

MD59  
2121  
DON CLARK  
REGISTER OF DEEDS  
SAUNDERS CO. NEBR.

2004 MAR -5 AM 10:19  
BOOK 308 PAGE 405  
OF Plan INST# 133

*Oral*

### CORRECTION SURVEY

NORTH LINE OF LOT 11, OF PINE RIDGE ESTATES 1ST ADDITION  
AND PART OF THE NE 1/4, OF SECTION 3  
TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE 6TH P.M.  
SAUNDERS COUNTY, NEBRASKA

The purpose of this survey is to correct errors contained within the final plat of "Pine Ridge Estates 1st Addition", a subdivision platted in Section 3, Township 16 North, Range 8 East of the Sixth P.M., Saunders County, Nebraska. The aforementioned final plat was prepared under my supervision and was signed by me.

The plat of "Pine Ridge Estates 1st Addition" contains two (2) dimension errors. Both errors are located along the West Right-of-Way Line of U.S. Highway No. 77. The first error is the dimension of 125.35 feet along the East Line of Lot 11. The correct distance for this line is 125.20 feet. The second error is the dimension of 355.85 feet along the West Right-of-Way Line of U.S. Highway No. 77 going northerly from the Northeast Corner of Lot 11. The correct distance for this line is 355.00 feet.

The perimeter description of "Pine Ridge Estates 1st Addition" contains four (4) dimension errors and one (1) bearing error. The following is the corrected perimeter description:

Part of the Northeast Quarter of Section 3, Township 16 North, Range 8 East of the Sixth P.M., Saunders County, Nebraska, being described as follow: Commencing at the Northwest Corner of said Northeast Quarter, and assuming the North Line of said Northeast Quarter to have a bearing of N 90°00'00" E; thence S 00°50'20" E on the West Line of said Northeast Quarter, a distance of 74.10 feet to the South Line of Nebraska State Highway No. 109; thence S 89°59'03" E on said South Line, a distance of 891.78 feet to the Northwest Corner of Timberline Drive, of Pine Ridge Estates, a subdivision platted in said Northeast Quarter; thence continuing S 89°59'03" E on said South Line, a distance of 198.13 feet to the Northeast Corner of said Timberline Drive; thence S 00°00'57" W on the East Line of said Timberline Drive, a distance of 26.20 feet (19.64 feet - error) to the true point of beginning; thence S 84°57'23" E (S 84°19'22" E - error), a distance of 590.29 feet (578.92 feet - error); thence S 72°29'07" E, a distance of 922.39 feet to a point on the East Line of a parcel of land previously described and recorded in General Instrument Book 203, page 101, this also being the West Line of U.S. Highway No. 77; thence S 04°43'52" E on said East Line, a distance of 125.20 feet (125.35 feet - error) to a point of curvature; thence continuing southerly on said East Line on a 17,128.74 foot radius curve to the left an arc distance of 354.09 feet to the Northeast Corner of a parcel of land previously described and recorded in General Instrument Book 204, page 980, the chord of said curve bears S 05°28'46" E 354.08 feet; thence S 83°24'35" W on the North Line of said parcel, a distance of 295.74 feet to the Northwest Corner of said parcel, this also being the Northeast Corner of Lot 5, of said Pine Ridge Estates; thence N 48°50'19" W on the North Line of said Lot 5, a distance of 428.80 feet to the Northeast Corner of Lot 4, of said Pine Ridge Estates; thence S 88°24'05" W on the North Line of Lots 4, 3, 2 and 1, of said Pine Ridge Estates, a distance of 971.59 feet to the Northwest Corner of said Lot 1; thence N 01°35'55" W on the East Line of Timberline Drive, of said Pine Ridge Estates, a distance of 354.15 feet to a point of curvature; thence northeasterly continuing on said East Line on a 72.50 foot radius curve to the right an arc distance of 71.88 feet to a point of reverse curvature, the chord of said curve bears N 28°48'09" E 68.97 feet; thence continuing northeasterly on said East Line on a 127.50 foot radius curve to the left an arc distance of 122.81 feet to a point of tangency; thence N 00°00'57" E continuing on said East Line, a distance of 66.30 feet (72.86 feet - error) to the true point of beginning, containing 18.52 acres (18.57 acres - error), more or less.

#### SURVEYOR'S CERTIFICATE:

I, Danny Joe W. Martinez, hereby certify that this "Correction Survey" plat was made by me or under my supervision and is true and accurate to the best of my knowledge, and that I am a duly registered land surveyor under the laws of the State of Nebraska.

*Danny Joe W. Martinez*

Danny Joe W. Martinez, L.S. 498  
March 04, 2004



**MERIDIAN  
DEVELOPMENT  
SERVICES, INC.**  
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Arlington, Nebraska 68002  
(402) 476-5367 Office / 476-5368 Fax

# CORRECTION SURVEY

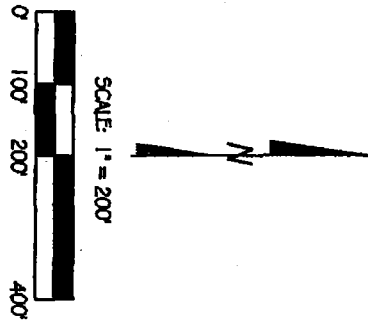
NORTH LINE OF LOT 11, OF PINE RIDGE ESTATES 1ST ADDITION  
AND PART OF THE NE 1/4, OF SECTION 3  
TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE 6TH P.M.  
SAUNDERS COUNTY, NEBRASKA

NORTHWEST CORNER NORTHEAST QUARTER  
SECTION 3 - T16N - R08  
GROMM FOR REFERENCE ONLY

180°00'00"E (ASSUMED BEARING)  
2628.58' (R)

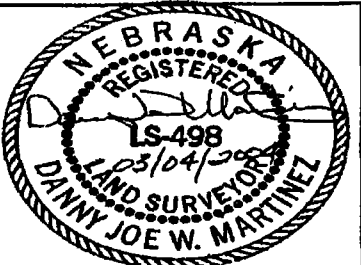
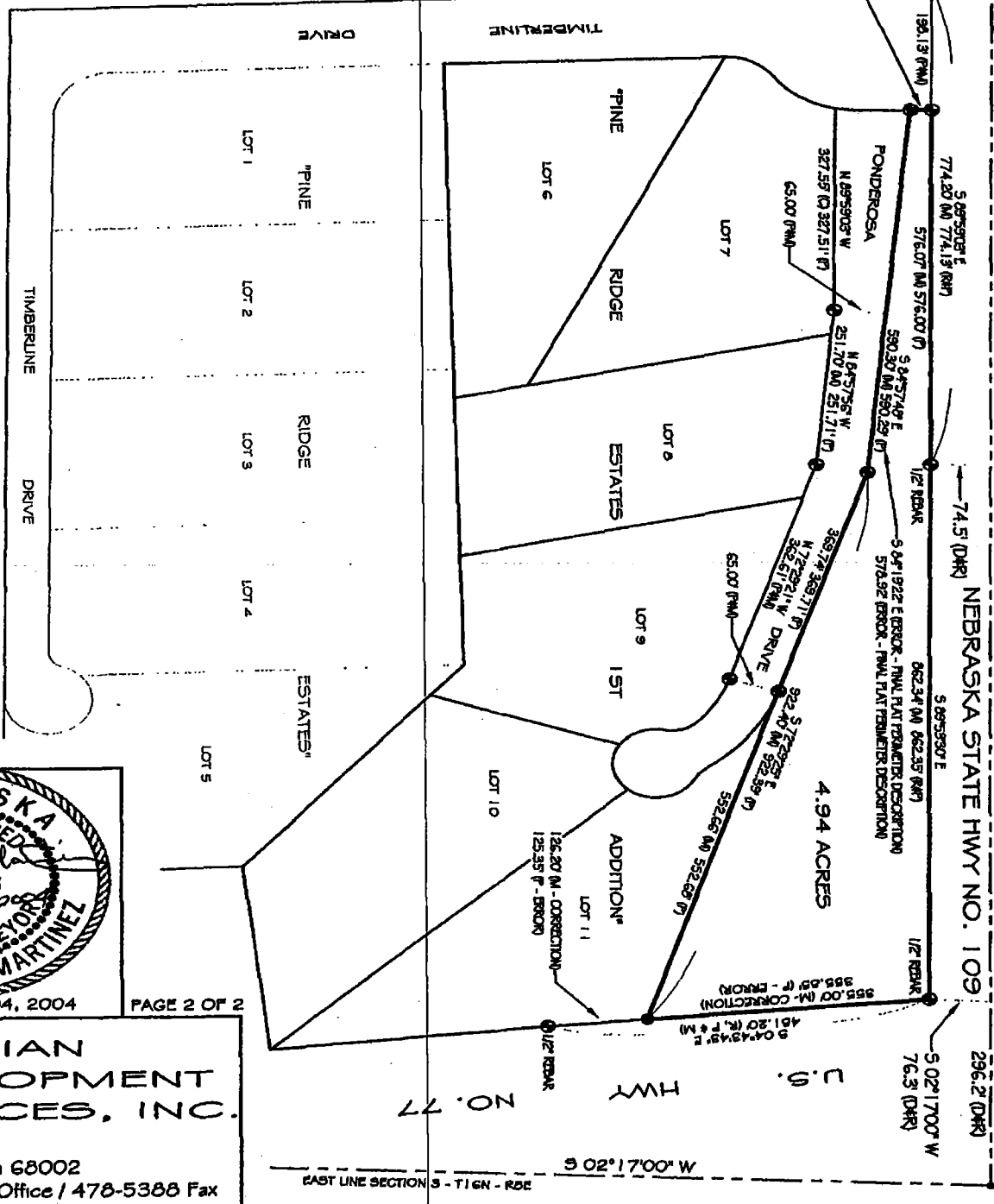
NORTHEAST CORNER  
SECTION 3 - T16N - R08  
GROMM FOR REFERENCE ONLY

- LEGEND**
- MONUMENT FOUND
  - MONUMENT SET
  - (M) MEASURED DISTANCE
  - (R) RECORDED DISTANCE
  - (D) DEEDED DISTANCE
  - (F) PLATTED DISTANCE
  - (C) CALCULATED DISTANCE



**HIGHWAY RIGHT-OF-WAY NOTE:**

THE LIMITS OF THE SOUTH RIGHT-OF-WAY LINE OF NEBRASKA STATE HIGHWAY NO. 109 AND THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 77 ARE BASED UPON DEED RECORD 97, PAGES 40 THROUGH 42, A SURVEY OF RECORD PREPARED BY RICHARD L. HANSEN, L.S. 362, DATED DECEMBER 4, 1996, AND THE PINE RIDGE ESTATES 1ST ADDITION - FINAL PLAT.



DATE: MARCH 04, 2004      PAGE 2 OF 2

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