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 BOOK 222 PAGE 648

92 SEP 30 AM 11:02

Carol Owens

REGISTER OF DEEDS
DIXIE COUNTY, NEBR.

#445

#4

NW COR. SW1/4 NW1/4
SEC. 15-T17N-R7E

"TIMBER W

of

CURVE INFORMATION

① R = 1000.00'
 Δ = 16°22'13"
 Arc = 285.71'
 Tan = 143.83'
 Chord = 284.74'
 Ch. Brng = N85°10'23"E

⑤ R = 700.00'
 Δ = 09°29'59"
 Arc = 116.06'
 Tan = 58.16'
 Chord = 115.93'
 Ch. Brng = S88°36'26"W

② R = 634.00'
 Δ = 16°22'13"
 Arc = 181.15'
 Tan = 91.20'
 Chord = 180.53'
 Ch. Brng = S85°10'23"W

⑥ R = 700.00'
 Δ = 06°52'14"
 Arc = 83.94'
 Tan = 42.02'
 Chord = 83.89'
 Ch. Brng = S80°25'20"W

③ R = 207.92'
 Δ = 31°54'20"
 Arc = 115.78'
 Tan = 59.43'
 Chord = 114.29'
 Ch. Brng = N87°03'40"W

⑦ R = 141.92'
 Δ = 31°54'20"
 Arc = 79.03'
 Tan = 40.57'
 Chord = 78.01'
 Ch. Brng = N87°03'40"W

④ R = 333.00'
 Δ = 34°24'37"
 Arc = 199.99'
 Tan = 103.11'
 Chord = 197.00'
 Ch. Brng = N53°54'14"W

⑧ R = 267.00'
 Δ = 71°06'25"
 Arc = 331.36'
 Tan = 190.83'
 Chord = 310.51'
 Ch. Brng = N35°33'14"W

1143.31' (R)

100'
EASEMENT

N 00°00'00" E
(Assumed Bearing)

(P)

125.06'

95.84'

35' Side Yard Setback

S 90°00'00" E

203.12'

Typical 10' Utility Easement

25' Side Yard Setback

#445

0609



FINAL PLAT WOODS SUBDIVISION REPLA

Located in Section 15, T17N, R7E
of the 6th P.M., Dodge County, Nebraska

OWNER: LDR, INC.

LARRY D. REED

DOUG HARTMAN

ROGER PANNIER

Address:
2130 E. 8TH ST.
FREMONT, NEBRASKA 68025

LEGEND

- ⊕ MONUMENT FOUND
 - MONUMENT SET
(5/8" Rebar)
 - R RECORD DISTANCE
 - P PLATTED DISTANCE
- All Monuments Found are
5/8" Rebars, Unless Noted

NOTE: All lots 1.00 acre or less have a
25' side yard setback.
All lots larger than 1.00 acre have
a 35' side yard setback.

L A K E

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That LDR, Inc., Larry D. Reed, Doug Hartman, and Roger Pannier Owners of the land described in the perimeter legal description and embraced within this plat, have caused said land to be replatted into Lots, and Streets to be numbered and named as shown, to be hereinafter known as "Timberwoods Subdivision Replat" and does hereby ratify and approve of the disposition of the property as shown on the plat. We do hereby dedicate to the licensees of said Subdivision and their invitees for their use, Timberwoods Drive and assign to the said licensees of said subdivision and their invitees for purposes of ingress and egress the non-exclusive right to use the permanent easements of record and running generally north and south and connecting said Timberwoods Drive with U.S. Highway 30 on the north. We do further grant a perpetual utility easement to build, erect, maintain, repair the following, sewer lines, septic tanks, 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 a ten (10) foot wide strip of land adjoining all side boundary lot lines, and a thirty-five (35) foot wide strip of land adjoining all front boundary lines of all lots. No permanent buildings or structures shall be placed in said easement ways, but the same may be used for landscaping and other purposes that do not now or later interfere with the aforesaid uses or rights granted herein.

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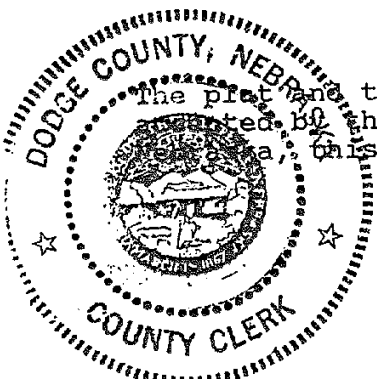
AT"
By [Signature]
Larry Reed, President
LDR, Inc.
By [Signature]
Larry D. Reed
By [Signature]
Doug Hartman
By [Signature]
Roger Pannier

This plat of "Timberwoods Subdivision Replat" has been submitted to and approved by the Dodge County Joint Planning Commission, and is hereby transmitted to the Governing Body of the Municipality of Dodge County, Nebraska, with the recommendation that such plat be approved as proposed.

Dated this 17 day of September, 1992

Dodge County Joint Planning Commission.

By [Signature]
Chairman
By [Signature]
Secretary



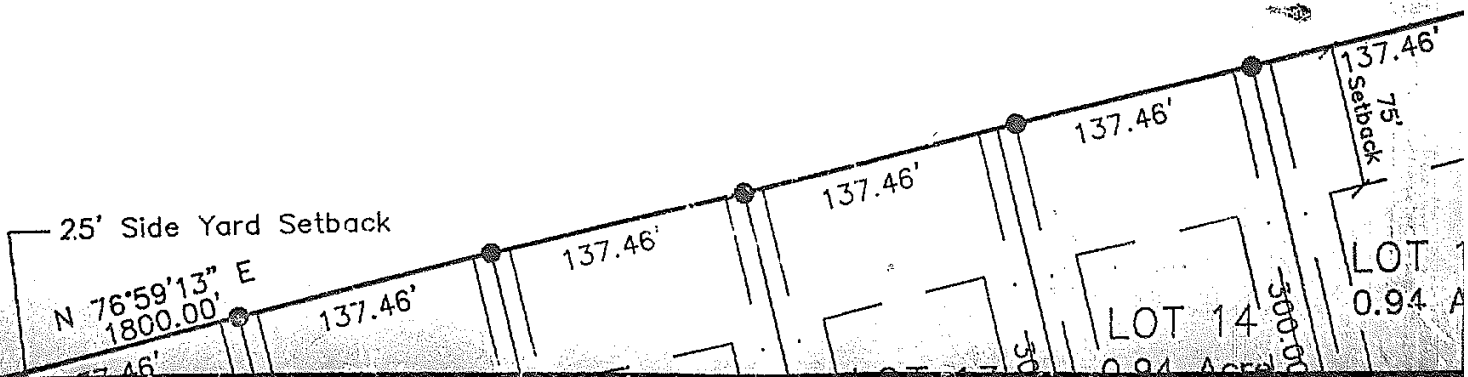
The plat and the dedications shown on this plat are hereby approved by the County Board of Supervisors, Dodge County, Nebraska, this 30th day of September, 1992.

[Signature] Chairman, County Board of Supervisors

[Signature] County Clerk

Entered on transfer record this _____ day of _____, 19____.

_____ County Clerk



Fall = 143.83'
 Chord = 284.74'
 Ch. Brng = N85°10'23"E

Tan = 58.16'
 Chord = 115.93'
 Ch. Brng = S88°36'26"W

② R = 634.00'
 Δ = 16°22'13"
 Arc = 181.15'
 Tan = 91.20'
 Chord = 180.53'
 Ch. Brng = S85°10'23"W

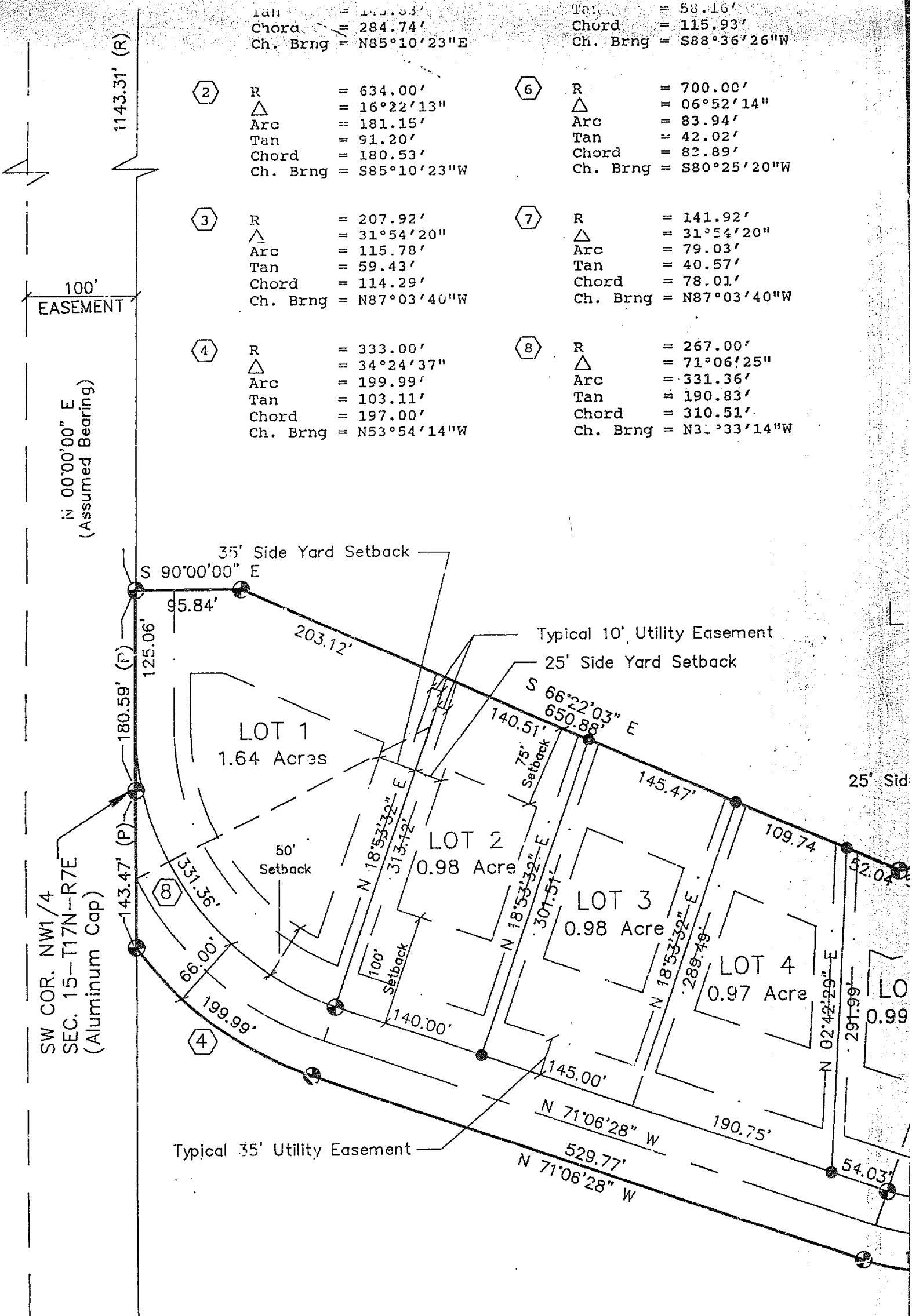
⑥ R = 700.00'
 Δ = 06°52'14"
 Arc = 83.94'
 Tan = 42.02'
 Chord = 82.89'
 Ch. Brng = S80°25'20"W

③ R = 207.92'
 Δ = 31°54'20"
 Arc = 115.78'
 Tan = 59.43'
 Chord = 114.29'
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⑦ R = 141.92'
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 Chord = 197.00'
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⑧ R = 267.00'
 Δ = 71°06'25"
 Arc = 331.36'
 Tan = 190.83'
 Chord = 310.51'
 Ch. Brng = N31°33'14"W



0612

LARRY D. REED
 DOUG HARTMAN
 ROGER PANNIER

Address:
 2130 E. 8TH ST.
 FREMONT, NEBRASKA 68025

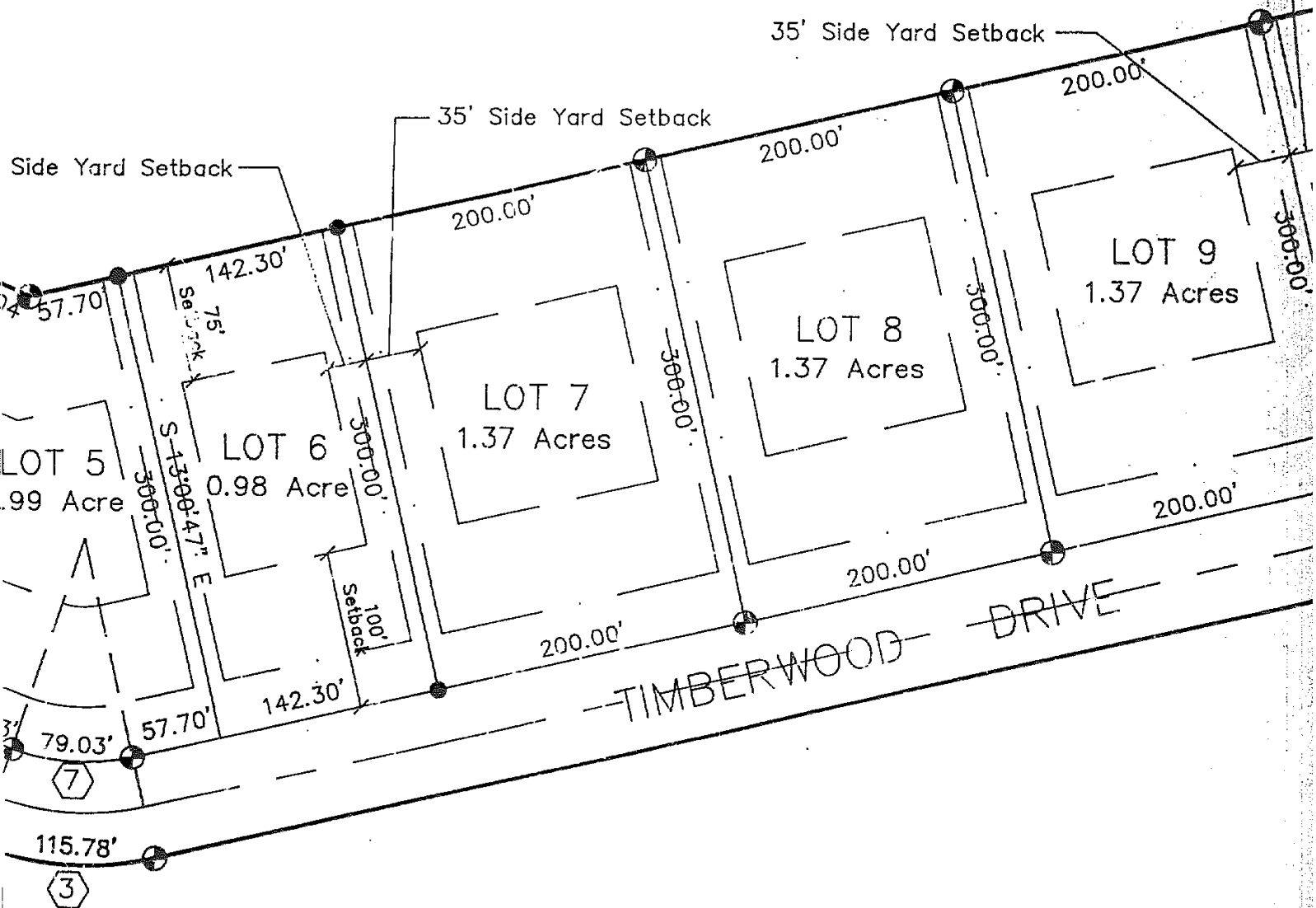
LEGEND

- MONUMENT FOUND
- MONUMENT SET
(5/8" Rebar)
- R RECORD DISTANCE
- P PLATTED DISTANCE
- All Monuments Found are
5/8" Rebars, Unless Noted

NOTE: All lots 1.00 acre or less have a
25' side yard setback.
 All lots larger than 1.00 acre have
a 35' side yard setback.

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L A K E



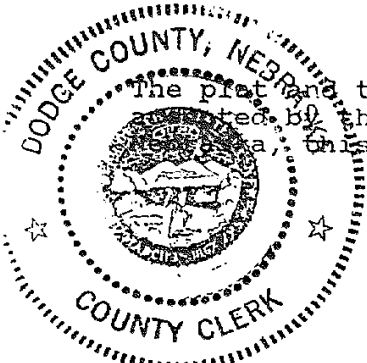
0613

Recorded.

Dated this 11 day of September, 1992
Dodge County Joint Planning Commission.

By Robert E. Taylor
Chairman
By Jean C. Anderson
Secretary

This is to certify that the above is a true and correct copy of the original Surveyor's Certificate as recorded by the records.

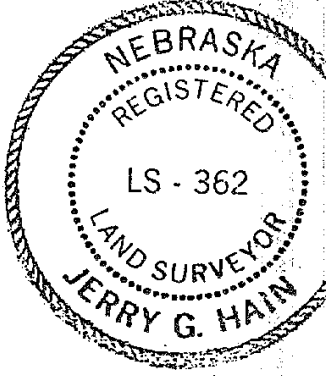
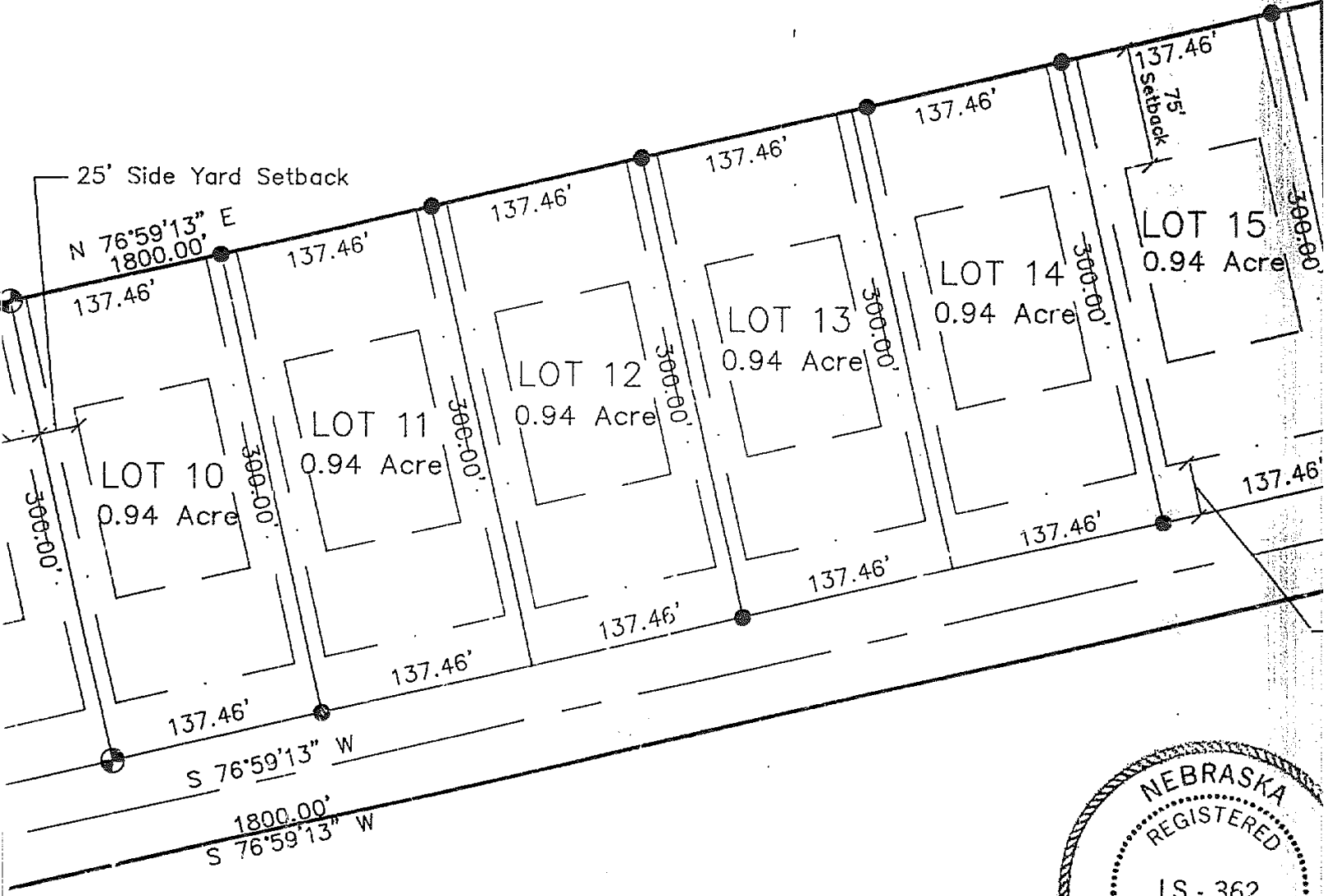


The plat and the dedications shown on this plat are hereby approved by the County Board of Supervisors, Dodge County, Nebraska, this 30th day of September, 1992.

Walter J. Mues Chairman, County Board of Supervisors
Frederick J. ... County clerk

Entered on transfer record this _____ day of _____, 19____.

_____ County Clerk



SURVEYOR'S CERTIFICATE

I, Jerry G. Hain, a Registered Land Surveyor in the State of Nebraska do hereby certify the "Timberwoods Subdivision Rep." has been surveyed under my supervision and that the boundaries and lot corners have been marked as shown on the plat. I, also, certify that the enclosed plat is an accurate plat of the above mentioned survey and the Perimeter Legal Description of the Subdivision is as stated.

Date 9-11-92 By Jerry G. Hain
Jerry G. Hain, RLS 362

0614

0616

#445 C

NW CORNER
SEC. 15-T17N-R7E
Spike in Paving

(C)

U.S. HIGHWAY 30



UNION PACIFIC RAILROAD

33' Road Easement

T.L. 4
SEC. 16-T17N-R7E

414'

33' Road Easement

T.L. 19
SEC. 15-T17N-R7E

B-C 1323.90' (R)

Existing Entrance Road Easements

(B)

NW COR. SW1/4 NW1/4
SEC. 15-T17N-R7E

T.L. 5 & T.L. 6
SEC. 16-T17N-R7E

A-B 1323.90' (R)

1143.31'

100'
EASEMENT

D. E.
(2011g)

(page 2)

0617

FINAL PLAN "TIMBERWOODS SUBDIVISION"

Located in Section 15, T1
of the 6th P.M., Dodge County

OWNER: LDR, INC.
LARRY D.
DOUG HAI
ROGER P/

Address:
2130 E. 8TH ST.
FREMONT, NEBRASKA 68



South Property Line T.L. 13

Typical 10' Utility Easement

Typical 25' Side Setback

①

105.80'

0618

PLAT DIVISION REPLAT"

15, T17N, R7E
e County, Nebraska

R, INC.

ERRY D. REED

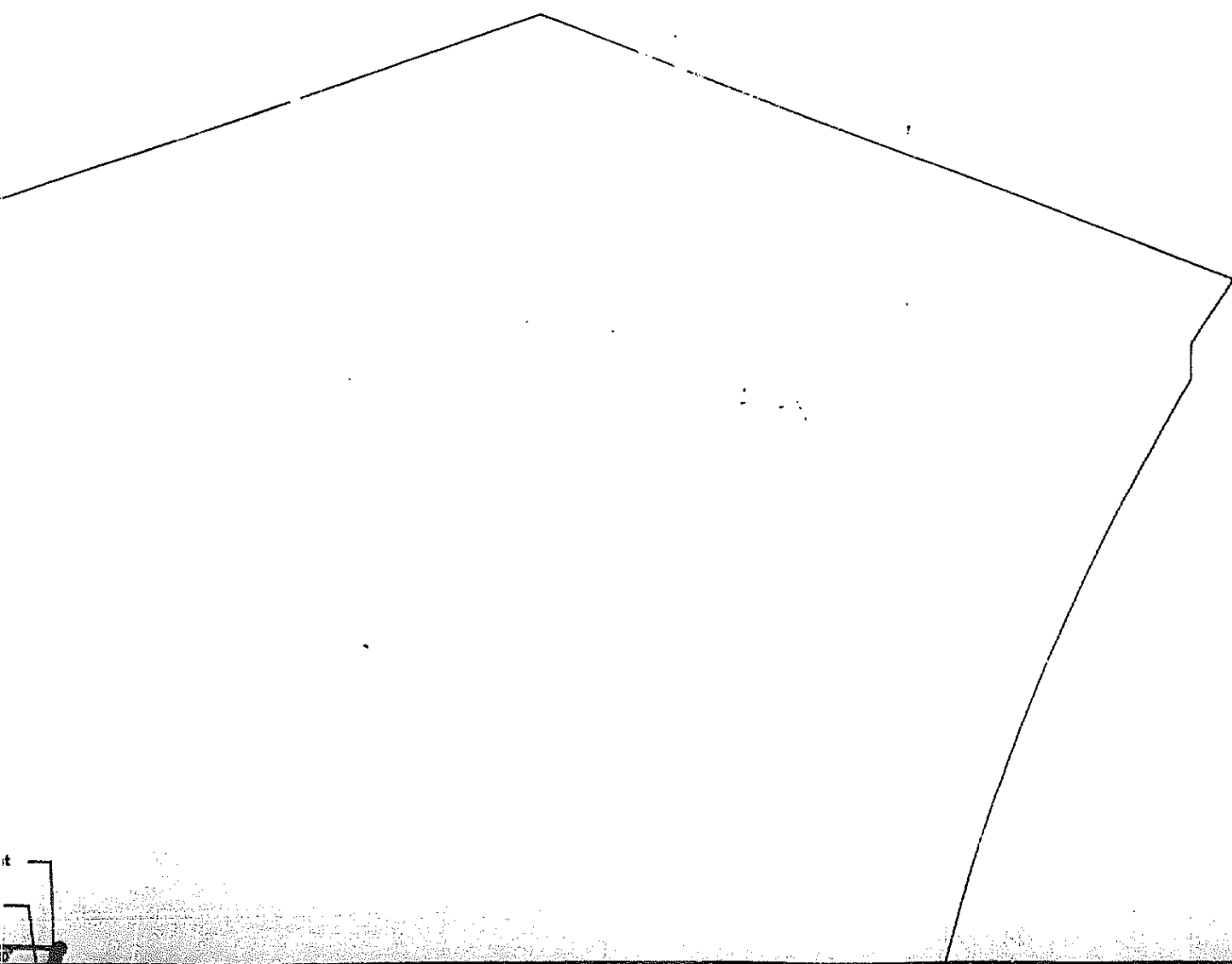
UG HARTMAN

GER PANNIER

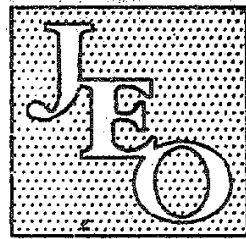
S:
H ST.
SKA 68025

PERIMETER LEGAL DESCRIPTION:

A tract of land located in Section 15, T17N, R7E, East of the Sixth P.M., Dodge County, Nebraska, as follows: Beginning at the Southeast Quarter of said Section 15; thence on the west line of said Section 15 S90°00'00"E perpendicular to said west line 650.88 feet; thence on a circular curve to the right 285.71 feet, the chord of said curve bears S66°22'03"E, 650.88 feet; thence on a circular curve to the right 284.74 feet, the chord of said curve bears S03°21'26"W, 284.74 feet; thence on a circular curve to the right 634.00 feet, the chord of said curve bears S76°59'13"W, 634.00 feet; thence on a circular curve to the right 1800.00 feet, the chord of said curve bears N87°03'40"W, 1800.00 feet; thence on a circular curve to the right 111.15 feet, the chord of said curve bears N53°54'14"W, 111.15 feet; thence on a circular curve to the right 333.00 feet, the chord of said curve bears N53°54'14"W, 333.00 feet; thence on a circular curve to the right 199.99 feet, the chord of said curve bears N53°54'14"W, 199.99 feet; thence on a circular curve to the right 143.47 feet, the chord of said curve bears N53°54'14"W, 143.47 feet to the point of beginning. Total area 11.15 acres.



0619



**JOHNSON
ERICKSON
O'BRIEN**

**ENGINEERING
ARCHITECTURE
SURVEYING**

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

BRANCH OFFICES

NEBRASKA CITY, NE
402 / 873-6766

HASTINGS, NE
402 / 462-5657

NORFOLK, NE
402 / 371-6416

DESCRIPTION:

located in Section 15, Township 17 North, Range 7
P.M., Dodge County, Nebraska, being described
beginning at the Southwest Corner of the Northwest
Section 15; thence N00°00'00"E (assumed bearing)
said Section 15, 180.59 feet; thence
perpendicular to said west line, 95.84 feet; thence
183 feet; thence N76°59'13"E, 1800.00 feet to a
point; thence on a 1000.00 foot radius curve to the
left the chord of said curve bears N85°10'23"E,
the chord of said curve bears S03°21'26"W, 366.00 feet to a point of
beginning on a 634.00 foot radius curve to the left
the chord of said curve bears S85°10'23"W, 180.53
feet; thence S03°21'26"W on the tangent of the last described
curve to a point of curvature; thence on a 207.92
foot radius curve to the right 115.78 feet, the chord of said
curve bears S40°W 114.29 feet; thence N71°06'28"W on the
tangent of said curve, 529.77 feet to a point of
beginning on a 333.00 foot radius curve to the right
the chord of said curve bears S40°W 197.00 feet; thence N00°00'00"E on said west
line to the point of beginning, containing 23.58

VICINITY SKETCH

DODGE COUNTY
NEBRASKA

R7E

SHEET:

"EPLAT"

T.L. 5 & T.L. 6
SEC. 16-T17N-R7E

NW COR. SW1/4 NW1/4
SEC. 15-T17N-R7E

A-B 1323.90' (R)
1143.31'

100'
EASEMENT

N 00°00'00" E
(Assumed Bearing)

SW COR. NW1/4
SEC. 15-T17N-R7E
Aluminum Cap

(A)

35' Side Yard Setback

90°00'00" E

85.84'

125.06'

203.12'

140.51'

145.47'

100.74'

52.02'

57.70'

142.30'

200.00'

200.00'

200.00'

142.30'

57.70'

54.03'

79.03'

57.70'

142.30'

116.76'

145.00'

529.77'

190.75'

N 71°06'28" W

N 71°06'28" W

145.00'

140.00'

140.00'

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140.00'

140.00'

Typical 10' Utility Easement
25' Side Yard Setback

S 68°22'03" E
850.28'

N 18°35'32" E
317.78'

N 18°35'32" E
307.10'

N 18°35'32" E
287.88'

N 02°48'02" E
681.19'

S 13°02'47" E
500.00'

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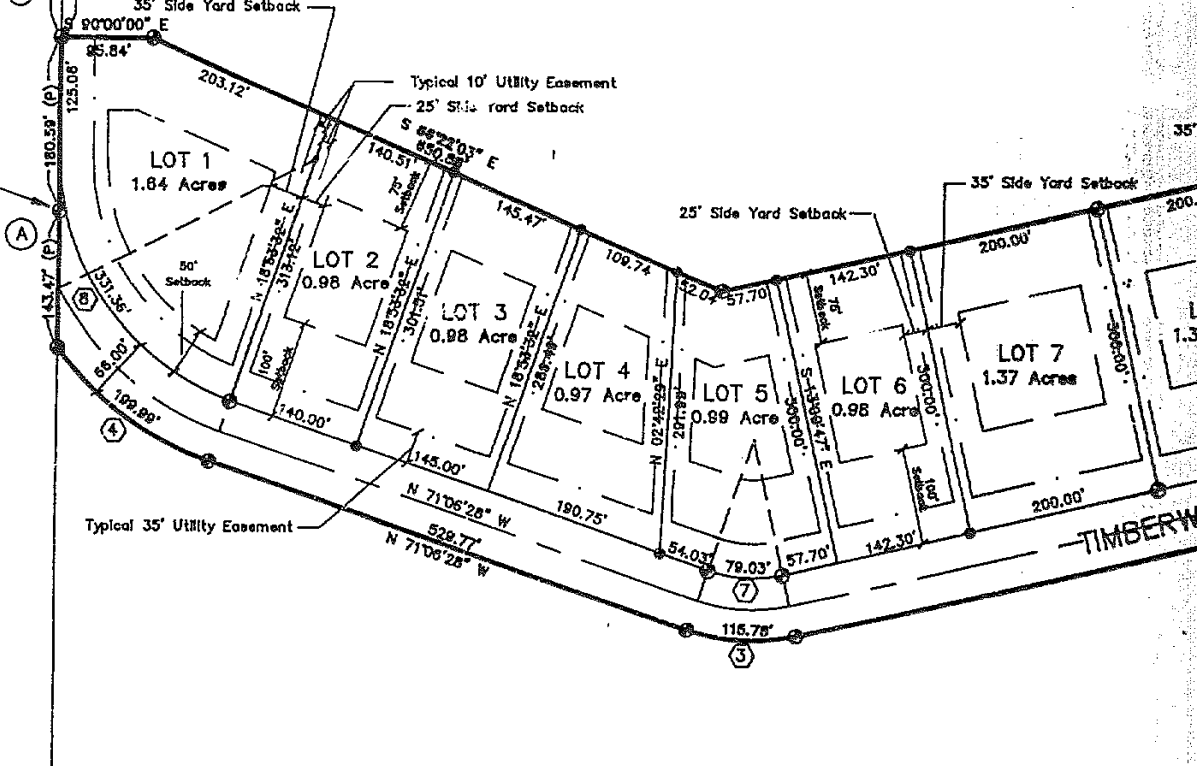
Typical 35' Utility Easement

North Bank Platte River

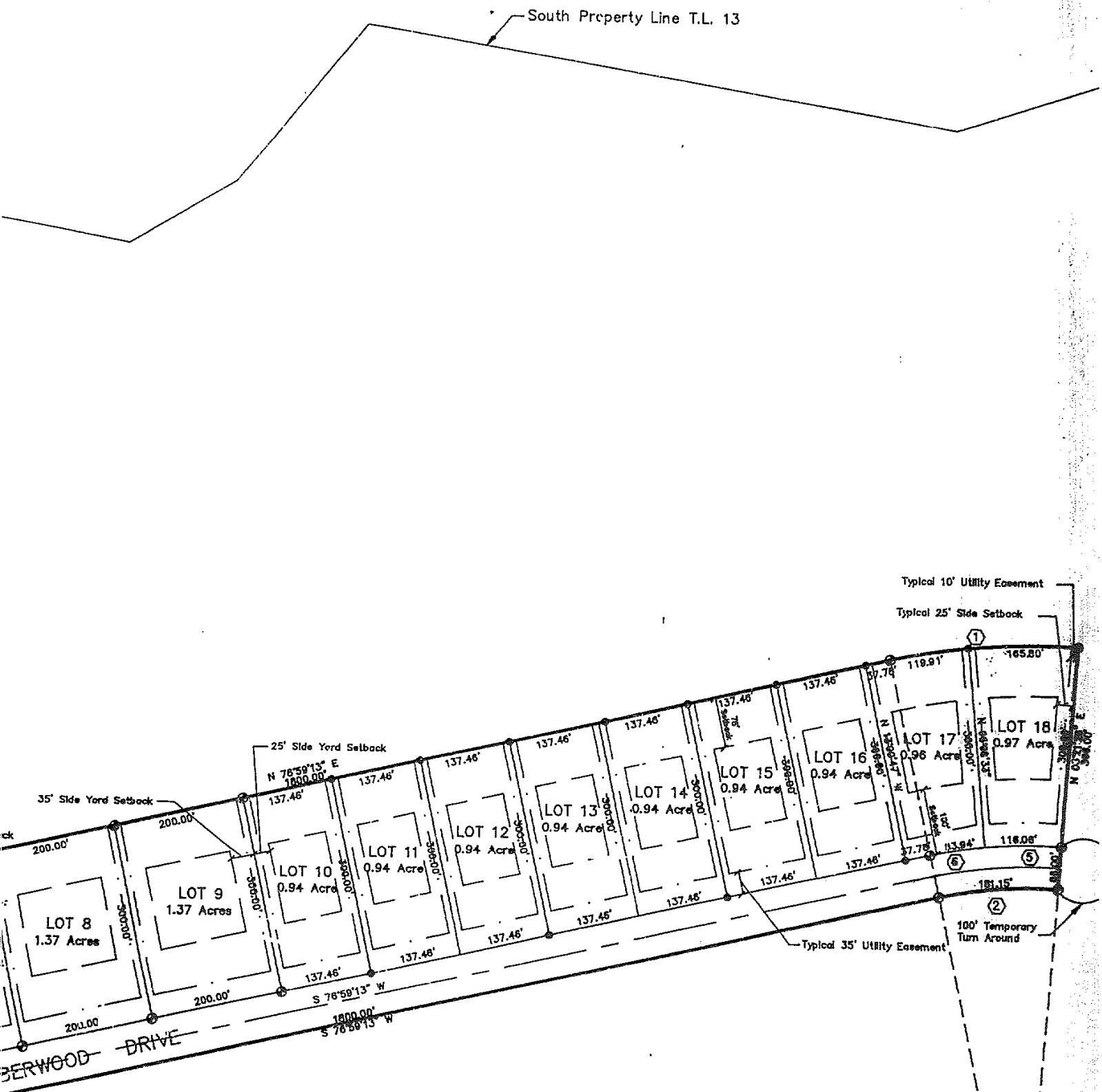
L A K E

P L A T T E

0620

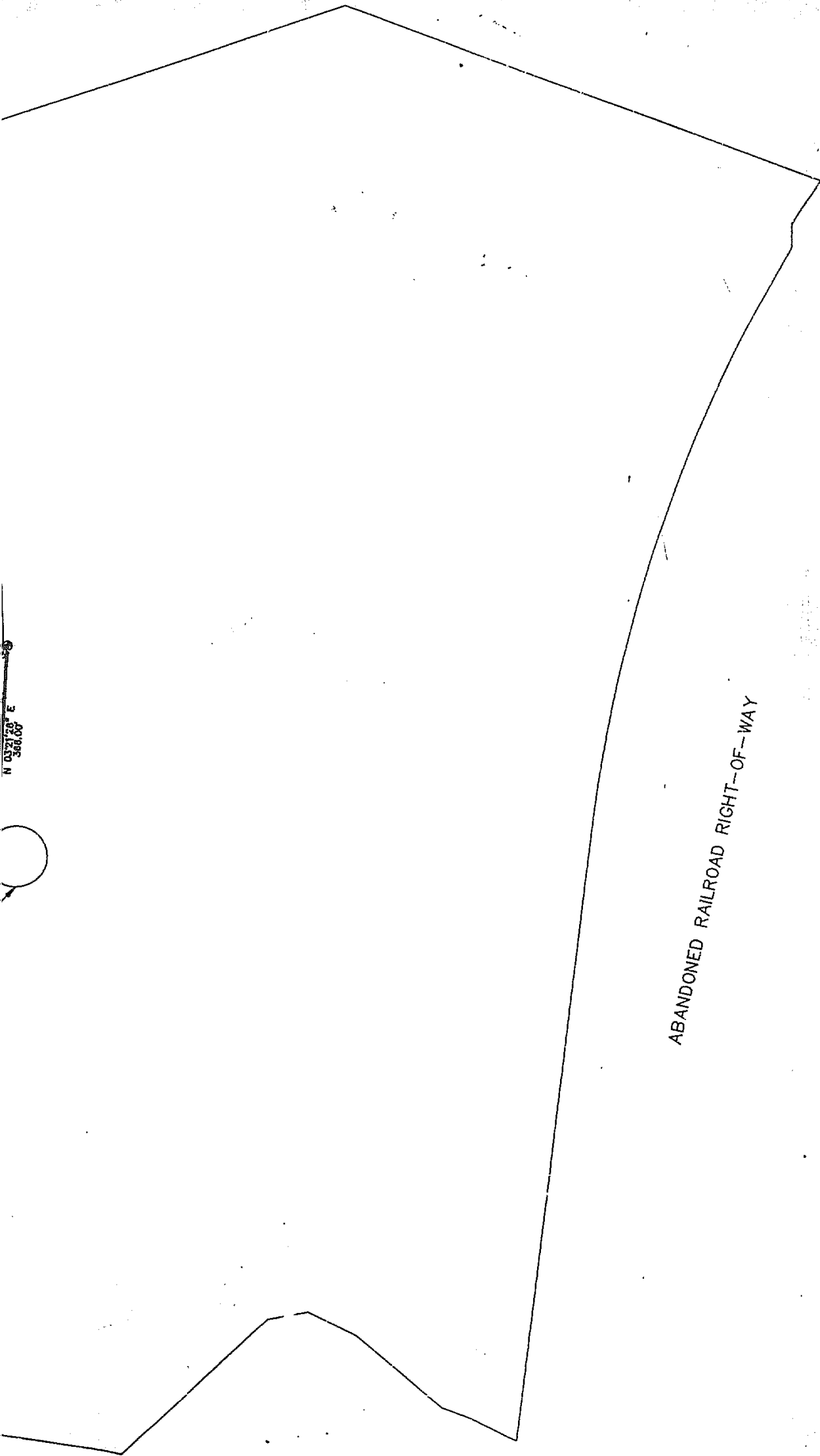


South Property Line T.L. 13



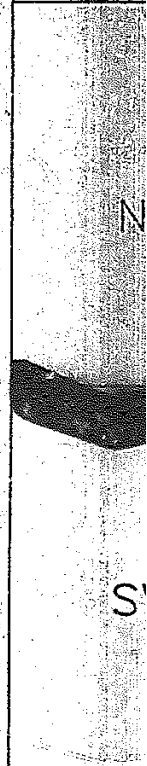
01.21

N 0371.68' E
568.00'



ABANDONED RAILROAD RIGHT-OF-WAY

T17N



R I V E R

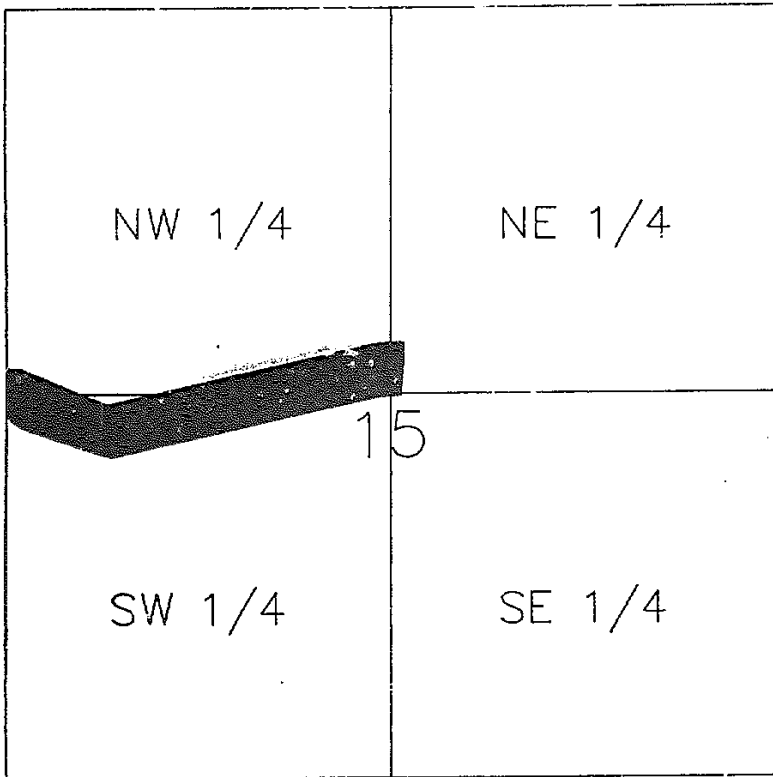
0622

VICINITY SKETCH

DODGE COUNTY
NEBRASKA

R7E

T17N



SHEET:

PROJECT:
FINAL PLAT
"TIMBERWOODS SUBDIVISION REPLAT"
SECTION 15, T17N, R7E
DODGE COUNTY, NEBRASKA

DATE
09/10/92

SCALE
1" = 200'

DRAWN
DJM/CLE

JOB NO.
27SD4

FIELD BOOK
DODGE CO. #8

REVISIONS

DRAWING NO.

SHEET 1 OF 2

0623