

**DEDICATION:**

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE MARK A. AND RAVAE M. MASEK, HUSBAND AND WIFE, AND FIRST NATIONAL BANK NORTHEAST (CERESCO BRANCH), A NEBRASKA CORPORATION, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "SOUTHERN RIDGE", AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE "RAVAE LANE", "SUNSET CIRCLE", "COUNTY ROAD NO. 26" AND "COUNTY ROAD NO. 31", AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT PERPETUAL UTILITY EASEMENTS TO THE CITY OF BLAIR, OMAHA PUBLIC POWER DISTRICT, HUNTEL SYSTEMS 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, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRICAL CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS ALL STREETS AND STRIPS OF LAND LABELED AS UTILITY EASEMENTS ON THIS PLAT. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

Mark A. Masek  
MARK A. MASEK

Ravae M. Masek  
RAVAE M. MASEK

Mike Eden  
FIRST NATIONAL BANK NORTHEAST, CERESCO BRANCH  
MIKE EDEN, VICE PRESIDENT

**NOTARY**

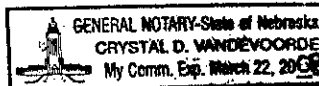
STATE OF NEBRASKA

COUNTY OF Saunder's

BE IT REMEMBERED THAT ON THIS 21<sup>st</sup> DAY OF March, 2008, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME MARK A. MASEK, TO BE PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Crystal D. Vandevoorde  
NOTARY PUBLIC

MY COMMISSION EXPIRES Mar. 22, 2008



**NOTARY**

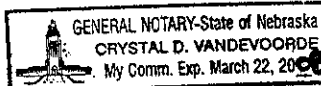
STATE OF NEBRASKA

COUNTY OF Saunder's

BE IT REMEMBERED THAT ON THIS 21<sup>st</sup> DAY OF March, 2008, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME RAVAE M. MASEK, TO BE PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Crystal D. Vandevoorde  
NOTARY PUBLIC

MY COMMISSION EXPIRES Mar. 22, 2008



**NOTARY**

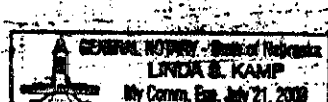
STATE OF NEBRASKA

COUNTY OF Dodge

BE IT REMEMBERED THAT ON THIS 21 DAY OF March, 2008, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME MIKE EDEN, TO BE PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Linda S. Kamp  
NOTARY PUBLIC

MY COMMISSION EXPIRES 7-21-09



LED

PH 3:31

E. L. PETERSEN  
COUNTY CLERK  
R, NEBR.

FINAL PLAT

**SOUTHERN RIDGE**

PART OF TAX LOT 3 & TAX LOT 4 IN THE SE1/4 OF SECTION 22  
TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE SIXTH P.M.  
WASHINGTON COUNTY, NEBRASKA

2006 02323  
STATE OF NEBRASKA COUNTY OF WASHINGTON)SS  
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD  
THIS 30th DAY OF May A.D. 2006  
AT 3:31 O'CLOCK P.M. AND RECORDED IN BOOK  
Plat Book 2 AT PAGE 1272-1279  
COUNTY CLERK Charlotte L. Peterson  
DEPUTY Karen Madson

CI  
TH  
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WT  
DA  
CIT  
CH  
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OF  
M  
CI

**PERIMETER DESCRIPTION:**

A PARCEL OF LAND BEING PART OF TAX LOT 3 AND PART OF TAX LOT 4, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE SIXTH P.M., WASHINGTON COUNTY, NEBRASKA, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

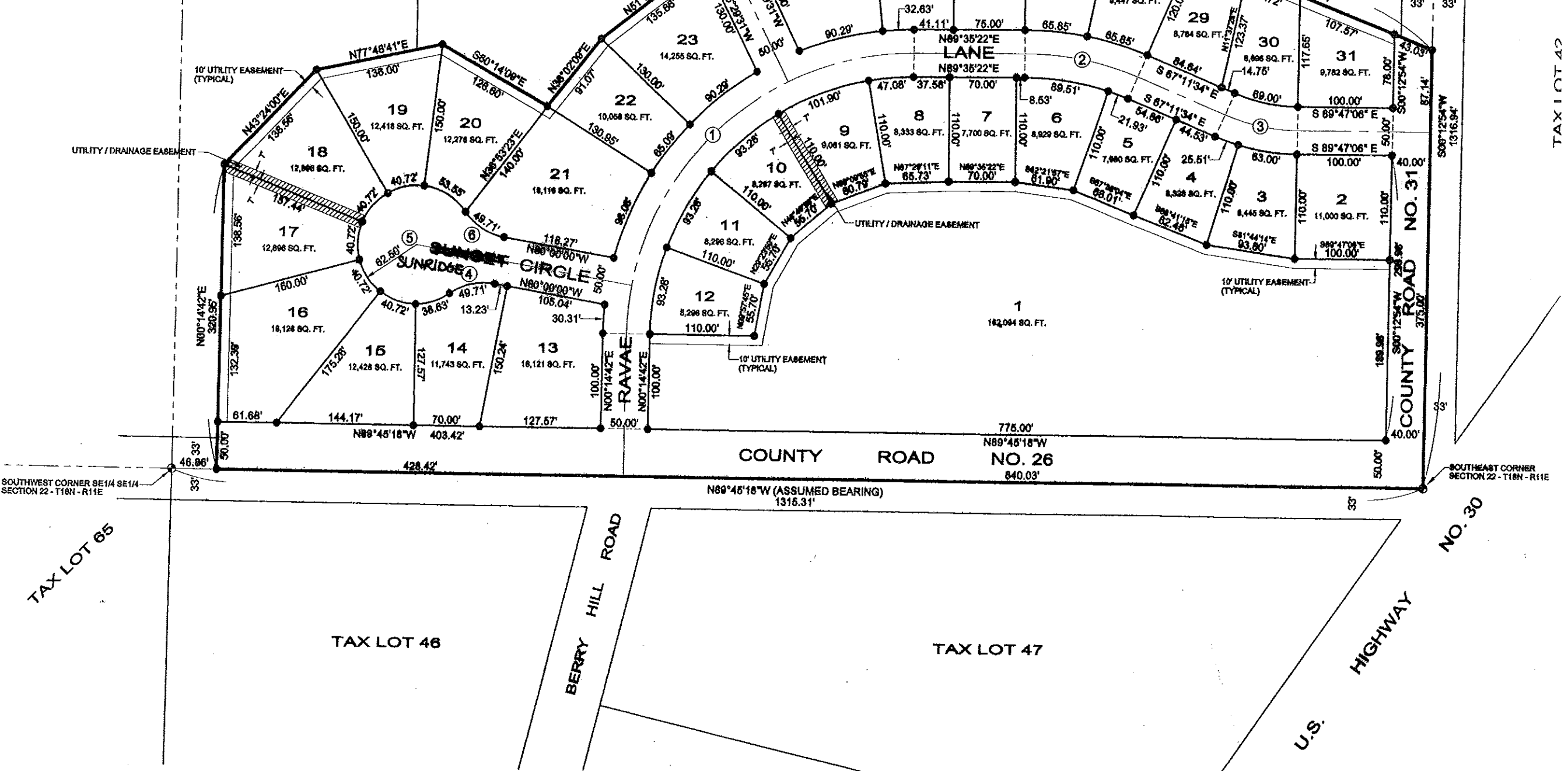
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE N69°45'18"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1268.45 FEET; THENCE N00°14'42"E PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 320.95 FEET; THENCE N43°24'00"E, A DISTANCE OF 136.56 FEET; THENCE N77°48'41"E, A DISTANCE OF 136.00 FEET; THENCE S80°14'09"E, A DISTANCE OF 128.60 FEET; THENCE N38°02'06"E, A DISTANCE OF 91.07 FEET; THENCE N51°52'57"E, A DISTANCE OF 135.86 FEET; THENCE N63°30'29"E, A DISTANCE OF 50.00 FEET; THENCE N75°08'02"E, A DISTANCE OF 135.86 FEET; THENCE N68°04'34"E, A DISTANCE OF 86.74 FEET; THENCE N69°35'22"E, A DISTANCE OF 75.00 FEET; THENCE S81°29'43"E, A DISTANCE OF 91.66 FEET; THENCE S69°51'06"E, A DISTANCE OF 90.65 FEET; THENCE S68°09'30"E, A DISTANCE OF 272.04 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE S00°12'54"W ON SAID EAST LINE, A DISTANCE OF 482.14 FEET TO THE POINT OF BEGINNING, CONTAINING 14.91 ACRES, MORE OR LESS.

**CURVE DATA**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	300.00'	487.81'	421.83'	N 44°55'02" E
2	300.00'	121.57'	120.74'	S 78°48'06" E
3	200.00'	78.86'	78.35'	S 78°29'20" E
4	62.50'	49.71'	48.41'	S 77°12'49" W
5	62.50'	295.78'	87.50'	N 10°00'00" E
6	62.50'	49.71'	48.41'	S 57°12'49" E

NORTHEAST CORNER SE1/4 SE1/4  
SECTION 22 - T18N - R11E





Issue No.	Date	Description	Issue No.	Date	Description	Issue No.
1	03/21/06	Final Plat Submittal				

TAX LOT 42

NO. 30

U.S. HIGHWAY

TAX LOT 47

TAX LOT 46

TAX LOT 65

SOUTHWEST CORNER SE1/4 SE1/4 SECTION 22-T18N-R11E

SOUTHEAST CORNER SECTION 22-T18N-R11E

**SOUTHEI**

**PART OF TAX LOT 3 & TAX LO**  
**TOWNSHIP 18 NORTH, RANG**  
**WASHINGTON CC**

11:15:17  
APR 30 11 30:01  
NOTARIAL SEAL

**DEDICATION:**

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE MARK A. AND RAVAE M. MASEK, HUSBAND AND WIFE, AND FIRST NATIONAL BANK NORTHEAST (CERESCO BRANCH), A NEBRASKA CORPORATION, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "SOUTHERN RIDGE", AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE "RAVAE LANE", "SUNSET CIRCLE", "COUNTY ROAD NO. 29" AND "COUNTY ROAD NO. 31", AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT PERPETUAL UTILITY EASEMENTS TO THE CITY OF BLAIR, OMAHA PUBLIC POWER DISTRICT, HUNTEL SYSTEMS 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, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRICAL CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS ALL STREETS AND STRIPS OF LAND LABELED AS UTILITY EASEMENTS ON THIS PLAT. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

Mark A. Masek  
MARK A. MASEK

Ravae M. Masek  
RAVAE M. MASEK

Mike Eden  
FIRST NATIONAL BANK NORTHEAST, CERESCO BRANCH  
MIKE EDEN, VICE PRESIDENT

**PERIMETER DESCRIPTION:**

A PARCEL OF LAND BEING PART OF TAX LOT 3 AND PART OF TAX LOT 4, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 10 WEST, WASHINGTON COUNTY, NEBRASKA, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

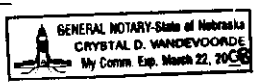
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE N89°45'16"W (ASSUMED) A DISTANCE OF 320.95 FEET; THENCE N00°14'42"E PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 136.00 FEET; THENCE S80°14'09"E, A DISTANCE OF 128.00 FEET; THENCE N38°02'09"E, A DISTANCE OF 50.00 FEET; THENCE N78°08'02"E, A DISTANCE OF 135.86 FEET; THENCE N88°04'34" S81°29'43"E, A DISTANCE OF 91.88 FEET; THENCE S89°51'08"E, A DISTANCE OF 90.85 FEET; THENCE S00°12'54"W ON SAID EAST LINE, A DISTANCE OF 462.14 FEET;

**NOTARY**

STATE OF NEBRASKA  
COUNTY OF Saunder's  
BE IT REMEMBERED THAT ON THIS 21<sup>st</sup> DAY OF March, 2008, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME MARK A. MASEK, TO BE PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Crystal D. Vandevoorde  
NOTARY PUBLIC

MY COMMISSION EXPIRES Mar. 22, 2008



**NOTARY**

STATE OF NEBRASKA  
COUNTY OF Saunder's  
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Crystal D. Vandevoorde

TAX LOT 3

CURVE	RADIUS
1	300.00'
2	300.00'
3	200.00'
4	62.50'
5	62.50'
6	62.50'

FINAL PLAT

# SOUTHERN RIDGE

& TAX LOT 4 IN THE SE1/4 OF SECTION 22  
 NORTH, RANGE 11 EAST OF THE SIXTH P.M.  
 WASHINGTON COUNTY, NEBRASKA

200602323  
 STATE OF NEBRASKA COUNTY OF WASHINGTON  
 ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD  
 THIS 30th DAY OF May A.D. 2006  
 AT 3:31 O'CLOCK P.M. AND RECORDED IN BOOK  
 Plat Book 2 AT PAGE 1278-1279  
 COUNTY CLERK Charlaine B. Peters  
 DEPUTY Heather Macdonald

### CITY OF BLAIR PLANNING COMMISSION APPROVAL

THIS PLAT OF "SOUTHERN RIDGE" HAS BEEN SUBMITTED TO, AND APPROVED BY THE CITY OF BLAIR PLANNING COMMISSION, AND IS HEREBY TRANSMITTED TO THE CITY COUNCIL OF BLAIR, NEBRASKA, WITH THE RECOMMENDATION THAT THIS PLAT BE APPROVED AS PROPOSED.

DATED THIS 2 DAY OF May, 2006

CITY OF BLAIR PLANNING COMMISSION:  
Donna R. Rhoads  
 CHAIRPERSON

Brandi Wheeler  
 SECRETARY

LOT 4, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE SIXTH P.M. DESCRIBED AS FOLLOWS:

THENCE N89°45'18"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1268.45 FEET; THENCE N43°24'00"E, A DISTANCE OF 138.58 FEET; THENCE N77°48'41"E, A DISTANCE OF 138.58 FEET; THENCE N38°02'08"E, A DISTANCE OF 81.07 FEET; THENCE N81°52'57"E, A DISTANCE OF 138.86 FEET; THENCE N83°30'25"E, A DISTANCE OF 88 FEET; THENCE N88°04'34"E, A DISTANCE OF 88.74 FEET; THENCE N89°35'22"E, A DISTANCE OF 73.00 FEET; THENCE N89°35'22"E, A DISTANCE OF 90.85 FEET; THENCE S88°09'30"E, A DISTANCE OF 272.04 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER, A DISTANCE OF 482.14 FEET TO THE POINT OF BEGINNING, CONTAINING 14.91 ACRES, MORE OR LESS.

### BLAIR CITY COUNCIL APPROVAL

THE PLAT AND THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED BY THE BLAIR CITY COUNCIL, WASHINGTON COUNTY, NEBRASKA, THIS 9 DAY OF May, 2006

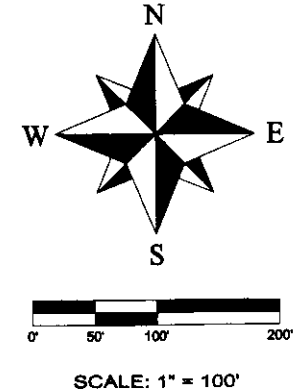
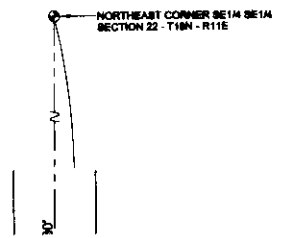
James E. Blum  
 MAYOR

Brandi Wheeler  
 CITY CLERK

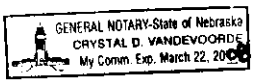
### CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	300.00'	467.81'	421.83'	N 44°55'02" E
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5	82.50'	296.76'	87.50'	N 10°00'00" E
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TAX LOT 4



Crystal D. Vandevorde  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES March 22, 2008



NOTARY  
 STATE OF NEBRASKA  
 COUNTY OF Dodge

BE IT REMEMBERED THAT ON THIS 21 DAY OF March  
 2006, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME MIKE EDEN, TO  
 BE PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT  
 OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME, IN TESTIMONY WHEREOF I HAVE  
 HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Linda S Kamp  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 7-21-09



**MERIDIAN DEVELOPMENT SERVICES, INC.**  
 3125 Miramar Drive  
 Fremont, Nebraska 68025  
 (402) 753-1885 Office / 753-1944 Fax

MARK & RAVAE MASEK  
 480 BRANCHED OAK ROAD  
 DAVEY, NEBRASKA 68336

**WASHINGTON COUNTY REGISTER OF DEEDS CERTIFICATION**

STATE OF NEBRASKA, COUNTY OF WASHINGTON, ss:  
 THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATIONS SHOWN ON THIS PLAT  
 WERE FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS 30th  
 DAY OF May 2006, AT 3:40 O'CLOCK,  
 AND IS DULY RECORDED.

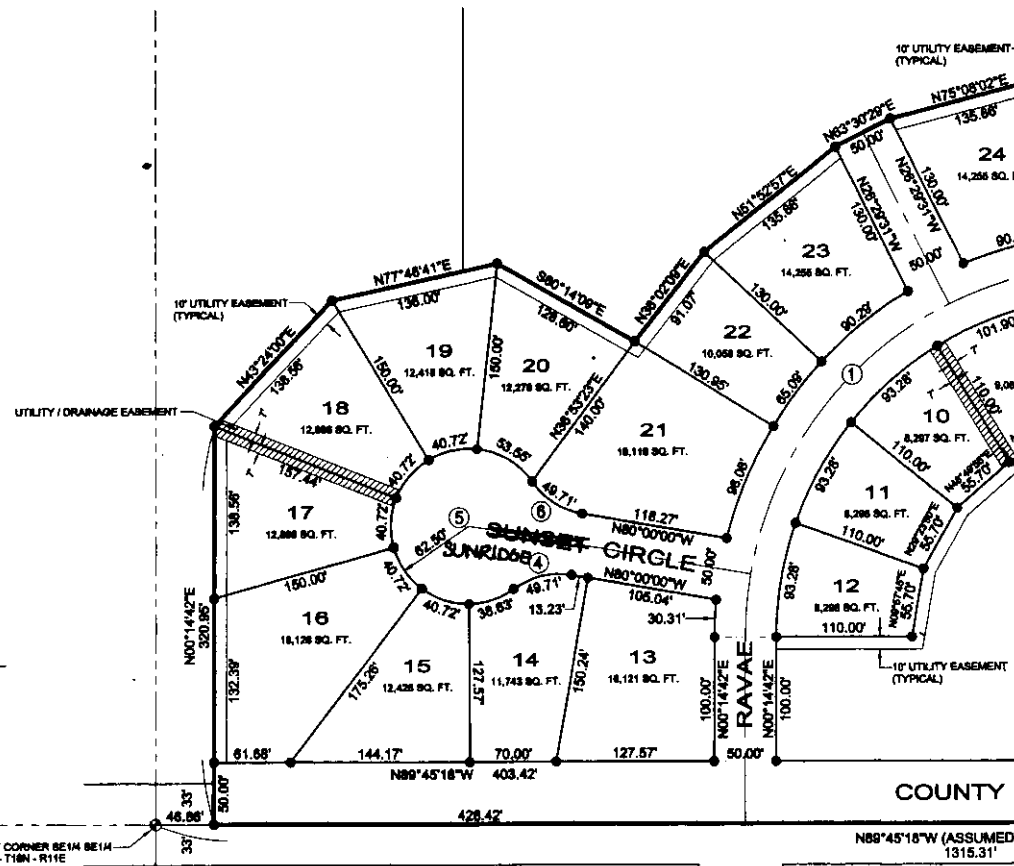
Christine A. Peterson  
 REGISTER OF DEEDS  
Harold Meadows  
 DEPUTY

**WASHINGTON COUNTY TREASURER'S CERTIFICATION:**

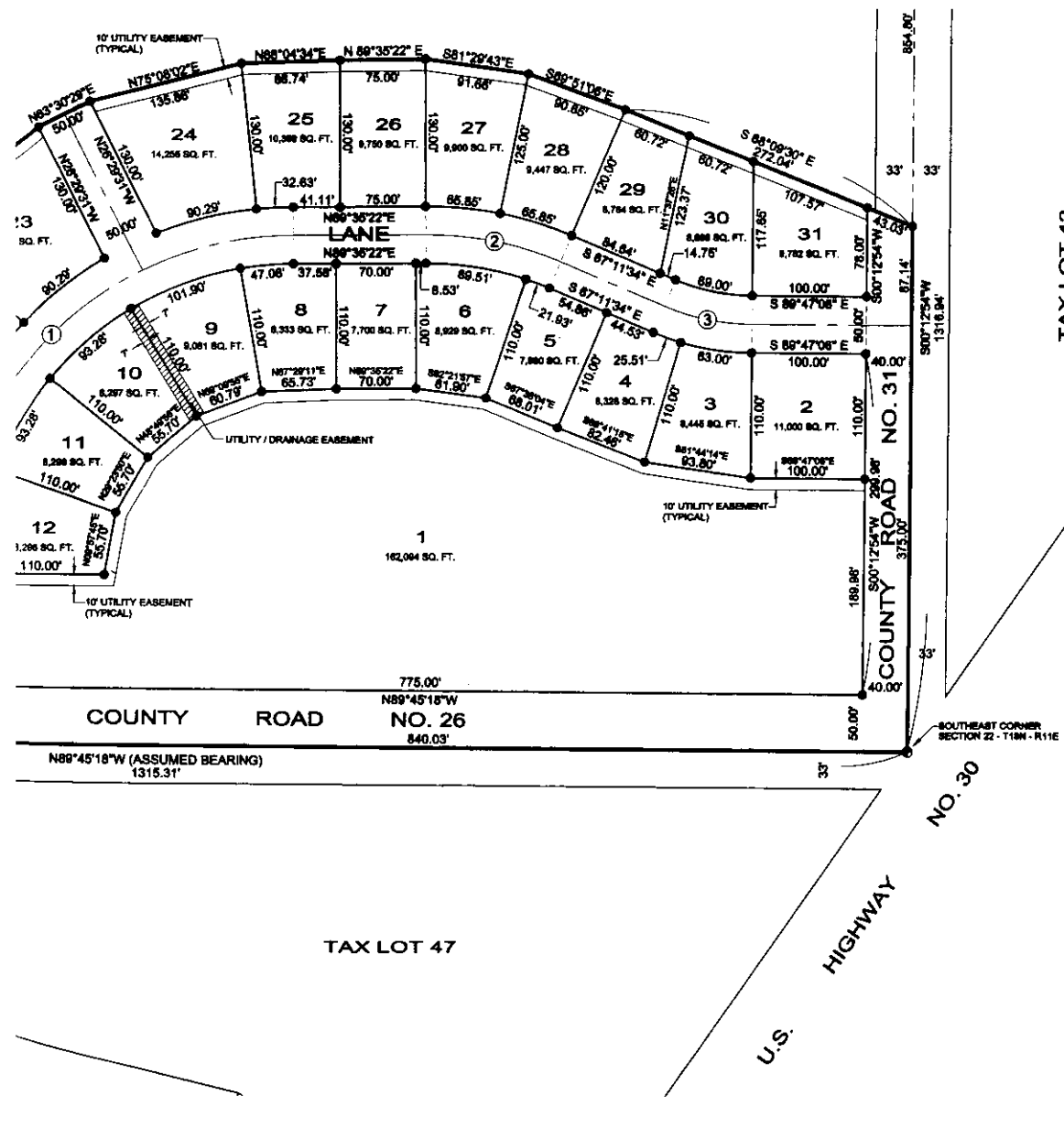
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE  
 PROPERTY DESCRIBED IN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT AS SHOWN  
 BY THE RECORDS OF THIS OFFICE ON THIS 21st DAY OF May 2006.

Ray J. Erwin  
 WASHINGTON COUNTY TREASURER

Client:	Mark & Ravae Masek	Drawn By:	D. Martinez
Date:	03/21/06	Project No.:	SD05-Southern Ridge
Scale:	1" = 100'	Drawing File:	SD05-Southern Ridge-FP-1.dwg
Sheet:	1 of 1	Issue No.:	1

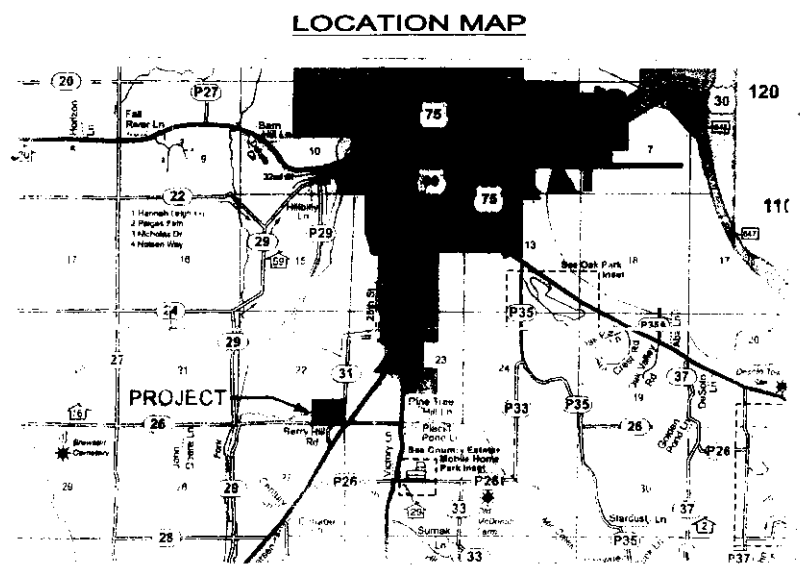


1	03/21/06	Final Plat Submittal
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TAX LOT 42

- LEGEND & NOTES:**
- MONUMENT FOUND
  - MONUMENT SET  
(5/8" X 24" REBAR, WITH PLASTIC CAP STAMPED LS 498)
1. ALL BEARINGS ARE ASSUMED
  2. ALL SIDE-YARD LINES ARE PERPENDICULAR TO THE FRONT-YARD LINE, UNLESS NOTED
  3. ALL SIDE-YARD LINES ARE RADIAL TO CURVED FRONT-YARD LINES, UNLESS NOTED



**SURVEYOR'S STATEMENT:**

I, DANNY JOE W. MARTINEZ, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT "SOUTHERN RIDGE" HAS BEEN SURVEYED BY ME OR UNDER MY SUPERVISION, AND THAT THE LEGAL DESCRIPTION OF "SOUTHERN RIDGE" IS AS STATED IN THE PERIMETER DESCRIPTION. PERMANENT MONUMENTS HAVE BEEN FOUND OR ESTABLISHED AT THE LOCATIONS SHOWN ON THIS PLAT.

*Danny Joe W. Martinez* 03/27/06  
 DANNY JOE W. MARTINEZ, L.S. 498 DATE



Issue No.	Date	Description	Issue No.	Date	Description