

ESTATES PROVENCE

PHASE 2 - LOTS 27 THROUGH 45, AND OUTLOT B

A PLATTING OF PART OF THE SE 1/4 AND PART OF THE NE 1/4, ALL IN SECTION 35, T15N, R9E OF THE 6th P.M., SAUNDERS COUNTY, NEBRASKA.

CENTERLINE CURVE DATA				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
A	13°00'00"	150.40'	299.50'	1320.00'
B	17°14'07"	181.71'	380.53'	1265.00'
C	12°42'42"	200.50'	399.35'	1800.00'

SAUNDERS COUNTY SURVEYOR
THIS PLAT WAS APPROVED BY THE SAUNDERS COUNTY SURVEYOR
THIS _____ DAY OF _____, 2005.

DON LARA
REGISTERED DEED
SAUNDERS CO. NEB.
2005 APR 20 PM 1:26
3004 4 PAGE 556
OF PLAT INSTR. 352
Don

SURVEYOR'S CERTIFICATE

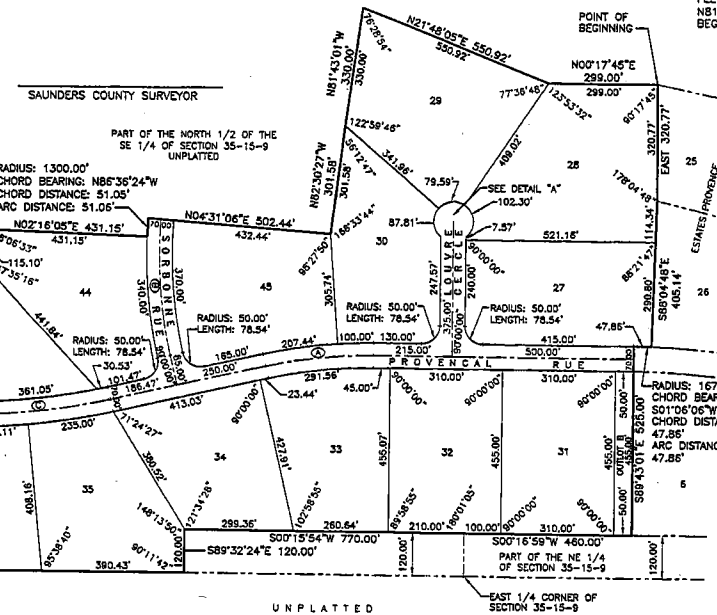
I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITH SAID SUBDIVISION TO BE KNOWN AS ESTATES PROVENCE PHASE 2, LOTS 27 THROUGH 45, AND OUTLOT B, BEING A PLATTING OF PART OF THE SE 1/4 AND PART OF THE NE 1/4, ALL IN SECTION 35, T15N, R9E OF THE 6th P.M., SAUNDERS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF LOT 25, ESTATES PROVENCE, LOTS 1 THROUGH 26 AND OUTLOT A, A SUBDIVISION IN SAID SAUNDERS COUNTY; THENCE EASTERLY ON THE SOUTHERLY LINES OF SAID ESTATES PROVENCE ON THE FOLLOWING DESCRIBED 4 COURSES: THENCE EAST (ASSUMED BEARING) 320.77 FEET; THENCE S89°04'48"E 405.14 FEET; THENCE SOUTHWESTERLY ON A NON-TANGENT BEARING 1675.31 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING 50°08'06"W 47.86 FEET, AN ARC DISTANCE OF 47.86 FEET; THENCE S89°43'01"E 525.00 FEET TO THE SE CORNER OF SAID LOT 6; THENCE S00°16'59"W 460.00 FEET ON A LINE 120.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NE 1/4 TO THE SOUTH LINE THEREOF; THENCE S00°15'54"W 770.00 FEET ON A LINE 120.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SE 1/4; THENCE S89°32'24"E 120.00 FEET ON A LINE 770.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SE 1/4 TO THE EAST LINE THEREOF; THENCE S00°15'54"W 1856.72 FEET ON THE EAST LINE OF SAID SE 1/4 TO THE SE CORNER THEREOF; THENCE S00°15'54"W 1856.72 FEET ON THE SOUTH LINE OF SAID SE 1/4 TO THE WEST LINE OF THE EAST 25 ACRES OF THE SE 1/4 OF SAID SE 1/4; THENCE N00°00'19"W 1314.59 FEET ON THE WEST LINE OF SAID EAST 25 ACRES TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID SE 1/4; THENCE N89°37'22"W 115.10 FEET ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SE 1/4; THENCE N02°18'05"E 431.15 FEET; THENCE NORTHWESTERLY ON A NON-TANGENT 1300.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N86°36'24"W, CHORD DISTANCE 51.05 FEET, AN ARC DISTANCE OF 51.05 FEET; THENCE N04°31'06"E 502.44 FEET ON A NON-TANGENT LINE; THENCE N82°30'27"W 331.58 FEET; THENCE N81°43'01"W 330.00 FEET; THENCE N21°48'05"E 550.92 FEET; THENCE N00°17'45"E 299.00 FEET TO THE POINT OF BEGINNING.

NOTE:
DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.

SEWER AND DRAINAGE EASEMENT
(SEE RECORDED DOCUMENT)



PART OF THE SOUTH 1/2 OF THE
SE 1/4 OF SECTION 35-15-9
UNPLATTED



JANUARY 12, 2004
DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE LLOYD H. BOONE AND JUDY L. BOONE, HUSBAND AND WIFE BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND AN OUTLOT TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO HEREAFTER TO BE KNOWN AS ESTATES PROVENCE PHASE 2, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION, SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE ABOVE SAID USES OR RIGHTS HEREIN GRANTED.

Lloyd H. Boone
LLOYD H. BOONE

Judy L. Boone
JUDY L. BOONE

ACKNOWLEDGEMENT OF NOTARY

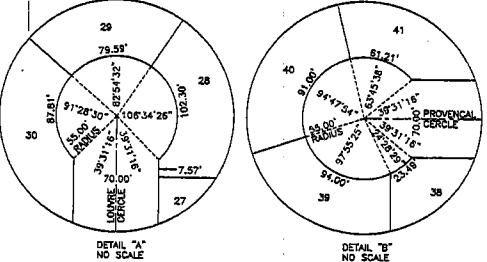
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF APRIL, 2005
BY LLOYD H. BOONE AND JUDY L. BOONE, HUSBAND AND WIFE.

Joseph C. Franco
JOSEPH C. FRANCO
NOTARY PUBLIC

SAUNDERS COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE THIS 20th DAY OF APRIL, 2005.

Patricia A. Robertson
SAUNDERS COUNTY TREASURER



SAUNDERS COUNTY PLANNING COMMISSION
THE SAUNDERS COUNTY PLANNING COMMISSION HEREBY APPROVES THIS PLAT OF ESTATES PROVENCE PHASE 2 ON
THIS 12th DAY OF February, 2005.

Chris Proffner
CHAIRMAN

SAUNDERS COUNTY BOARD OF SUPERVISORS
THE SAUNDERS COUNTY BOARD OF SUPERVISORS HEREBY APPROVES THIS PLAT OF ESTATES PROVENCE PHASE 2 ON
THIS 2nd DAY OF April, 2005.

Lucretia R. Spaul
CHAIRMAN

ATTEST: *[Signature]*
COUNTY CLERK

1"=200'
DATE: JAN. 12, 2005
DRAWN BY: JNZ
CHECKED BY: DJIN
REVISION: 1

ESTATES PROVENCE
PHASE 2
FINAL PLAT

THOMPSON, DREESSEN & DORNER, INC.
Civil Engineers & Land Surveyors
1038 E. OLD MILL ROAD CHAMPA, NEBRASKA 68164
TEL: 402-335-3000 FAX: 402-335-3000
EMAIL: TDORNER@DSDCO.COM WWW.WWW.DSDCO.COM

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