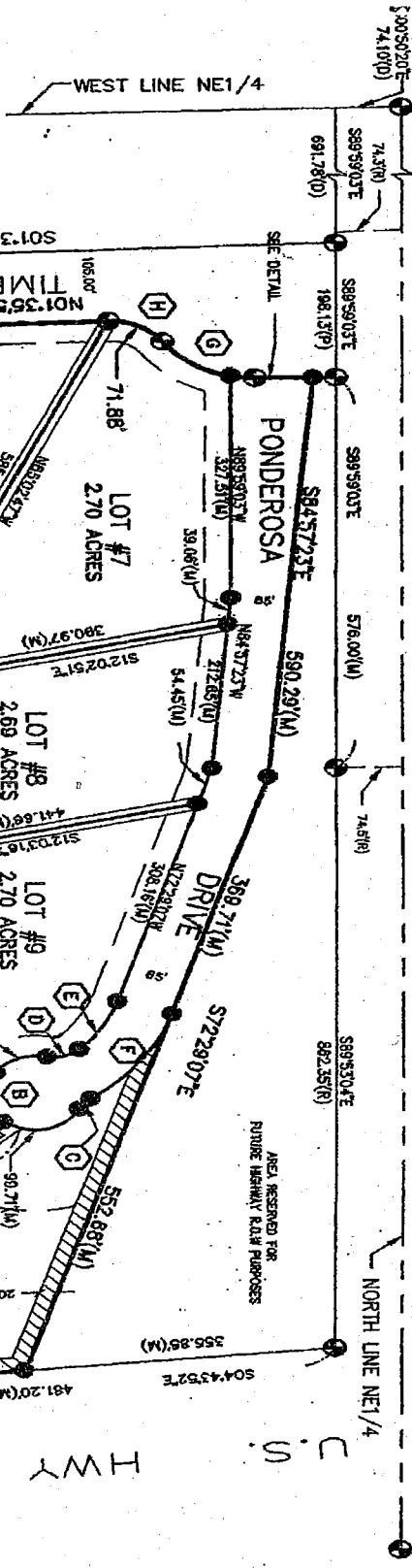


PARR AVENUE  
VALLEY NEW ACCESS EASEMENT  
NEBRASKA STATE HWY #109

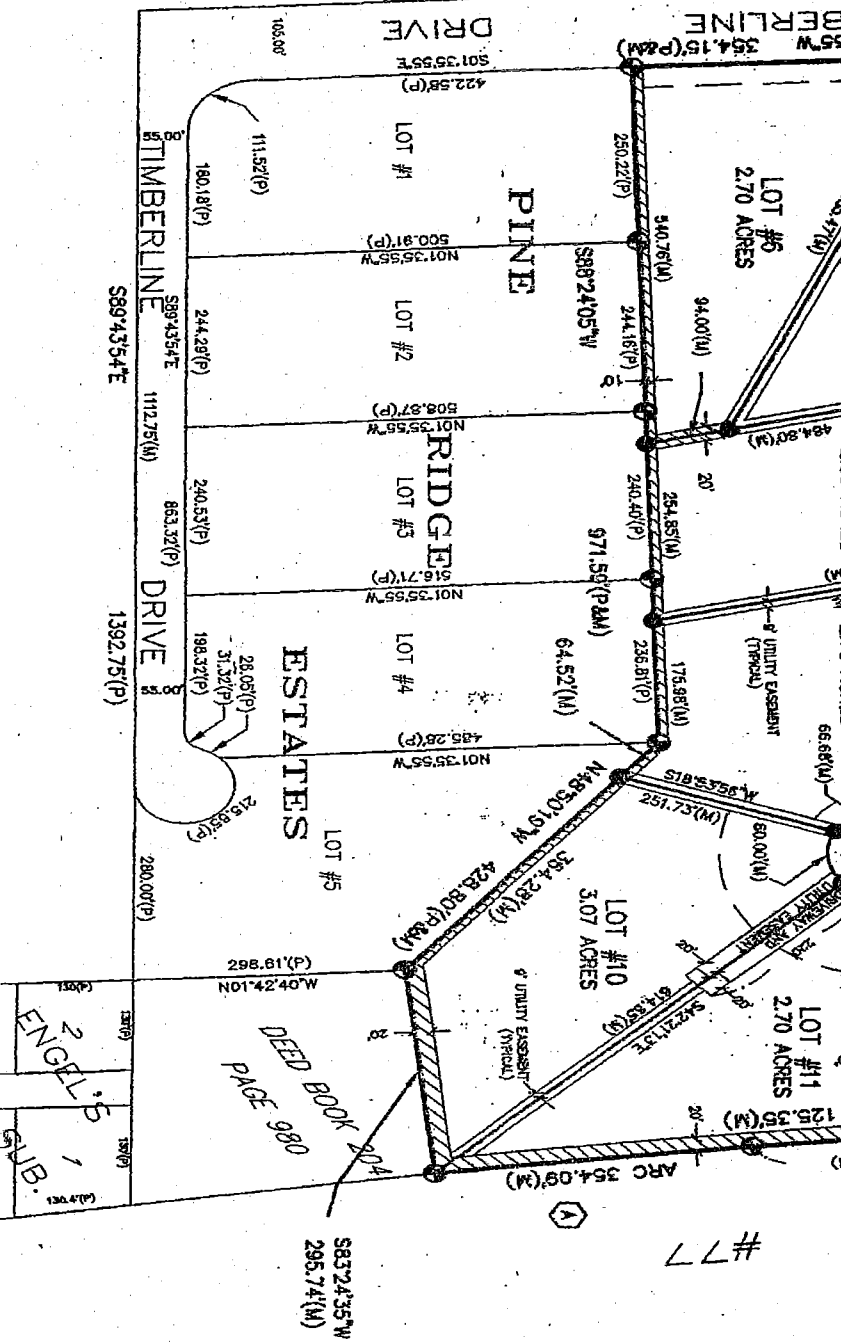
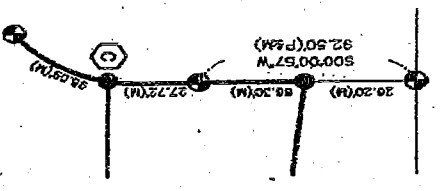
NW COR. NE1/4  
SEC. 3-T16N-R8E  
(SHOWN FOR REFERENCE ONLY)

N90°00'00"E (ASSUMED BEARING)

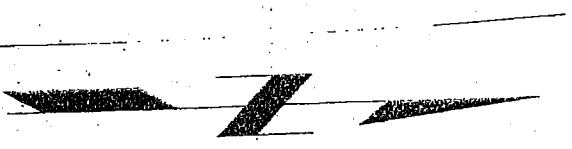
NE COR. NE1/4  
SEC. 3-T16N-R8E  
(SHOWN FOR REFERENCE ONLY)



DETAIL  
NO SCALE



DON CLARK  
REGISTER OF DEEDS  
SAUNDERS CO. NEBR.  
98 OCT 30 PM 3:23  
BOOK 4 PAGE 61  
OF PLAT INST # 463



"FINAL PLAT"

PINE RIDGE ESTATES 1ST ADDITION

PART OF THE NORTHEAST QUARTER  
SECTION 3, TOWNSHIP 16 NORTH, RANGE 8 EAST  
SAUNDERS COUNTY, NEBRASKA

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

DATE	09/24/98
SCALE	1" = 200'
DRAWN	PAA
JOB NO.	78SD26
FIELD BOOK	SAUNDERS CO. #74
FIELD CREW	NS/JS
REVISIONS	
DRAWING NO.	
SHEET	1 of 1

APPROVAL OF THE CITY PLANNING COMMISSION:  
THIS PLAT OF PINE RIDGE ESTATES 1ST ADDITION WAS APPROVED BY THE CITY PLANNING  
COMMISSION OF THE CITY OF FREMONT, NEBRASKA THIS 27<sup>th</sup> DAY OF  
SEPTEMBER 1998, A.D.

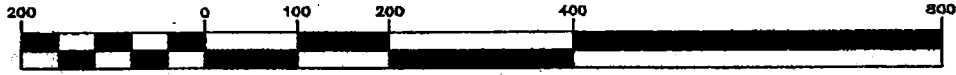
*[Signature]*  
CHAIRPERSON

FREMONT CITY COUNCIL ACCEPTANCE:  
THIS PLAT OF PINE RIDGE ESTATES 1ST ADDITION WAS APPROVED BY THE CITY COUNCIL OF  
THE CITY OF FREMONT, NEBRASKA THIS 27<sup>th</sup> DAY OF SEPTEMBER  
1998, A.D.

*[Signature]*  
MAYOR

*[Signature]*  
CLERK

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

**APPROVAL OF THE CITY PLANNING COMMISSION:**  
THIS PLAT OF "PINE RIDGE ESTATES 1ST ADDITION" WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FREMONT, NEBRASKA THIS 21<sup>ST</sup> DAY OF SEPT, 1998, A.D.

*Paul J. Jeffers*  
CHAIRPERSON

LEGEND

- ⊙ MONUMENT FOUND
- MONUMENT SET
- D DEEDED DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE
- STRIPS OF GROUND RESERVED FOR BOTH WALK-PATH EASEMENTS AND UTILITY EASEMENTS

BUILDING SETBACKS

FRONT YARD LOTS 6-9 = 30'  
FRONT YARD LOTS 10-11 = 120'  
SIDE YARD = 9'  
REAR YARD = 20'

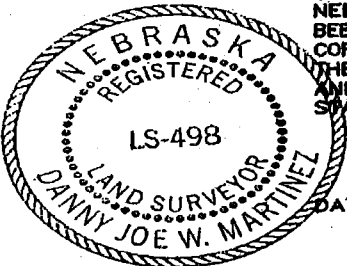
- NOTE:
1. ALL BEARINGS ARE ASSUMED.
  2. ALL MONUMENTS FOUND ARE 5/8" REBARS, UNLESS NOTED OTHERWISE.
  3. ALL MONUMENTS SET ARE 5/8" X 24" REBARS.

CURVE DATA:

- |   |  |  |
|---|--|--|
| <p><b>A</b> Δ = 01°11'04"<br/>R = 17128.74'<br/>T = 177.05'<br/>L = 354.09'<br/>CHD BRG = S05°28'46"E<br/>CHD LGH = 354.08'</p> | <p><b>D</b> Δ = 57°47'25"<br/>R = 40.00'<br/>T = 22.08'<br/>L = 40.35'<br/>CHD BRG = N15°48'49"W<br/>CHD LGH = 38.86'</p>    | <p><b>G</b> Δ = 55°11'16"<br/>R = 127.50'<br/>T = 86.64'<br/>L = 122.81'<br/>CHD BRG = N27°36'35"E<br/>CHD LGH = 118.12'</p> |
| <p><b>B</b> Δ = 256°40'20"<br/>R = 56.00'<br/>T = 69.55'<br/>L = 246.39'<br/>CHD BRG = N64°44'44"E<br/>CHD LGH = 86.28'</p>     | <p><b>E</b> Δ = 27°46'36"<br/>R = 172.50'<br/>T = 42.65'<br/>L = 83.63'<br/>CHD BRG = N58°35'49"W<br/>CHD LGH = 82.81'</p>   | <p><b>H</b> Δ = 56°48'08"<br/>R = 72.50'<br/>T = 39.20'<br/>L = 71.88'<br/>CHD BRG = N26°48'09"E<br/>CHD LGH = 68.97'</p>    |
| <p><b>C</b> Δ = 29°11'08"<br/>R = 40.00'<br/>T = 10.41'<br/>L = 20.38'<br/>CHD BRG = N48°59'52"W<br/>CHD LGH = 20.16'</p>       | <p><b>F</b> Δ = 38°04'50"<br/>R = 237.50'<br/>T = 81.96'<br/>L = 157.85'<br/>CHD BRG = N53°26'42"W<br/>CHD LGH = 154.96'</p> |  |

SURVEYOR'S CERTIFICATE:

I, DANNY JOE W. MARTINEZ, A REGISTERED LAND SURVEYOR, IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT "PINE RIDGE ESTATES 1ST ADDITION" HAS BEEN SURVEYED UNDER MY SUPERVISION, AND THAT THE OUTER BOUNDARY AND LOT CORNERS HAVE BEEN MONUMENTED AS SHOWN ON THIS PLAT. I, ALSO CERTIFY THAT THE ENCLOSED PLAT IS AN ACCURATE PLAT OF THE ABOVE MENTIONED SURVEY, AND THE PERIMETER DESCRIPTION OF "PINE RIDGE ESTATES 1ST ADDITION" IS AS STATED ON THIS PLAT.



DATE: 09/24/98 BY: Danny Joe W. Martinez  
DANNY JOE W. MARTINEZ, LS 498

**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 FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, AND ASSUMING THE NORTH LINE OF SAID NORTHEAST QUARTER TO HAVE A BEARING OF N90°00'00"E; THENCE S00°50'20"E ON THE WEST LINE SAID NORTHEAST QUARTER, A DISTANCE OF 74.10 FEET TO THE SOUTH LINE OF NEBRASKA STATE HIGHWAY #109; THENCE S89°59'03"E ON SAID SOUTH LINE, A DISTANCE OF 691.78 FEET TO THE NORTHWEST CORNER OF TIMBERLINE DRIVE, OF PINE RIDGE ESTATES, A SUBDIVISION PLATTED IN SAID NORTHEAST QUARTER; THENCE CONTINUING S89°59'03"E ON SAID SOUTH LINE, A DISTANCE OF 198.13 FEET TO THE NORTHEAST CORNER OF SAID TIMBERLINE DRIVE; THENCE S00°00'57"W ON THE EAST LINE OF SAID TIMBERLINE DRIVE, A DISTANCE OF 19.64 FEET TO THE TRUE POINT OF BEGINNING; THENCE S84°19'22"E, A DISTANCE OF 578.92 FEET; THENCE S72°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 #77; THENCE S04°43'52"E ON SAID EAST LINE, A DISTANCE OF 125.35 FEET TO A POINT OF CURVATURE; THENCE CONTINUING SOUTHERLY ON SAID EAST LINE ON A 17128.74 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 S05°28'46"E 354.08 FEET; THENCE S83°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 N48°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 S88°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 N01°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 N26°48'09"E 66.97 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 N00°00'57"E CONTINUING ON SAID EAST LINE, A DISTANCE OF 72.86 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 18.57 ACRES, MORE OR LESS.

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS: THAT SUN ENTERPRISES, INC., OWNER 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 HEREINAFTER KNOWN AS "PINE RIDGE ESTATES 1ST ADDITION". SAID OWNERS HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THIS PLAT, AND HEREBY DEDICATE TO THE LICENSEES OF SAID SUBDIVISION AND THEIR INVITEES FOR THEIR USE ALL STREETS AND WALK-PATH EASEMENTS, AT THE LOCATIONS SHOWN ON THIS PLAT. SAID OWNERS DEDICATE TO THE LICENSEES OF LOTS 10 AND 11 A DRIVEWAY EASEMENT, FOR INGRESS AND EGRESS PURPOSES, AT THE LOCATION SHOWN ON THIS PLAT. SAID OWNERS FURTHER GRANT PERPETUAL UTILITY EASEMENTS TO 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, SEPTIC TANKS, WATER LINES, WATER WELLS, 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 STRIPS OF LAND LABELED AS UTILITY EASEMENTS ON THIS PLAT, AND ALL PLATTED STREETS. 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, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

WITNESS MY HAND THIS 19<sup>th</sup> DAY OF Oct., 1998 A.D.

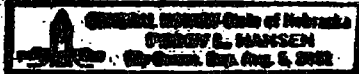
Thomas E. Sunderman  
THOMAS E. SUNDERMAN, PRESIDENT  
SUN ENTERPRISES, INC.

**ACKNOWLEDGEMENT:**

STATE OF NEBRASKA }  
COUNTY OF Dodge } SS

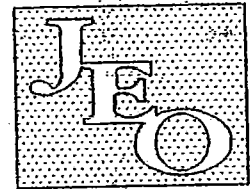
ON THIS 19<sup>th</sup> DAY OF October, 1998, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED THOMAS E. SUNDERMAN, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT, AND HE ACKNOWLEDGES THE EXECUTION THEREFORE TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.



Gregory L. Hansen  
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 5 DAY OF Aug, 2001 A.D.



**JOHNSON  
ERICKSON  
O'BRIEN**

**ENGINEERING  
ARCHITECTURE  
SURVEYING  
PLANNING**

402/443-4661  
P.O. BOX 207  
WAHOO, NEBRASKA  
68066

**BRANCH OFFICES:**

NEBRASKA CITY, NE  
402/873-6766  
HASTINGS, NE  
402/462-6657  
NORFOLK, NE  
402/371-6416  
CARROLL, IA  
712/792-9711

**PROJECT:**  
**PINE RIDGE ESTATES 1ST ADDITION**  
PART OF THE NORTHEAST QUARTER  
SECTION 3-T16N-R8E  
SAUNDERS COUNTY, NEBRASKA