

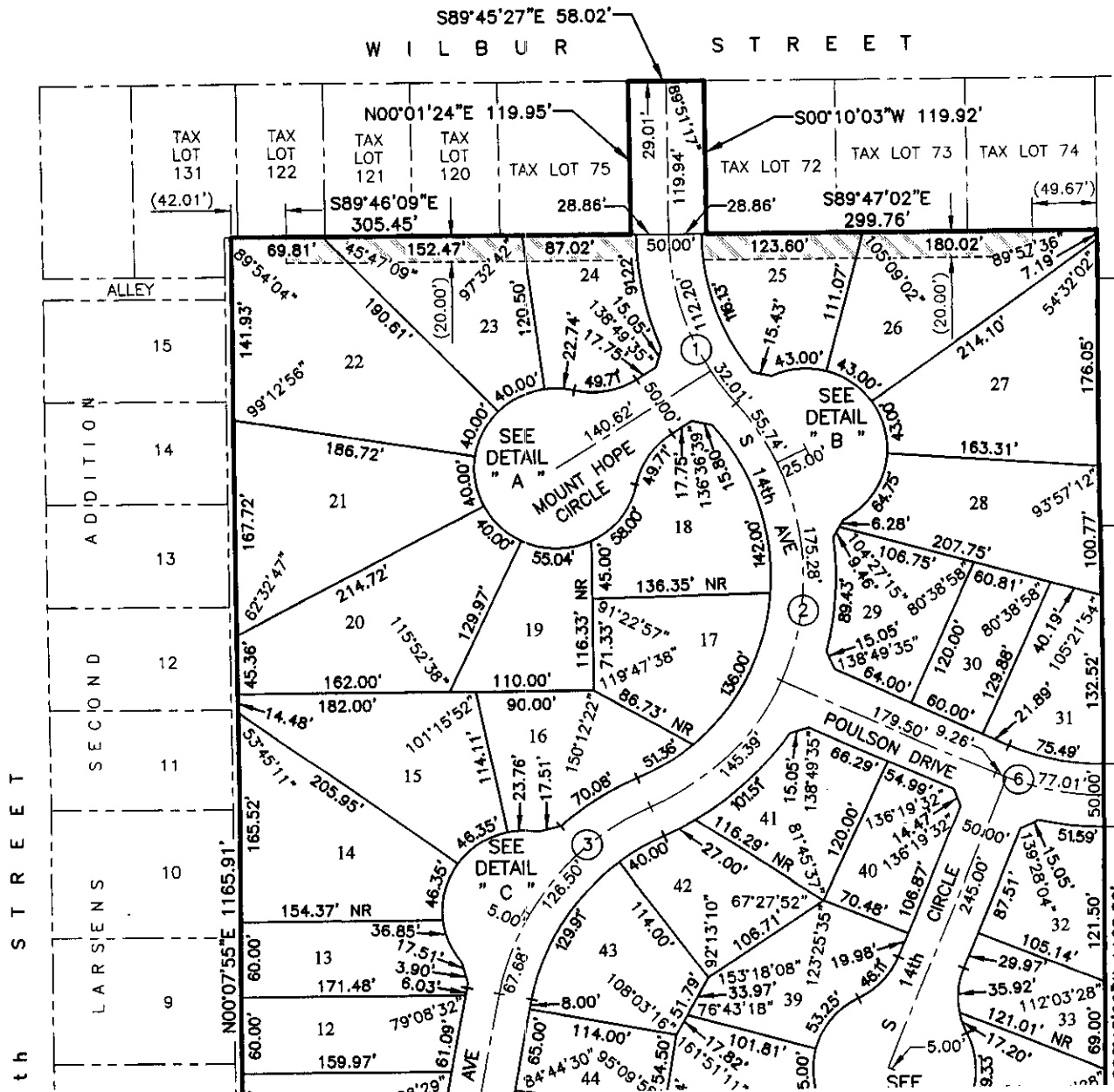
WASHINGTON COUNTY NEBRASKA
Filed for record on May 21, 2018 at 03:23 PM
Instrument No. 2018-01453
(8 Pages)
by Carolyn M Stodola, Deputy
Karen A. Madsen, Register of Deeds

Referred _____
General _____
Numerical _____
Photostat _____
Proofed _____
Scanned _____

LOT AREAS	
LOT NUMBER	LOT AREA (SQUARE FEET)
1	8,658 SQUARE FEET
2	8,061 SQUARE FEET
3	8,768 SQUARE FEET
4	9,183 SQUARE FEET
5	16,342 SQUARE FEET
6	20,887 SQUARE FEET
7	10,239 SQUARE FEET
8	9,765 SQUARE FEET
9	8,884 SQUARE FEET
10	9,192 SQUARE FEET
11	9,993 SQUARE FEET
12	9,944 SQUARE FEET
13	9,864 SQUARE FEET
14	17,021 SQUARE FEET
15	15,881 SQUARE FEET
16	11,746 SQUARE FEET
17	11,769 SQUARE FEET
18	13,425 SQUARE FEET

LOT AREAS	
LOT NUMBER	LOT AREA (SQUARE FEET)
19	9,317 SQUARE FEET
20	18,357 SQUARE FEET
21	19,380 SQUARE FEET
22	22,539 SQUARE FEET
23	12,580 SQUARE FEET
24	10,300 SQUARE FEET
25	10,425 SQUARE FEET
26	14,546 SQUARE FEET
27	18,487 SQUARE FEET
28	14,616 SQUARE FEET
29	9,899 SQUARE FEET
30	7,496 SQUARE FEET
31	9,120 SQUARE FEET
32	8,686 SQUARE FEET
33	7,443 SQUARE FEET
34	8,098 SQUARE FEET
35	16,732 SQUARE FEET
36	14,206 SQUARE FEET

LOT AREAS	
LOT NUMBER	LOT AREA (SQUARE FEET)
37	18,5
38	10,3
39	10,7
40	7,96
41	10,2
42	9,56
43	11,0
44	6,81
45	6,90
46	6,52
47	9,34
48	9,20
49	8,16
50	9,48
51	11,0
52	13,0
53	10,7
54	6,28
55	8,57



NORTHERN VIEW ADDITION

LOTS

BEING A PLATTING OF TAX LOTS 78 AND 79, IN THE COUNTY, NEBRASKA, TOGETHER WITH THE

NOTES:

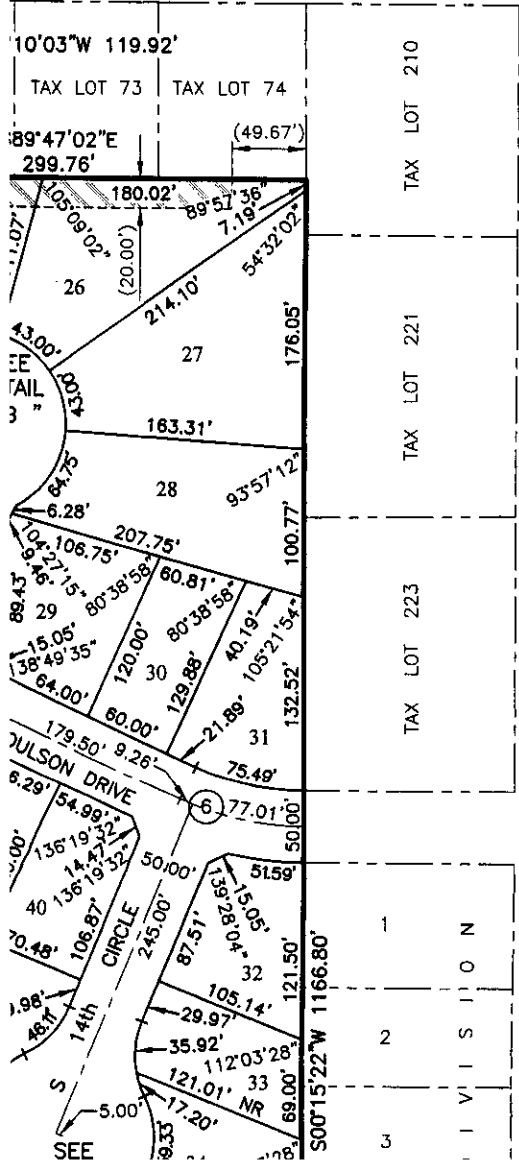
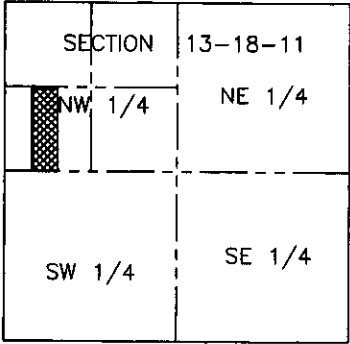
- 1. PROPERTY IS ZONED RML WITH PUD-1 OVERLAY (MULTI-FAMILY RESIDENTIAL LOW DENSITY DISTRICT - PLANNED UNIT DEVELOPMENT). THE MINIMUM SETBACK REQUIREMENTS ARE FRONT YARD..... 20 FEET STREET SIDE YARD..... 10 FEET SIDE YARD..... 5 FEET REAR YARD..... 10 FEET
- 2. ANGLES ARE 90°00'00" UNLESS NOTED.
- 3. NR DENOTES A NON-RADIAL LINE.
- 4. DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.

LOT AREAS	
LOT NUMBER	LOT AREA (SQUARE FEET)
37	18,548 SQUARE FEET
38	10,322 SQUARE FEET
39	10,765 SQUARE FEET
40	7,968 SQUARE FEET
41	10,291 SQUARE FEET
42	9,560 SQUARE FEET
43	11,086 SQUARE FEET
44	6,814 SQUARE FEET
45	6,906 SQUARE FEET
46	6,525 SQUARE FEET
47	9,340 SQUARE FEET
48	9,204 SQUARE FEET
49	8,168 SQUARE FEET
50	9,482 SQUARE FEET
51	11,066 SQUARE FEET
52	13,098 SQUARE FEET
53	10,753 SQUARE FEET
54	6,285 SQUARE FEET
55	8,573 SQUARE FEET

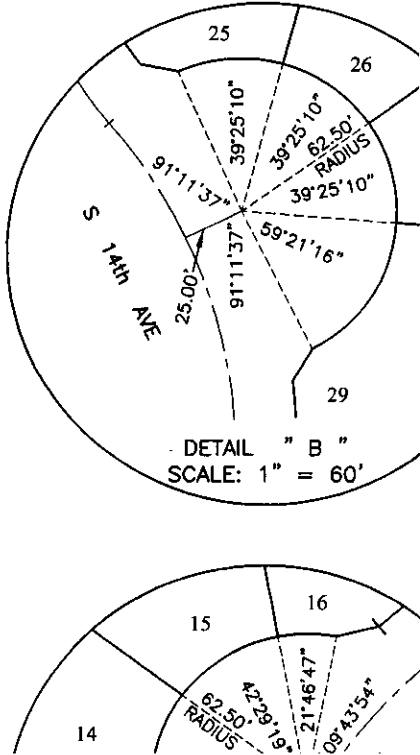
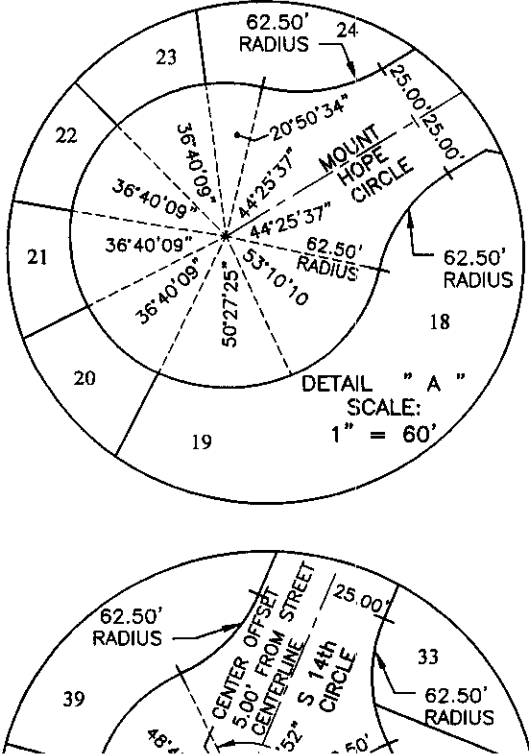
CENTERLINE CURVE INFORMATION				
CURVE #	DELTA	LENGTH	TANGENT	RADIUS
1	41°18'39"	144.20'	75.40'	200.00'
2	107°45'59"	376.41'	274.43'	200.00'
3	55°37'45"	194.18'	105.51'	200.00'
4	95°32'24"	333.50'	220.34'	200.00'
5	74°38'12"	260.53'	152.46'	200.00'
6	24°42'56"	86.27'	43.82'	200.00'

SANITARY SEWER EASEMENT
GRANTED TO THE CITY OF BLAIR
(SEE RECORDED DOCUMENT)

VICINITY MAP
NO SCALE



13th AVENUE



2018-01453

ADDITION TO THE CITY OF LOTS 1 THRU 55, INCLUSIVE

LOTS 78 AND 79, IN THE SW 1/4 OF THE NW 1/4 OF SECTION 13, T18N, R11E OF THE 6th P.M., WASHINGTON
TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY ADJACENT THERETO ON THE WEST.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN
FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH
MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS NORTH
1 THRU 55, INCLUSIVE, BEING A PLATTING OF TAX LOTS 78 AND 79, IN THE SW 1/4 OF THE NW
6TH P.M., WASHINGTON COUNTY, NEBRASKA, TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY
PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SW CORNER OF SAID TAX LOT 78;

THENCE N89°42'01"W (ASSUMED BEARING) 5.00 FEET ON THE WESTERLY EXTENSION OF THE SOUTH
LINE OF THE EAST 1/2 OF THE SAID VACATED ALLEY;

THENCE N00°07'55"E 1165.91 FEET ON THE WEST LINE OF THE EAST 1/2 OF SAID VACATED ALLEY
OF THE NORTH LINE OF SAID TAX LOT 78;

THENCE S89°46'09"E 305.45 FEET ON THE NORTH LINE OF SAID TAX LOT 78 AND ITS EXTENSION

THENCE N00°01'24"E 119.95 FEET ON THE NORTH LINE OF SAID TAX LOT 78;

THENCE S89°45'27"E 58.02 FEET ON THE NORTH LINES OF SAID TAX LOTS 78 AND 79;

THENCE S00°10'03"W 119.92 FEET ON THE NORTH LINE OF SAID TAX LOT 79;

THENCE S89°47'02"E 299.76 FEET ON THE NORTH LINE OF SAID TAX LOT 79;

THENCE S00°15'22"W 1166.80 FEET ON THE EAST LINE OF SAID TAX LOT 79 TO THE SE CORNER

THENCE N89°42'01"W 655.40 FEET ON THE SOUTH LINES OF SAID TAX LOTS 79 AND 78 TO THE

CONTAINING 17.876 ACRES MORE OR LESS

MARCH 17, 2018
DATE:

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, MELVIN SUDBECK HOMES, INC, A NEBRASKA CORPORATION
DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED
AND LOTS, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN
OF BLAIR, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS
DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN HEREON AND WE DO FURTHER
OMAHA PUBLIC POWER DISTRICT, AMERICAN BROADBAND AND ANY COMPANY WHICH HAS BEEN GRANTED
TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT
POLES, WIRES, CABLES, CONDUITS AND OTHER RELATED FACILITIES; AND TO EXTEND THEREON WIRING
TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER AND FOR THE TRANSMISSION
INCLUDING SIGNALS PROVIDED BY CABLE TELEVISION SYSTEMS, AND THE RECEPTION THEREON, OVER
FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT
FEET (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS
A SIXTEEN FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR
PRESENTLY PLATTED AND RECORDED LOTS. SAID SIXTEEN FOOT (16') WIDE EASEMENT WILL BE RE-ESTABLISHED
WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. WE DO FURTHER GRANT A PERMIT
(WATER) AND BLACK HILLS ENERGY (NATURAL GAS), THEIR SUCCESSORS AND ASSIGNS, TO ERECT,
RENEW, PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES
THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING ALL STREETS AND

NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT
SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE
GRANTED.

MELVIN SUDBECK HOMES, INC.
A NEBRASKA CORPORATION
BY Melvin Sudbeck
MELVIN SUDBECK, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF May,
OF MELVIN SUDBECK HOMES, INC., A NEBRASKA CORPORATION ON BEHALF OF SAID CORPORATION.

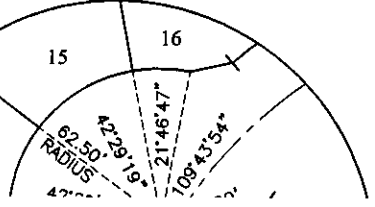
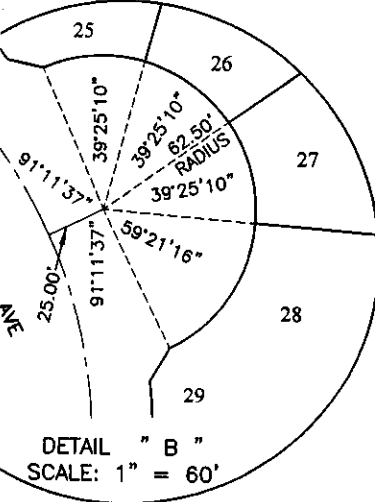
General Notary - State of Nebraska
PAMELA J. SCHMIDT
My Comm. Exp. April 2019

WASHINGTON COUNTY TREASURERS CERTIFICATE
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST
THE PROPERTY DESCRIBED IN THE SUBDIVISION CERTIFICATE

2018 - 01453

MINIMUM RESIDENTIAL LOW DENSITY
SETBACK REQUIREMENTS ARE:
..... 10 FEET
..... 10 FEET

RADIUS
200.00'
200.00'
200.00'
200.00'
200.00'
200.00'



7 OF BLAIR

TON

DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN
E POSTED WITH THE CITY OF BLAIR TO INSURE THAT PERMANENT
OWN AS NORTHERN VIEW ADDITION TO THE CITY OF BLAIR, LOTS
1/4 OF THE NW 1/4 OF SECTION 13, T18N, R11E OF THE
THE VACATED ALLEY ADJACENT THERETO ON THE WEST ALL MORE
TAX LOT 78;

ION OF THE SOUTH LINE OF SAID TAX LOT 78 TO THE WEST

AID VACATED ALLEY TO A POINT ON THE WESTERLY EXTENSION

ID ITS EXTENSION;

ND 79;

THE SE CORNER THEREOF;
AND 78 TO THE POINT OF BEGINNING.



JAMES D. WARNER,
NEBRASKA RLS 308

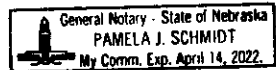
A NEBRASKA CORPORATION, BEING THE OWNERS OF THE LAND
AT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS
HEREAFTER KNOWN AS NORTHERN VIEW ADDITION TO THE CITY
JR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY
ND WE DO FURTHER GRANT PERPETUAL EASEMENTS TO THE
H HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE
SSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW
ND THEREON WIRES OR CABLES FOR THE CARRYING AND
HE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS
ON THEREON, OVER, THROUGH, UNDER, AND ACROSS A FIVE
LINES; AN EIGHT FOOT (8') WIDE STRIP OF LAND ABUTTING THE
E ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS; AND
ES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO
MENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE EASEMENT
HER GRANT A PERPETUAL EASEMENT TO THE CITY OF BLAIR
SIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND
THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON,
ALL STREETS AND CUL-DE-SAC STREETS.

MENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS,
TERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN

IECK HOMES, INC.
CORPORATION

[Signature]
JD BECK, PRESIDENT

F May, 2018, BY MELVIN SUDBECK, PRESIDENT
ID CORPORATION.



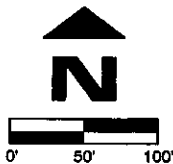
[Signature]
NOTARY PUBLIC

QUENT AGAINST



16255 Woodland Drive
Omaha, NE 68136
p.402.895.3288
www.sudbeckhomes.com

NORTHERN VIEW ADDITION TO THE CITY OF BLAIR
LOTS 1 THRU 55, INCLUSIVE



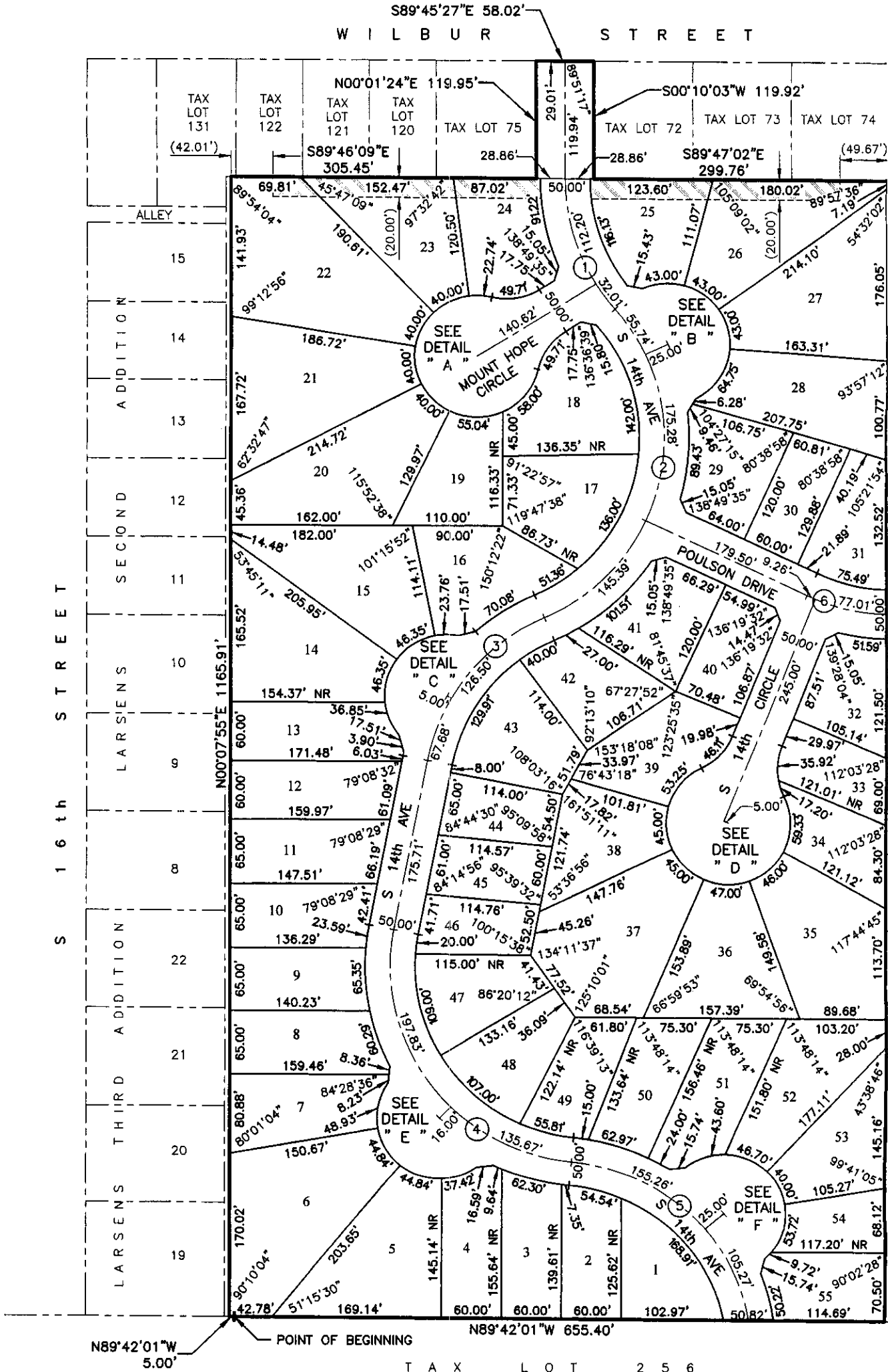
Revision Dates

No.	Description	MM-DD-YY
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13	9,864 SQUARE FEET
14	17,021 SQUARE FEET
15	15,881 SQUARE FEET
16	11,746 SQUARE FEET
17	11,769 SQUARE FEET
18	13,425 SQUARE FEET

31	9,120 SQUARE FEET
32	8,686 SQUARE FEET
33	7,443 SQUARE FEET
34	8,098 SQUARE FEET
35	16,732 SQUARE FEET
36	14,206 SQUARE FEET

49	8
50	9
51	1
52	1
53	10
54	6
55	8



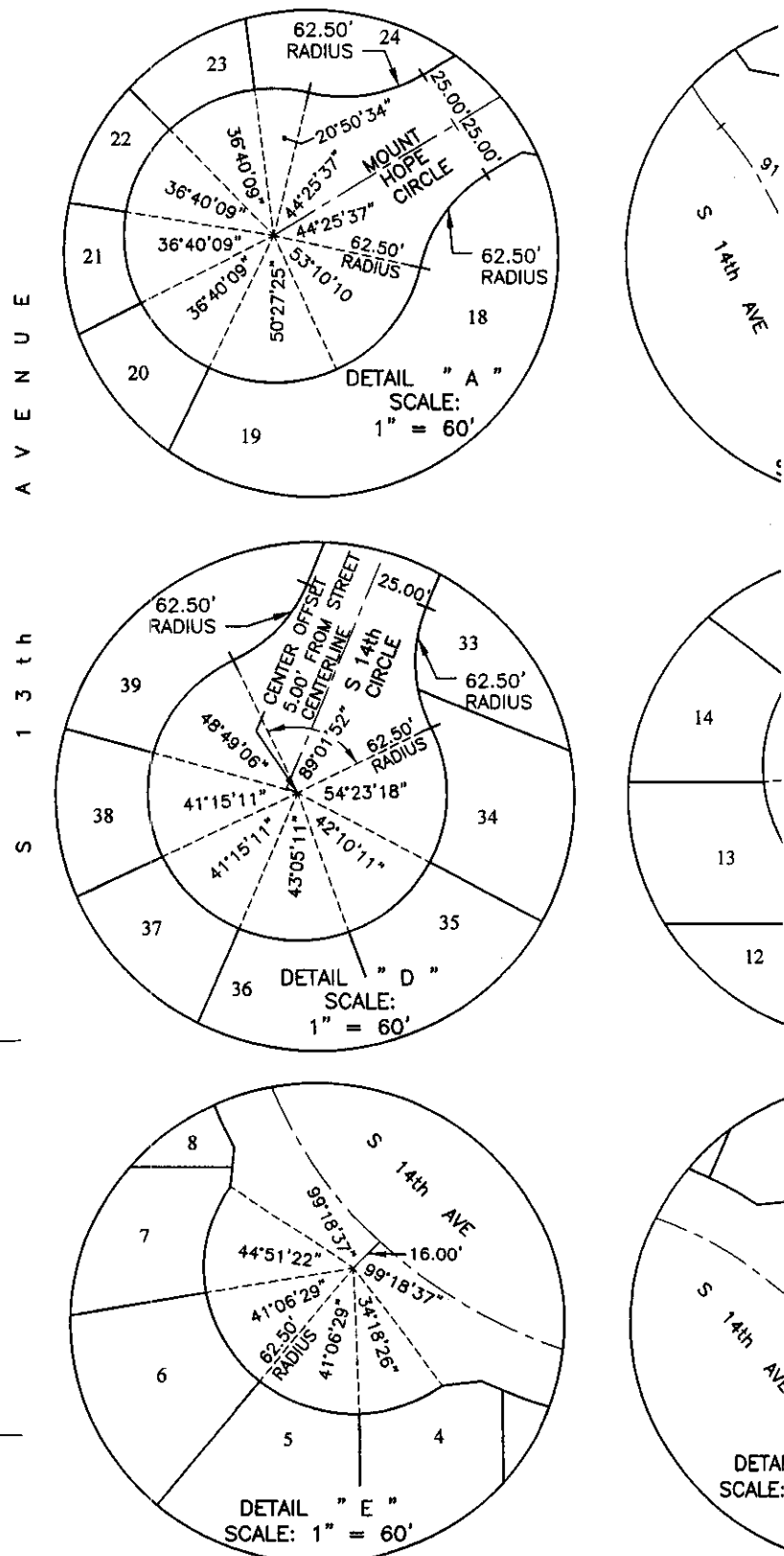
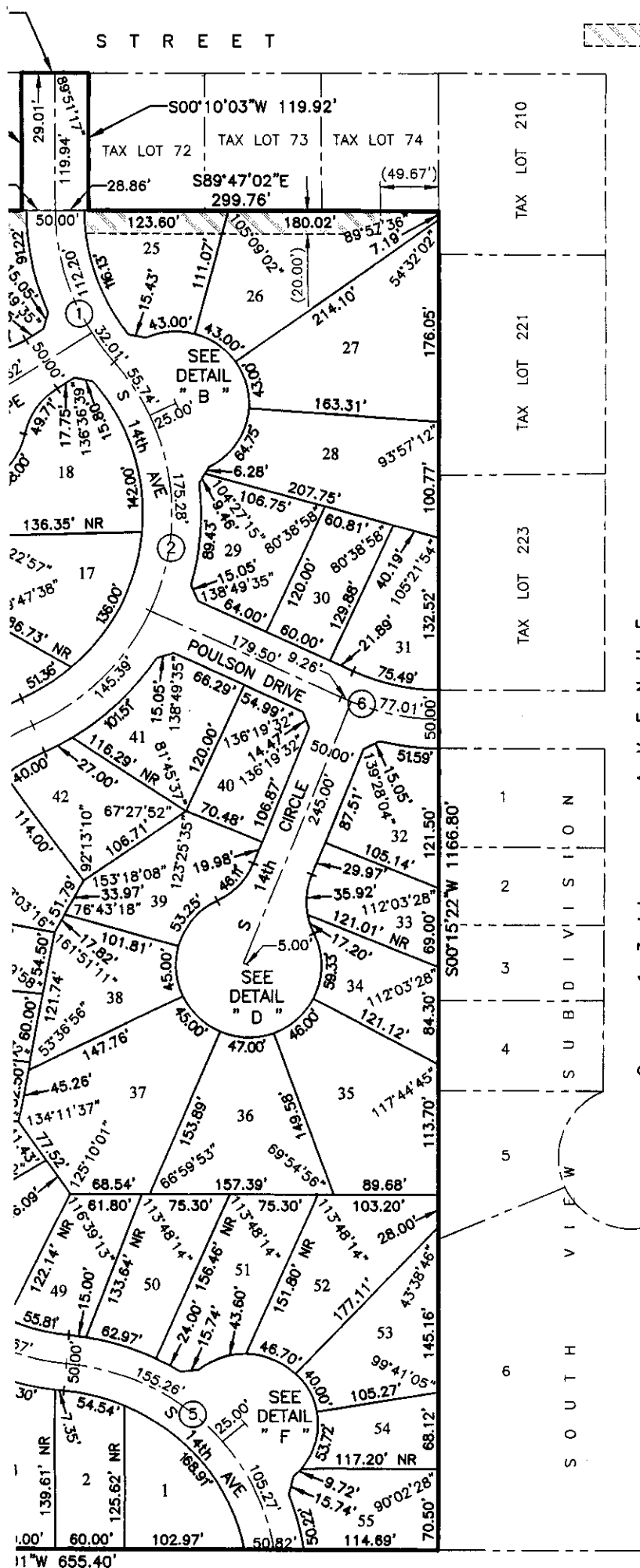
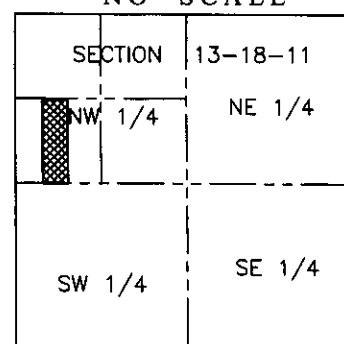
2018-01453

49	8,168 SQUARE FEET
50	9,482 SQUARE FEET
51	11,066 SQUARE FEET
52	13,098 SQUARE FEET
53	10,753 SQUARE FEET
54	6,285 SQUARE FEET
55	8,573 SQUARE FEET

2	107°45'59"	376.41'	274.43'
3	55°37'45"	194.18'	105.51'
4	95°32'24"	333.50'	220.34'
5	74°38'12"	260.53'	152.46'
6	24°42'56"	86.27'	43.82'

SANITARY SEWER EASEMENT
GRANTED TO THE CITY OF BLAIR
(SEE RECORDED DOCUMENT)

VICINITY MAP
NO SCALE

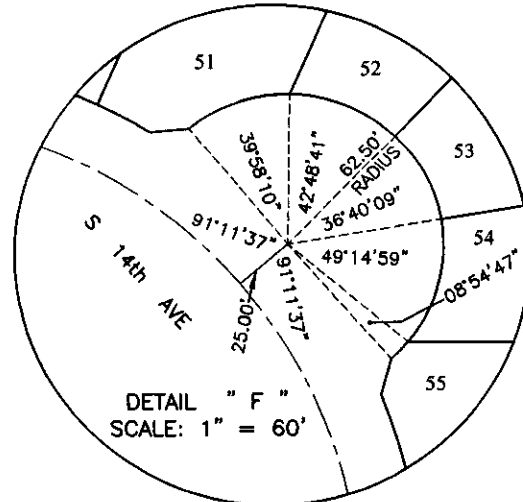
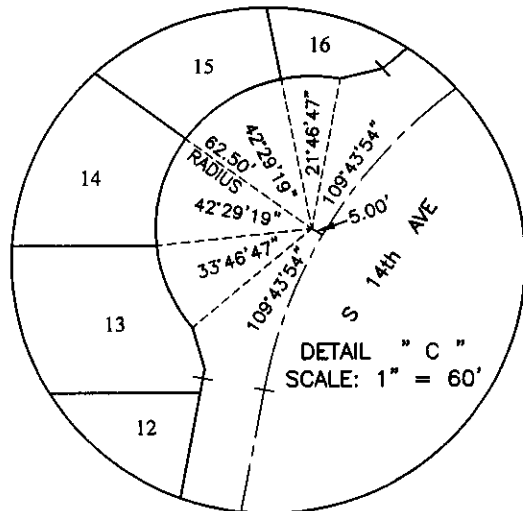
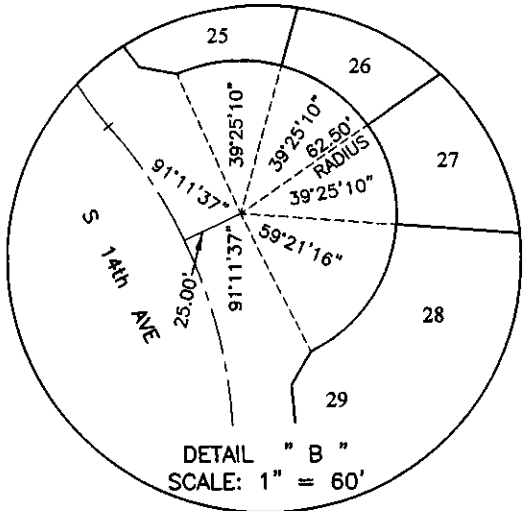


2018 - 01453

5.41'	274.43'	200.00'
4.18'	105.51'	200.00'
3.50'	220.34'	200.00'
0.53'	152.46'	200.00'
5.27'	43.82'	200.00'

Y MAP
SCALE

13-18-11
NE 1/4
SE 1/4



THENCE S89°47'02"E 299.76 FEET ON THE NORTH LINE OF SAID TAX LOT 79;
THENCE S00°15'22"W 1166.80 FEET ON THE EAST LINE OF SAID TAX LOT 79 TO T
THENCE N89°42'01"W 655.40 FEET ON THE SOUTH LINES OF SAID TAX LOTS 79 AN
CONTAINING 17.876 ACRES MORE OR LESS

MARCH 17, 2018
DATE:

DEDICATION
KNOW ALL MEN BY THESE PRESENTS: THAT WE, MELVIN SUDBECK HOMES, INC, A I
DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT,
AND LOTS, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HE
OF BLAIR, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR
DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN HEREON AND
OMAHA PUBLIC POWER DISTRICT, AMERICAN BROADBAND AND ANY COMPANY WHICH
TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSI
POLES, WIRES, CABLES, CONDUITS AND OTHER RELATED FACILITIES; AND TO EXTENC
TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER AND FOR THE
INCLUDING SIGNALS PROVIDED BY CABLE TELEVISION SYSTEMS, AND THE RECEPTION
FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LI
REAR BOUNDARY LINES OF ALL INTERIOR LOTS AND ALL EXTERIOR LOTS THAT ARE
A SIXTEEN FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES
PRESENTLY PLATTED AND RECORDED LOTS. SAID SIXTEEN FOOT (16') WIDE EASEME
WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. WE DO FURTHER
(WATER) AND BLACK HILLS ENERGY (NATURAL GAS), THEIR SUCCESSORS AND ASSIG
RENEW, PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND TH
THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING /

NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEME
SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTEI
GRANTED.

MELVIN SUDBECK
A NEBRASKA C
BY: *Melvin Sudbeck*
MELVIN SUD

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF APRIL
OF MELVIN SUDBECK HOMES, INC., A NEBRASKA CORPORATION ON BEHALF OF SAID

WASHINGTON COUNTY TREASURERS CERTIFICATE
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQU
THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN
SHOWN ON THE RECORDS OF THIS OFFICE THIS 15th DAY OF APRIL, 2018.

Maureen S. A.
WASHINGTON COUNTY TRE

APPROVAL OF CITY OF BLAIR PLANNING COMMISSION
THIS PLAT OF NORTHERN VIEW ADDITION TO THE CITY OF BLAIR, WASHINGTON COUNTY, I
COMMISSION ON THIS 3rd DAY OF April, 2018.

APPROVAL OF BLAIR CITY COUNCIL
THIS PLAT OF NORTHERN VIEW ADDITION TO THE CITY OF BLAIR, WASHINGTON COUNTY, I
CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, ON THIS 10th DAY OF April, 2018.

Jim Realph
MAYOR, JIM REALPH

Brenda Wheeler
ATTEST: BLAIR CITY CLERK, BRENDA WHEELER

2018 - 01453



SHEET 1 OF 1