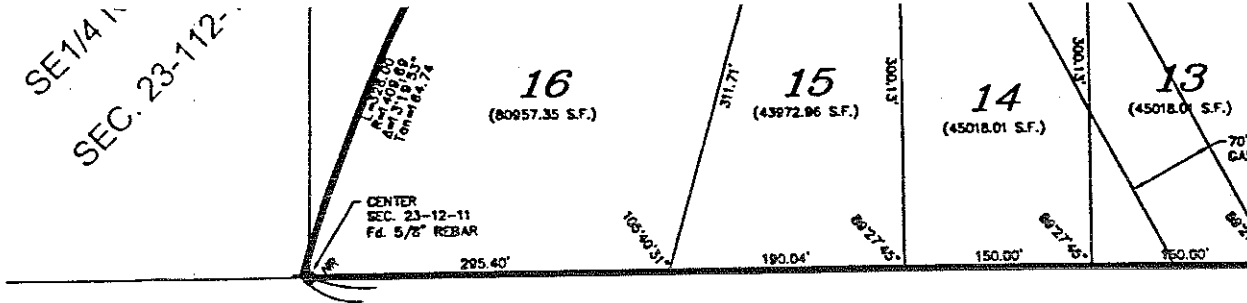

FINAL PLAT

THE RIDGES SUBDIVISION

LOTS 1-40 INCLUSIVE, IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 NORTH, RANGE 11 EAST OF THE 6th PRINCIPAL MERIDIAN, CASS COUNTY, NEBRASKA



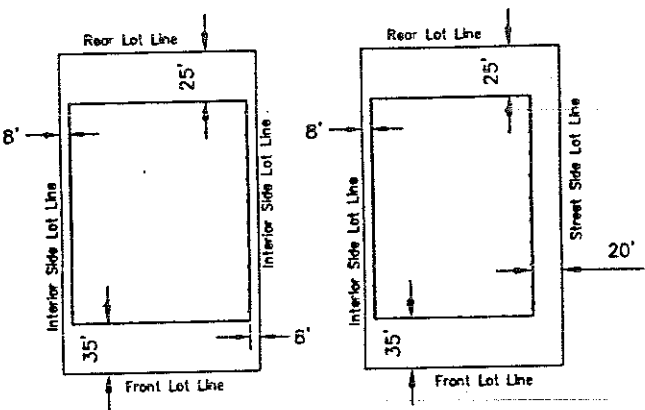
SW 56.81' TO NEAR CORNER HEADWALL
S 3.5' TO FENCE RUNNING EAST



CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	COURSE
C1	60.00'	93.80'	84.54'	N45°19'23"W
C2	60.00'	94.69'	85.17'	N44°40'37"E

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL SIDE LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (NR).



INTERIOR ENVELOPE **STREET SIDE ENVELOPE**
BUILDING ENVELOPES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, RICHARD R. BERNER and ROBERT A. COPPLE, OWNERS, and HOME STATE BANK, INC., Trustee and Beneficiary under a certain deed of trust, being the sole OWNERS and TRUSTEE AND BENEFICIARY UNDER A CERTAIN DEED OF TRUST, of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets, to be numbered and named as shown, said subdivision to be hereafter known as THE RIDGES SUBDIVISION, and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public, for public use, the streets as shown on the plat. We do further grant a perpetual easement to any utility company and to any other company which has been granted a franchise by the City of Louisville, Nebraska to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate and maintain, repair and renew wires, cables, conduits and other related facilities; and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat, and power for the transmission of signals and sounds of all kinds, including signals provided by a cable television system, and the reception thereon, over, through, under and across; on eight (8') foot wide strip of land adjoining the side boundary lines of all lots; No permanent buildings, trees, retaining walls or loose rock walls, shall be placed on the above-described easement ways, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

OWNERS:

Richard R. Berner
Richard R. Berner
Robert A. Copple
Robert A. Copple

LENDER:

Home State Bank, Inc., Trustee and Beneficiary under a certain deed of trust
Home State Bank
By: _____

APPLICANT:

RICHARD R. BERNER AND ROBERT A. COPPLE
306 MAIN STREET, P.O. BOX 280
LOUISVILLE, NE 68037

ENGINEER:

HGM ASSOCIATES INC.
5022 S. 114TH ST.
OMAHA, NE 68137

ZONING:

LOT # PROPOSED ZONING
1-40 RS

ACKNOWLEDGMENT

State of Nebraska
County of Cass
On this 26 day
County, appeared Richard R. Berner
to the above instru
Witness my hand a
Notary Public
Notary Public

State of Nebraska
County of Cass
On this 26 day
appeared Home State Bank
acknowledge his ex
deed of such Bank
Witness my hand a
Notary Public
Notary Public

APPROVAL OF CITY

This plat of THE R
this 26 day of
Chairman, City Plat
Chairman, City Plat

APPROVAL OF THE

This plat of THE R
2006. Approval of
subdivider does not
ordinance.

2629.56'
N90°00'00"W 2635.35'

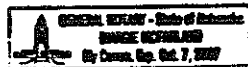
ACKNOWLEDGMENTS OF NOTARIES

State of Nebraska)
)SS
County of Cass)

On this 26 day of Feb, 2006, A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared RICHARD R. BERNER and ROBERT A. COPPLE, who are personally known to me and whose names are affixed to the above instrument as the owners of this described property.

Witness my hand and official seal the date last foresaid.

Marion McFarland
Notary Public



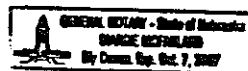
State of Nebraska)
)SS
County of Cass)

On this 26 day of Feb, 2006, A.D. before me, a Notary Public, duly commissioned and qualified for said County,

appeared Doree Howard, who is personally known to me and whose name is affixed to the above instrument as Trustee of HOME STATE BANK, INC., Trustee and Beneficiary under a certain deed of trust, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of such Bank.

Witness my hand and official seal the date last foresaid.

Marion McFarland
Notary Public



APPROVAL OF CITY PLANNING COMMISSION

This plot of THE RIDGES SUBDIVISION was approved by the City Planning Commission of the City of Louisville this 3 day of Feb, 2006.

Richard Anderson
Chairman, City Planning Commission

APPROVAL OF THE CITY COUNCIL

This plot of THE RIDGES SUBDIVISION was approved and accepted by the City Council of Louisville on this 27 day of Feb, 2006. Approval of the final plat shall become null and void ninety (90) days from the date of City Council approval if the subdivider does not file the final plat with the Register of Deeds as provided in Section 21.5 of the City of Louisville's ordinance.

Dwight Johnson
Mayor

Marion McFarland
Attested: City Clerk

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE PLAT AND THAT A BOND HAS BEEN POSTED AT THE CORNERS, ANGLE POINTS AND ENDS OF CURVES (INCLUSIVE), BEING A PLATTING OF A PARCEL OF LAND IN THE NORTH QUARTER OF SECTION 23, TOWNSHIP 12 NORTH AND RANGE 10 WEST, 14TH MERIDIAN, NEBRASKA, AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 12 NORTH AND RANGE 10 WEST, 14TH MERIDIAN, NEBRASKA, AS FOLLOWS:
THENCE ALONG THE SOUTH LINE OF SAID SECTION 23, TOWNSHIP 12 NORTH AND RANGE 10 WEST, 14TH MERIDIAN, NEBRASKA, SOUTH 89 DEGREES 10 MINUTES 03 SECONDS WEST, 141.14 FEET TO A POINT;
THENCE NORTHEASTERLY ALONG SAID CURVE, BEING A PART OF A CIRCLE OF RADIUS 141.14 FEET, NORTH 54 DEGREES 17 MINUTES 13 SECONDS WEST, 141.14 FEET TO A POINT;
THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 10 MINUTES 03 SECONDS WEST, 141.14 FEET TO A POINT;
THENCE ALONG THE WEST LINE OF SAID TAX MAP, SOUTH 89 DEGREES 10 MINUTES 03 SECONDS WEST, 141.14 FEET TO A POINT;
THENCE ALONG THE SOUTH LINE OF SAID TAX MAP, SOUTH 89 DEGREES 10 MINUTES 03 SECONDS WEST, 141.14 FEET TO A POINT;
THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 141.14 FEET TO A POINT;
SAID PARCEL CONTAINS AN AREA OF 53.967 ACRES.



Melvin G. Samples
Melvin G. Samples

R. BERNER and ROBERT A. COPPLE, OWNERS, and HOME STATE BANK, INC., TRUSTEE AND BENEFICIARY under a certain deed of trust, being the sole OWNERS and TRUSTEE AND BENEFICIARY under a certain deed of trust, and described within the Surveyor's Certificate and embraced into lots and streets, to be numbered and named as RIDGES SUBDIVISION, and we do hereby ratify and approve of and we do hereby dedicate to the public, for public use, the perpetual easement to any utility company and to any other person or persons, in the County of Cass, State of Nebraska, to erect, operate and maintain, repair and renew wires, cables, lines, poles, towers, and thereon wires or cables for the carrying and transmission of signals and sounds of all kinds, including television, radio, telephone, and other communication systems, over, through, under and across, on, over, under, along, across, and along the lines of all lots; No permanent buildings, trees, retaining walls, or other structures shall be erected on, over, under, along, across, or along the described easement ways, but the same may be used for any purpose not then or later interfere with the aforesaid uses or purposes.

LENDER:
Home State Bank, Inc., Trustee and Beneficiary under a certain deed of trust

Home State Bank, Inc.
By:

ER AND ROBERT A. COPPLE
P.O. BOX 280
60037

INC.

ED ZONING
RS

2635.35'

E 1/4 COR.
SEC. 23-12-11

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND THAT A BOND HAS BEEN POSTED WITH THE CITY OF LOUISVILLE, NEBRASKA IN ORDER TO INSURE THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS IN THE SUBDIVISION TO BE KNOWN AS THE RIDGES SUBDIVISION, (LOTS 1 THROUGH 40 INCLUSIVE), BEING A PLATTING OF A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 NORTH, RANGE 11 EAST OF THE 6TH PRINCIPAL MERIDIAN, CASS COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 23;

THENCE ALONG THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, NORTH 90 DEGREES 00 MINUTES 03 SECONDS WEST, 2635.35 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, TO WHICH POINT A RADIAL LINE BEARS NORTH 73 DEGREES 10 MINUTES 03 SECONDS WEST, .1409.69 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 35 DEGREES 17 MINUTES 15 SECONDS, 868.20 FEET;

THENCE NORTH 54 DEGREES 17 MINUTES 13 SECONDS EAST, 1052.66 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER;

THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 56 MINUTES 47 SECONDS EAST, 642.75 FEET TO THE NORTHWEST CORNER OF TAX LOT 14 IN SAID SOUTH HALF OF THE NORTHEAST QUARTER;

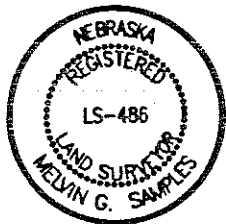
THENCE ALONG THE WEST LINE OF SAID TAX LOT 14, SOUTH 00 DEGREES 16 MINUTES 06 SECONDS WEST, 660.33 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 14;

THENCE ALONG THE SOUTH LINE OF SAID TAX LOT 14, SOUTH 89 DEGREES 56 MINUTES 47 SECONDS EAST, 660.33 FEET TO A POINT ON THE EAST LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER;

THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 16 MINUTES 06 SECONDS WEST, 657.40 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 53.967 ACRES, MORE OR LESS.

only.
did
and



Mel Samples
Melvin G. Samples, L.S. 486

10-25-06
Date

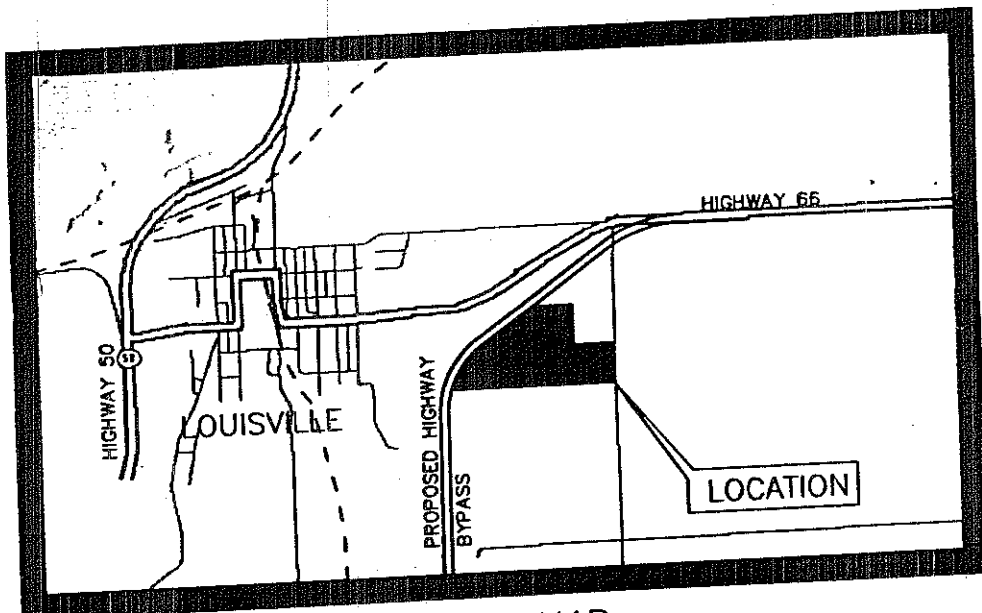
project THE RIDGES SUBDIVISION
LOUISVILLE, NEBRASKA
client BERNER COPPLE DEVELOPMENT
sheet FINAL PLAT

project no.
70216
sheet

1 OF 1

HWY. 66

Fd. 5/8" REBAR

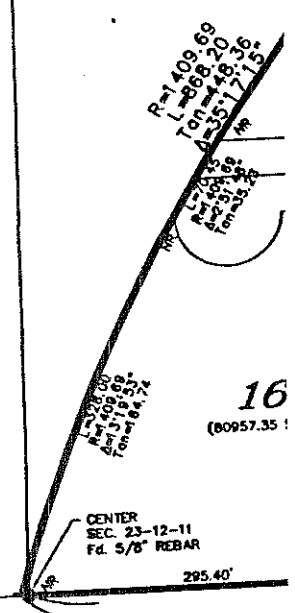


VICINITY MAP

CORNER TIES
 CENTER SEC. 23-12-11
 FALLS ON THE NORTH EDGE OF DRIVEN ROAD
 NNE 8.34' TO NAIL IN TOP CFP
 SW 30.49' TO NAIL IN PP
 W 20.5' TO POWER LINE N-S
 E 4.2' TO FENCE RUNNING NORTH
 N 7.2' TO FENCE RUNNING EAST

E 1/4 CORNER SEC. 23-12-11
 Fd. 2" PINCHED TOP PIPE
 ESE 34.55' TO NAIL IN CFP
 W 29.23' TO "X" NAILS IN PP
 SE 61.70' TO NEAR CORNER HEADWALL
 SW 56.81' TO NEAR CORNER HEADWALL
 S 3.5' TO FENCE RUNNING EAST

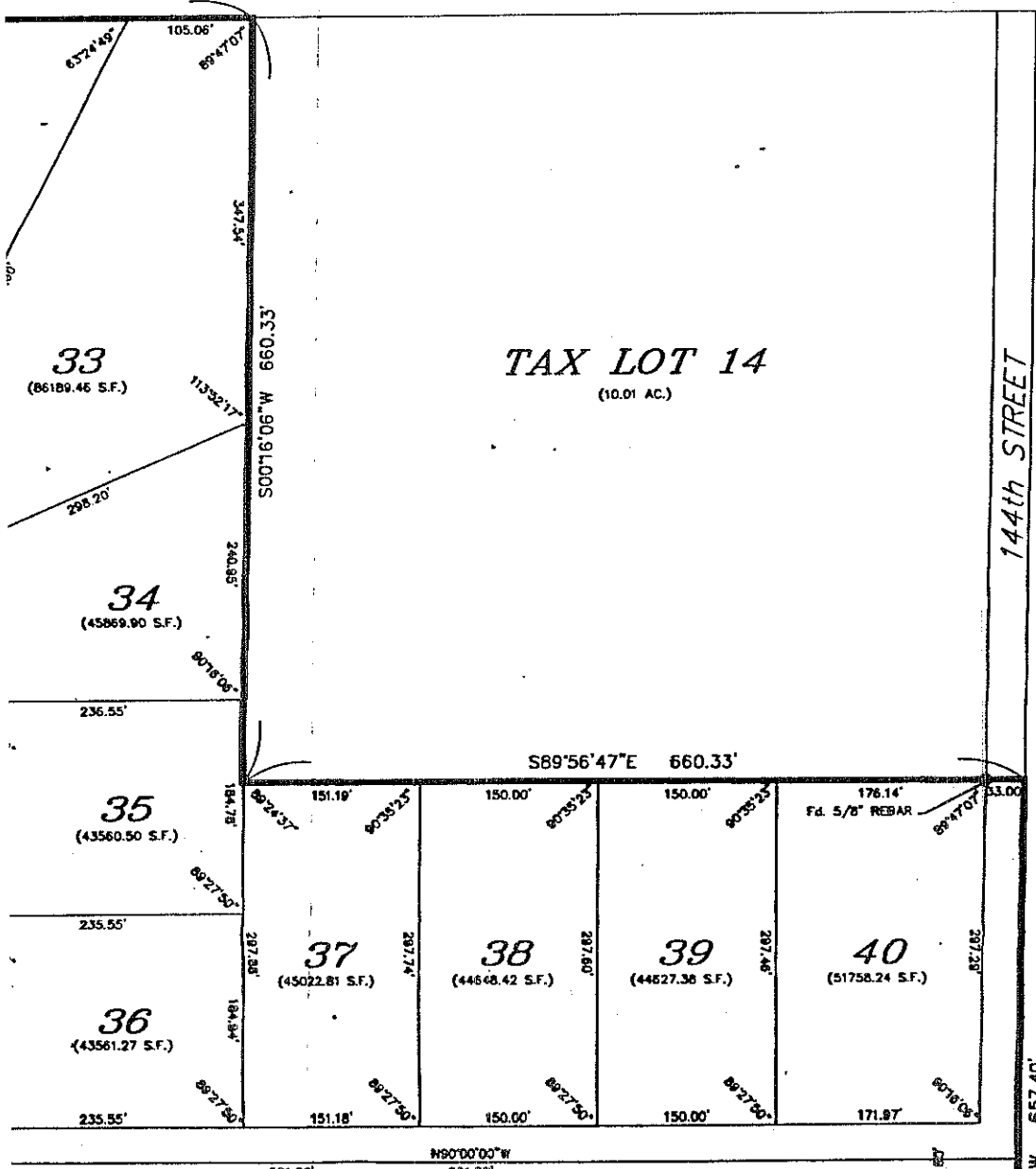
SE 1/4 NW 1/4
 SEC. 23-112-11



CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	COURSE
				N45°19'23"W

DEDICATION

This drawing is being made available by hgm associates inc. for use on this project in accordance with hgm associates inc. agreement for professional services. hgm associates inc. assumes no liability for any use of this drawing or any part thereof except in accordance with the

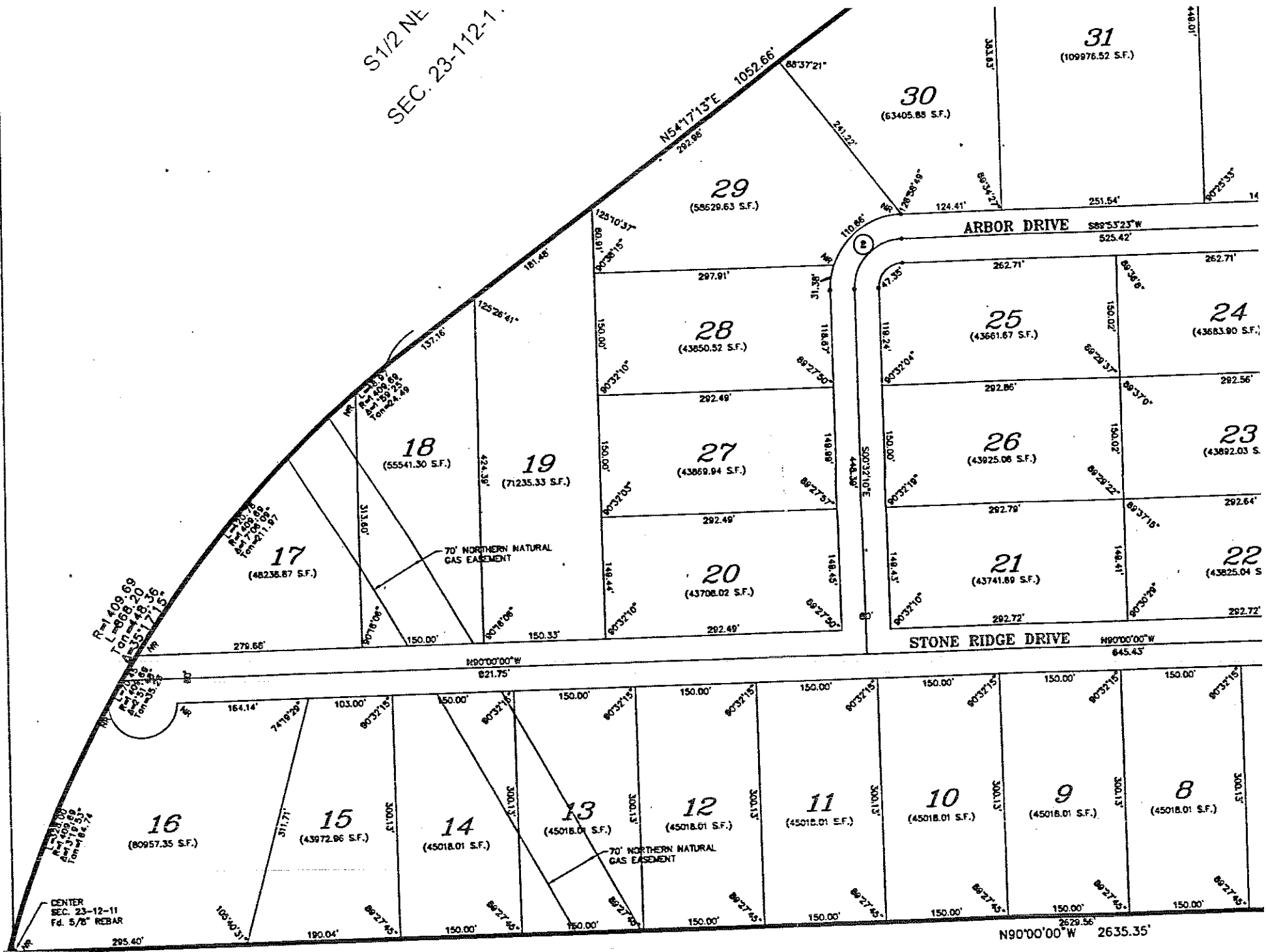


hgm
ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING

PLG
drawn
CJL
designed
MGS
approved
AUG '06

S1/2 NE
SEC. 23-112-1.

112-11



CENTER
SEC. 23-12-11
Fd. 5/8" REBAR

R=1409.69
L=106.08
Total=148.20
A=106.08
Form=211.97

R=1409.69
L=106.08
Total=148.20
A=106.08
Form=211.97

R=1409.69
L=106.08
Total=148.20
A=106.08
Form=211.97

N90°00'00"W 2635.35'

31
(109976.52 S.F.)

30
(63405.85 S.F.)

29
(58529.63 S.F.)

28
(43850.52 S.F.)

18
(55541.30 S.F.)

19
(71235.33 S.F.)

27
(43669.94 S.F.)

20
(43708.02 S.F.)

26
(43925.06 S.F.)

21
(43741.69 S.F.)

24
(43683.90 S.F.)

23
(43822.03 S.F.)

22
(43825.04 S.F.)

16
(80957.35 S.F.)

15
(43972.96 S.F.)

14
(45018.01 S.F.)

13
(45018.01 S.F.)

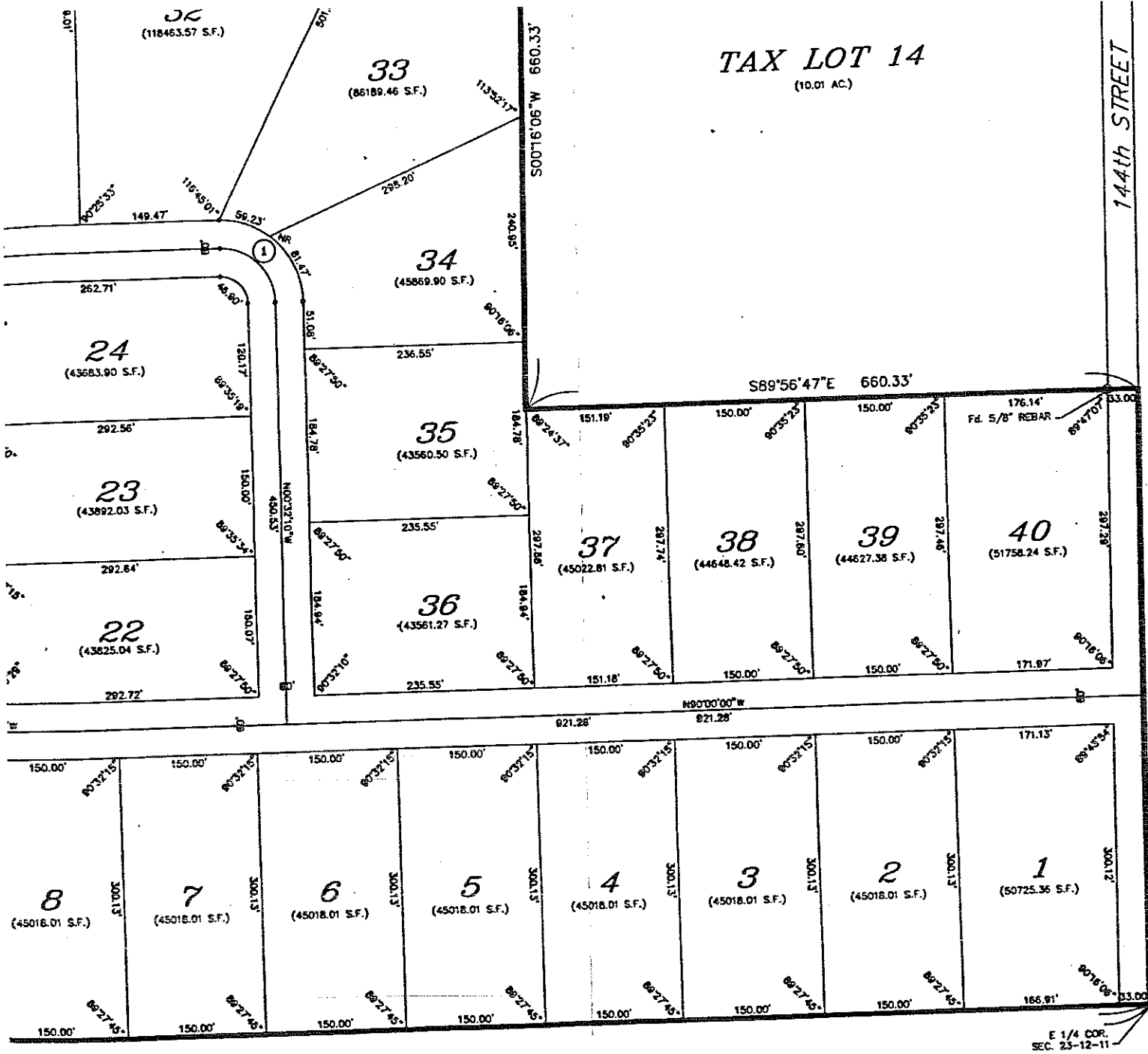
12
(45018.01 S.F.)

11
(45018.01 S.F.)

10
(45018.01 S.F.)

9
(45018.01 S.F.)

8
(45018.01 S.F.)



TAX LOT 14
(10.01 AC.)

144th STREET

S00°16'06"W 657.40'

E 1/4 COR.
SEC. 25-12-11

PLG	drawn	CJK	designed	MGS	approved	AUG '06	date
							revision
							date

A S
ENGR

HWY. 66

Fd. 5/8" REBAR

S1/2 NE1/4
SEC. 23-112-11

R=1409.69
L=88.70
Tan α = 45.15°
Area = 109.99
Form 3.28

R=1409.69
L=88.70
Tan α = 45.15°
Area = 109.99
Form 3.28

R=1409.69
L=88.70
Tan α = 45.15°
Area = 109.99
Form 3.28

70' NORTHERN NATURAL GAS EASEMENT

17
(48238.87 S.F.)

18
(55541.30 S.F.)

19
(71235.33 S.F.)

20
(43708.02 S.F.)

27
(43869.94 S.F.)

28
(43850.52 S.F.)

29
(58629.63 S.F.)

21
(43741.89 S.F.)

26
(43925.06 S.F.)

25
(43661.87 S.F.)

22
(43825.04 S.F.)

23
(43892.03 S.F.)

24
(43683.90 S.F.)

30
(63405.88 S.F.)

31
(109976.52 S.F.)

32
(118463.57 S.F.)

ARBOR DRIVE

STONE RIDGE DRIVE

N90°00'00"W 821.75'

150.00' 150.00' 150.00' 150.00' 150.00' 150.00' 150.00' 150.00' 150.00' 150.00'

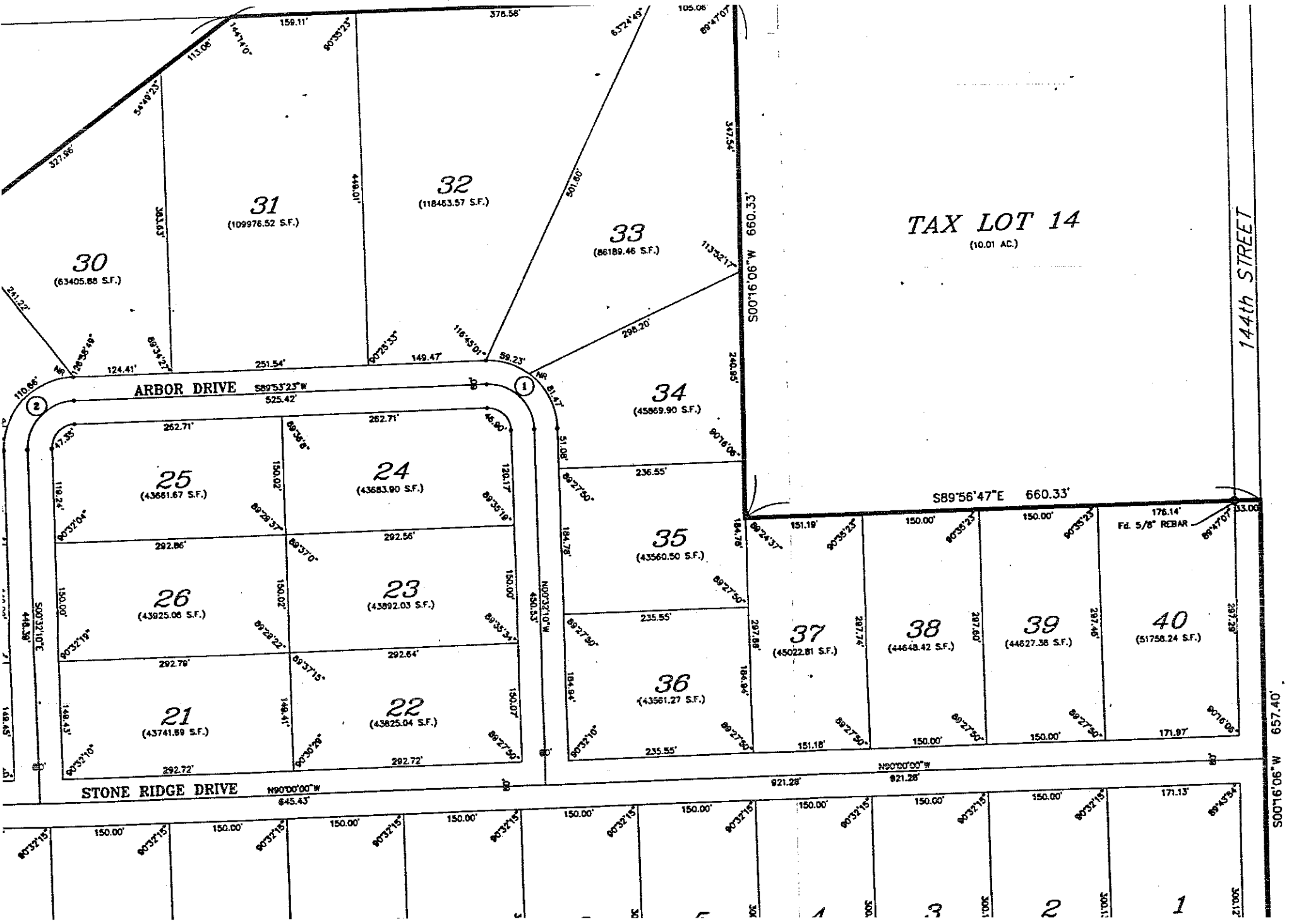
90°52'15" 90°52'15" 90°52'15" 90°52'15" 90°52'15" 90°52'15" 90°52'15" 90°52'15" 90°52'15" 90°52'15"

164.14' 71°18'28" 103.00' 150.00' 150.00' 150.00' 150.00' 150.00' 150.00' 150.00'

11 10 9 8 7

300.15' 300.15' 300.15' 300.15' 300.15'

300.15' 300.15' 300.15' 300.15' 300.15'



TAX LOT 14
(10.01 AC)

144th STREET

ARBOR DRIVE

STONE RIDGE DRIVE

S00°16'06"W 657.40'

21 (43741.89 S.F.)	22 (43825.04 S.F.)	23 (43892.03 S.F.)	24 (43683.90 S.F.)	25 (43661.67 S.F.)	26 (43925.06 S.F.)	30 (63405.88 S.F.)	31 (109976.52 S.F.)	32 (118463.57 S.F.)	33 (86189.46 S.F.)	34 (45869.90 S.F.)	35 (43560.50 S.F.)	36 (43561.27 S.F.)	37 (45022.81 S.F.)	38 (44648.42 S.F.)	39 (44627.38 S.F.)	40 (51758.24 S.F.)	TAX LOT 14 (10.01 AC)
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