

LAND OR SET AT ALL ACCESSIBLE CORNERS OF SAID BOUNDARY AND TO BE KNOWN AS LAKE ALLURE FIRST ADDITION, LOTS 58 THROUGH 145, SECTION 12, T13N, R9E OF THE 6TH P.M., SAUNDERS COUNTY, NEBRASKA; TOGETHER WITH SAUNDERS COUNTY RECORDS, HEREINAFTER REFERRED TO AS "QUIET TITLE TRACT";

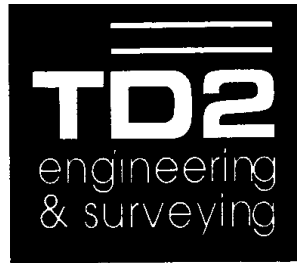
THROUGH 57 AND OUTLOT A, A SUBDIVISION IN SAID SAUNDERS COUNTY; DISTANCE OF 28 COURSES; THENCE S89°52'16"E (ASSUMED BEARING) 442.37 FEET; THENCE S06°06'41"W 301.79 FEET; THENCE S82°58'47"E 207.07 FEET; THENCE N06°42'53"W 243.16 FEET; THENCE S01°35'17"W 119.18 FEET; THENCE N89°43'13"E 167.75 FEET; THENCE N01°49'42"W 158.32 FEET; THENCE S04°19'23"E 181.87 FEET; THENCE S83°48'48"E 168.70 FEET; THENCE N04°00'58"W 405.53 FEET; THENCE S88°34'26"E 90.64 FEET; THENCE N53°04'04"E 139.73 FEET; THENCE S38°25'50"E 58.31 FEET; THENCE N24°47'21"W 19.37 FEET; THENCE N32°26'34"W 29.68 FEET; THENCE N30°52'25"E 100.00 FEET; THENCE N30°52'25"E 196.80 FEET; THENCE N48°19'06"E 100.00 FEET; THENCE S00°07'44"W 1835.61

DON CLARK  
REGISTER OF DEEDS  
SAUNDERS CO. NEBR

2016 NOV 30 A 11:40

BOOK 6 PAGE 246  
OF PLAT DIST# 360

*(Signature)*



thompson, dreesen & dornier, inc.  
10836 Old Mill Rd  
Omaha, NE 68154  
p.402.330.8860 f.402.330.5866  
td2co.com

# LAKE ALLURE FIRST ADDITION

## LOTS 58 THROUGH 145 AND OUTLOTS "B" AND "C"

BEING A PLATTING OF PART OF THE SW 1/4 OF THE SE 1/4 AND ALL OF THE SE 1/4 OF THE SE 1/4 OF SECTION 12, T13N, R9E OF THE 6TH P.M., SAUNDERS COUNTY, NEBRASKA; TOGETHER WITH PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 13, T13N, R9E OF THE 6TH P.M., SAID SAUNDERS COUNTY,

TOGETHER WITH

GOVERNMENT LOT 4, PART OF THE SE 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7, T13N, R10E OF THE 6TH P.M., SAID SAUNDERS COUNTY,

TOGETHER WITH

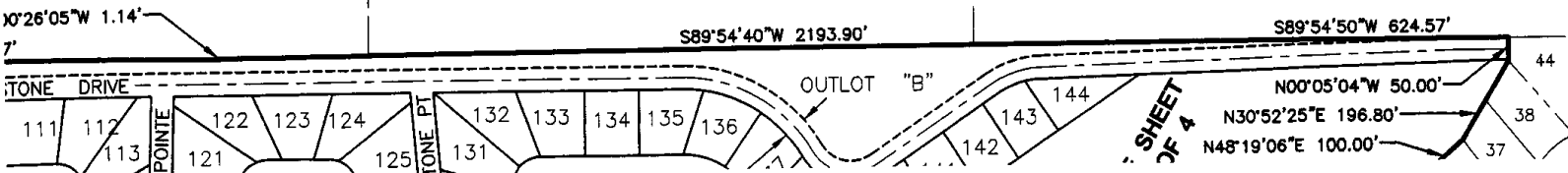
PART OF GOVERNMENT LOTS 1, 2 AND 3 IN SECTION 18, T13N, R10E OF THE 6TH P.M., SAID SAUNDERS COUNTY;

TOGETHER WITH

PART OF A TRACT OF LAND CONVEYED BY QUIET TITLE ACTION CASE NO. C106-37 RECORDED IN DEED BOOK 341 AT PAGE 1048 OF SAID SAUNDERS COUNTY RECORDS, HEREINAFTER REFERRED TO AS "QUIET TITLE TRACT".



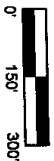
SEPTEMBER 13, 2016  
DAVID H. NEEFF  
NEBRASKA RLS 475



ALLURE FIRST ADDITION  
OUTLOTS "B" & "C"

SHEET 4  
OF 4

# LAKE ALL LOTS 58 THROUGH



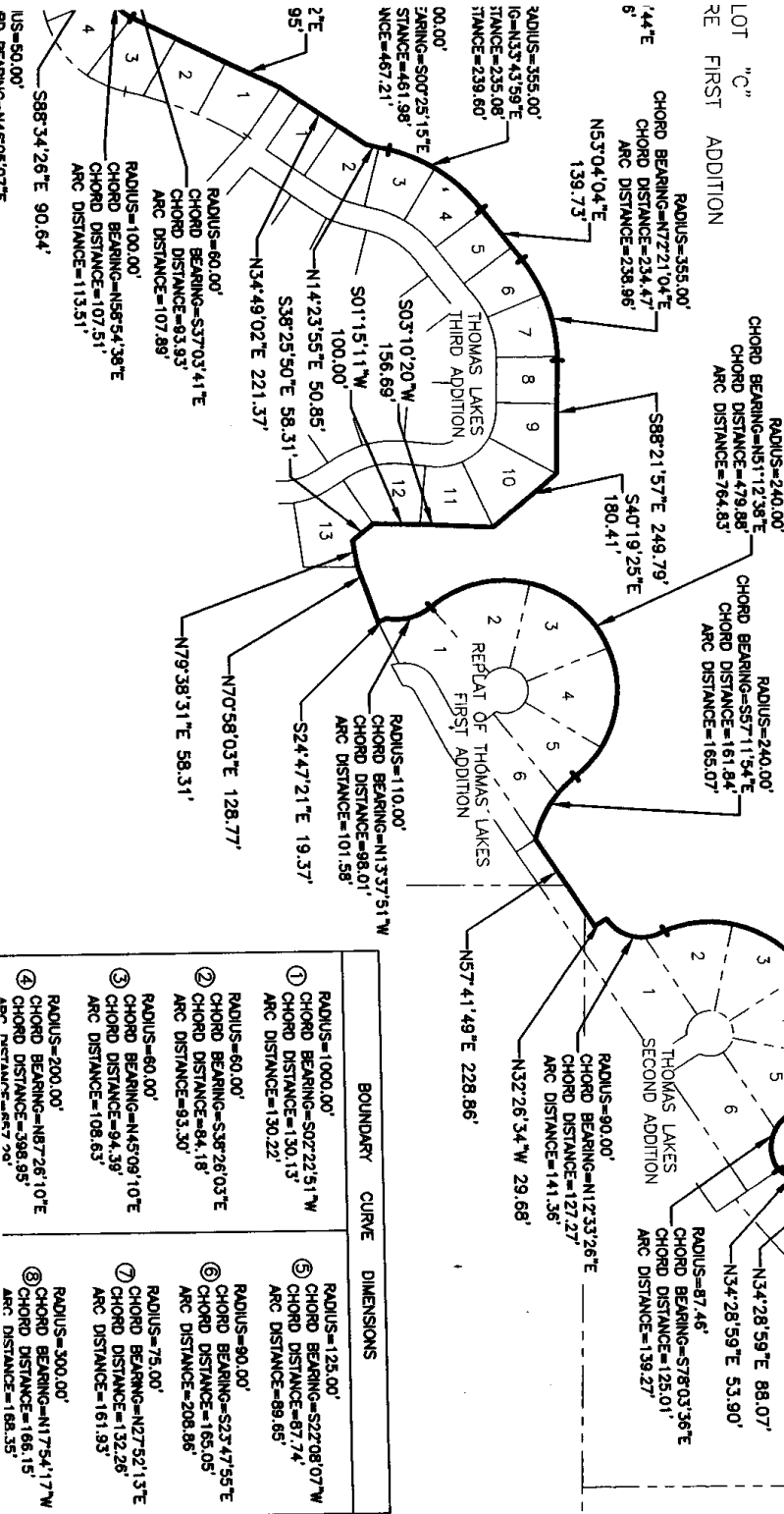
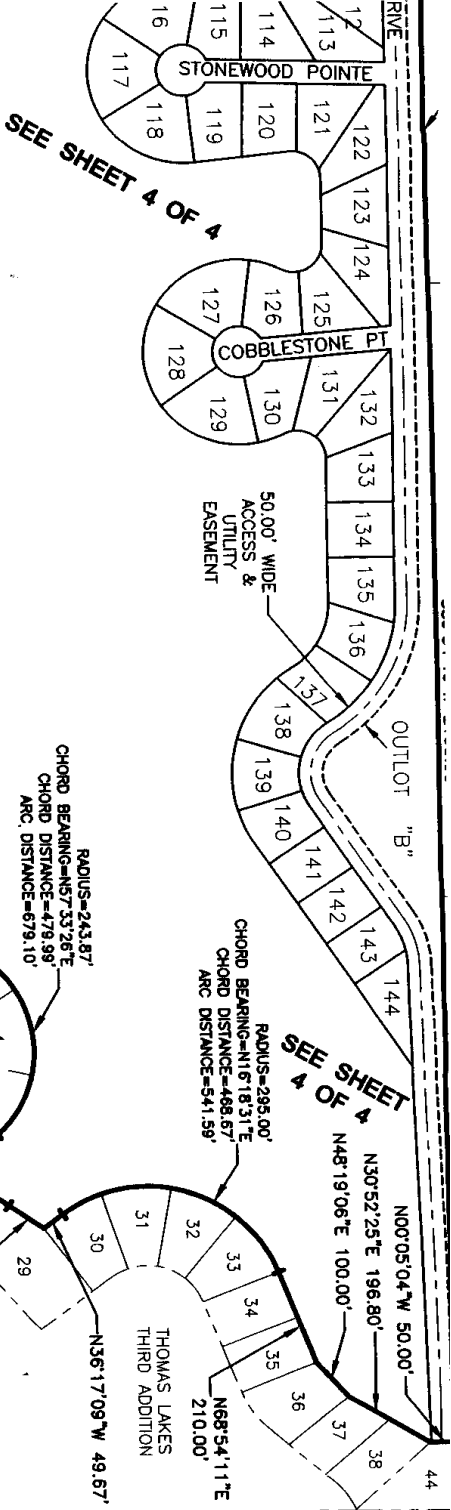
Revision Date

No.	Description	MM-DD-YY

Job No.: A1437-155-7(A1)  
 Drawn By: RJR  
 Reviewed By: DHN  
 Date: SEPT. 13, 2016  
 Book:  
 Page:

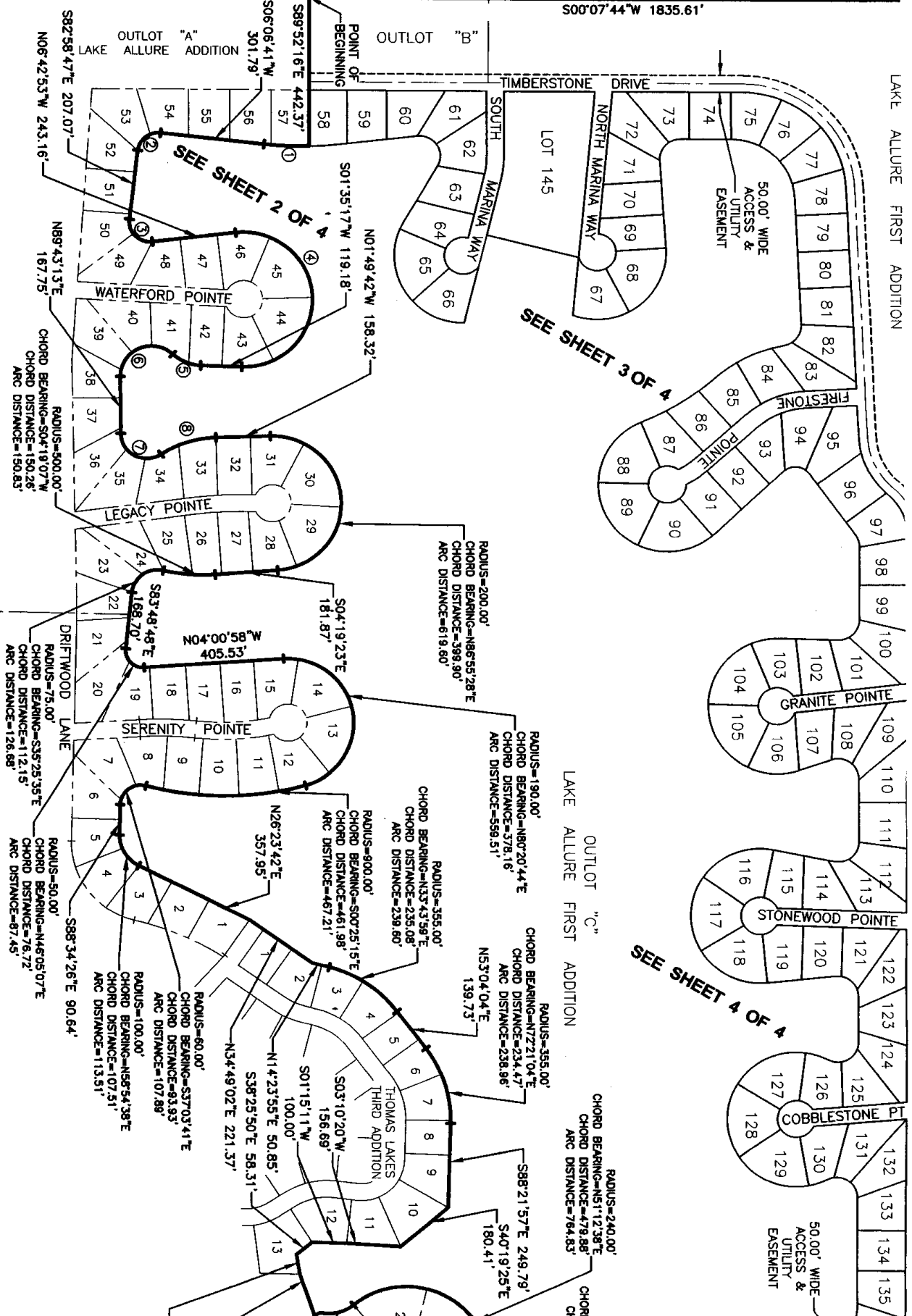
SAUNDERS COUNTY,  
 NEBRASKA  
 FINAL PLAT

Sheet Number  
**SHEET 4 OF 4**

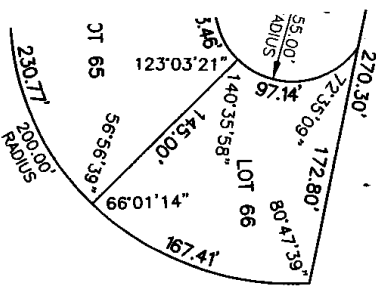
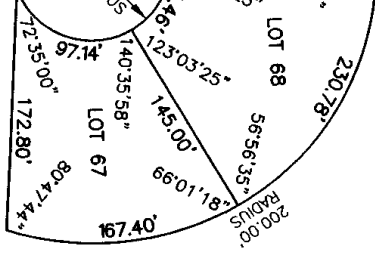


BOUNDARY CURVE	DIMENSIONS
① RADIUS=1000.00' CHORD BEARING=S07°22'51" W CHORD DISTANCE=130.13'	⑤ RADIUS=125.00' CHORD BEARING=S22°08'07" W CHORD DISTANCE=87.74'
② RADIUS=60.00' CHORD BEARING=S36°26'03" E CHORD DISTANCE=84.18'	⑥ RADIUS=90.00' CHORD BEARING=S23°47'55" E CHORD DISTANCE=165.05'
③ RADIUS=60.00' CHORD BEARING=N45°09'10" E CHORD DISTANCE=108.53'	⑦ RADIUS=75.00' CHORD BEARING=N27°52'13" E CHORD DISTANCE=132.26'
④ RADIUS=200.00' CHORD BEARING=N87°26'10" E CHORD DISTANCE=398.95'	⑧ RADIUS=300.00' CHORD BEARING=N17°54'17" W CHORD DISTANCE=166.15'

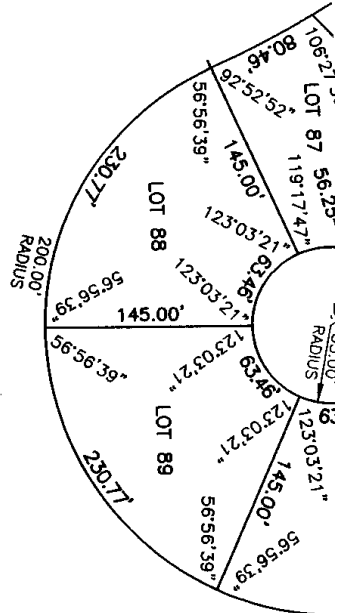
BURLINGTON NORTHERN & SANTA FE RAILROAD RIGHT OF WAY  
500°07'44"W 1835.61'







C"  
FIRST ADDITION



CURVE #	DELTA	LENGTH	TANGENT	RADIUS
1	135.1'28"	54.42'	27.34'	225.00'
2	87.01'30"	493.63'	308.55'	325.00'
3	38.53'00"	169.66'	88.24'	250.00'
4	15.04'27"	78.93'	39.69'	300.00'
5	47.02'37"	164.21'	87.05'	200.00'
6	50.09.01"	175.06'	93.58'	200.00'

# LAKE ALLURE FIRST ADDITION

LOTS 58 THROUGH 145 AND OUTLOTS "B" AND "C"

LAKE AL  
LOTS 58 THRO



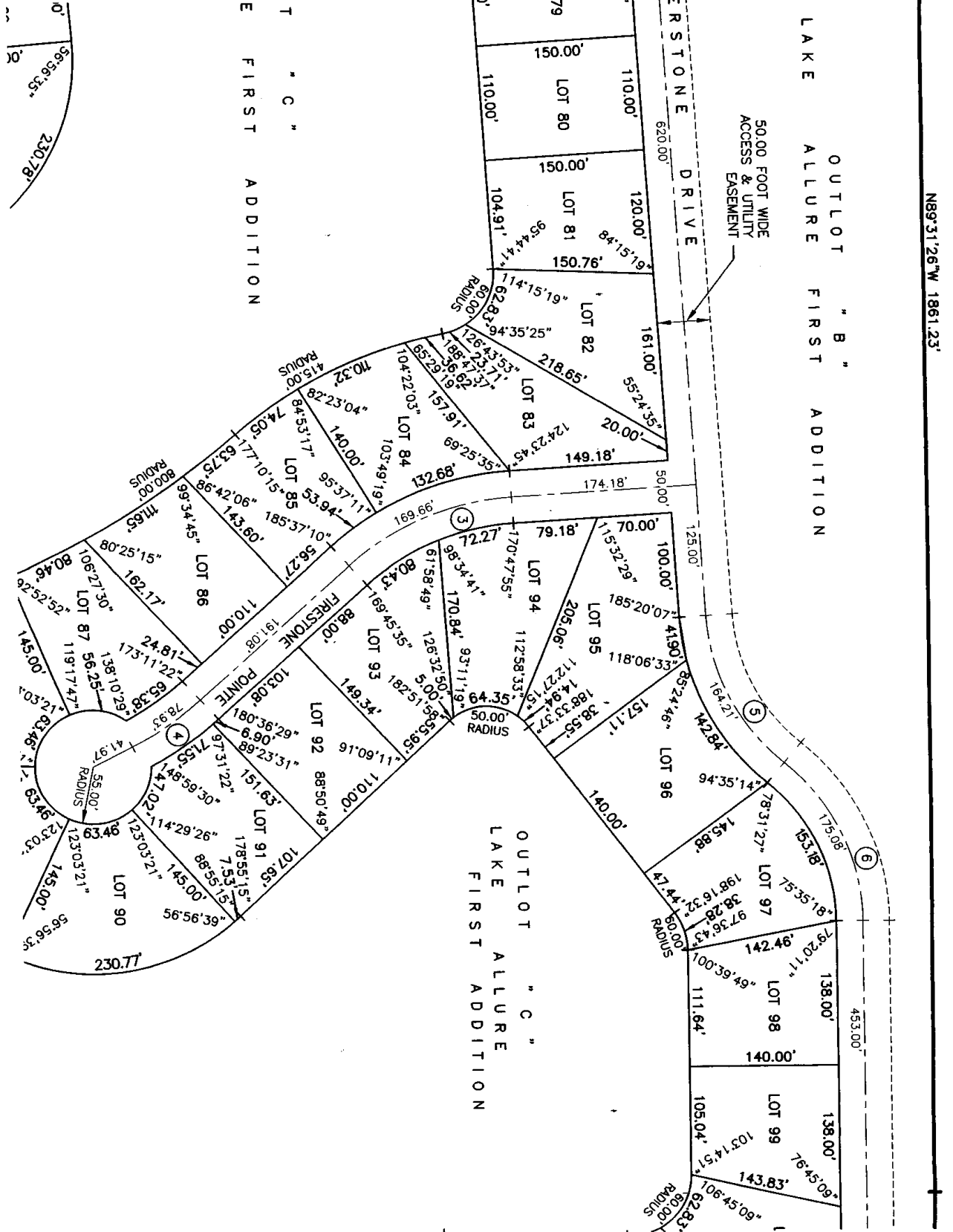
Revision Dates

No.	Description	MM-DD-YY
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-	-	-
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Job No.: A1437-155-7A  
 Drawn By: RJR  
 Reviewed By: DHN  
 Date: SEPT. 13, 2016  
 Book:  
 Page:

SAUNDERS COUNTY,  
 NEBRASKA  
 FINAL PLAT

Sheet Number  
**SHEET 3 OF 4**



ALLURE FIRST ADDITION THROUGH 145 AND OUTLOTS "B" & "C"

**TDS**  
 engineering & surveying

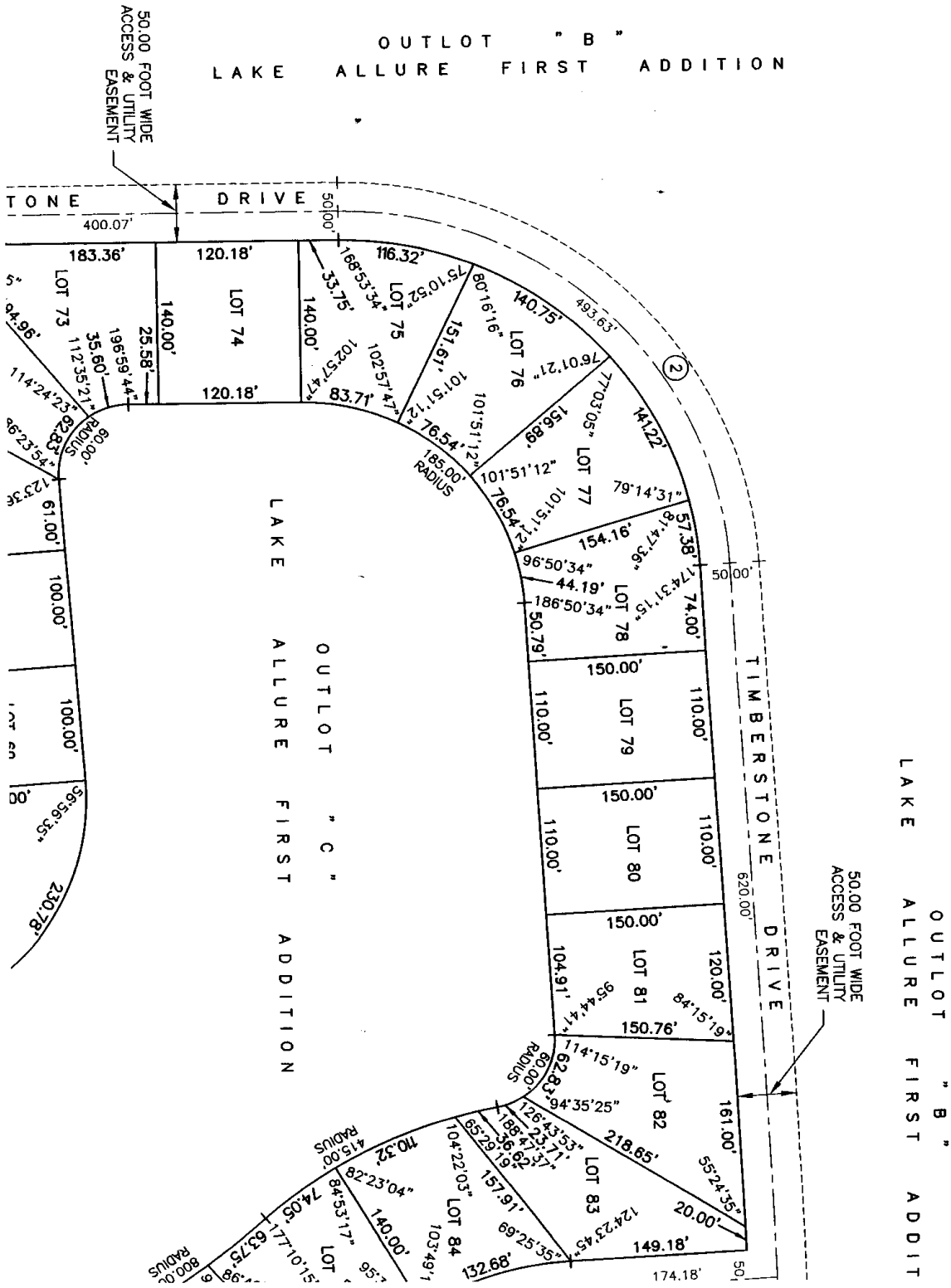
thompson, dreessen & dornier, inc.  
 10838 Old Mill Rd  
 Omaha, NE 68154  
 P 402.330.8860 F 402.330.5866  
 tdsco.com

P L A T T E D

BURLINGTON NORTHERN & SANTA FE RAILROAD RIGHT OF WAY

S00°07'44"W 1835.61'

OUTLOT "B" LAKE ALLURE FIRST ADDITION

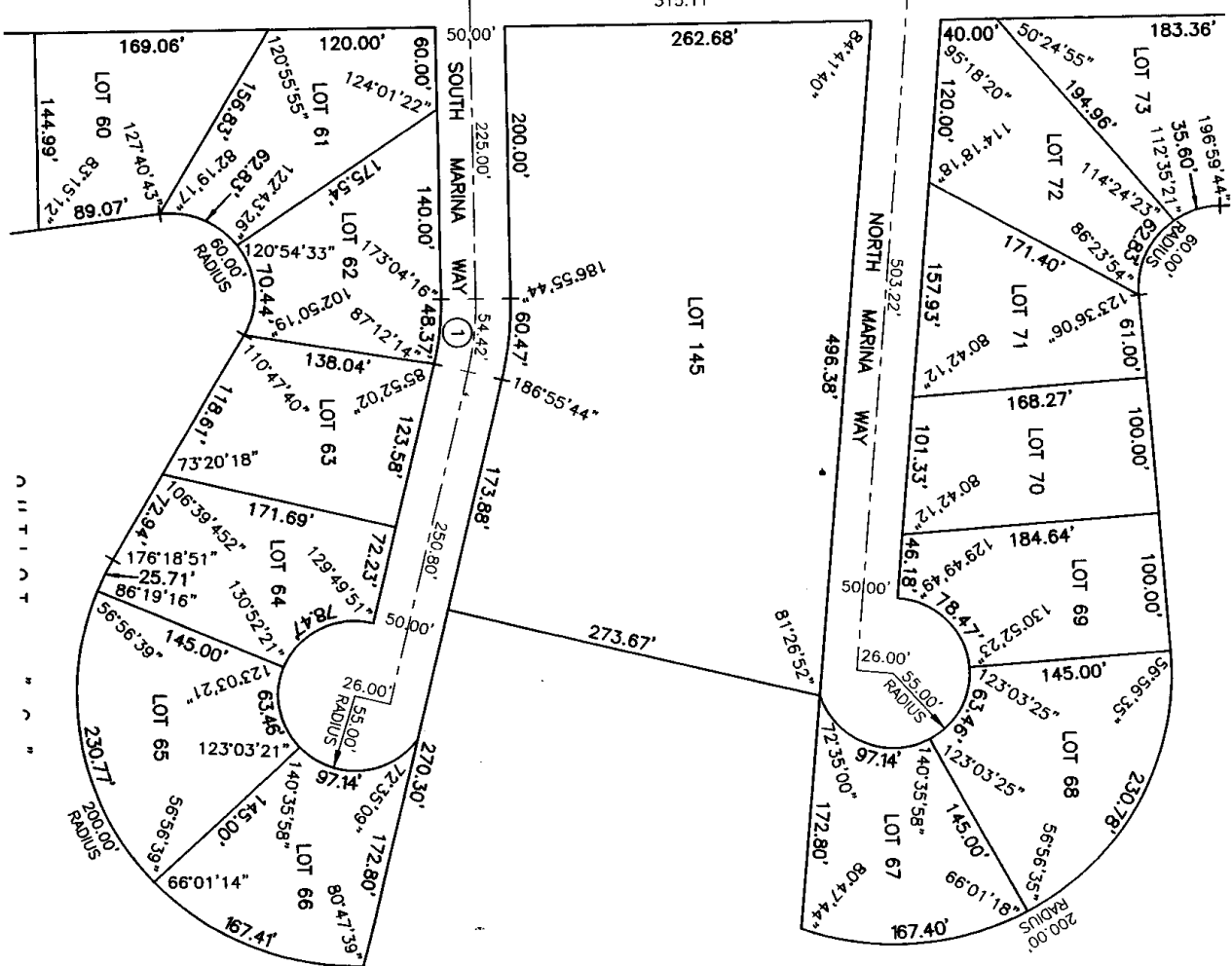


N00°07'44"E 1835.61'

OUTLOT "B"  
LAKE ALLURE  
FIRST

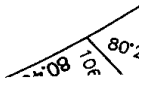
EASEMENT

TIMBERSTONE DRIVE



C U T T I N G

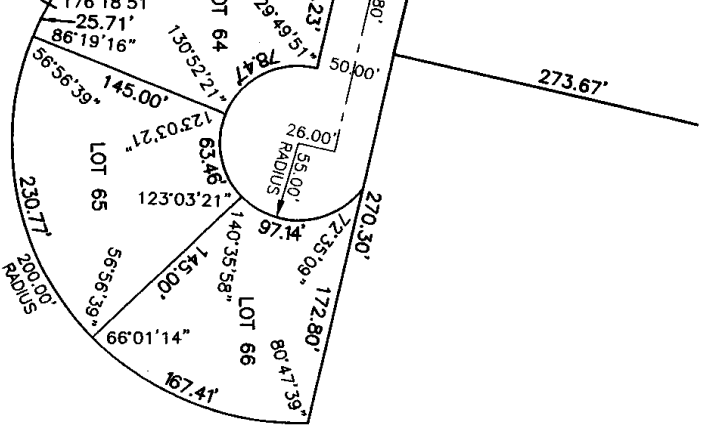
LAKE AI  
LOTS 5





# LAKE ALLURE FIRST ADDITION

## LOTS 58 THROUGH 145 AND OUTLOTS "B" AND "C"



LOT "C"  
ALLURE FIRST ADDITION

ARE 90°00'00" UNLESS NOTED.  
ADJACENT TO CURVES ARE  
ED TO THE CHORD LINE.

SACS LONGER THAN 600 FEET  
VI., SECTION 2.B.)  
LENGTH IN EXCESS OF 1320 FEET  
VI., SECTION 4. A.)

T LINES NOT AT RIGHT ANGLES  
AL TO STREET LINES (ARTICLE VI.,

**DEDICATION**

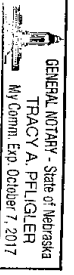
KNOW ALL MEN BY THESE PRESENTS: THAT WE, TS DEVELOPMENT LLC AND THE THOMAS FAMILY TRUST BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SUPERVISOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND OUTLOTS TO BE NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO HEREAFTER TO BE KNOWN AS LAKE ALLURE FIRST ADDITION AND WE DO HEREBY RAIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY GRANT ACCESS FOR RESIDENTS, GUESTS, EMERGENCY VEHICLES, UTILITY COMPANIES AND COUNTY OFFICIALS TO THE ACCESS EASEMENTS AS SHOWN ON THIS PLAT AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND CENTURYLINK, 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 ERCT, OPERATE, MAINTAIN, REPAIR AND RENEW WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A TEN (10) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, 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.

TS DEVELOPMENT LLC  
THE THOMAS FAMILY TRUST

*Dennis M. Thomas*  
DENNIS M. THOMAS, MEMBER  
SUSAN K. THOMAS, MEMBER  
DENNIS M. THOMAS, TRUSTEE

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA)  
COUNTY OF *Seward*  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF November 2016 BY DENNIS M. THOMAS, MEMBER AND SUSAN K. THOMAS, MEMBER OF TS DEVELOPMENT LLC ON BEHALF OF SAID LLC.



*Tracy A. Pflieger*  
NOTARY PUBLIC

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA)  
COUNTY OF *Seward*  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF November 2016 BY DENNIS M. THOMAS, TRUSTEE OF THE THOMAS FAMILY TRUST ON BEHALF OF SAID TRUST.



*Dennis M. Thomas*  
NOTARY PUBLIC

**ALLURE FIRST ADDITION**  
**ROUGH 145 AND OUTLOTS "B" & "C"**

thompson, dreassen & dormer, inc.  
10836 Old Mill Rd  
Omaha, NE 68154  
P 402.330.8860 F 402.330.5966  
tdsco.com

STATE OF NEBRASKA  
 COUNTY OF SAUNDERS  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS  
 TRUSTEE OF THE THOMAS FAMILY TRUST ON BEHALF OF SAID TRUST

29<sup>th</sup> DAY OF November, 2016 BY DENNIS M. THOMAS,  
 GENERAL NOTARY - State of Nebraska  
 TRACY A. PFLIGER  
 My Comm. Exp. October 7, 2017

NOTARY PUBLIC  
*Tracy A. Pfliger*

S OF 1320 FEET  
 A)  
 RIGHT ANGLES  
 NES (ARTICLE VI.,  
 VII., SECTION 5.)  
 STREET TREES  
 0.)  
 WIDE WITHOUT  
 UM DESIGN  
 STREETS)

REMENTS:

FRONT YARD  
 SIDE YARD  
 LAKESIDE SETBACK

LOT AREAS	It #	Square Feet
	30	17,249
	31	18,452
	32	18,042
	33	17,283
	34	16,800
	35	16,576
	36	16,157
	37	16,787
	38	17,517
	39	16,205
	40	15,478
	41	14,700
	42	14,700
	43	14,479
	44	14,224
	45	117,874

**SAUNDERS COUNTY TREASURER'S CERTIFICATE**  
 THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE  
 PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN  
 ON THE RECORDS OF THIS OFFICE THIS 29<sup>th</sup> DAY OF November, 2016.



*Melen G. Saulter*  
 SAUNDERS COUNTY TREASURER DEPUTY

**SAUNDERS COUNTY PLANNING COMMISSION**  
 THIS PLAT OF LAKE ALLURE FIRST ADDITION WAS APPROVED BY THE SAUNDERS COUNTY PLANNING  
 COMMISSION THIS 10 DAY OF October, 2016.

*Sharon M. ...*  
 CHAIRMAN

**SAUNDERS COUNTY BOARD OF SUPERVISORS**  
 THIS PLAT OF LAKE ALLURE FIRST ADDITION WAS APPROVED BY THE SAUNDERS COUNTY BOARD OF  
 SUPERVISORS THIS 10 DAY OF October, 2016.

*Bob ...*  
 CHAIRMAN

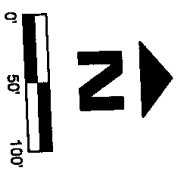
ATTEST:  
 COUNTY CLERK



**SAUNDERS COUNTY SURVEYOR**  
 THIS PLAT OF LAKE ALLURE FIRST ADDITION WAS  
 REVIEWED BY THE SAUNDERS COUNTY SURVEYORS  
 OFFICE THIS 29<sup>th</sup> DAY OF November, 2016.

*James R. ...*  
 SAUNDERS COUNTY SURVEYOR

LAKE ALLURE  
 LOTS 58 THROUGH



Revision Dates	
No.	Description

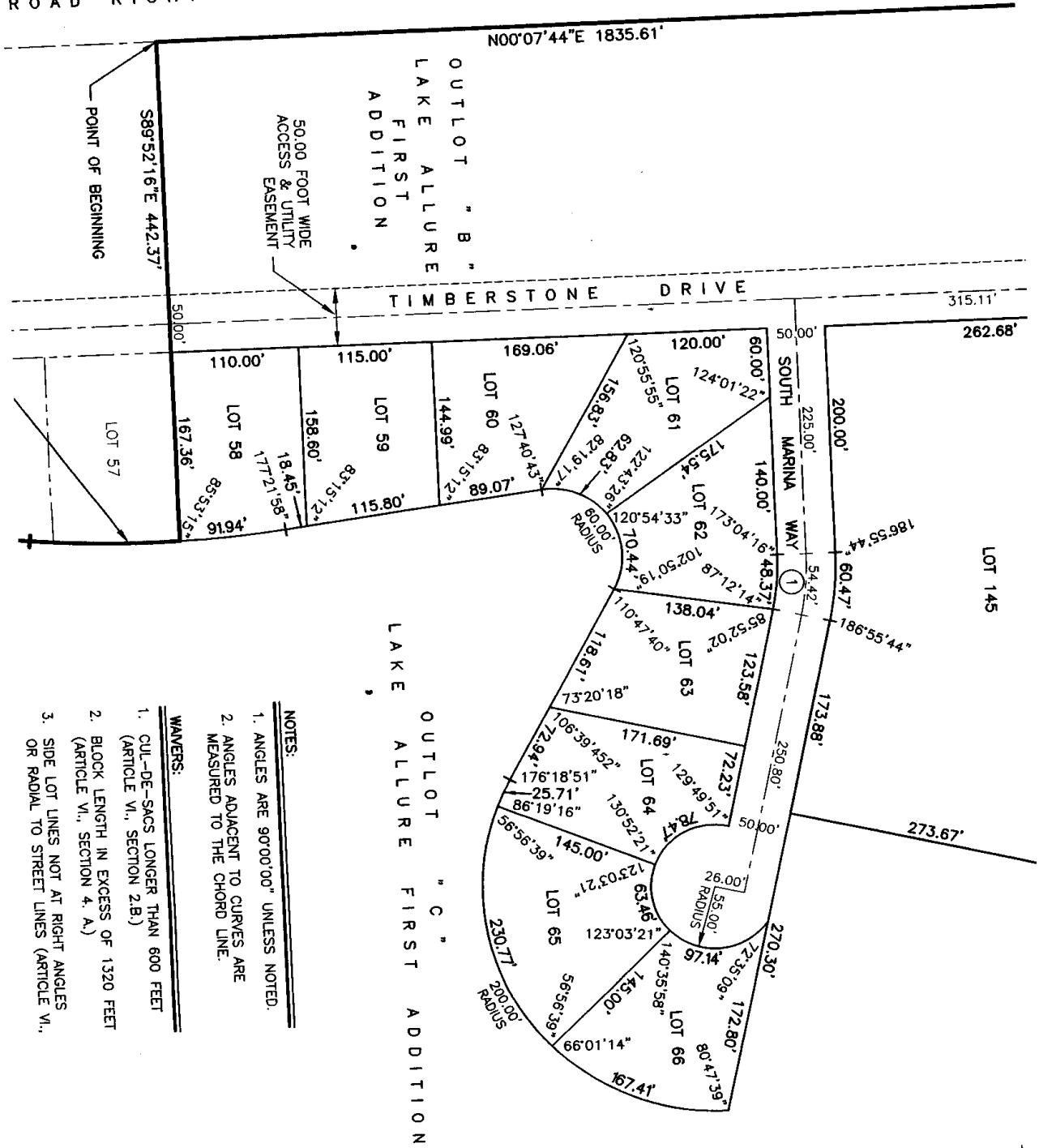
Job No.: A1437-155-7A  
 Drawn By: RJR  
 Reviewed By: DHN  
 Date: SEPT. 13, 2016  
 Book:  
 Page:

Sheet Title  
**SAUNDERS COUNTY,  
 NEBRASKA  
 FINAL PLAT**

Sheet Number

A T T E D

ON NORTHERN &  
ROAD RIGHT OF WAY



- NOTES:**
1. ANGLES ARE 90°00'00" UNLESS NOTED.
  2. ANGLES ADJACENT TO CURVES ARE MEASURED TO THE CHORD LINE.
- WARNERS:**
1. CUL-DE-SACS LONGER THAN 600 FEET (ARTICLE VI., SECTION 2.B.)
  2. BLOCK LENGTH IN EXCESS OF 1320 FEET (ARTICLE VI., SECTION 4. A.)
  3. SIDE LOT LINES NOT AT RIGHT ANGLES OR RADIAL TO STREET LINES (ARTICLE VI., SECTION 4. A.)

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT THE LAND DESCRIBED WITHIN THE FOREGOING DEED AND OUTLOT FIRST ADDITION AND WE DO HEREBY DEDICATE THE ACCESS EASEMENT POWER DISTRICT AND POWER LINES IN THE AREA SHOWN ON THE ATTACHED MAP, CROSSINGS, OR CABLES FOR CABLE SIGNALS AND SOUND AND THEIR RECEIPT AND THEIR RECEIPT SIDE LOT LINES, NO EASEMENT WAYS, BUT THAT DO NOT THEN

**ACKNOWLEDGE**

STATE OF NEBRASKA,  
COUNTY OF SAUNDERS,  
THE FOREGOING DEED WAS MADE AND SIGNED BY DENNIS AND SUSAN

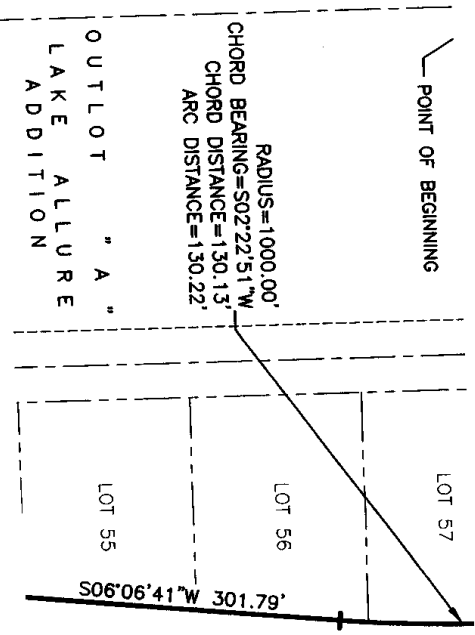
**ACKNOWLEDGE**

STATE OF NEBRASKA,  
COUNTY OF SAUNDERS,  
THE FOREGOING DEED WAS MADE AND SIGNED BY DENNIS AND SUSAN

DENNIS

**UNIVERSITY**

U N P L A T T  
BURLINGTON NO  
SANTA FE RAILROAD



LOT AREAS	
Lot #	Square Feet
58	18,031
59	17,456
60	17,784
61	18,195
62	17,857
63	16,262
64	16,664
65	21,332
66	18,476
67	18,475
68	21,333
69	17,097
70	17,646
71	17,468
72	18,456
73	17,721
74	16,825
75	16,981

LOT AREAS	
Lot #	Square Feet
76	16,821
77	17,003
78	17,087
79	16,500
80	16,500
81	16,868
82	18,287
83	16,897
84	16,914
85	17,438
86	16,672
87	17,512
88	21,332
89	21,332
90	21,332
91	17,484
92	16,546
93	17,265

LOT AREAS	
Lot #	Square Feet
94	18,690
95	21,971
96	20,151
97	17,590
98	17,475
99	17,013
100	18,500
101	17,387
102	17,145
103	16,956
104	21,332
105	21,332
106	17,052
107	16,814
108	17,048
109	18,448
110	17,644
111	17,988

LOT AREAS	
Lot #	Square Feet
112	17,197
113	17,965
114	17,063
115	16,265
116	21,332
117	21,332
118	21,003
119	17,482
120	17,451
121	18,247
122	17,869
123	17,273
124	17,703
125	16,948
126	17,203
127	21,332
128	21,332
129	21,332

LOT AREAS	
Lot #	Square Feet
130	17,249
131	18,452
132	18,042
133	17,283
134	16,800
135	16,576
136	16,157
137	16,787
138	17,517
139	16,205
140	15,478
141	14,700
142	14,700
143	14,479
144	14,224
145	117,874

1. CURB-DE-SAUCS LONGER THAN 100' (ARTICLE VI., SECTION 2.B.)
2. BLOCK LENGTH IN EXCESS OF 1320 FEET (ARTICLE VI., SECTION 4. A.)
3. SIDE LOT LINES NOT AT RIGHT ANGLES OR RADIAL TO STREET LINES (ARTICLE VI., SECTION 5. F.)
4. NO SIDEWALKS (ARTICLE VII., SECTION 5.)
5. NO STREET LIGHTS OR STREET TREES (ARTICLE VII., SECTION 10.)
6. ASPHALT PAVEMENT 24' WIDE WITHOUT CURB & GUTTER (MINIMUM DESIGN STANDARDS FOR URBAN STREETS)

**BUILDING SETBACK REQUIREMENTS:**  
RESIDENTIAL LAKESIDE: 20' FRONT YARD  
10' SIDE YARD  
20' LAKESIDE SETBACK

THE PURSUANT TO THE TRUSTEE OF THE THOMAS FAMILY 1

SAUN:  
THIS IS  
PROPER  
ON THE

SAUN:  
THIS PL  
COMMISS:

SAUN:  
THIS PL  
SUPERV

SAUN:  
THIS PL  
REVIEW  
OFFICE

ATTEST:

U N P L A T T E D

889'54.50"W 624.57'

TIMBERSTONE DRIVE

924.14'

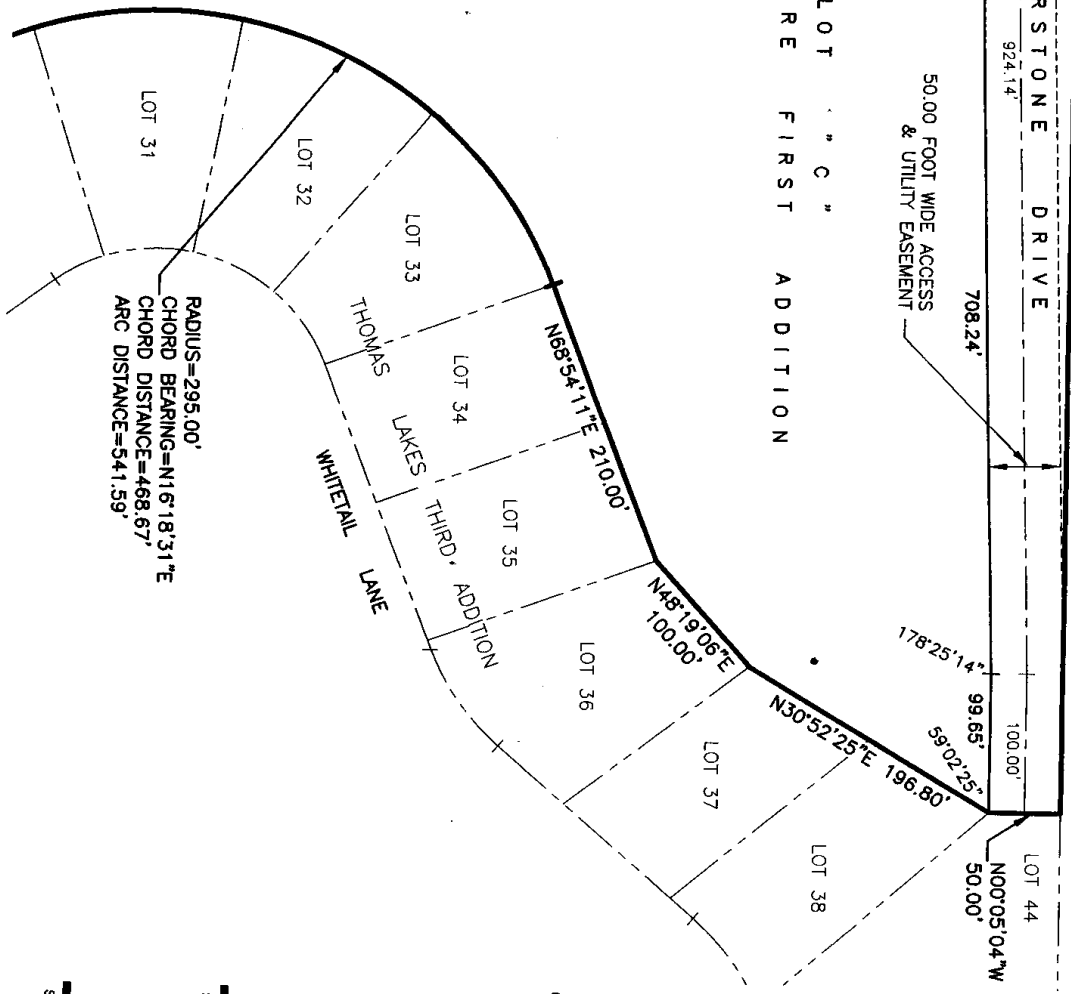
708.24'

50.00 FOOT WIDE ACCESS  
& UTILITY EASEMENT

215.55' 31.49'45"  
177.28" LOT 144  
214.40'

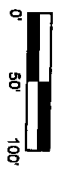
OUTLOT "C"  
LAKE ALLURE FIRST ADDITION

DELTA	CURVE LENGTH	TANGENT	RADIUS
59°14'38"	336.05'	184.79'	325.00'
93°00'00"	162.32'	105.38'	100.00'
31°49'48"	111.11'	57.03'	200.00'



RADIUS=295.00'  
CHORD BEARING=N16°18'31"E  
CHORD DISTANCE=468.67'  
ARC DISTANCE=541.59'

LAKE ALL  
LOTS 58 THROU



Revision Dates

No.	Description	MM-DD-YY
-	-	-
-	-	-
-	-	-

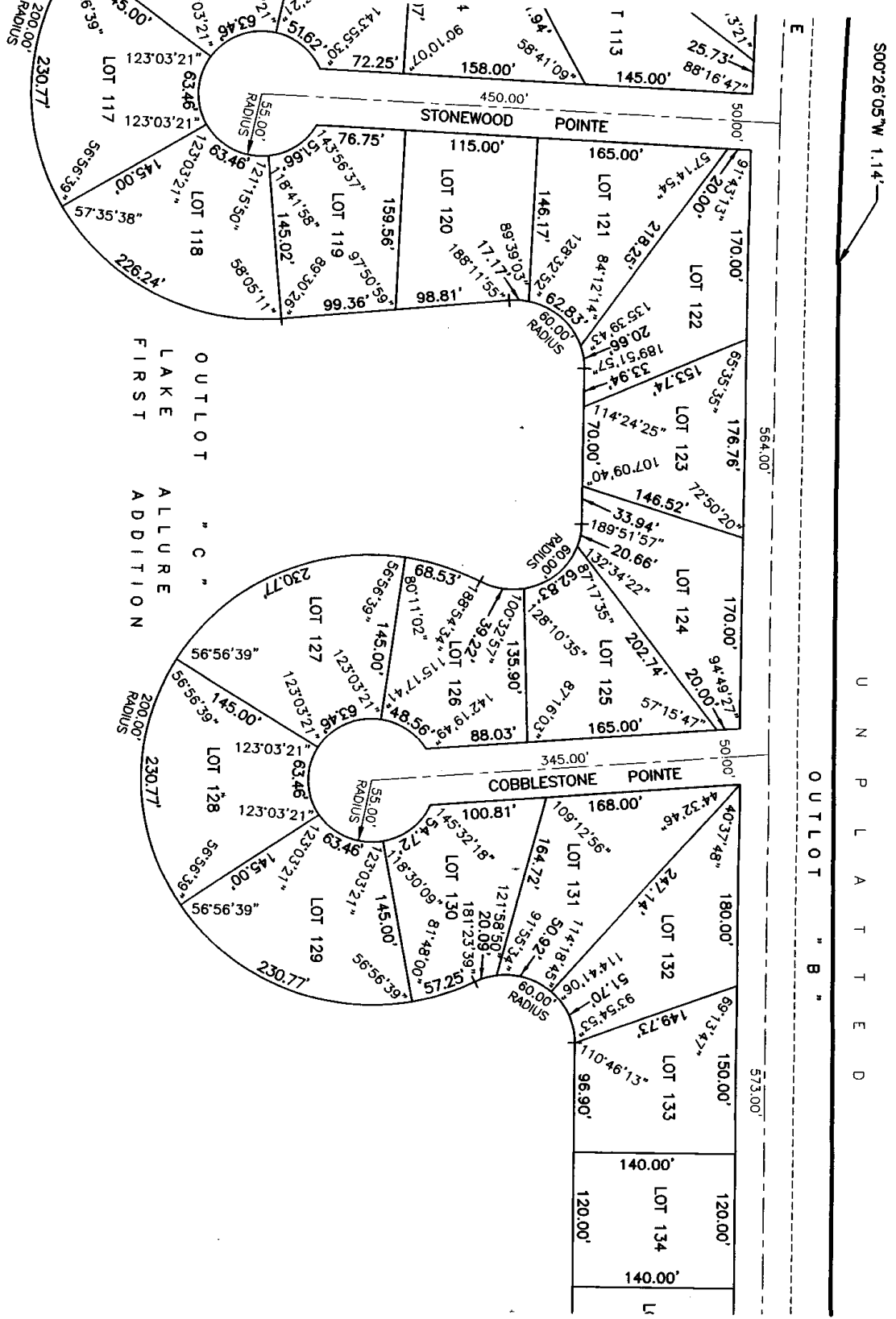
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SAUNDERS COUNTY,  
NEBRASKA  
FINAL PLAT

Sheet Number

SHEET 4 OF 4



S00°26'05"W 1.14'

U N P L A T T E D

OUTLOT "B"

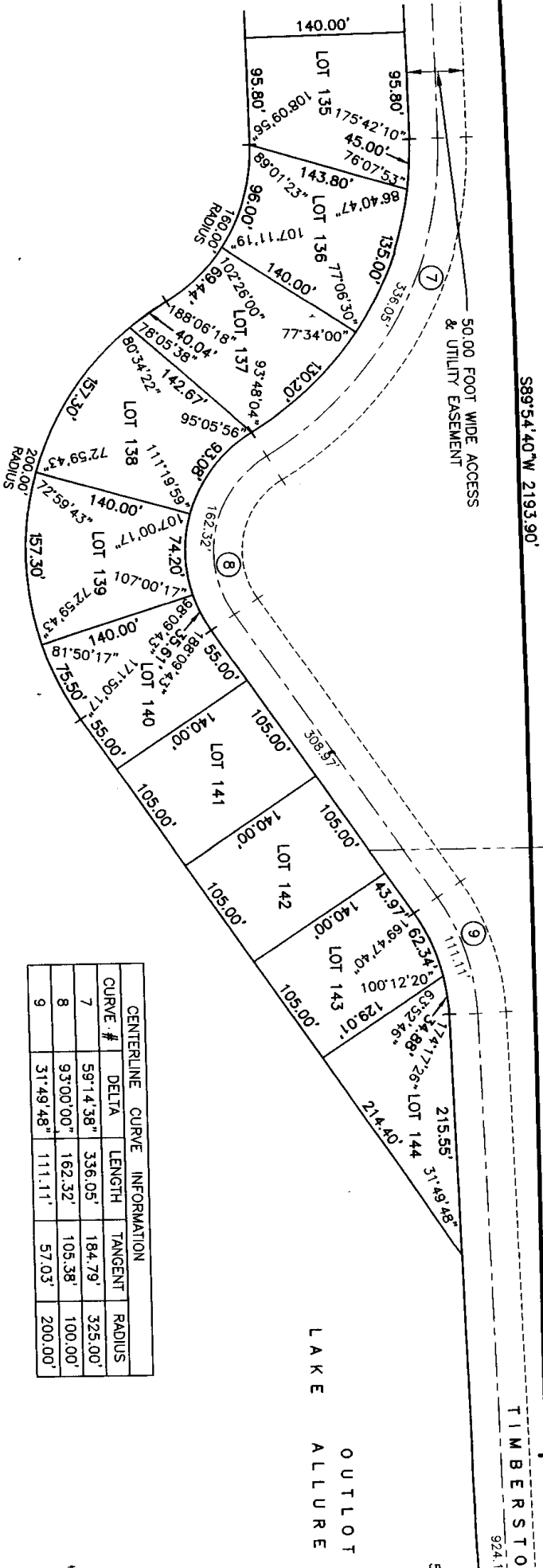
OUTLOT "C"  
LAKE ALLURE  
FIRST ADDITION

# ALLURE FIRST ADDITION ROUGH 145 AND OUTLOTS "B" & "C"

Thompson, Dreessen & Dornier, Inc.  
10836 Old Mill Rd  
Omaha, NE 68154  
P. 402.330.8860 F. 402.330.5866  
td2ca.com



OUTLOT "C"  
LAKE ALLURE FIRST ADDITION



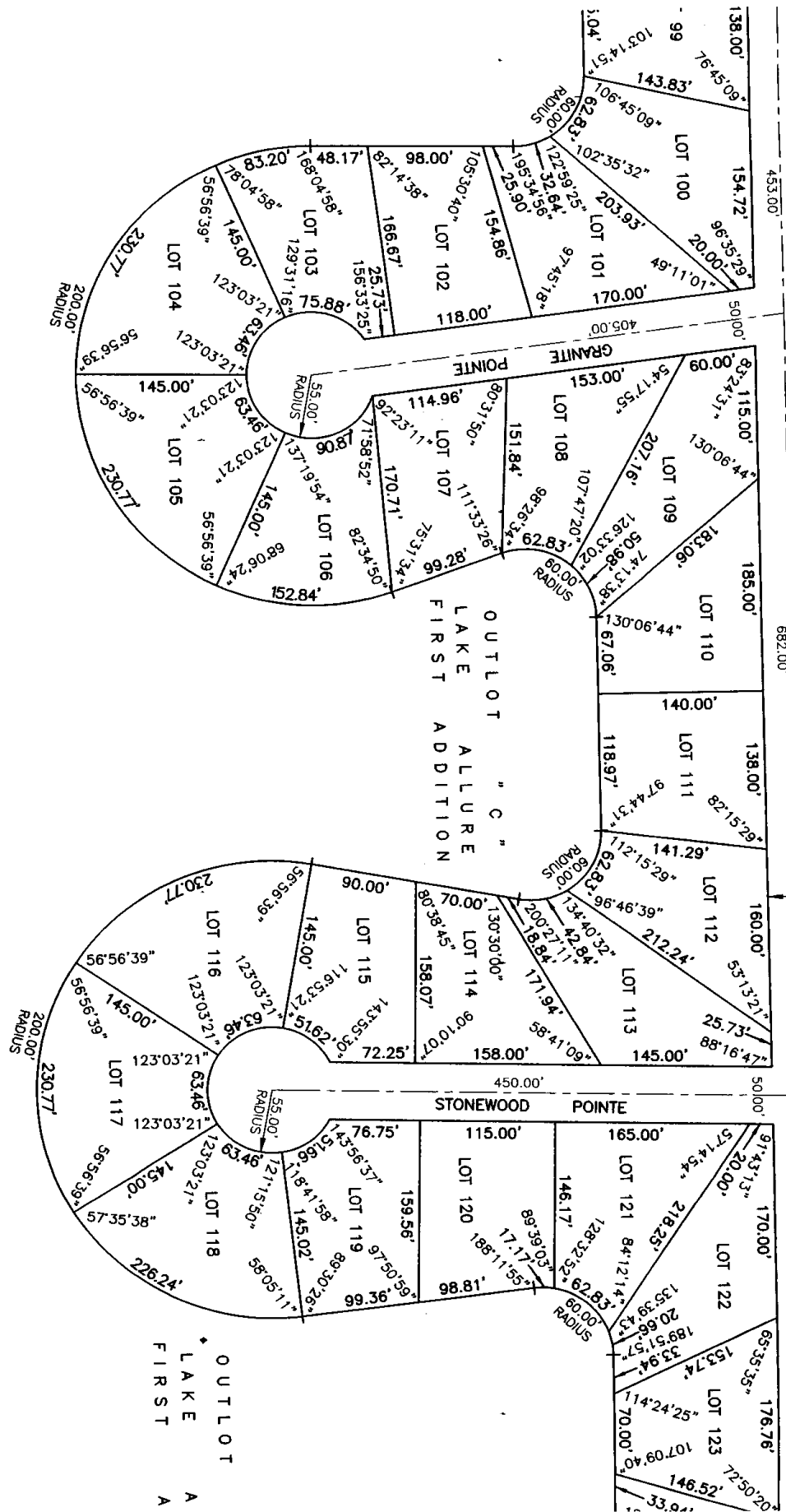
U N I T L A N D

OUTLOT " B "

TIMBERSTONE DRIVE

50.00 FOOT WIDE ACCESS & UTILITY EASEMENT

N89°03'20"W 996.87'



N O R T H