

Sandranch Development

Second Addition

A SUBDIVISION IN THE SE 1/4 NE 1/4 SECTION 15, T 17 N, R 6 E

OWNERS:

LEGAL DESCRIPTION:

DE

PART OF THE SE 1/4 NE 1/4 OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE 6th P.M., DODGE COUNTY, NEBRASKA, FURTHER DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF SAID SECTION 15; THENCE S 16°17'27"W (ASSUMED BEARING) A DISTANCE OF 1555.99 FEET TO THE NORTHEAST CORNER OF LOT 31, SANDRANCH DEVELOPMENT FIRST ADDITION, SAID NORTHEAST CORNER OF LOT 31 BEING THE POINT OF BEGINNING; THENCE S 27°20'29"W ALONG THE EAST LINE OF SAID LOT 31 A DISTANCE OF 308.14 FEET TO THE WATER'S EDGE; THENCE MEANDERING THE WATER'S

EDGE AS FOLLOWS:

S 51°31'22"E	A DISTANCE OF	96.75 FEET;
S 86°44'27"E	A DISTANCE OF	160.11 FEET;
S 88°20'45"E	A DISTANCE OF	109.76 FEET;
S 47°08'06"E	A DISTANCE OF	55.37 FEET;
S 14°31'44"W	A DISTANCE OF	114.70 FEET;
S 57°09'47"W	A DISTANCE OF	55.93 FEET;
S 17°35'18"W	A DISTANCE OF	71.44 FEET;
S 21°11'55"E	A DISTANCE OF	81.01 FEET; THENCE
S 60°04'31"E	A DISTANCE OF	110.05 FEET; THENCE N 90°00'E A DISTANCE
OF 133.83 FEET; THENCE N 0°00'E	A DISTANCE OF	575.69 FEET; THENCE
N 05°29'40"W	A DISTANCE OF	143.92 FEET; THENCE N 72°26'17"W A DISTANCE
OF 122.22 FEET; THENCE N 81°46'18"W	A DISTANCE OF	157.62 FEET TO THE
POINT OF BEGINNING; CONTAINING		5.0 ACRES, MORE OR LESS.

AC

EASEMENT DESCRIPTION:

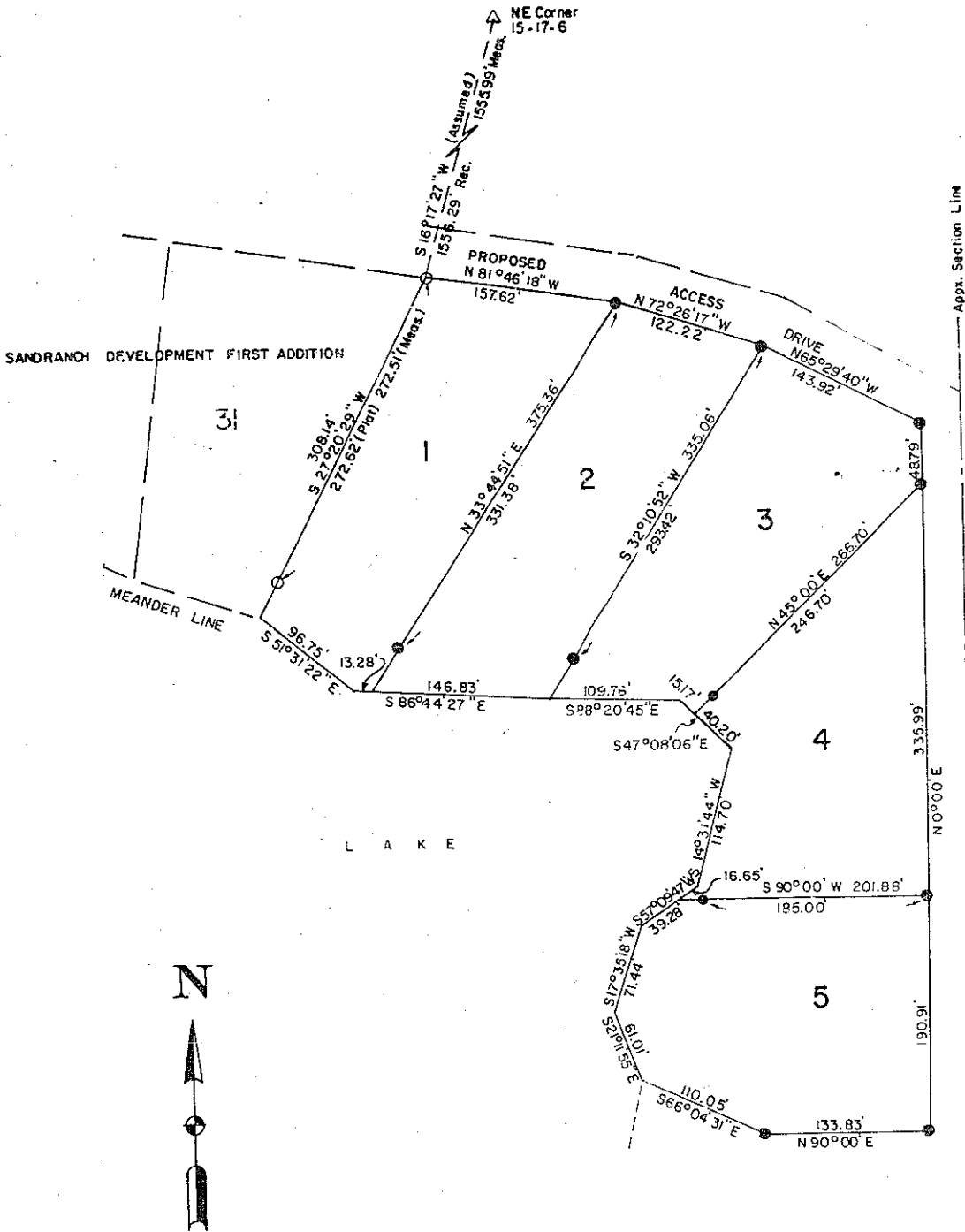
PART OF THE SE 1/4 NE 1/4 OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE 6th P.M., DODGE COUNTY, NEBRASKA, FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT NO. 5, SANDRANCH DEVELOPMENT SECOND ADDITION; THENCE N 0° E ALONG THE EAST LINE OF SAID ADDITION A DISTANCE OF 575.69 FEET TO THE NORTHEAST CORNER OF LOT 3 IN SAID ADDITION; THENCE N 05°29'40"W ON THE NORTH LINE OF SAID ADDITION A DISTANCE OF 143.92 FEET; THENCE CONTINUING ON SAID NORTH LINE N 72°26'17"W A DISTANCE OF 122.22 FEET; THENCE N 81°46'18"W A DISTANCE OF 157.62 FEET; THENCE N 8°13'42"E A DISTANCE OF 160.88 FEET; THENCE S 81°46'18"E A DISTANCE OF 160.88 FEET; THENCE S 72°26'17"E A DISTANCE OF 127.91 FEET; THENCE S 05°29'40"E TO THE EAST LINE OF SAID SECTION 15; THENCE SOUTHERLY ON SAID EAST SECTION LINE TO A POINT DUE EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF SANDRANCH DEVELOPMENT SECOND ADDITION WAS MADE UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.



Richard L. Hansen
RICHARD L. HANSEN
REGISTERED LAND SURVEYOR
REGISTRATION NO. LS-382
DATE: NOVEMBER 2, 1984



- △ SUBDIVISIONAL CORNERS FOUND
- IRON PIN FOUND
- 1/2" x 20" REBAR SET

TIES:
 TIES TO NORTHEAST CORNER OF SECTION 15,
 TOWNSHIP 17 NORTH, RANGE 6 EAST:
 Found 3/4" Open-top Pipe With Nail in Center
 0.8' Deep in Centerline of N-S Road
 32.84' WSW to "X" Nails in Power Pole
 21.21' RSE to Bearing Plate in Fence Post

COUNTY BOARD

DI
 API
 IN

OWNERS & DEVELOPERS: ALEX H. LEGGE AND EDYTHE LEGGE
ROUTE NO. 1
NORTH BEND, NEBRASKA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT, ALEX H. LEGGE AND EDYTHE LEGGE, BEING THE OWNERS AND PROPRIETORS OF THE LAND SHOWN AND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUE DIVIDED INTO LOTS AS SHOWN.

IN WITNESS WHEREOF, SAID OWNERS AND PROPRIETORS HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 28 DAY OF NOVEMBER, A.D., 1984.

Alex H. Legge
ALEX H. LEGGE

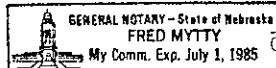
Edythe Legge
EDYTHE LEGGE

ACKNOWLEDGEMENT:

STATE OF NEBRASKA) SS
DODGE COUNTY)

ON THIS 28th DAY OF November A.D., 1984, BEFORE ME A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED ALEX H. LEGGE, AND EDYTHE LEGGE, WHO ARE KNOWN TO ME AND WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL, THE DATE LAST AFORESAID.

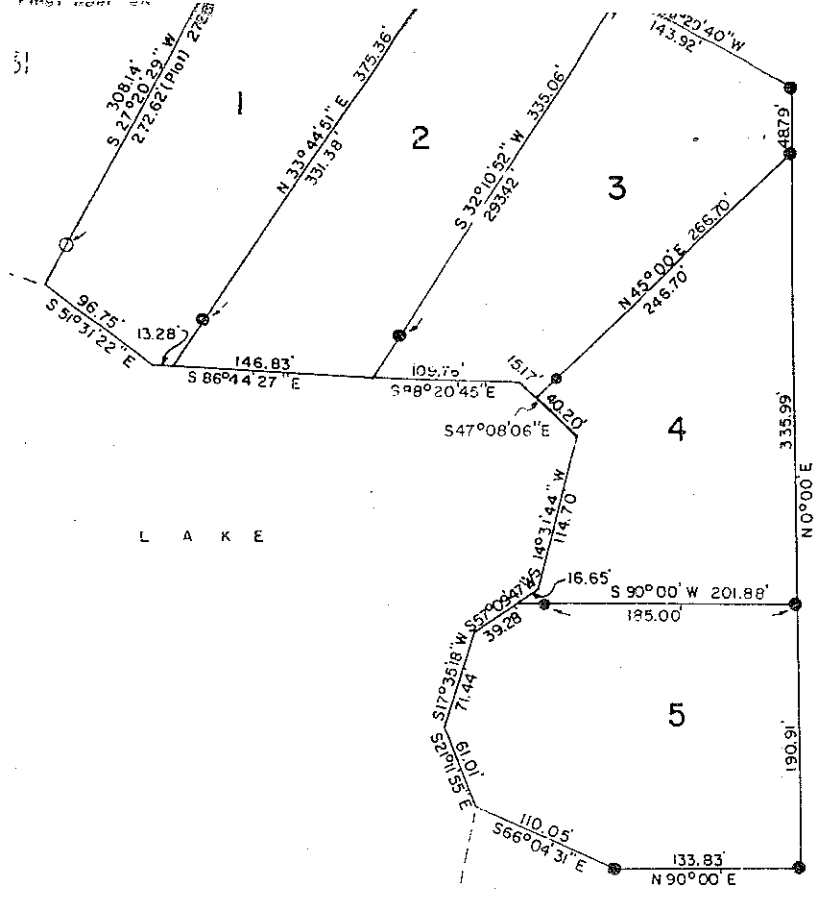


Fred Mytty
GENERAL NOTARY PUBLIC

COUNTY TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR UNPAID ON THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, AS SHOWN BY THE RECORDS OF THIS OFFICE AS OF THE 19th DAY OF December, A.D., 1984.

Violet E. Hardy
DODGE COUNTY TREASURER



A DISTANCE OF
DEVELOPMENT FROM
OF BEGINNING;
DISTANCE OF 30
EDGE AS FOLLO:

S 66° 04' 31\"/>
 OF 133.83 FEET
 N 65° 29' 10\"/>
 OF 182.22 FEET
 POINT OF BEGINNING.

EASEMENT DESCRIPTION

PART OF THE
SOUTH P.M., DEED
AT THE SOUTH
THEREIN 100
FEET TO THE
ON THE NORTH
CONTAINING A
THEREIN 20
DISTANCE OF
THEREIN 20
EAST LINE
A POINT OF
BEGINNING.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY
THAT THIS SURVEY
WAS MADE ON
LAND SURVEY



ALL CORNERS FOUND
AND
MARK SET

CORNER OF SECTION 15,
RANGE 6 EAST:
Center-top Pipe With Nail in Center
in Centerline of N-S Road
to "X" Nails in Power Pole
to Bearing Plate in Fence Post
to "X" Nails in 40" Cottonwood
15' North of Fenceline West

COUNTY BOARD APPROVAL:

THIS PLAT OF SANDRACH DEVE
APPROVED BY THE DODGE COUNTY
THIS 12th DAY OF Dec

STATE OF NEBRASKA, DODGE COUNTY: ss
 Filed for record this 19 day of Dec.
1907 at 2:40 o'clock P. M.
 recorded in Bk # 15 Pg. # 191 of
Miss For no charge
Vaughn Hazen Register of Deeds
 By Carol Stevens Deputy

ATTEST: Carol Stevens
 DODGE COUNTY CLERK

- FEE BOOK
- INDEXED
- COMPARED
- GRANTOR
- GRANTEE
- REGISTER
- FEE \$ no chg

THENCE S 16°17'21"W ASSUMED BEARING)
THE EAST CORNER OF LOT 31, SANDRANCH
THE EAST CORNER OF LOT 31 BEING THE POINT
LONG THE EAST LINE OF SAID LOT 31 A
S EDGE; THENCE MEANDERING THE WATER'S

TANCE OF 96.75 FEET;
TANCE OF 160.11 FEET;
TANCE OF 109.70 FEET;
TANCE OF 55.37 FEET;
TANCE OF 114.70 FEET;
TANCE OF 55.93 FEET;
TANCE OF 71.44 FEET;
TANCE OF 61.01 FEET; THENCE
ET; THENCE N 90°00'E A DISTANCE
STANCE OF 575.89 FEET; THENCE
ET; THENCE N 70°26'17"W A DISTANCE
A DISTANCE OF 177.62 FEET TO THE
RES, MORE OR LESS.

NSHIP 1" NORTH, RANGE 6 EAST OF THE
OTHER DESCRIBED AS FOLLOWS: BEGINNING
SANDRANCH DEVELOPMENT SECOND ADDITION;
OF SAID ADDITION A DISTANCE OF 575.89
IN SAID ADDITION; THENCE N 05°29'40"W
DISTANCE OF 113.92 FEET; THENCE
26'12"W A DISTANCE OF 122.22 FEET;
457.02 FEET; THENCE N 8°13'42"E A
18'12"E A DISTANCE OF 160.88 FEET;
177.91 FEET; THENCE S 05°29'40"E TO THE
SOUTHERLY ON SAID EAST SECTION LINE TO
INNING; THENCE WEST TO THE POINT OF

SANDRANCH DEVELOPMENT SECOND ADDITION
ON, AND THAT I AM A DULY REGISTERED
STATE OF NEBRASKA.

Richard L. Hansen
RICHARD L. HANSEN
REGISTERED LAND SURVEYOR
REGISTRATION NO. IS-382
DATE: NOVEMBER 6, 1984

THE LAND SHOWN AND DESCRIBED HEREON, HAVE CAUSED THE
SAME TO BE SUB DIVIDED INTO LOTS AS SHOWN.

IN WITNESS WHEREOF, SAID OWNERS AND PROPRIETORS HAVE
CAUSED THESE PRESENTS TO BE SIGNED THIS 28 DAY
OF NOVEMBER, A.D., 1984.

Alex H. Legge
ALEX H. LEGGE

Edythe Legge
EDYTHE LEGGE

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
DODGE COUNTY) SS

ON THIS 28th DAY OF November A.D.,
1984, BEFORE ME A GENERAL NOTARY PUBLIC,
PERSONALLY APPEARED ALEX H. LEGGE, AND EDYTHE
LEGGE, WHO ARE KNOWN TO ME AND WHO ACKNOWLEDGE
THE SIGNING OF THE FOREGOING INSTRUMENT TO BE
THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL, THE DATE LAST
AFORESAID.

GENERAL NOTARY - State of Nebraska
FRED MYTTY
My Comm. Exp. July 1, 1985

Fred Mytty
GENERAL NOTARY PUBLIC

COUNTY TREASURERS CERTIFICATION:

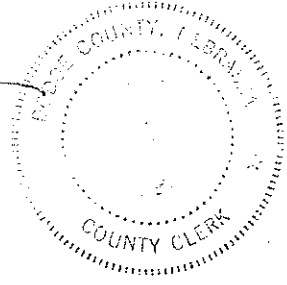
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL
TAXES DUE OR UNPAID ON THE TRACT OF LAND SHOWN AND
DESCRIBED HEREBY, AS SHOWN BY THE RECORDS OF THIS
OFFICE AS OF THE 19th DAY OF December,
A.D., 1984.

Violet E. Hardy
DODGE COUNTY TREASURER

COUNTY PLANNING COMMISSION APPROVAL:

THIS PLAT OF SANDRANCH DEVELOPMENT SECOND ADDITION
WAS APPROVED BY THE DODGE COUNTY PLANNING COMMISSION
ON THE 29th DAY OF November A.D., 1984.

W. J. ...
VICE CHAIRMAN

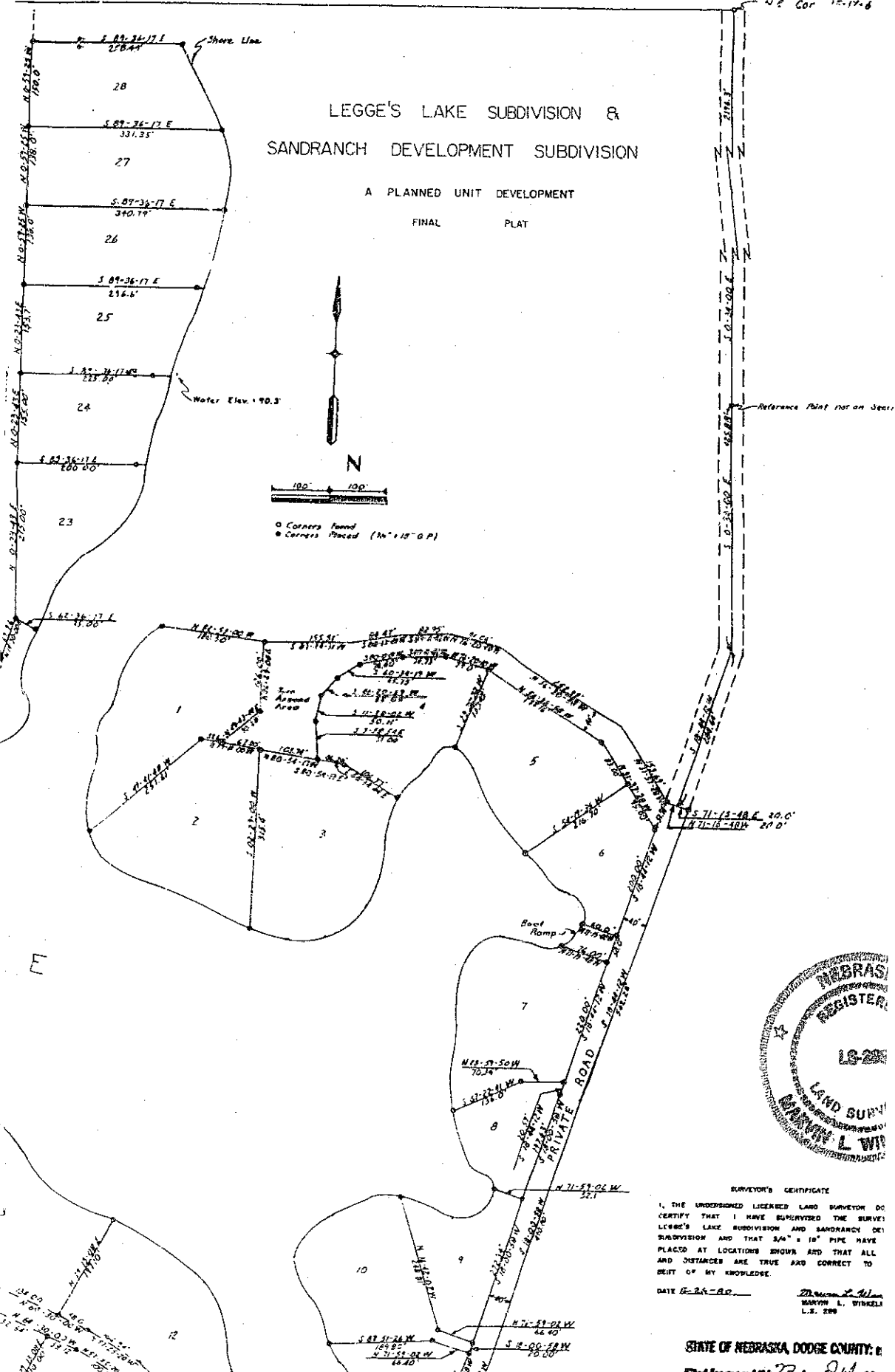


Whitaker Engineering & Surveying Company
1553 Front Street
Beatrice, Nebraska
Bus: (402) 426-9414
FAX: (402) ...

NE Cor 15-17-6

LEGG'S LAKE SUBDIVISION & SANDRANCH DEVELOPMENT SUBDIVISION

A PLANNED UNIT DEVELOPMENT
FINAL PLAT



SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED LICENSED LAND SURVEYOR DO CERTIFY THAT I HAVE SUPERVISED THE SURVEY OF LEGG'S LAKE SUBDIVISION AND SANDRANCH DEVELOPMENT SUBDIVISION AND THAT 3/4" x 1/8" PIPE HAVE BEEN PLACED AT LOCATIONS SHOWN AND THAT ALL BEARINGS AND DISTANCES ARE TRUE AND CORRECT TO BEST OF MY KNOWLEDGE.

DATE 12-24-00

Marvin L. Winkler
MARVIN L. WINKLER
L.S. 298

STATE OF NEBRASKA, DOGUE COUNTY: ss
Filed for record this 23 day of July, 1901
1130 1

6-NW Cor. 15-17-6

LEGG'S LAKE SUBDIVISION LOTS 1 - 22

KNOW ALL MEN BY THESE PRESENTS:

THAT ALEX H. LEGGE AND EDYTHE M. LEGGE, HUSBAND AND WIFE, AND MARILYN GOODSTON ANSTINE AND REED KAY ANSTINE, WIFE AND HUSBAND, ARE THE OWNERS OF A TRACT OF LAND IN SECTION 15, TOWNSHIP 17, RANGE 8, DODGE COUNTY, NEBRASKA.

THAT BEING THE RECORD TITLE OWNERS THEREOF, WE HEREBY FILE THIS SURVEY AND SUBDIVISION PLAT OF LEGGE'S LAKE, LOTS 1 THROUGH 22, BOTH INCLUSIVE, AS SHOWN HEREOF, EACH LOT BEING OF THE NUMBER AND DIMENSIONS AS SHOWN ON SAID SURVEY AND SUBDIVISION PLAT.

THAT LOTS 1 THROUGH 22, BOTH INCLUSIVE, HAVE BEEN PERMANENTLY IMPROVED WITH HOUSES, GARAGES, STORAGE BUILDINGS, BOAT DOCKS, LAND SCAPING AND OTHER NORMAL IMPROVEMENTS ON A LAKE-SIDE DEVELOPMENT. THAT SAID IMPROVEMENTS HAVE BEEN IN THE PAST AND CONTINUE TO BE USED AS SEASONAL AND PERMANENT SINGLE FAMILY RESIDENTIAL HOMES.

THAT THE IMPROVEMENTS ON LOTS 1 THROUGH 22, BOTH INCLUSIVE, ARE OF A PERMANENT NATURE. THAT MOST OF SAID IMPROVEMENTS ON LOTS 1 THROUGH 22, BOTH INCLUSIVE, HAVE BEEN FINANCED AND BUILT BY PRIVATE INDIVIDUALS ON LEASED LAND.

THAT SAID LOTS 1 THROUGH 22, BOTH INCLUSIVE, AND THE IMPROVEMENTS AND EXISTING STRUCTURES THEREON, WERE LAID OUT, PLATTED, BUILT AND ERECTED PRIOR TO THE COUNTY OF DODGE ADOPTING COMPREHENSIVE ZONING AND SUBDIVISION RULES AND REGULATIONS AND THE OWNERS AND LESSEES HAVE ACQUIRED VESTED RIGHTS PRIOR TO THE ADOPTION OF SAID RULES, REGULATIONS OR STATUTES CONCERNING ZONING, BUILDING, USE AND SUBDIVISION REQUIREMENTS.

THAT A VESTED LEGAL NON-CONFORMING USE HAS BEEN CREATED IN THE PLATTING AND IMPROVING OF SAID LOTS WHICH VESTED NON-CONFORMING USE RUNS WITH THE LAND.

THAT FOR THE PURPOSE OF SIMPLIFYING THE EXISTING AND FUTURE RECORDS AND RECORDINGS AT THE REGISTER OF DEEDS OFFICE, ASSESSOR'S OFFICE AND TREASURER'S OFFICE, OF DODGE COUNTY, AND FOR THE PURPOSES OF ELIMINATING UNCLE AND UNWARRANTED HARDSHIP AND EXPEDITING THE CONVEYANCE OR LEASE OF SAID LOTS 1 THROUGH 22, BOTH INCLUSIVE, IT IS IN THE BEST INTEREST OF ALL PARTIES THAT THIS SURVEY AND SUBDIVISION PLAT BE ACCEPTED AND RATIFIED.

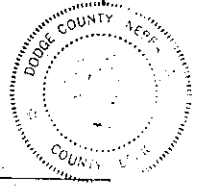
WE FURTHER HEREBY STATE THAT THE PRIVATE ROAD IS NOT A ROAD FOR USE BY THE PUBLIC BUT IS FOR THE SOLE USE OF LESSEES OR OWNERS OF LOTS WITHIN THIS SUBDIVISION, OR THEIR ASSIGNEES. PERMANENT EASEMENTS ARE HEREBY GIVEN BY US, OR OUR ASSIGNEES FOR SAID PRIVATE ROAD AND PERMANENT UTILITY EASEMENTS ARE HEREBY GIVEN WITHIN PRIVATE ROAD RIGHT-OF-WAY AND 5 FEET EACH SIDE OF SIDE LOT LINES LAKE IS FOR COMMON USE OF LOT OWNERS AND THEIR ASSIGNEES.

BY AFFIXING OUR SIGNATURES HERETO, WE ACKNOWLEDGE THIS SURVEY AND SUBDIVISION PLAT TO BE OUR VOLUNTARY ACT AND DEED

Alex H. Legge, Edythe M. Legge, Reed Kay Anstine, Marilyn Goodston Anstine

DODGE COUNTY BOARD OF SUPERVISORS ACCEPTANCE

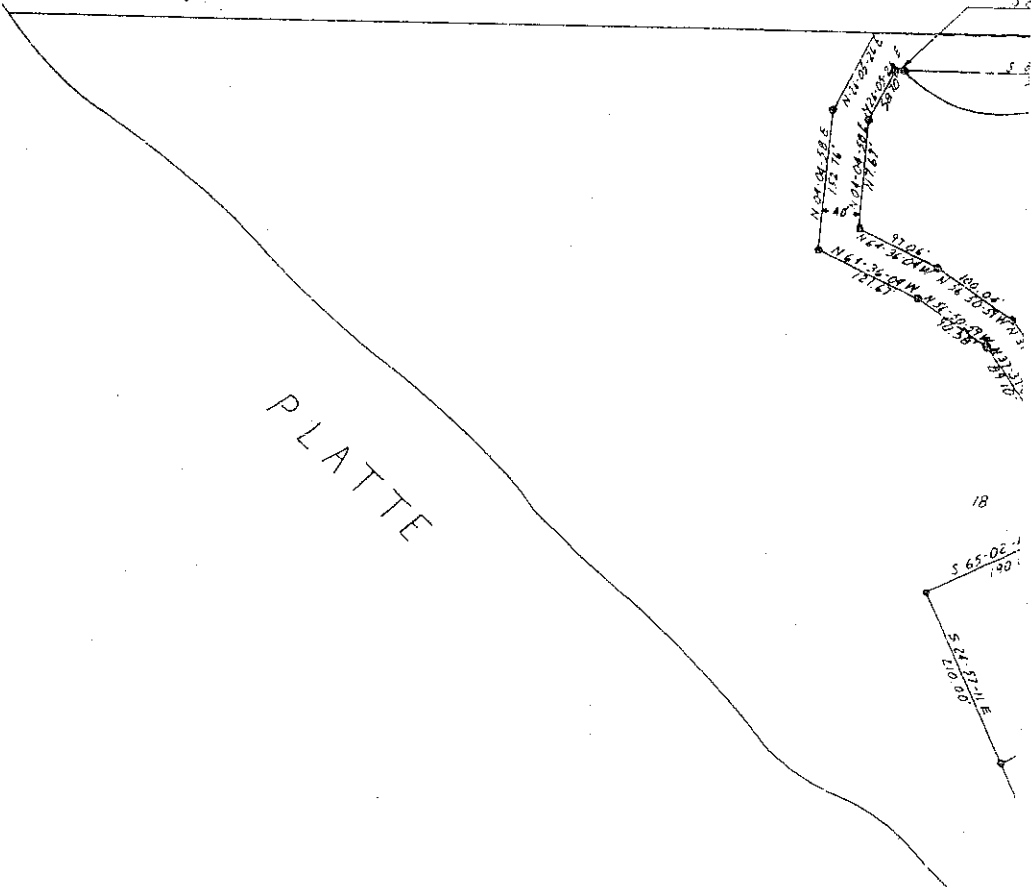
THIS SURVEY AND PLAT OF LOTS 23 THROUGH 28, SANDRANCH DEVELOPMENT WERE ACCEPTED BY THE BOARD OF SUPERVISORS OF DODGE COUNTY, NEBRASKA, ON THIS 16th DAY OF July, 1980, AND THE SURVEY AND PLAT OF LEGGE'S LAKE, LOTS 1 THROUGH 22, BOTH INCLUSIVE, WERE ACCEPTED BY THE BOARD OF SUPERVISORS OF DODGE COUNTY, NEBRASKA, ON THIS 16th DAY OF July, 1980, THE BOARD FINDING THAT THE OWNERS AND LESSEES OF SAID LOTS HAVE ACQUIRED A VESTED LEGAL NON-CONFORMING USE IN AND TO SAID LOTS FOR THE REASONS SET FORTH ON THE SURVEY AND PLAT, AND THE BOARD DOES HEREBY RATIFY AND GRANT PERMISSION FOR THE CONTINUATION OF SAID NON-CONFORMING LOTS INCLUDING STRUCTURES AND IMPROVEMENTS FOR THE PLANNED UNIT DEVELOPMENT IN ORDER TO AVOID THE IMPOSITION OF AN UNLAWFUL, UNNECESSARY AND UNWARRANTED HARDSHIP.



BOARD OF SUPERVISORS COUNTY OF DODGE, NEBRASKA

BY [Signature] CHAIRMAN

ATTEST: [Signature] CLERK



N 90-00-00 E
SANDRANCH DEVELOPMENT SUBDIVISION LOTS 23-28

KNOW ALL MEN BY THESE PRESENTS:
 THAT ALEX H. LEGGE and ELYTHE M. LEGGE, HUSBAND AND WIFE, ARE THE OWNERS OF A TRACT OF LAND IN SECTION 15, TOWNSHIP 17, RANGE 6, DODGE COUNTY, NEBRASKA.
 THAT BEING THE RECORD TITLE OWNERS THEREOF, WE HEREBY FILE THIS SURVEY AND SUBDIVISION PLAT OF SANDRANCH DEVELOPMENT SUBDIVISION, LOTS 23 THROUGH 28, BOTH INCLUSIVE, AS SHOWN HEREON, EACH LOT BEING OF THE NUMBER AND DIMENSIONS AS SHOWN ON SAID SURVEY AND SUBDIVISION PLAT.
 WE FURTHER HEREBY STATE THAT THE PRIVATE ROAD IS NOT A ROAD FOR USE BY THE PUBLIC BUT IS FOR THE SOLE USE OF LESSEES OR OWNERS OF LOTS WITHIN THIS SUBDIVISION, OR THEIR ASSIGNEES. PERMANENT EASEMENTS ARE HEREBY GIVEN BY US, OR OUR ASSIGNEES FOR SAID PRIVATE ROAD AND PERMANENT UTILITY EASEMENTS ARE HEREBY GIVEN WITHIN PRIVATE ROAD RIGHT-OF-WAY AND 5 FEET EACH SIDE OF SAID LOT LINES LIKE IS FOR COMMON USE OF LOT OWNERS AND THEIR ASSIGNEES.
 BY AFFIXING OUR SIGNATURES HERETO, WE ACKNOWLEDGE THIS SURVEY AND SUBDIVISION PLAT TO BE OUR VOLUNTARY ACT AND DEED.

Alex H. Legge
ALEX H. LEGGE

Elythe M. Legge
ELYTHE M. LEGGE

STATE OF NEBRASKA)
 COUNTY OF DODGE)
 I, the undersigned, County Clerk, do hereby certify that the within and foregoing plat of Sandranch Development Subdivision, Lots 23 through 28, both inclusive, and the plat of Lots 1 through 22, Sandranch Development, were approved by the Planning Commission of the County of Dodge, Nebraska, on this 14th day of July, 1910.



NOTARY PUBLIC Thomas E. Wells

DODGE COUNTY PLANNING COMMISSION APPROVAL

THIS SURVEY AND PLAT OF LEGGE'S LAND, LOTS 1 THROUGH 22, BOTH INCLUSIVE, AND THE PLAT OF LOTS 23 THROUGH 28, SANDRANCH DEVELOPMENT, WERE APPROVED BY THE PLANNING COMMISSION OF THE COUNTY OF DODGE, NEBRASKA ON THIS 14th DAY OF JULY, 1910.

Robert Taylor
CHAIRMAN

