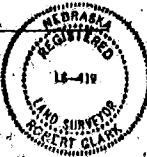


24; and also part of Lot 1 in said NE 1/4 of Section 24; and also all of Sub Lot 1 of Lot 1 in said NE 1/4 of Section 24; all located in Township 21 North, Range 10 East of the 6th P.M., Burt County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said SE 1/4 of Section 13; thence 90°11'55\"/>

Containing an area of 282.188 acres, more or less.

*Robert Clark*  
Robert Clark L.S. 419



Oct. 23, 1996  
Date

**DEDICATION**

Know all men by these presents that we, Bucktown Development Group, L.L.C., owner of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known, as Northridge Country Club Estates (lots numbered as shown), and we do hereby ratify and approve the disposition of our property, and we do hereby dedicate to the public for public use the streets, avenues, and circles, and we do hereby grant the easements, all as shown on this plat, and we do further grant a perpetual easement to the Nebraska Public Power District, U.S. West Communications and any company which has been granted a franchise 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, cables, conduits 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 the reception 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 set our hands this 11 day of March 1997

BUCKTOWN DEVELOPMENT GROUP, L.L.C.

*Larry Nelson*  
By: Larry Nelson, President

FILED  
1997 APR 17 AM 8:40  
BURT COUNTY CLERK

FINAL PLAT

Recorded 4-17-97 8:40 a.m. in *Map* Book 43 Page 240 Burt Co. NE  
261

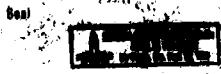
**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA  
155  
COUNTY OF BURT

On this 11 day of March, 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Larry Nelson, President of Bucktown Development Group, L.L.C., who is personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as such officer of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

*Louise E. Ruppel*  
Notary Public



or delinquent against the  
said in this plat as shown

3/96  
1/97

*See Original Map on wall*

**E&A CONSULTING**  
5316 SOUTH 120th STREET, DAWNA, NE 68137 • (402) 885-4700

**NORTHBRIDGE COUNTRY CLUB ESTATES**  
TEKAMAH, NEBRASKA

FILED  
1997 APR 17 AM 8:40  
BURT COUNTY CLERK

FINAL PLAT

DATE	9-15-95	REVISION	1
BY	SEC 4	DATE	1/97
SCALE	1" = 100'	BY	1/2



E&A CONSULTING GROUP  
5215 SOUTH 135th STREET • OMAHA, NE 68137 • (402) 895-4700 • FAX (402) 895-3000

NORTHRIDGE COUNTRY CLUB ESTATES  
TEKAMAH, NEBRASKA

FINAL PLAT

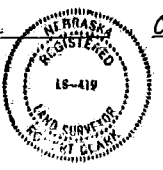
**SURVEYOR'S CERTIFICATE**

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat and that a bond has been furnished to the City of Tekamah to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in Northridge Country Club Estates (lots numbered as shown) being a platting of all of the SE 1/4 of Section 13; and also all of the East 1/2 of the SW 1/4 of said Section 13; and also all of Sub Lot 1 of Lot 2 in the NE 1/4 of Section 24; and also all of Sub Lot 2 of Lot 2 in said NE 1/4 of Section 24; and also part of Lot 1 in said NE 1/4 of Section 24; and also all of Sub Lot 1 of Lot 1 in said NE 1/4 of Section 24; all located in Township 21 North, Range 10 East of the 6th P.M., Burt County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said SE 1/4 of Section 13; thence S00°11'56"W (assumed bearing) along the East line of said SE 1/4 of Section 13, a distance of 2651.20 feet to the Southeast corner of said SE 1/4 of Section 13, said point also being the Northeast corner of said Lot 1 in the NE 1/4 of Section 24; thence S00°27'04"W along the East line of said NE 1/4 of Section 24, a distance of 1330.04 feet to the Southeast corner of said Sub Lot 1 of Lot 1 in the NE 1/4 of Section 24; thence along the Southerly line of said Sub Lot 1 of Lot 1 in the NE 1/4 of Section 24 and also along the Southerly line of said Lot 1 in the NE 1/4 of Section 24; and also along the Southerly line of said Sub Lot 2 of Lot 2 in the NE 1/4 of Section 24 and also along the Southerly line of said Sub Lot 1 of Lot 2 in the NE 1/4 of Section 24, on the following described courses; thence N64°29'46"W, a distance of 1912.43 feet; thence N61°41'39"W, a distance of 308.26 feet; thence N60°15'10"W, a distance of 726.33 feet to the Southwest corner of said SE 1/4 of Section 13; thence S89°54'49"W along the South line of said SW 1/4 of Section 13, a distance of 1323.18 feet to the Southwest corner of said East 1/2 of the SW 1/4 of Section 13; thence N00°28'09"E, along the West line of said East 1/2 of the SW 1/4 of Section 13, a distance of 2643.55 feet to the Northwest corner of said East 1/2 of the SW 1/4 of Section 13; thence N89°51'33"E along the North line of said SW 1/4 and the North line of said SE 1/4 of Section 13, a distance of 3949.32 feet to the point of beginning

Containing an area of 282.189 acres, more or less.

*Robert Clark*  
Robert Clark L.S. 419



Oct 23, 1996  
Date

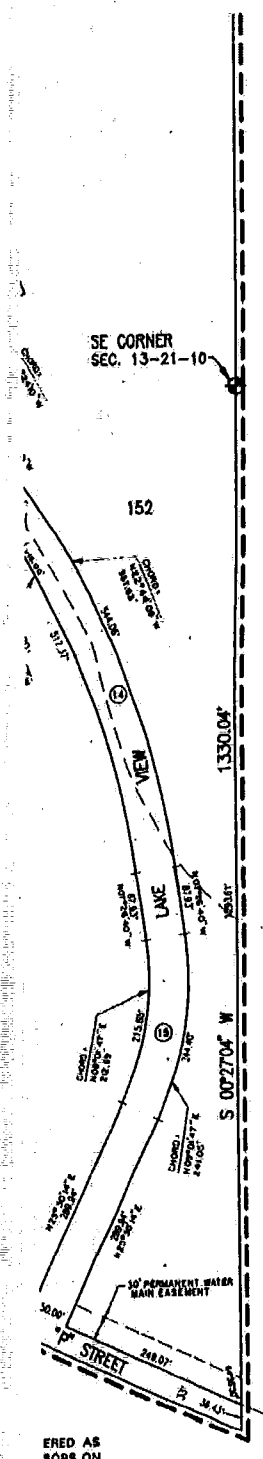
**DEDICATION**

Know all men by these presents that we, Bucktown Development Group, L.L.C. owner of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known, as Northridge Country Club Estates (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property, and we do hereby dedicate to the public for public use the streets, avenues, and circles, and we do hereby grant the easements, all as shown on this plat, and we do further grant a perpetual easement to the Nebraska Public Power District, U.S. West Communications and any company which has been granted a franchise 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, cables, conduits 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 the sounds of all kinds including signals provided by a cable television system, and the rear boundary lines of all interior lots; an eight-foot (8') wide strip of land abutting all front and side 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 set our hands this 11 day of March 1997

BUCKTOWN DEVELOPMENT GROUP, L.L.C.

*Larry Nelson*  
By: Larry Nelson, President



ERED AS  
SORB ON

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA  
JSS  
COUNTY OF BURT

023152

24

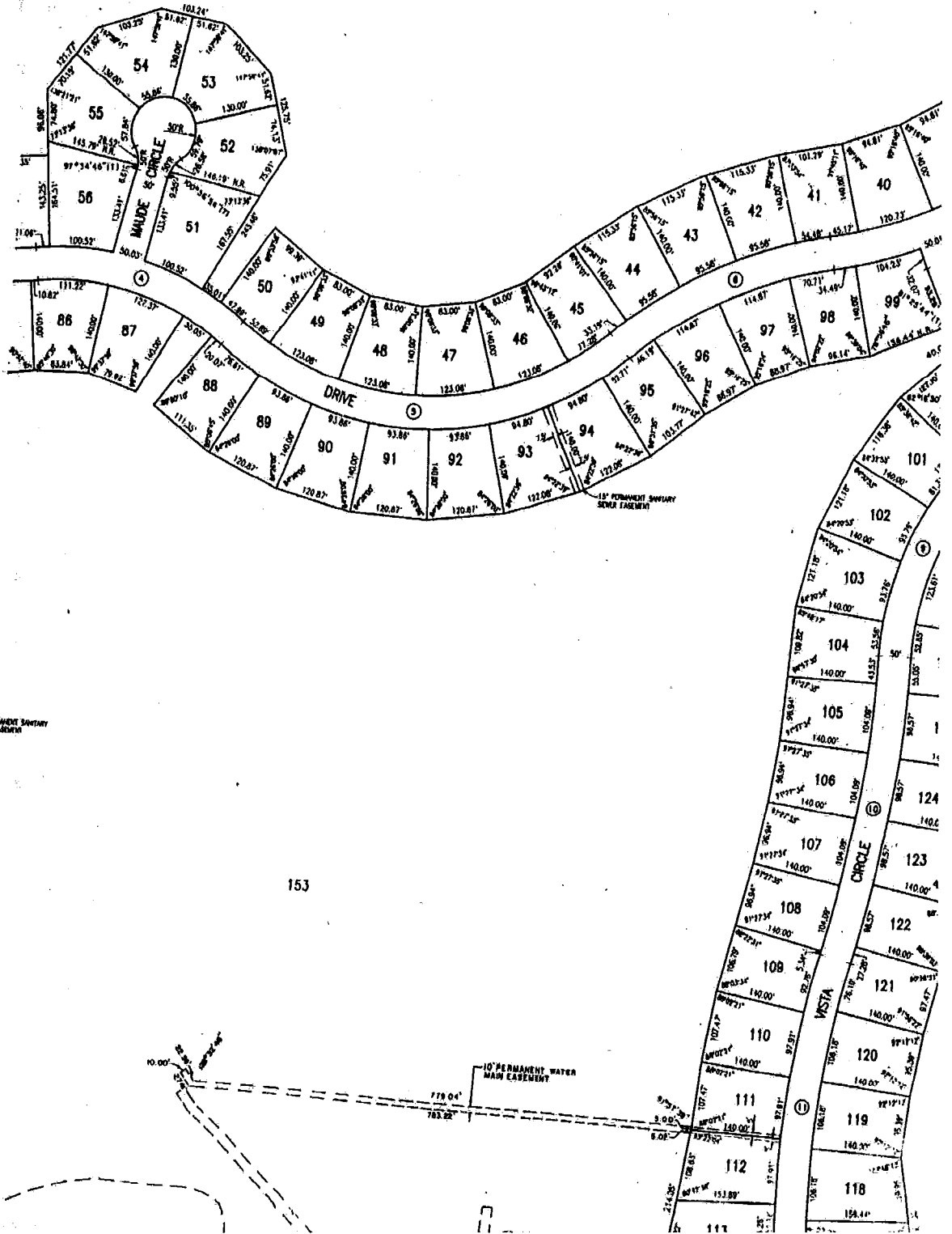
On this 11 day of March 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Larry Nelson, President of Bucktown Development Group, L.L.C., who is personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution

242

N 89°51'33" E

318.32'

# NORTHRIDGE COUNTRY CLUB ESTATES

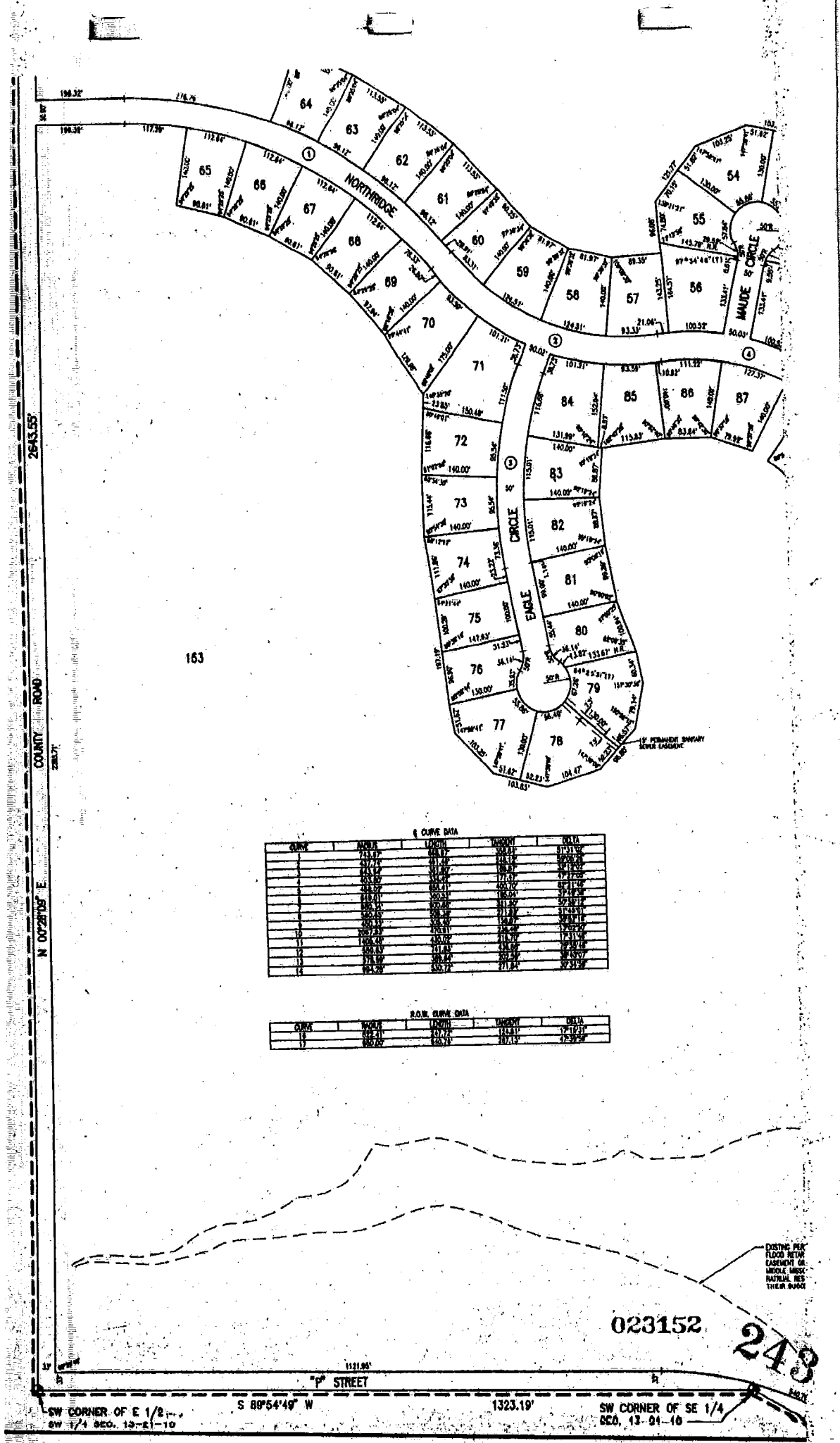


153

PERMANENT SANITARY SEWER

10' PERMANENT WATER MAIN EXHIBENT

15' PERMANENT SANITARY SEWER TAKEOFF



COUNTY ROAD 2643.55'

N 0°28'08" E

163

6 CURVE DATA

STATION	CHORD	ANGLE	CHORD	ANGLE
1	100.00	90.00	100.00	90.00
2	100.00	90.00	100.00	90.00
3	100.00	90.00	100.00	90.00
4	100.00	90.00	100.00	90.00
5	100.00	90.00	100.00	90.00
6	100.00	90.00	100.00	90.00
7	100.00	90.00	100.00	90.00
8	100.00	90.00	100.00	90.00
9	100.00	90.00	100.00	90.00
10	100.00	90.00	100.00	90.00
11	100.00	90.00	100.00	90.00
12	100.00	90.00	100.00	90.00
13	100.00	90.00	100.00	90.00
14	100.00	90.00	100.00	90.00
15	100.00	90.00	100.00	90.00
16	100.00	90.00	100.00	90.00
17	100.00	90.00	100.00	90.00
18	100.00	90.00	100.00	90.00
19	100.00	90.00	100.00	90.00
20	100.00	90.00	100.00	90.00

8 CURVE DATA

STATION	CHORD	ANGLE	CHORD	ANGLE
1	100.00	90.00	100.00	90.00
2	100.00	90.00	100.00	90.00
3	100.00	90.00	100.00	90.00
4	100.00	90.00	100.00	90.00
5	100.00	90.00	100.00	90.00
6	100.00	90.00	100.00	90.00
7	100.00	90.00	100.00	90.00
8	100.00	90.00	100.00	90.00
9	100.00	90.00	100.00	90.00
10	100.00	90.00	100.00	90.00
11	100.00	90.00	100.00	90.00
12	100.00	90.00	100.00	90.00
13	100.00	90.00	100.00	90.00
14	100.00	90.00	100.00	90.00
15	100.00	90.00	100.00	90.00
16	100.00	90.00	100.00	90.00
17	100.00	90.00	100.00	90.00
18	100.00	90.00	100.00	90.00
19	100.00	90.00	100.00	90.00
20	100.00	90.00	100.00	90.00

EXISTING PER FLOOD RETAIN CASHEMENT OF MIDDLE MISSOURI NATURAL RES THEIR BOUND

023152

243

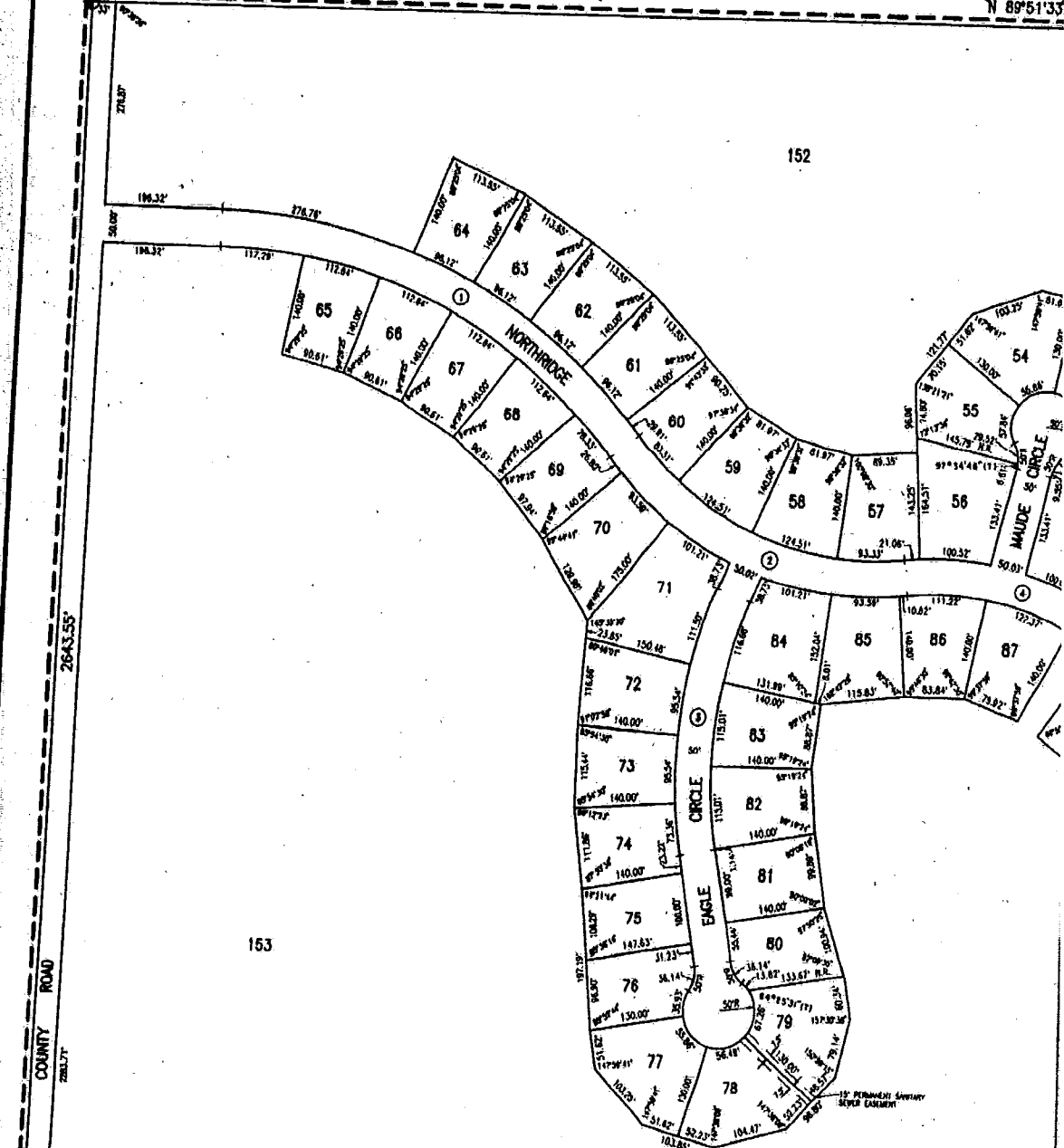
1121.96' STREET

SW CORNER OF E 1/2 S 89°54'49" W 1323.19' SW CORNER OF SE 1/4 SEC. 13-01-10

244

NW CORNER OF E 1/2  
SW 1/4 SEC. 13-21-10

N 89°51'33"



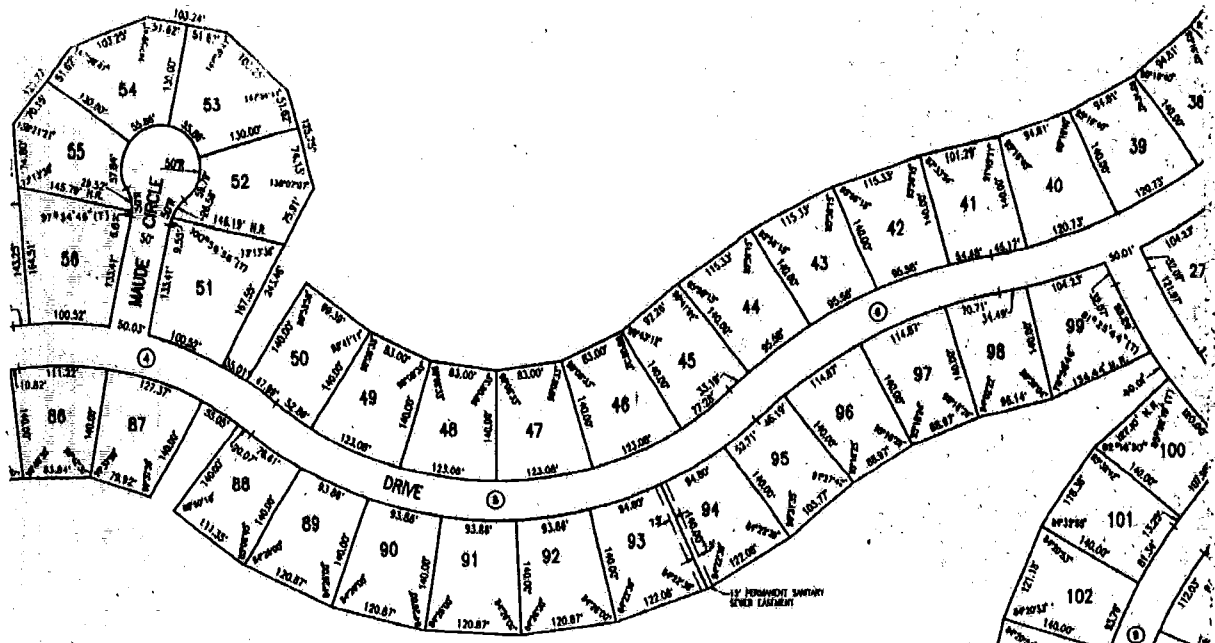
153

E CURVE DATA

CURVE	INDICUS	LENGTH	TANGENT	DATA
1	112.60'	140.00'	112.60'	140.00'
2	112.60'	140.00'	112.60'	140.00'
3	112.60'	140.00'	112.60'	140.00'
4	112.60'	140.00'	112.60'	140.00'
5	112.60'	140.00'	112.60'	140.00'
6	112.60'	140.00'	112.60'	140.00'
7	112.60'	140.00'	112.60'	140.00'
8	112.60'	140.00'	112.60'	140.00'
9	112.60'	140.00'	112.60'	140.00'
10	112.60'	140.00'	112.60'	140.00'
11	112.60'	140.00'	112.60'	140.00'
12	112.60'	140.00'	112.60'	140.00'
13	112.60'	140.00'	112.60'	140.00'
14	112.60'	140.00'	112.60'	140.00'

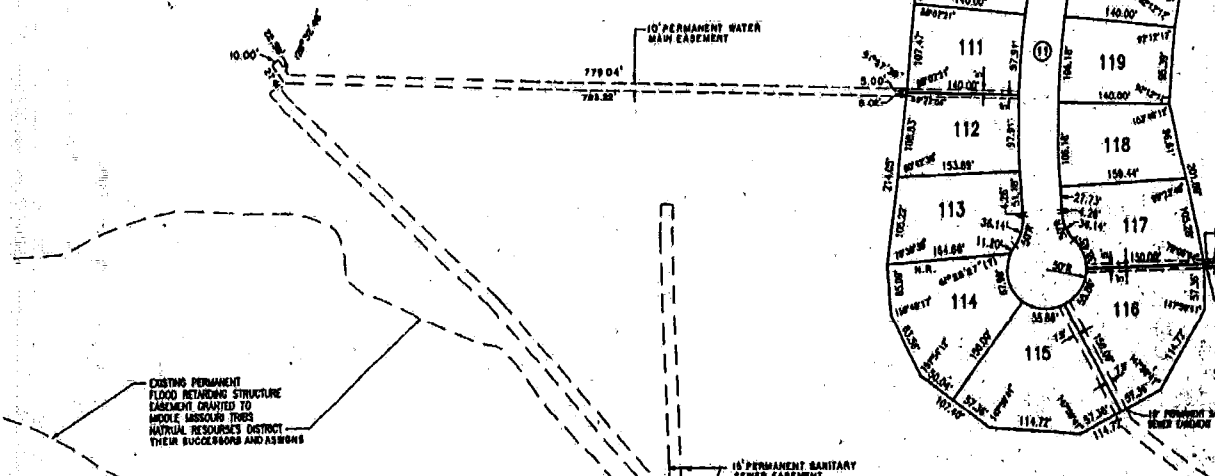
R.O.V. CURVE DATA

CURVE	INDICUS	LENGTH	TANGENT	DATA
1	112.60'	140.00'	112.60'	140.00'
2	112.60'	140.00'	112.60'	140.00'



PERMANENT SANITARY EASEMENT

153



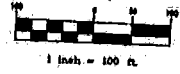
OF SE 1/4  
10

023152

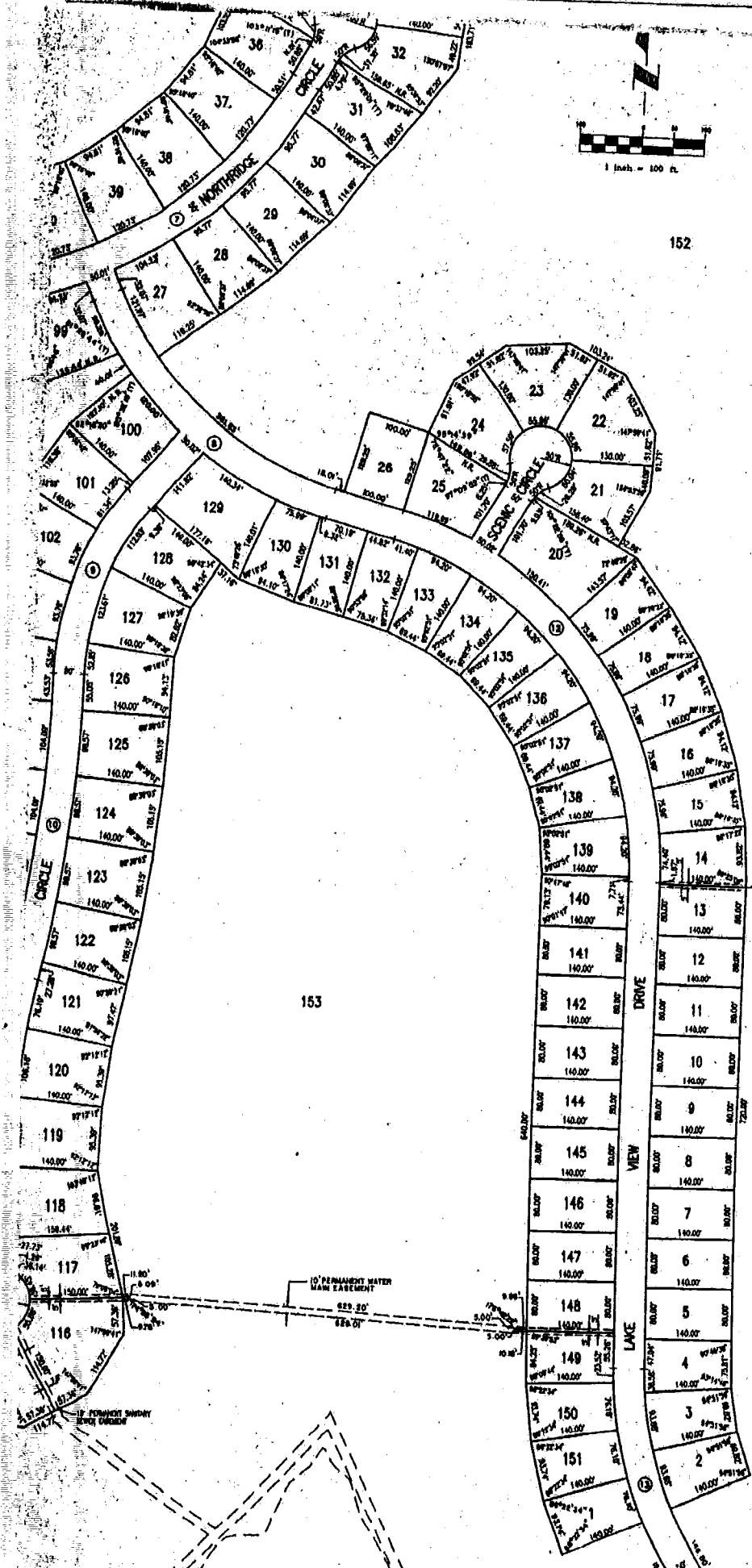
SEE SHEET 1 OF 2

245

240



152



2051.20'

S 00°11'56" W

10' PERMANENT WATER MAIN EASEMENT

153

10' PERMANENT WATER MAIN EASEMENT

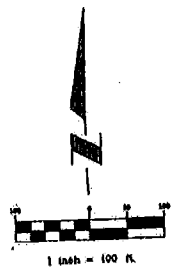
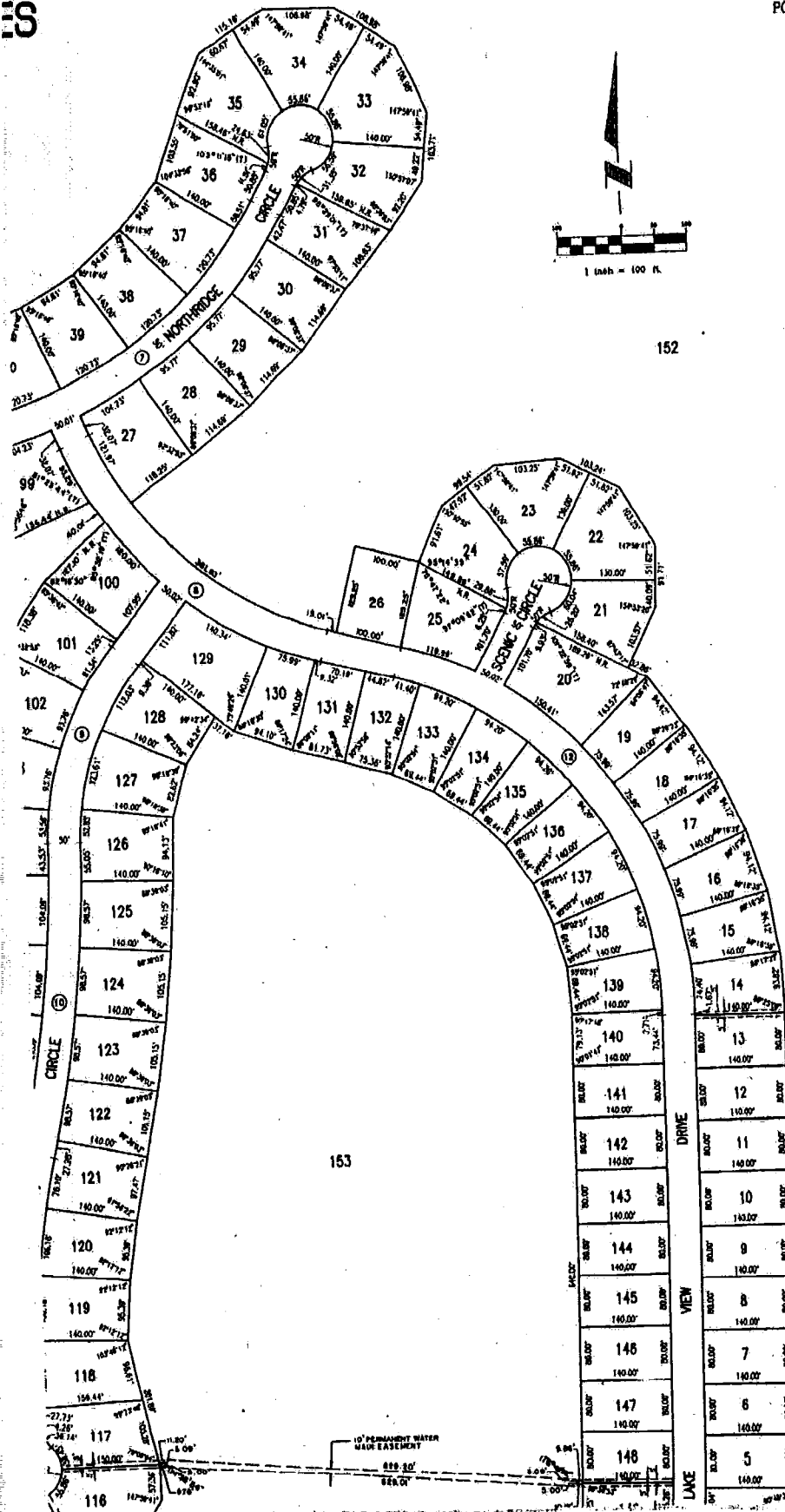
023152

SE CORNER OF SE 1/4 SEC. 13-21-10

3949.32'

NE CORNER OF SE 1/4  
SEC. 13-21-10  
POINT OF BEGINNING

18



152

153

2651.20'

S. 00°11'55" W

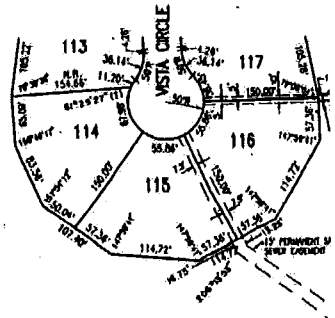
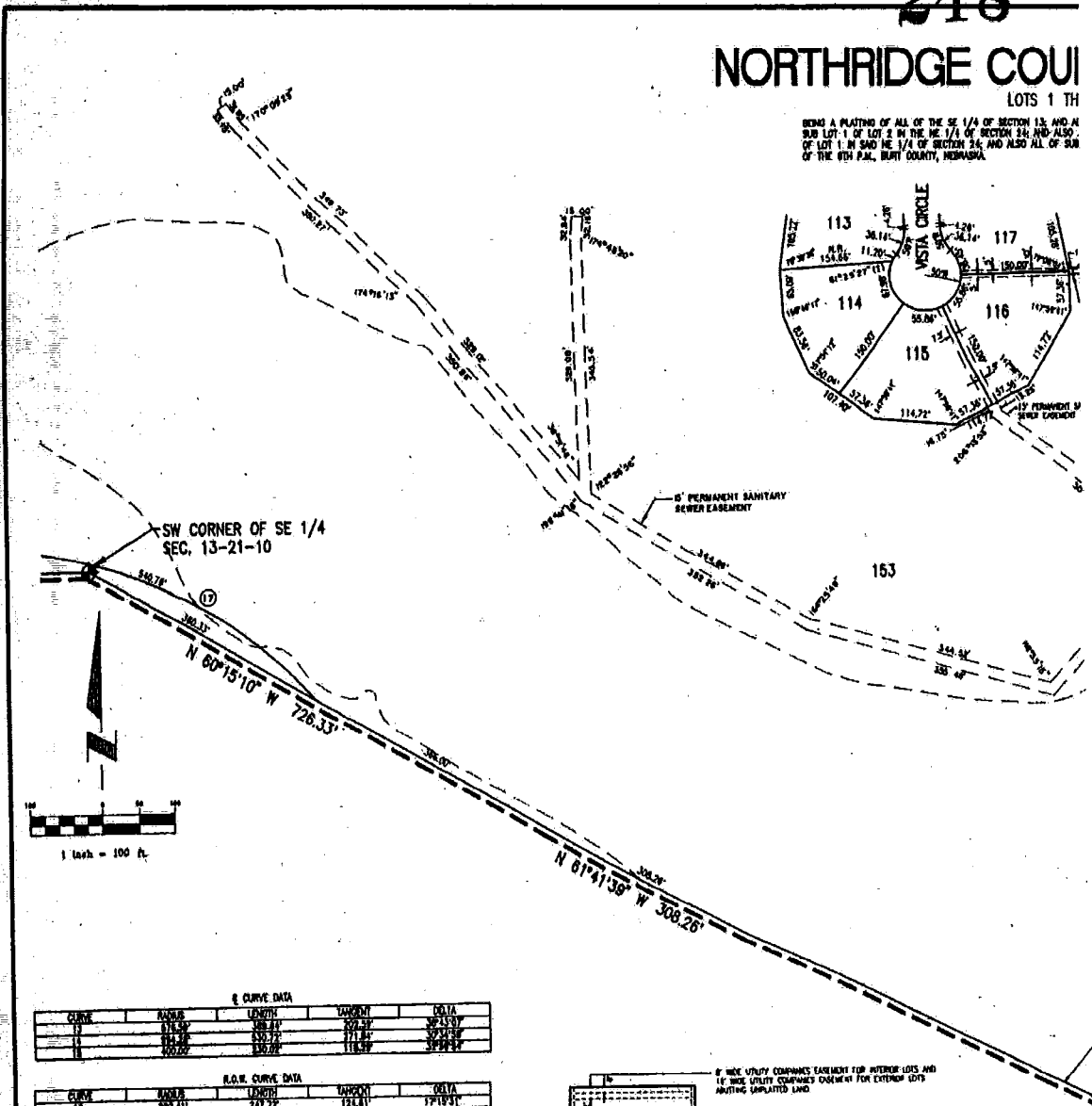
023152  
247



NORTHRIDGE COU

LOTS 1 TH

BEING A PLATTING OF ALL OF THE SE 1/4 OF SECTION 13, AND A SUB LOT 1 OF LOT 2 IN THE NE 1/4 OF SECTION 24, AND ALSO OF LOT 1 IN SAID NE 1/4 OF SECTION 24, AND ALSO ALL OF SUB OF THE 9TH P.M., BURT COUNTY, NEBRASKA.



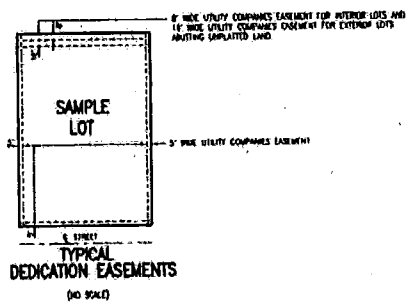
Curve Data

CURVE	RADIUS	LENGTH	TANGENT	DATA
1	115.00	100.00	115.00	90°00'00"
2	100.00	100.00	115.00	90°00'00"

R.O.M. Curve Data

CURVE	RADIUS	LENGTH	TANGENT	DATA
1	115.00	100.00	115.00	90°00'00"
2	100.00	100.00	115.00	90°00'00"



- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (R.A.).
  3. ALL STREET CENTERLINES AT ALL STREET INTERSECTIONS ARE RADIAL OR PERPENDICULAR TO EACH OTHER.
  4. ALL ANGLES SHOWN WITH (T) ARE REFERENCED TO THE TANGENT LINE OF THE STREET RIGHT-OF-WAY CURVE.
  5. 8" x 8" x 18" IRON WILL BE PLACED AT ALL CORNERS OF THE BOUNDARY, LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES.

REVIEW OF BURT COUNTY SURVEYOR

This plat of the Northridge County Club Estates (lots numbered as shown) was reviewed by the office of the Burt County Surveyor on this 23 day of Dec 1994

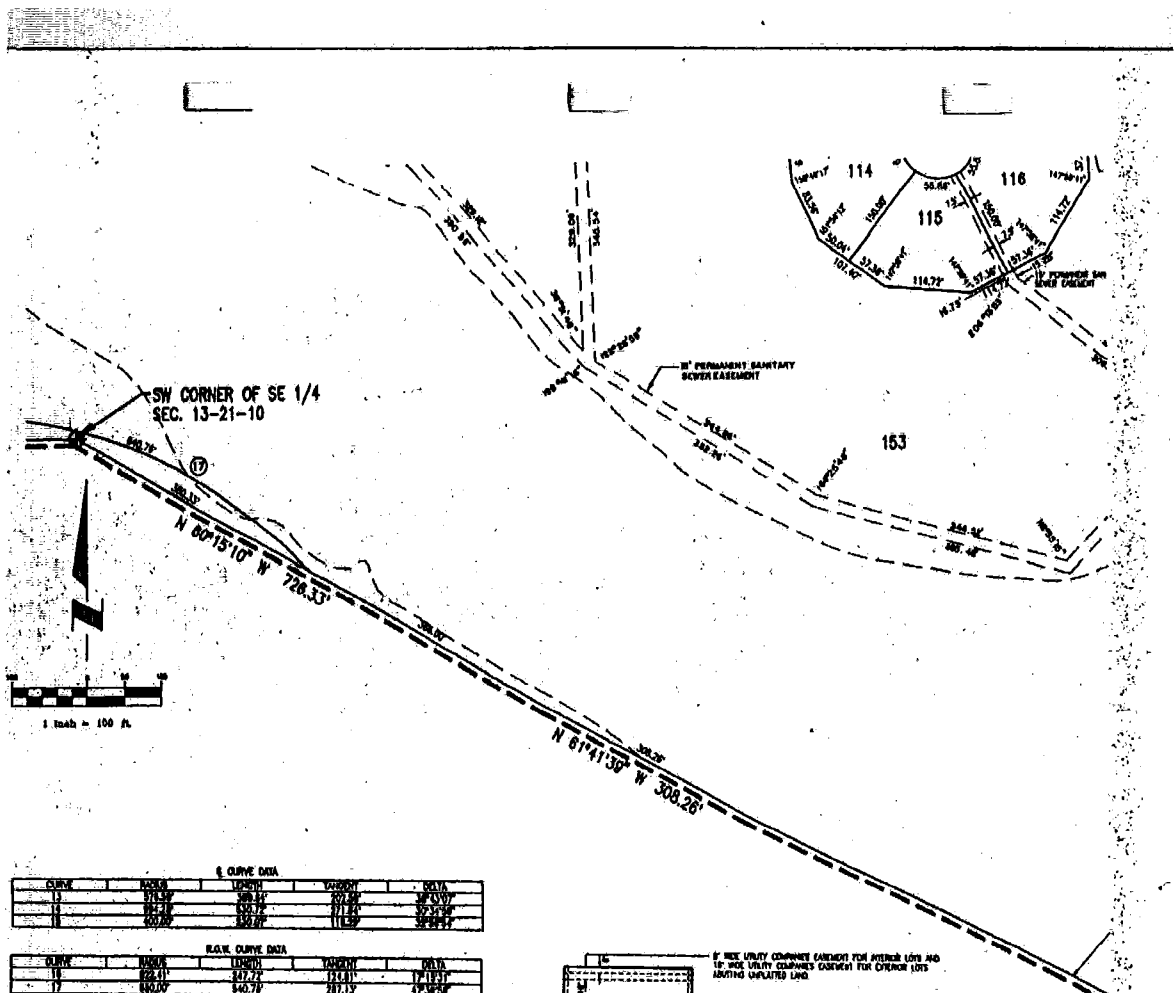
*Don P. Young* 1-29-97  
BURT COUNTY SURVEYOR

TEKAMAH CITY COUNCIL ACCEPTANCE

This plat of Northridge County Club Estate approved by the City Council of Tekamah

*R.H. Jones*  
MAYOR

ATTEST *Sandra Jensen*  
CITY CLERK



**1. CURVE DATA**

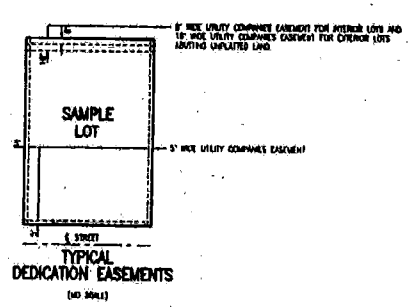
CURVE	CHORD	ARC	ANGLE	PIVOT	DATA
1	114.72	114.72	90.00	114.72	114.72
2	229.44	229.44	90.00	229.44	229.44

**2. B.L.W. CURVE DATA**

CURVE	CHORD	ARC	ANGLE	PIVOT	DATA
1	229.44	229.44	90.00	229.44	229.44
2	458.88	458.88	90.00	458.88	458.88

- NOTES:**
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  2. ALL LOT LINES ARE PARALLEL TO CURVED STREETS UNLESS SHOWN AS (A.R.).
  3. ALL STREET CENTERLINES AT ALL STREET INTERSECTIONS ARE PARALLEL OR PERPENDICULAR TO EACH OTHER.
  4. ALL ANGLES SHOWN WITH (1) ARE REFERENCED TO THE TANGENT LINE OF THE STREET RIGHT-OF-WAY CURVE.
  5. 5/8" x 10" MARKS WILL BE PLACED AT ALL CORNERS OF THE BOUNDARY, LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES.



**REVIEW OF BURT COUNTY SURVEYOR**

This plat of the Northridge Country Club Estates (lots numbered as shown) was reviewed by the office of the Burt County Surveyor on this 12 day of February, 1997.

*[Signature]*  
BURT COUNTY SURVEYOR

**TEKAMAH CITY COUNCIL ACCEPTANCE**

This plat of Northridge Country Club Estates approved by the City Council of Tekamah on

*[Signature]*  
MAYOR

ATTEST *[Signature]*  
CITY CLERK

**APPROVAL OF CITY ENGINEER OF TEKAMAH**

I hereby approve this plat of Northridge Country Club Estates (lots numbered as shown) this 12th day of FEBRUARY, 1997.

*[Signature]*  
CITY ENGINEER

**APPROVAL OF TEKAMAH CITY PLANNING C.**

This plat of Northridge Country Club Estates approved by the City Planning Commission of

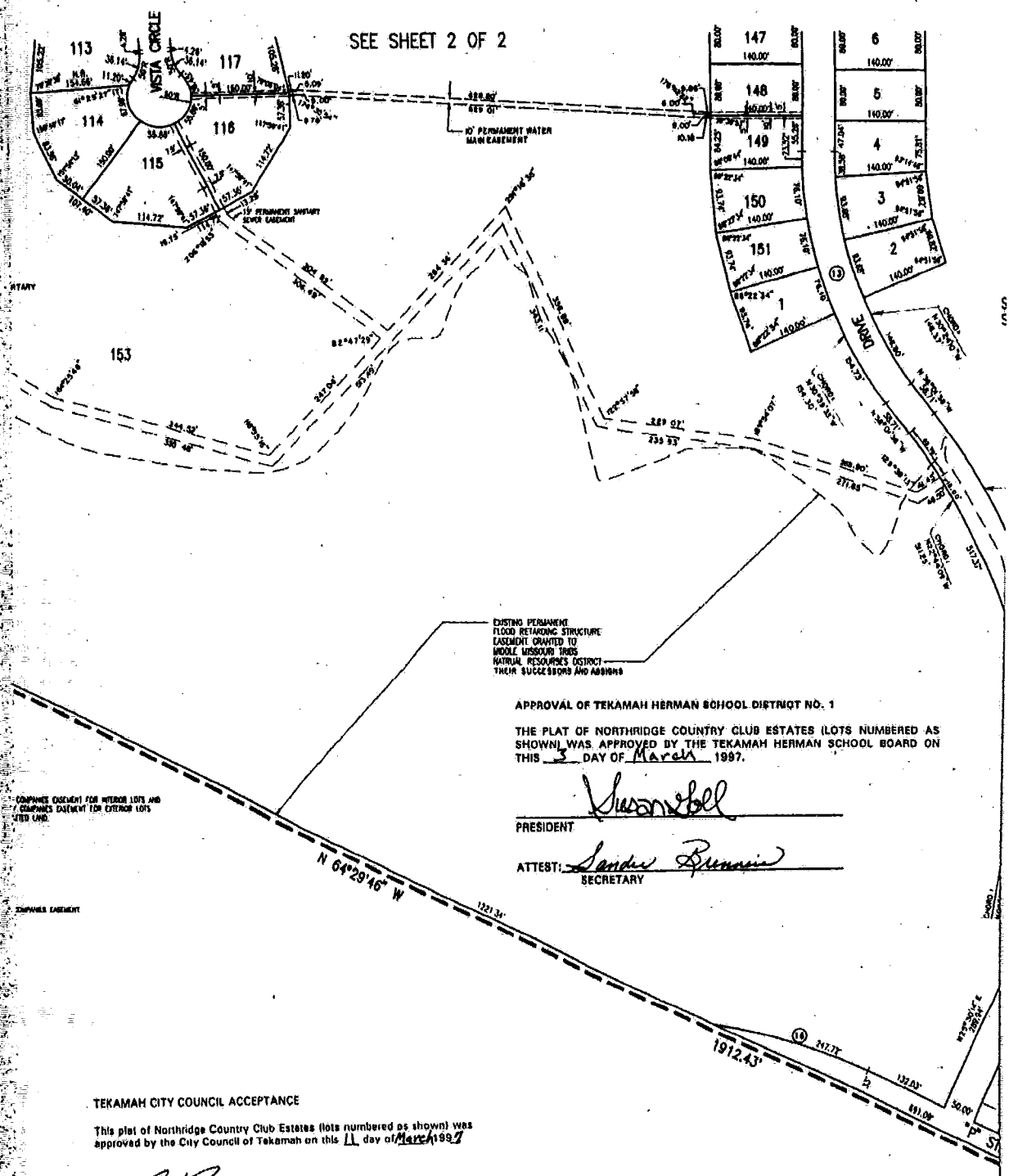
*[Signature]*  
CHAIRMAN OF CITY PLANNING COMMISSION

# NORTHBRIDGE COUNTRY CLUB ESTATES

LOTS 1 THRU 153 INCLUSIVE

BEING A PLATING OF ALL OF THE SE 1/4 OF SECTION 13, AND ALSO ALL OF THE E 1/2 OF THE SW 1/4 OF SAID SECTION 13, AND ALSO ALL OF SAID LOT 1 OF LOT 2 IN THE NE 1/4 OF SECTION 24, AND ALSO ALL OF SAID LOT 1 OF LOT 2 IN SAID NE 1/4 OF SECTION 24, AND ALSO ALL OF SAID LOT 1 OF LOT 1 IN SAID NE 1/4 OF SECTION 24, ALL LOCATED IN T 21 N, R 10 E OF THE 6TH P.M., BURT COUNTY, NEBRASKA.

250



SEE SHEET 2 OF 2

EXISTING PERMANENT FLOOD RETAINING STRUCTURE EASEMENT GRANTED TO MOBILE MISSOURI TRAILS NATURAL RESOURCES DISTRICT THEIR SUCCESSORS AND ASSIGNS

APPROVAL OF TEKAMAH HERMAN SCHOOL DISTRICT NO. 1

THE PLAT OF NORTHBRIDGE COUNTRY CLUB ESTATES (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE TEKAMAH HERMAN SCHOOL BOARD ON THIS 3 DAY OF March 1997.

*Suzanne Bell*

PRESIDENT

ATTEST: *Sandra Brunner*

SECRETARY

COMPANIES EASEMENT FOR INTERIOR LOTS AND COMPANIES EASEMENT FOR EXTERIOR LOTS (SEE UND.)

COMPANIES EASEMENT

TEKAMAH CITY COUNCIL ACCEPTANCE

This plat of Northridge Country Club Estates (lots numbered as shown) was approved by the City Council of Tekamah on this 11 day of March 1997.

*R.H. Brunner*  
MAYOR

ATTEST: *Sandra Brunner*  
CITY CLERK

*Philip W. McLeigh*  
PRESIDENT OF COUNCIL

BURT COUNTY BOARD OF SUPERVISORS

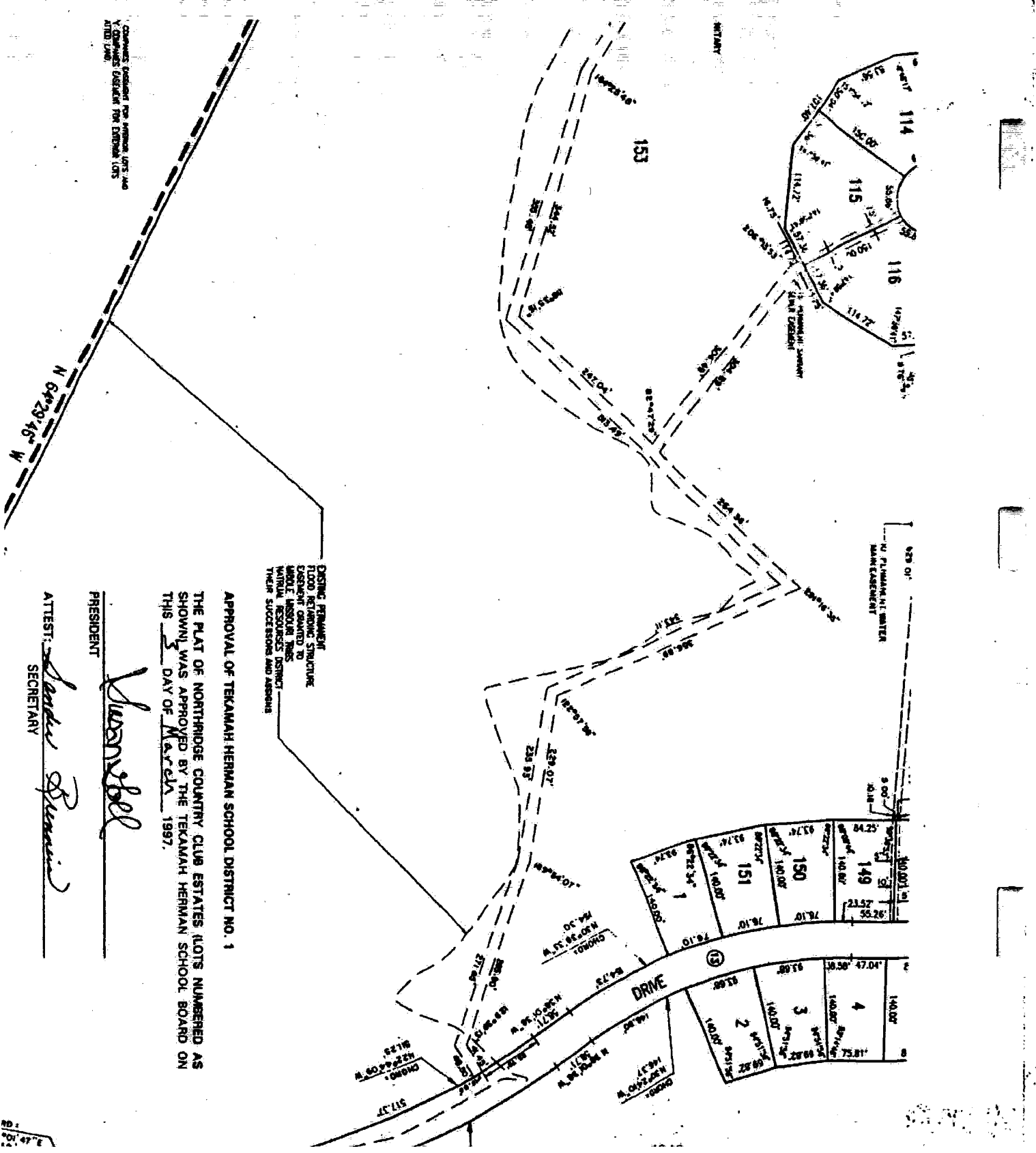
THIS PLAT OF NORTHBRIDGE COUNTRY CLUB ESTATES (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE BURT COUNTY BOARD OF SUPERVISORS ON THIS 11 DAY OF March 1997.

*John E. Lamm*  
CHAIR

ATTEST: *John Davis*  
CLERK



023152



CONTRACTS CONTAINING THE ORIGINAL LOTS AND  
 Y-COORDINATE COORDINATE FOR EXISTING LOTS  
 AND LOTS

EXISTING REMNANT  
 FLOOD RETAINING STRUCTURE  
 EASEMENT GRANTED TO  
 WHOLE LESSOR FOR THE  
 MAINTENANCE OF THE DISTRICT  
 THEIR SUCCESSORS AND ASSIGNS

APPROVAL OF TEKAMAH HERMAN SCHOOL DISTRICT NO. 1  
 THE PLAT OF NORTHRIDGE COUNTRY CLUB ESTATES (LOTS NUMBERED AS  
 SHOWN) WAS APPROVED BY THE TEKAMAH HERMAN SCHOOL BOARD ON  
 THIS 3 DAY OF MARCH 1997.

PRESIDENT

*Susan Bell*

ATTEST:

*Leah R. Pinner*  
 SECRETARY

3.47 47 189

PROJECT NO. \_\_\_\_\_

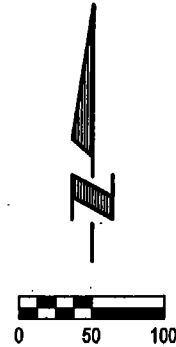
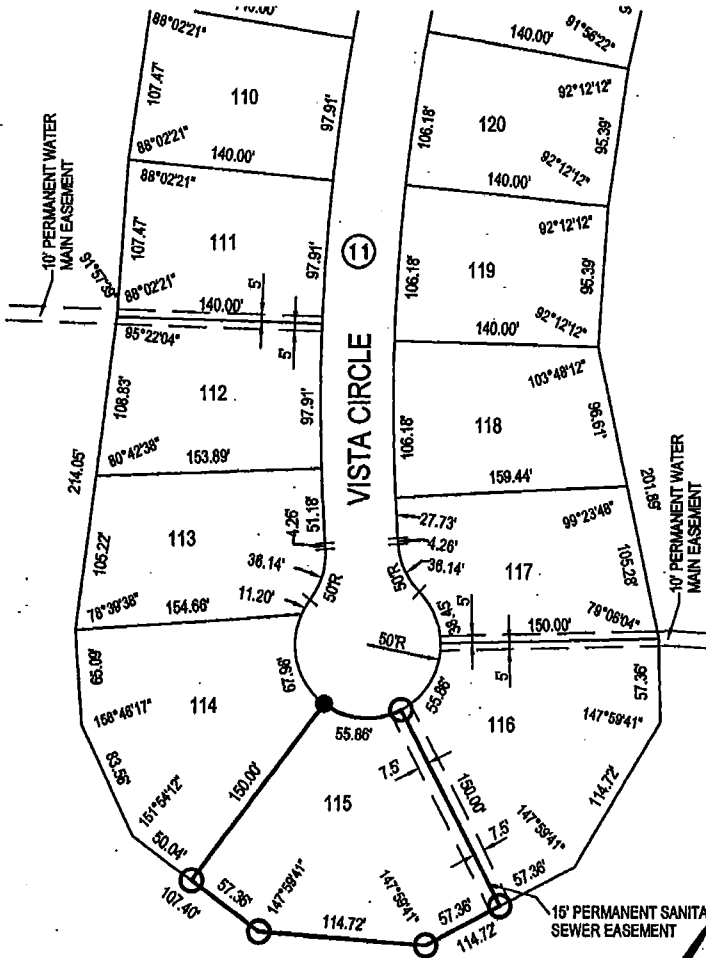
County Surveyor and Engineer  
Burt County

LOCATION \_\_\_\_\_

**LAND SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA

LEGAL DESCRIPTION: LOT 115, NORTHRIDGE COUNTRY CLUB ESTATES, A SUBDIVISION LOCATED IN THE SE 1/4 OF SECTION 13; AND ALSO ALL OF THE EAST 1/2 OF THE SW 1/4 OF SAID SECTION 13; AND ALSO THE NE 1/4 OF SECTION 24; ALL LOCATED IN TOWNSHIP 21 NORTH, RANGE 10 EAST OF THE 6TH P.M., BURT COUNTY, NEBRASKA. RECORDED 04-17-1997 IN MISCELLANEOUS BOOK 43, PAGE 240.



Scale: 1" = 100'

**LEGEND**

- PINS FOUND  
5/8" REBAR  
UNLESS NOTED
- PINS SET  
5/8" REBAR  
UNLESS NOTED

**SURVEY RECORD REPOSITORY  
RECEIVED**  
 JAN 18 2007  
 \$ 250  
 County Burt  
 796-737

*Robert Clark*  
 ROBERT CLARK LS-419 L.S. 419  
 9-25-2006  
 DATE

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
11	1405.48'	430.02'	218.70'	17°31'48"

**E&A CONSULTING GROUP, INC.**  
 ENGINEERING • PLANNING • FIELD SERVICES  
 330 NORTH 117TH STREET OMAHA, NE 68154 PHONE: (402) 936-4700

OFFICIAL ADDRESS: \_\_\_\_\_  
 DATE RECEIVED: \_\_\_\_\_ BUILDING PERMIT No.: \_\_\_\_\_

Drawn by: FCE Chkd by: *unc 1-11-07* Chkd by: \_\_\_\_\_

Job No.: P1995.084.001 Date: 01/09/2007 Book No.: 1478

**LOT CERTIFICATE**  
 NORTHRIDGE COUNTRY  
 CLUB ESTATES  
 BURT COUNTY, NEBRASKA