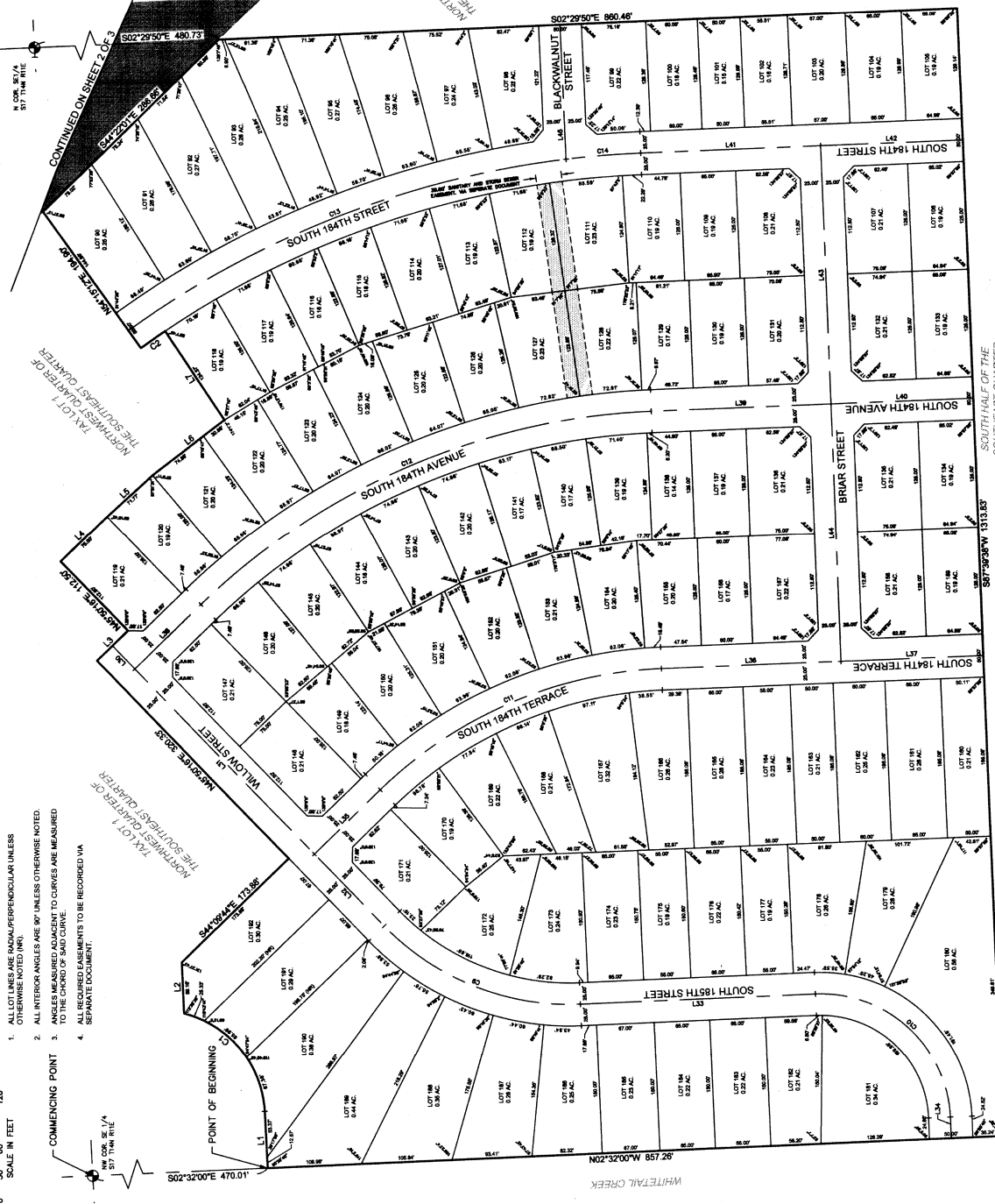
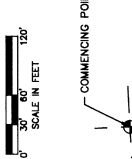


RIVER OAKS

LOTS 81 THRU 192 AND OUTLOTS K, L, M AND N INCLUSIVE
 BEING A REPLAT OF LOT 28 AND OUTLOTS B, C, AND I, RIVER OAKS, A PLATTED AND RECORDED SUBDIVISION LOCATED IN SARP COUNTY, NEBRASKA, OUTLOT A, RIVER OAKS REPLAT 3, A PLATTED AND RECORDED SUBDIVISION LOCATED IN SARP COUNTY, NEBRASKA, AND A PART OF TAX LOT 1 IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARP COUNTY, NEBRASKA.

- LEGEND**
- PROPERTY BOUNDARY
 - EXISTING PROPERTY LINE
 - EXISTING SECTION LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - EXISTING 3/4" X 3/4" SETBACK

- NOTES:**
1. ALL LOT LINES ARE SHOWN PERPENDICULAR UNLESS OTHERWISE NOTED (NRI).
 2. ALL INTERIOR ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 3. CURVES ARE SHOWN TO THE CHORD OF SAID CURVE. TO CURVES ARE MEASURED TO THE POINT OF BEGINNING.
 4. ALL REQUIRED EASEMENTS TO BE RECORDED VIA SEPARATE DOCUMENT.



CENTERLINE CURVE DATA TABLE

CURVE ID	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	800.00'	383.47'	S37°16'08\"	570.82'
C2	1100.00'	333.14'	S31°20'28\"	540.33'
C3	1100.00'	87.57'	S40°30'48\"	87.54'
C4	300.00'	383.37'	S37°16'08\"	570.82'
C5	150.00'	384.47'	S37°16'08\"	570.82'
C6	500.00'	384.47'	S37°16'08\"	570.82'

BOUNDARY LINE TABLE

LINE ID	DIRECTION	LENGTH
L1	N67°02'00\"	65.84'
L2	N87°28'00\"	56.18'
L3	S44°10'41\"	76.00'
L4	S44°10'41\"	71.77'
L5	S37°16'08\"	100.71'
L6	N89°03'30\"	124.37'

CENTERLINE DATA TABLE

LINE ID	DIRECTION	LENGTH
LN1	S44°10'41\"	107.48'
LN2	S44°10'41\"	208.69'
LN3	S27°23'28\"	183.00'
LN4	S27°23'28\"	208.87'
LN5	S27°23'28\"	183.00'
LN6	S89°30'30\"	300.00'
LN7	N87°10'08\"	158.83'
LN8	S48°05'08\"	37.00'
LN9	S48°05'08\"	300.00'
LN10	S48°05'08\"	118.89'
LN11	S27°23'28\"	274.61'
LN12	S44°10'41\"	107.48'
LN13	S27°23'28\"	208.87'
LN14	S27°23'28\"	183.00'
LN15	S27°23'28\"	208.87'
LN16	S27°23'28\"	183.00'
LN17	S27°23'28\"	208.87'
LN18	S27°23'28\"	183.00'

BOUNDARY CURVE TABLE

CURVE ID	RADIUS	TANGENT LENGTH	CHORD BEARING	CHORD LENGTH
C1	125.00'	93.89'	N85°04'17\"	148.37'
C2	107.50'	71.27'	N84°04'36\"	143.54'



SURVEYOR'S CERTIFICATION
 I, TERRY L. ROTHMAN, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS AS NOTED IN THIS INSTRUMENT HAVE BEEN PLACED AND UNDOUBTFULLY MARKED ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE PLACED AS NOTED IN THIS INSTRUMENT AND THAT THE BOUNDARY AND MONUMENTS ARE CORRECTLY LOCATED AND THAT THE SUBDIVISION IS CORRECTLY PLATTED AND THAT THE TOTAL AREA OF SAID SUBDIVISION IS 12.860 ACRES MORE OR LESS.
 TERRY L. ROTHMAN
 NEBRASKA L.S. 807

DATE: 7-26-17

TERRY L. ROTHMAN
 NEBRASKA L.S. 807

FILED SARP COUNTY, NEBRASKA
 RECORDER'S OFFICE
 09/08/2017 4:14:32 PM
 2017-21764
 REGISTER OF DEEDS
 Kelly Quast
 2111 South 7th Street, Suite 200
 Lincoln, NE 68502
 (402) 441-1189
 WWW.MOLSONASSOCIATES.COM

LEGAL DESCRIPTION
 A TRACT OF LAND BEING A REPLAT OF LOT 28 AND OUTLOTS B, C, AND I, RIVER OAKS LOTS 1 THRU 192 AND OUTLOTS K, L, M AND N, BEING A REPLAT OF LOT 28 AND OUTLOTS B, C, AND I, RIVER OAKS, A PLATTED AND RECORDED SUBDIVISION LOCATED IN SARP COUNTY, NEBRASKA, AND OUTLOT A, RIVER OAKS REPLAT 3, A PLATTED AND RECORDED SUBDIVISION LOCATED IN SARP COUNTY, NEBRASKA, AND A PART OF TAX LOT 1 IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARP COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARP COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 17, THENCE SOUTH ON THE WEST LINE OF SAID SOUTHEAST QUARTER ON AN ASSUMED BEARING OF 90°00'00\" TO THE POINT OF BEGINNING, THENCE S17°16'08\" E 517.114 FEET TO A POINT OF 158.08 FEET (LONG CHORD BEARS N85°40'17\" E, 148.24 FEET), THENCE S87°16'08\" E 100.71 FEET TO A POINT OF 300.00 FEET, THENCE S44°10'41\" E 71.77 FEET, THENCE S44°10'41\" E 76.00 FEET TO A POINT OF CURVATURE, THENCE ON A 107.50' RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 93.89 FEET TO A POINT OF 107.50 FEET, THENCE S48°05'08\" E 37.00 FEET TO A POINT OF 300.00 FEET, THENCE S48°05'08\" E 300.00 FEET TO A POINT OF 118.89 FEET, THENCE S27°23'28\" E 274.61 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, THENCE S27°23'28\" E 208.87 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE S27°23'28\" E 183.00 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE S27°23'28\" E 208.87 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THENCE S87°16'08\" W ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THENCE S87°16'08\" W 100.71 FEET TO THE POINT OF BEGINNING.
 SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 12.860 ACRES MORE OR LESS.
 SAID TRACTS 1 AND 2 CONTAIN A CALCULATED AREA OF 1.06486201 SQ. FT. OR 41.429 ACRES MORE OR LESS.

REVISIONS

NO.	DATE	REVISION DESCRIPTION

FINAL PLAT
 RIVER OAKS
 (LOTS 81 THRU 192 AND OUTLOTS K, L, M AND N)
 2017

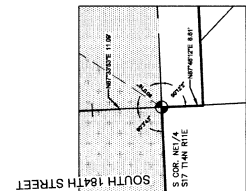
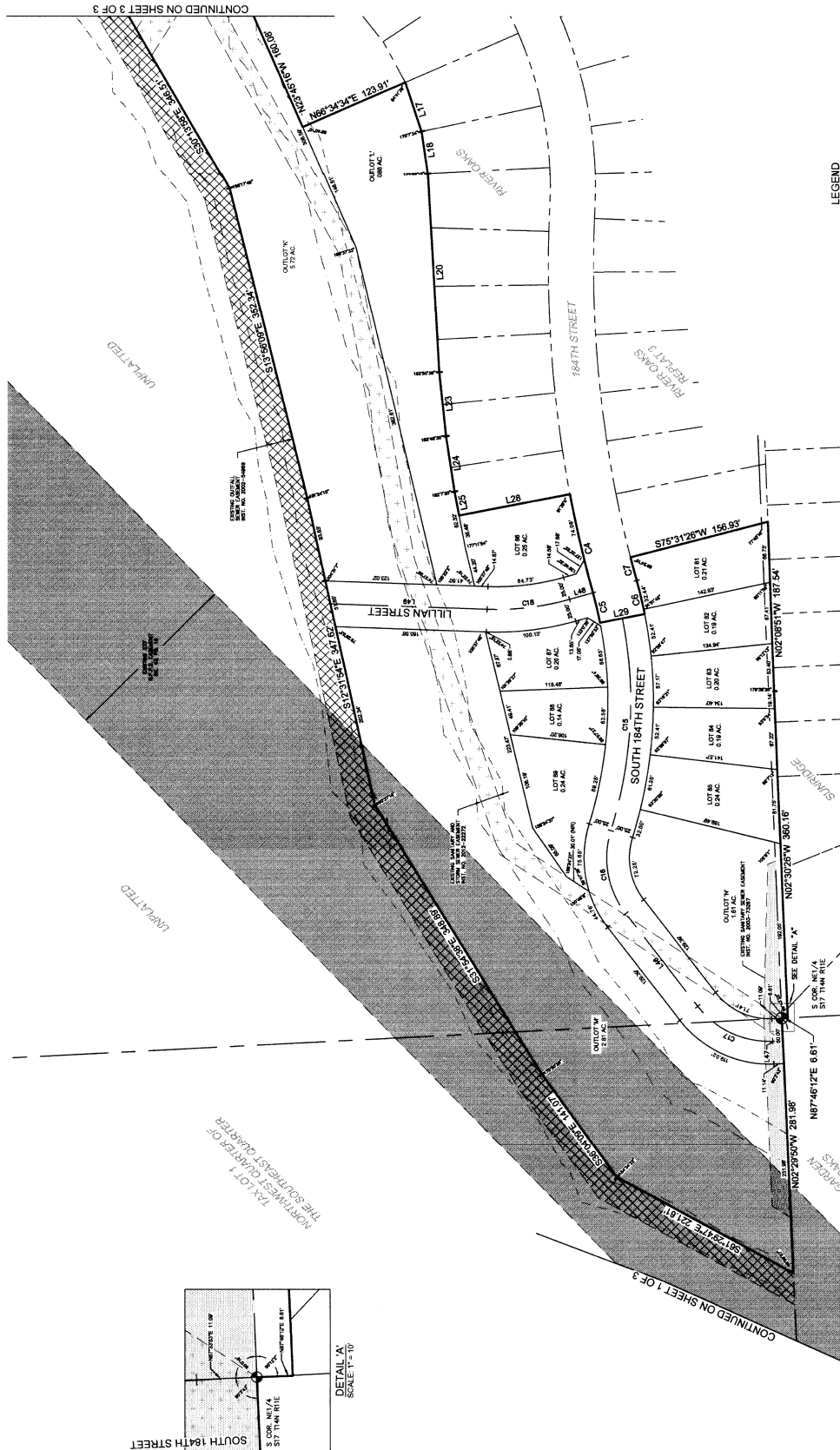
1 of 3 SHEET

2017-21764

RIVER OAKS

LOTS 81 THRU 192 AND OUTLOTS K, L, M AND N INCLUSIVE

BEING A REPLAT OF LOT 28 AND OUTLOTS B, G, AND I, RIVER OAKS, A PLATTED AND RECORDED SUBDIVISION LOCATED IN SARP COUNTY, NEBRASKA, OUTLOT A, RIVER OAKS REPLAT 3, A PLATTED AND RECORDED SUBDIVISION LOCATED IN SARP COUNTY, NEBRASKA, AND A PART OF TAX LOT 1 IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARP COUNTY NEBRASKA.



BOUNDARY CURVE TABLE				
CURVE ID	RADIUS	TANGENT LENGTH	CHORD BEARING	CHORD LENGTH
C4	1325.00'	50.82'	S11°38'11\"	111.54'
C5	450.00'	17.05'	S12°28'46\"	34.07'
C6	500.00'	18.84'	S12°28'46\"	37.88'
C7	1275.00'	13.23'	S2°04'15\"	26.46'

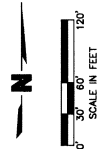
BOUNDARY LINE TABLE				
LINE ID	DIRECTION	LENGTH	CHORD BEARING	CHORD LENGTH
L17	S18°57'02\"	47.92'	S18°57'02\"	47.92'
L18	S89°59'46\"	46.99'	S89°59'46\"	46.99'
L19	S03°59'46\"	70.09'	S03°59'46\"	70.09'
L20	S03°59'46\"	70.09'	S03°59'46\"	70.09'
L21	S08°50'06\"	61.77'	S08°50'06\"	61.77'
L22	N17°02'46\"	104.00'	N17°02'46\"	104.00'
L23	N78°40'26\"	50.00'	N78°40'26\"	50.00'

CENTERLINE DATA TABLE				
LINE ID	DIRECTION	LENGTH	CHORD BEARING	CHORD LENGTH
L48	S74°30'00\"	28.80'	S74°30'00\"	28.80'
L49	N87°02'46\"	172.80'	N87°02'46\"	172.80'
L50	S33°30'42\"	113.20'	S33°30'42\"	113.20'
L51	N12°32'32\"	71.23'	N12°32'32\"	71.23'

CENTERLINE CURVE DATA TABLE				
CURVE ID	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C18	1300.00'	74.31'	N80°30'30\"	140.00'
C19	475.00'	27.74'	S02°30'30\"	54.48'
C20	100.00'	84.33'	S07°17'09\"	84.33'
C21	100.00'	84.33'	S89°30'32\"	84.33'

- LEGEND**
- PROPERTY BOUNDARY
 - EXISTING PROPERTY LINE
 - EXISTING SECTION LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - EXISTING 3 1/2\"
 - EXISTING 3 1/2\"

- NOTES:**
- ALL LOT LINES ARE RADIAL PERPENDICULAR UNLESS OTHERWISE NOTED (NR).
 - ALL INTERIOR ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ANGLES MEASURED ADJACENT TO CURVES ARE MEASURED TO THE CHORD OF SAID CURVE.
 - ALL REQUIRED EASEMENTS TO BE RECORDED VIA SEPARATE DOCUMENT.



REV. NO.	DATE	REVISIONS DESCRIPTION

2017-21764 A

