

ORDINANCE NO. 442

AN ORDINANCE OF THE CITY OF NORTH BEND, NEBRASKA, ACCEPTING, APPROVING AND CREATING PIONEER LAKE SUBDIVISION, LOT 27 THROUGH LOT 45, INCLUSIVE, BEING A PARCEL OF LAND LEGALLY DESCRIBED ON EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH; DIRECTING CERTIFIED COPY OF THIS ORDINANCE BE FILED WITH THE REGISTER OF DEEDS OF DODGE COUNTY, NEBRASKA, TOGETHER WITH SURVEYED FINAL PLAT; ASSESSING COSTS THEREOF AND DECLARING EFFECTIVE DATE OF THE ORDINANCE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF NORTH BEND, NEBRASKA AS FOLLOWS:

- (1) The Mayor and City Council of the City of North Bend, Dodge County, Nebraska, do hereby find that Danny Joe W. Martinez, a licensed land surveyor, State License No. 498, has at the request of Pioneer, L.L.C., then owner of the above-described property, laid out same as a Subdivision to be known as Pioneer Lake Subdivision, Lot 27 through Lot 45, inclusive, specifically described in the above title.
- (2) Such platting survey laying out said lots, being dated June 14, 2004, as certified by Danny Joe W. Martinez, licensed surveyor, creating the above lots as described in the foregoing title was approved by the Planning Commission of the City of North Bend, Nebraska, on June 29, 2004, as a Subdivision within the zoning jurisdiction of the City of North Bend, Dodge County, Nebraska, and has been designated by the City as Pioneer Lake Subdivision, Lot 27 through Lot 45, inclusive.
- (3) Said plat of Pioneer Lake Subdivision Lot 27 through Lot 45, inclusive, is hereby accepted and approved by the Mayor and City Council and such acceptance and approval shall be shown on said plat by a Certificate of the City Clerk. Said plat is ordered filed and recorded along with a copy of this Ordinance certified by the City Clerk in the office of the Register of Deeds of Dodge County, Nebraska. Said surveyed plat creating Pioneer Lake Subdivision Lot 27 through 45, inclusive, shall show passage of this Ordinance by the City Clerk's Certificate.
- (4) The expense of preparing, filing, recording and publishing of this Ordinance shall be the cost of the owners of the Subdivision.
- (5) This Ordinance shall be effective upon its passage, approval and publication, as required by law.

PASSED AND APPROVED this 6th day of July, 2004.

Karen K. Lealer
Mayor
FILED

ATTEST:
Melissa Jussel
City Clerk/Treasurer



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2004 OCT 14 PM 3:46

Carol Stevens
DODGE COUNTY
REGISTER OF DEEDS
21.50

EXHIBIT "A"

PERIMETER DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE 60TH P.M., AND PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE 60TH P.M., ALL IN DODGE COUNTY, NEBRASKA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 12; THENCE $800^{\circ}00'00''$ E (ASSUMED BEARING) ON THE EAST LINE SAID SECTION 12, A DISTANCE OF 538.48 FEET TO A POINT ON THE WEST LINE OF A PRIVATE ROAD PREVIOUSLY PLATTED WITHIN "PIONEER LAKE SUBDIVISION (LOT 1 THROUGH LOT 28, INCLUSIVE)", AS PLATTED IN SAID SECTIONS 7 AND 12; THENCE $817^{\circ}02'12''$ N SAID WEST LINE, A DISTANCE OF 144.77 FEET TO THE SOUTHEAST CORNER OF THE NORTH BEND GOLF COURSE, THIS BEING THE TRUE POINT OF BEGINNING; THENCE $817^{\circ}12'12''$ E ON SAID WEST LINE, A DISTANCE OF 243.46 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON SAID WEST LINE ON A 155.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 123.54 FEET TO THE NORTHWEST CORNER OF LOT 28 OF SAID "PIONEER LAKE SUBDIVISION"; THENCE $812^{\circ}37'43''$ W ON THE WEST LINE OF SAID LOT 28, A DISTANCE OF 70.23 FEET TO THE SOUTHWEST CORNER OF SAID LOT 28; THENCE $800^{\circ}00'00''$ E ON THE WEST LINE OF SAID "PIONEER LAKE SUBDIVISION", A DISTANCE OF 180.00 FEET; THENCE $877^{\circ}49'18''$ W, A DISTANCE OF 1633.00 FEET; THENCE $888^{\circ}28'2$ A DISTANCE OF 330.00 FEET TO A POINT ON THE WEST LINE OF A PARCEL OF LAND PREVIOUSLY ESTABLISHED ON A SURVEY PERFORMED BY MARVIN L. WINKELMAN, L.S. 288, DATED SEPTEMBER 1982; THENCE $N00^{\circ}33'31''$ W ON SAID WEST LINE, A DISTANCE OF 789.58 FEET TO THE SOUTHWEST CORNER OF THE NORTH BEND GOLF COURSE; THENCE $N58^{\circ}06'48''$ E ON THE SOUTH LINE OF SAID NORTH BEND GOLF COURSE, A DISTANCE OF 1808.58 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 30.50 ACRES, MORE OR LESS.