Northerly Line of Lots 11, 24 and 37 Irregular Tracts of said Section 27, a distance of 697.28 feet to the Southwest Corner of Lot 38 or the Southeast Corner of Lot 39 Irregular Tracts of said Section 27 and also the POINT OF BEGINNING; Thence N 00°20'57" E, and on the Westerly Line of Lot 38 or the Easterly Line of Lot 39 Irregular Tracts of said Section 27, a distance of 772.14 feet to the Northwest Corner of Lot 38 or the Northeast Corner of Lot 39 Irregular Tracts of said Section 27; Thence S 89°58'55" E, and on the Northerly Line of Lots 38 and 25 Irregular Tracts of said Section 27, a distance 1936.75 feet to the Northeast Corner of Lot 25 Irregular Tract of said Section 27; Thence S 00°11'39" W, and on the Easterly Line of Lot 25 Irregular Tract of said Section 27, a distance of 1285.28 feet to the Southeast Corner of Lot 25 Irregular Tract of said Section 27 and also said point is on the Northerly Right-of-way Line of Hickman Road; Thence N 89°58'56" W, and on the Southerly Line of Lots 10 and 25 Irregular Tracts of said Section 27 and Lot 1 of Prairie View Subdivision to the City of Hickman, Lancaster County, Nebraska or the Northerly Right-of-way Line of Hickman Road, a distance of 1222.66 feet to the Southwest Corner of Lot 1 or the Southeast Corner of Lot 2 of said Prairie View Subdivision; Thence N 00°01'32" W, and on the Westerly Line of Lot 1 or the Easterly Line of Lot 2 of said Prairie View Subdivision, a distance of 232.00 feet to the Northeast Corner of Lot 2 of said Prairie View Subdivision; Thence N 89°58'56" W, and on the Southerly Line of Lot 1 or the Northerly Line of Lot 2 of said Prairie View Subdivision, a distance of 228.93 feet to the Southwest Corner of Lot 1 or the Northwest Corner of Lot 2 of said Prairie View Subdivision and also said point is on the Easterly Line of Lot 11 Irregular Tract of said Section 27; Thence N 00°00'29" W, and on the Westerly Line of Lot 1 of Prairie View Subdivision or the Easterly Line of Lot 11 of said Section 27 a distance of 280.39 feet to the Northwest Corner of Lot 1 of said Prairie View Subdivision or the Northeast Corner of Lot 11 Irregular Tract of said Section 27 and also said point is on the Southerly Line of Lot 38 Irregular Tract of said Section 27; Thence N 89°53'32" W, and in the Southerly Line of Lot 38 or the Northerly Line of Lot 11 Irregular Tracts of said Section 27, a distance of 485.36 feet to the point of beginning and containing a calculated area of 2,188,671.90 square feet or 50.245 acres, more or less.

I, Mark A. Streit, a Registered Land Surveyor under the laws of the State of Nebraska, certify the above survey was executed by me, or under my direct supervision. Distances shown are measured in decimals of a foot.

Signed this 16<sup>th</sup> day of July, 1998.

Mark A. Streit L.S. No. 520  
MARK A. STREIT

The foregoing Plat, is known as "Prairie View First Addition, a subdivision composed of Lots 10, 25, and 38 Irregular Tracts and Lot 1, Prairie View Subdivision to the City of Hickman, located in the Southwest Quarter of Section 27, Township 8 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska, and is more particularly described in the Surveyor's Certificate. This Dedication is made with the free consent and in accordance with the desires of the undersigned, sole owner(s), and the easements shown thereon are hereby granted in perpetuity to the City of Hickman, Nebraska, to all utility companies and their successors and assigns, to conduct, maintain, repair and replace, storm sewer, water mains, sanitary sewer, conduits, buried cables, wire, poles, all commercial antenna facilities, to allow entry for the purpose of construction, reconstruction, replacement, repair, operation and maintenance of wires, cables conduits, fixtures poles, towers, pipes, and equipment for the wastewater collectors; storm drains; water mains and all appurtenances thereto, over, upon, or under the easements as shown on the foregoing plat.

The construction or location of any building or structure, excluding fences, over upon, or under any easement shown thereon shall be prohibited.

The construction or location of any fence or other improvement which obstructs drainage shall be prohibited over, upon, or under any storm drain easement or drainage easement shown thereon.

The City of Hickman, its successors or assigns are hereby held harmless for the cost of replacement or damage to any improvement or vegetation over, upon, or under any easement shown thereon.

The streets shown are hereby dedicated to the public. The access easements and pedestrian way easements shown thereon shall be used for public access and the public is hereby granted the right of such use.

The foregoing plat meets with my approval on this 16 day of July, 1998.

Dan Kubr  
Dan Kubr, President of Kubr Construction

James C. Babcock  
James C. Babcock, Husband

Clarissa M. Babcock  
Clarissa M. Babcock, Wife

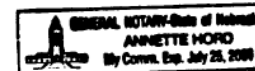
### ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA SS  
COUNTY OF LANCASTER SS

On this 16<sup>th</sup> day of July, 1998, before me, the undersigned, a Notary Public, duly Commissioned, qualified for residing in the county, personally came Dan Kubr, President of Kubr Construction, to me personally known to be the identical person whose name is affixed to the dedication of this plat, and he acknowledges the same to be his voluntary act and deed.

Annette Nord  
Notary Public

7-25-01  
Commission Expiration



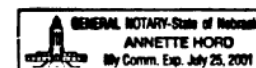
### ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA SS  
COUNTY OF LANCASTER SS

On this 16<sup>th</sup> day of July, 1998, before me, the undersigned, a Notary Public, duly Commissioned, qualified for residing in the county, personally came James C. Babcock and Clarissa M. Babcock, Husband and Wife, to me personally known to be the identical person whose name is affixed to the dedication of this plat, and he acknowledges the same to be his voluntary act and deed.

Annette Nord  
Notary Public

7-25-01  
Commission Expiration



### PLANNING COMMISSION APPROVAL

The Planning Commission hereby approves the Prairie View First Addition Final Plat.

Dan Kubr  
Mayor

### VILLAGE CLERK APPROVAL

The Village Clerk hereby approves the Prairie View First Addition Final Plat and accepts the offer of Dedication.

Annette Nord  
Village Clerk

BLOCK

# 7300

INST. NO 98

038695

CODE  
PRVI  
CHECKED

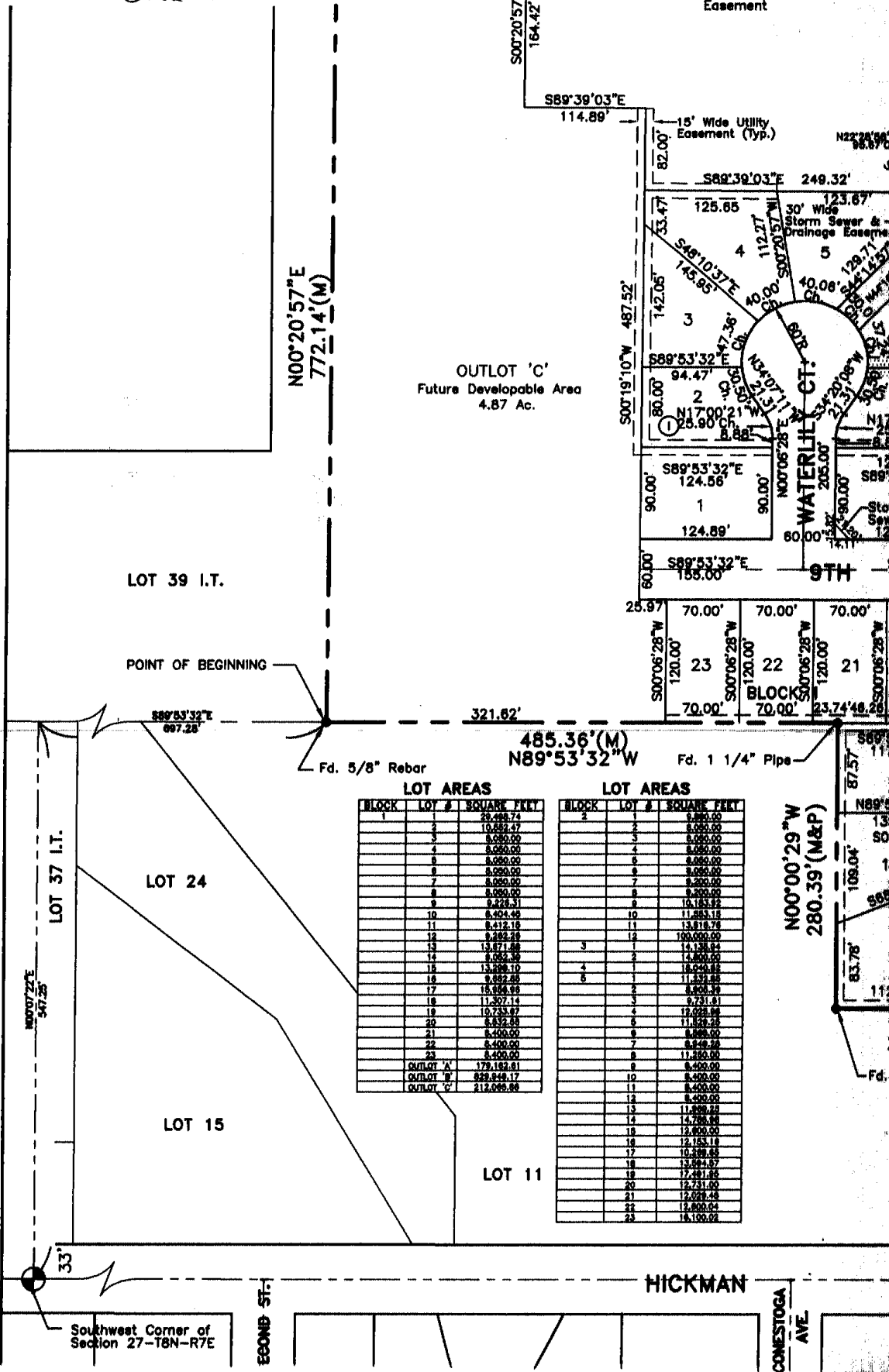
ENTERED

REGISTER OF DEEDS

EDITED

1998 JUL 31 A 10:42

#3262





Found 1" Pipe

614.87'

# PRAIRIE VIEW FIRST ADDITION FINAL PLAT



Scale: 1" = 100'

OUTLOT 'B'  
Future Developable Area

## CURVE DATA

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S00°11'39"W  
1285.28'(M)

## NOTES

- All lots within this plat shall have a 30' Front Yard Setback, a 20' Rear Yard Setback and a 10' Side Yard Setback.
- All easements dimensions are to the centerline of the easement.

1/4 Sec. 5/8" Rebar

7TH STREET)

N89°58'56"W  
1222.66'(M)

399.53'

## SURVEYOR'S CERTIFICATE

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MARK A. STREIT  
L.S. No. 520

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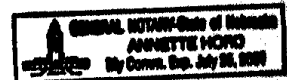
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COUNTY OF LANCASTER SS

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Annette Nord  
Notary Public

7-25-01  
Commission Expiration



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Notary Public

7-25-01  
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Final Plat.

  
Mayor

## VILLAGE CLERK APPROVAL

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and accepts the offer of Dedication.

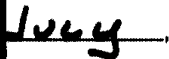
  
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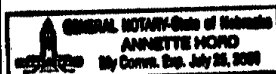
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REV: 06/30/98