

Plat # 534

FILED

2004 7/6/41

2004 OCT 14 PM 3:49

Carol Stevens
 91-50



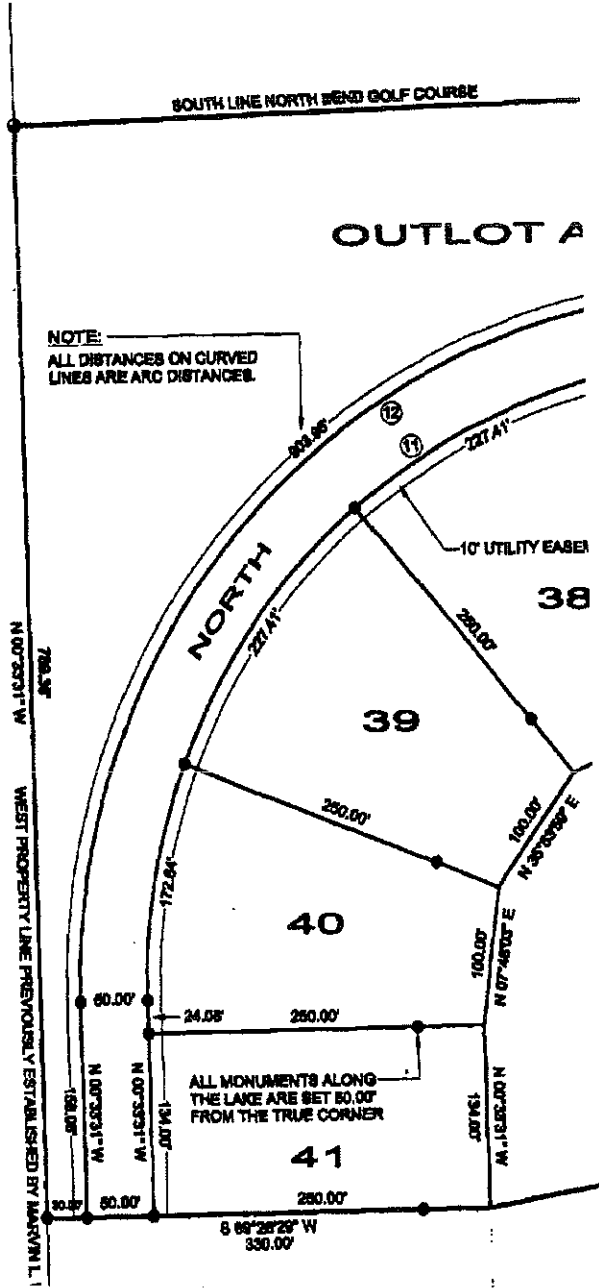
SCALE: 1" = 100'



LEGEND & NOTES:

- ⊕ MONUMENT FOUND (6" REBAR, UNLESS NOTED OTHERWISE)
- MONUMENT SET (3" X 3" REBAR, WITH PLASTIC CAP STAMPED LB 498)
- (R) RECORD DISTANCE
- (M) MEASURED DISTANCE
- 1. ALL BEARINGS ARE ASSUMED
- 2. ALL SIDE-YARD LINES ARE PERPENDICULAR TO THE FRONT-YARD LINE, UNLESS NOTED
- 3. ALL SIDE-YARD LINES ARE RADIAL TO CURVED FRONT-YARD LINES, UNLESS NOTED

NOTE:
 ALL DISTANCES ON CURVED LINES ARE ARC DISTANCES.



SOUTH LINE NORTH BEND GOLF COURSE

OUTLOT A

NORTH

38

39

40

41

ALL MONUMENTS ALONG THE LAKE ARE SET 50.00' FROM THE TRUE CORNER

S 89° 28' 29\"/>

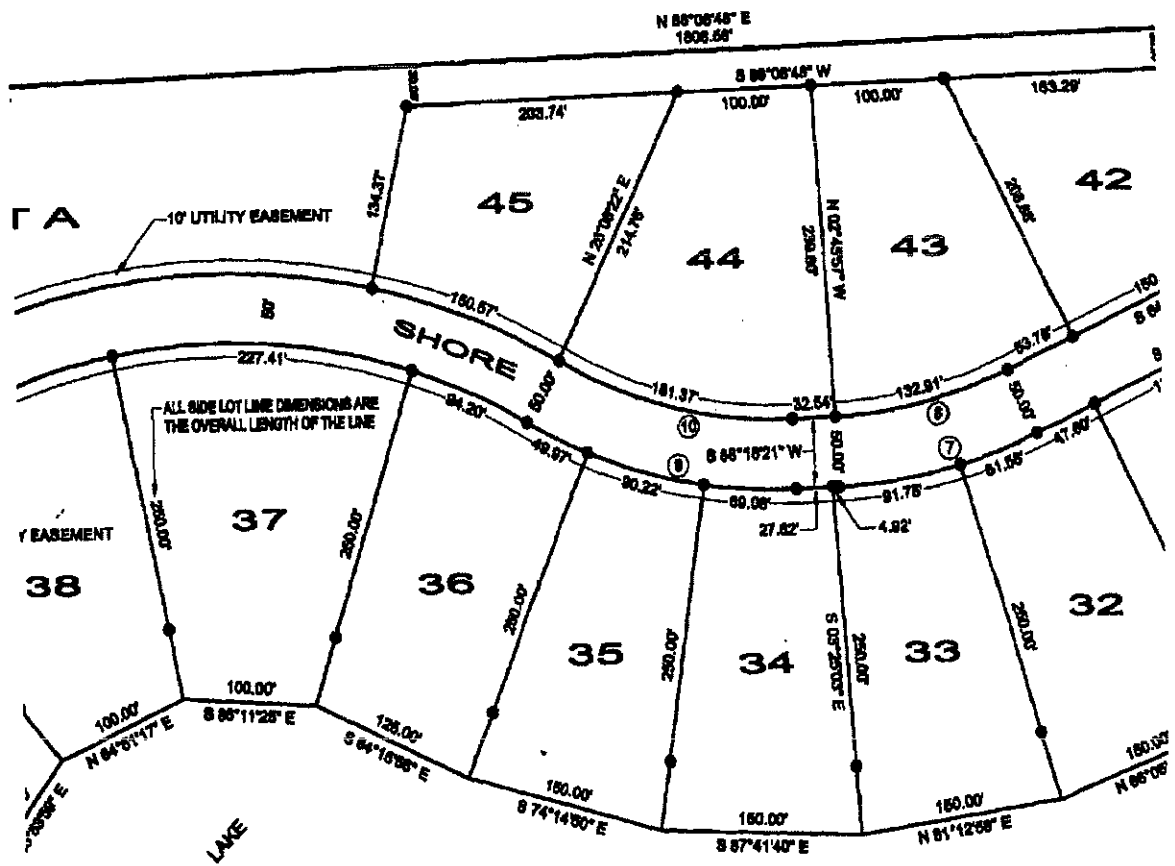
FINAL PLAT

PIONEER

LOTS 27 THROUGH 45

PART OF SECTION 7, TOWNSHIP 17 NORTH, RANGE
PART OF SECTION 12, TOWNSHIP 17 NORTH, RAN

NORTH BEND GOLF COURSE



OUTLOT B

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT PIONEER L.L.C. TOGETHER WITH DON AND LOIS A. ROBERT,
THE UNDERSIGNED BEING THE OWNERS AND PROPRIETORS OF THE PROPERTY DESCRIBED WITHIN THE

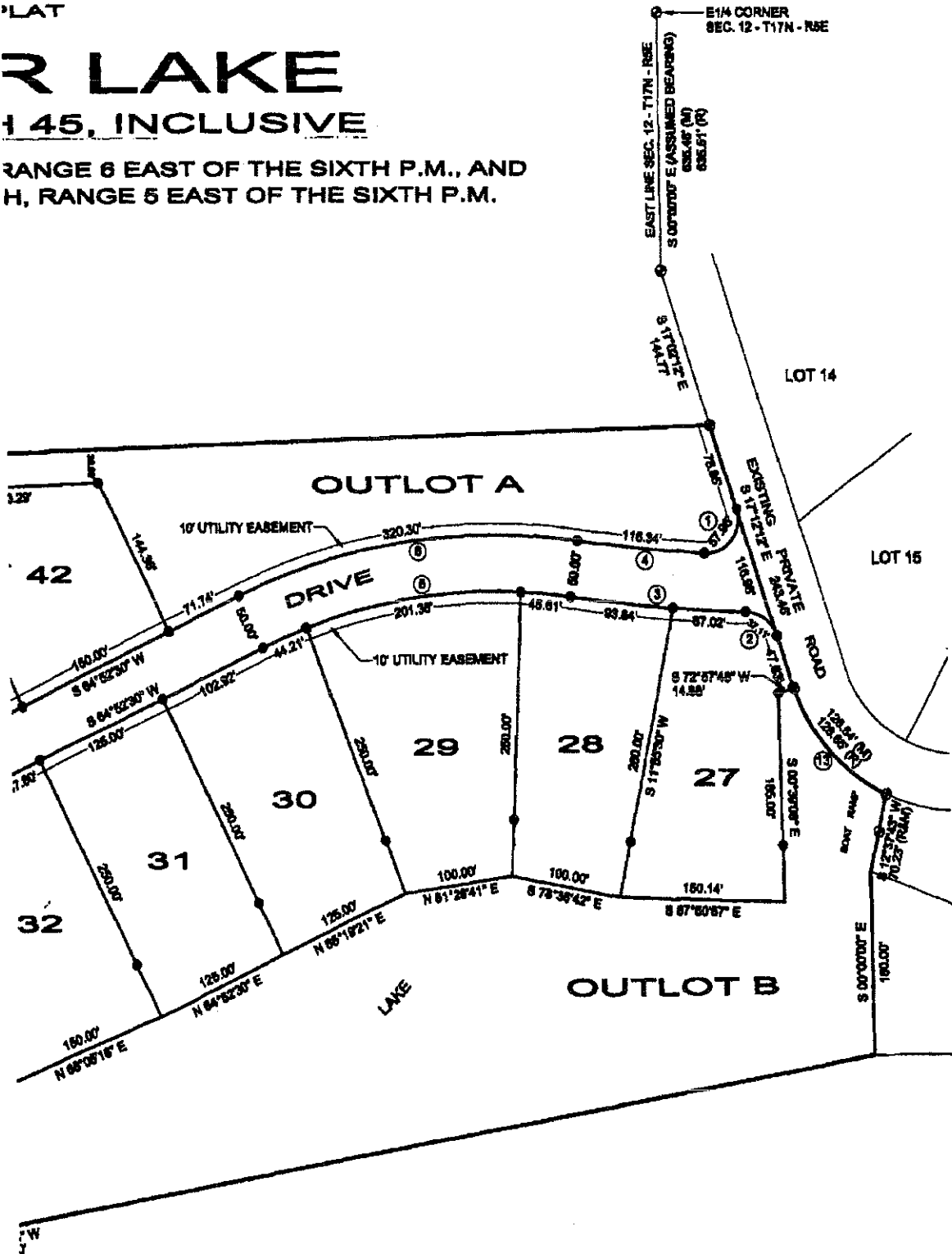
PEI
PART
SOUT
BEIN
COM

PLAT

PIONEER LAKE

145, INCLUSIVE

RANGE 6 EAST OF THE SIXTH P.M., AND
H, RANGE 5 EAST OF THE SIXTH P.M.



PERIMETER DESCRIPTION:

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

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 12; THENCE 80°00'00\"/>

DODGE COUNTY REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA, COUNTY OF DODGE, ss:

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATIONS SHOWN ON THIS PLAT WERE FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS 14th DAY OF October, 2004, AT 3:49 O'CLOCK, P.M. AND IS DULY RECORDED.

Carol Stevens

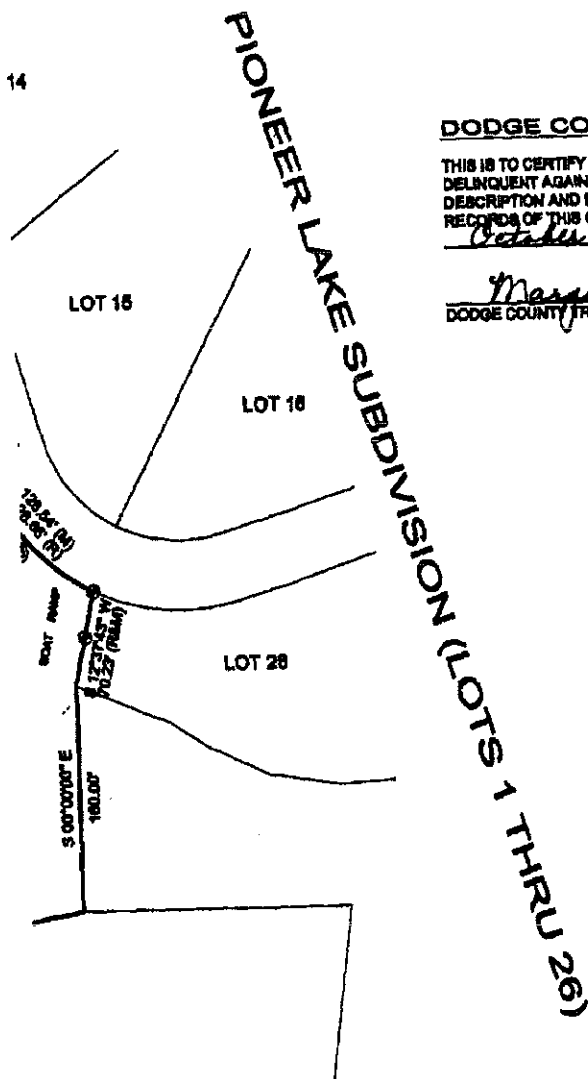
REGISTER OF DEEDS

DEPUTY

DODGE COUNTY TREASURER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE ON THIS 13th DAY OF October, 2004.

Marquitta L Church
DODGE COUNTY TREASURER



CITY OF NORTH BEND PLANNING COMMISSION APPROVAL

THIS PLAT OF "PIONEER LAKE, LOTS 27 THROUGH 46, INCLUSIVE" HAS BEEN SUBMITTED TO, AND APPROVED BY THE CITY OF NORTH BEND PLANNING COMMISSION, AND IS HEREBY TRANSMITTED TO THE CITY COUNCIL OF NORTH BEND, NEBRASKA, WITH THE RECOMMENDATION THAT THIS PLAT BE APPROVED AS PROPOSED.

1E
18KA,

INE OF
UN
7'E ON

DATED THIS 29th DAY OF June, 2004

DODGE COUNTY REGISTER OF DEEDS CERTIFICATION

STATE OF NEBRASKA, COUNTY OF DODGE, ss:

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATIONS SHOWN ON THIS PLAT WERE FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS 14th DAY OF October 2004 AT 3:49 O'CLOCK P.M. AND IS DULY RECORDED.

Carol Givens
REGISTER OF DEEDS

DEPUTY

DODGE COUNTY TREASURER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE ON THIS 13th DAY OF October 2004.

Marguerite L Church
DODGE COUNTY TREASURER

PIONEER LAKE SUBDIVISION (LOTS 1 THRU 26)

IT 16

OF NORTH BEND PLANNING COMMISSION APPROVAL
IT OF "PIONEER LAKE, LOTS 27 THROUGH 45, INCLUSIVE" HAS BEEN SUBMITTED TO, AND APPROVED CITY OF NORTH BEND PLANNING COMMISSION, AND IS HEREBY TRANSMITTED TO THE CITY COUNCIL IN NORTH BEND, NEBRASKA, WITH THE RECOMMENDATION THAT THIS PLAT BE APPROVED AS PROPOSED.

THIS 29th DAY OF June 2004

NORTH BEND PLANNING COMMISSION:

Tom Dot...

MERIDIAN DEVELOPMENT SERVICES, INC.

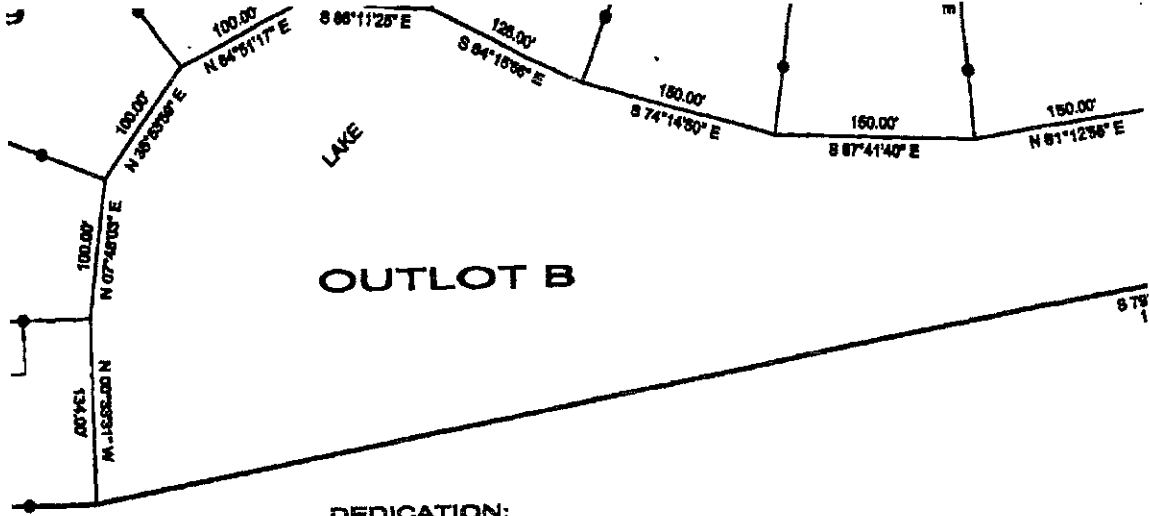
P.O. BOX 610
Arlington, Nebraska 68002

PIONEER, L.L.C.
P.O. Box 636
Valley, Nebraska 68064

Client

FINAL PLAT

S 27 THROUGH 45, INCLUSIVE
NORTH, RANGE 6 EAST OF THE SIXTH P.M., AND
RANGE 5 EAST OF THE SIXTH P.M.



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT PIONEER L.L.C. TOGETHER WITH DON AND LOIS A. ROBERT, HUSBAND AND WIFE BEING THE OWNERS AND PROPRIETORS OF THE PROPERTY DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "PIONEER LAKE, LOTS 27 THROUGH 45, INCLUSIVE". SAID OWNERS HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THEIR PROPERTY, AS SHOWN ON THIS PLAT. SAID OWNERS HEREBY DEDICATE TO THE OWNERS OF THE LOTS WITHIN "PIONEER LAKE, LOTS 27 THROUGH 45, INCLUSIVE" AND THEIR ASSIGNEES EXCLUSIVE USE OF "NORTH SHORE DRIVE", AT THE LOCATIONS AND DIMENSIONS SHOWN ON THIS PLAT. SAID OWNERS FURTHER GRANT TEN (10) FOOT WIDE UTILITY EASEMENTS AT THE LOCATIONS SHOWN ON THIS PLAT. SAID UTILITY EASEMENTS ARE RESERVED FOR THE USE OF PUBLIC UTILITIES, AND ARE SUBJECT TO THE PARAMOUNT RIGHT OF THE PUBLIC UTILITY TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS.

[Signature]
 DON ROBERT, PRINCIPAL FOR PIONEER, L.L.C.

[Signature]
 LOIS A. ROBERT, PRINCIPAL FOR PIONEER, L.L.C.

[Signature]
 DON ROBERT

[Signature]
 LOIS A. ROBERT

NOTARY

STATE OF NEBRASKA
 COUNTY OF Lincoln

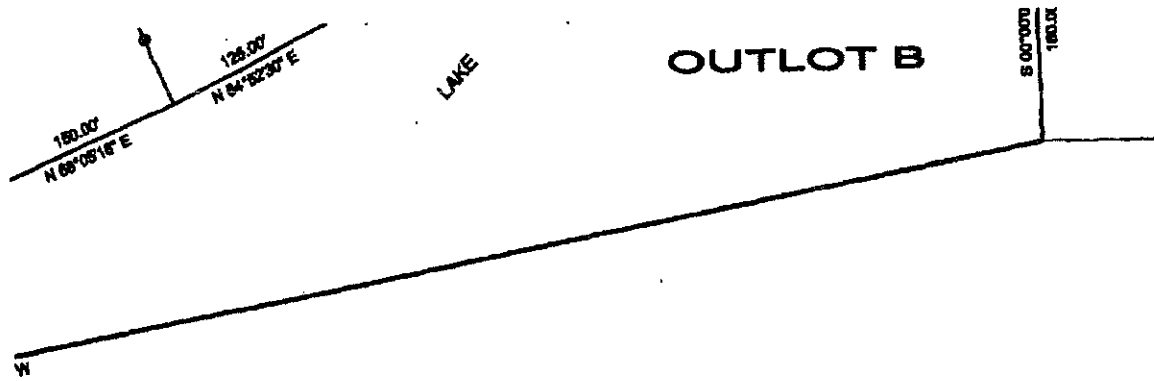
BE IT REMEMBERED THAT ON THIS 11th DAY OF October, 2004, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME DON ROBERT AND LOIS A. ROBERT, KNOWN TO ME TO BE THE IDENTICAL PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME, AND THEY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

[Signature]
 NOTARY PUBLIC



MY COMMISSION EXPIRES _____

2	07/08/04	Revised Final Plat, as per City of North Bend
1	08/14/04	Final Plat Submittal
Issue No.	Date	Description



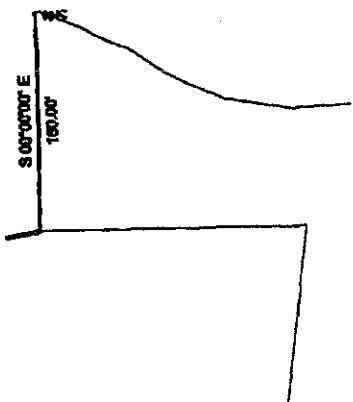
PERIMETER DESCRIPTION:

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

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 12; THENCE 800°00'00"E (ASSUMED BEARING) ON THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 636.48 FEET TO A POINT ON THE WEST LINE OF A PRIVATE ROAD PREVIOUSLY PLATTED WITHIN PIONEER LAKE SUBDIVISION (LOT 1 THROUGH LOT 26, INCLUSIVE), AS PLATTED IN SAID SECTIONS 7 AND 12; THENCE 817°02'12"E ON 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°12'12"E ON SAID WEST LINE, A DISTANCE OF 243.48 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON SAID WEST LINE ON A 165.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 128.64 FEET TO THE NORTHWEST CORNER OF LOT 26 OF SAID "PIONEER LAKE SUBDIVISION"; THENCE 812°37'45"W ON THE WEST LINE OF SAID LOT 26, A DISTANCE OF 70.23 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26; THENCE 800°00'00"E ON THE WEST LINE OF SAID "PIONEER LAKE SUBDIVISION", A DISTANCE OF 160.00 FEET; THENCE 878°48'18"W, A DISTANCE OF 1633.00 FEET; THENCE 869°29'28"W, 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°38'31"W ON SAID WEST LINE, A DISTANCE OF 769.36 FEET TO THE SOUTHWEST CORNER OF THE NORTH BEND GOLF COURSE; THENCE N86°08'48"E ON THE SOUTH LINE OF SAID NORTH BEND GOLF COURSE, A DISTANCE OF 1808.56 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 30.00 ACRES, MORE OR LESS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	30.00'	67.86'	49.35'	S 38°16'16"W
2	30.00'	37.11'	34.78'	N 82°28'11" W
3	1600.00'	190.86'	190.79'	N 84°49'48" W
4	1480.00'	116.34'	116.30'	N 84°03'24" W
5	500.00'	281.18'	287.06'	S 81°33'30" W
6	560.00'	320.30'	318.78'	S 81°33'30" W
7	378.00'	153.36'	182.29'	S 78°36'28" W
8	325.00'	132.01'	131.88'	S 78°36'28" W
9	376.00'	209.27'	208.67'	N 78°42'24" W
10	326.00'	181.37'	179.03'	N 78°42'24" W
11	450.00'	948.07'	782.70'	S 69°51'40" W
12	600.00'	1054.62'	869.89'	S 69°51'40" W
13	165.00'	128.64'	124.69'	S 40°40'27" E

Issue No.	Date	Description



OTS 1 THRU 26)

CITY OF NORTH BEND PLANNING COMMISSION APPROVAL

THIS PLAT OF "PIONEER LAKE, LOTS 27 THROUGH 46, INCLUSIVE" HAS BEEN SUBMITTED TO, AND APPROVED BY THE CITY OF NORTH BEND PLANNING COMMISSION, AND IS HEREBY TRANSMITTED TO THE CITY COUNCIL OF NORTH BEND, NEBRASKA, WITH THE RECOMMENDATION THAT THIS PLAT BE APPROVED AS PROPOSED.

E
KA,

IE OF
E ON
E

T TO
OT

W,

E OF
JD
IOR

DATED THIS 29th DAY OF June, 2004.

CITY OF NORTH BEND PLANNING COMMISSION:

Tom Johnson
CHAIRPERSON

Louise R Bolling
SECRETARY

NORTH BEND CITY COUNCIL APPROVAL

THE PLAT AND THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED BY THE NORTH BEND CITY COUNCIL, DOGGE COUNTY, NEBRASKA, THIS 6th DAY OF July, 2004.

Karan K. Tegler
MAYOR

Christa Busse
CITY CLERK



SURVEYOR'S STATEMENT:

I, DANNY JOE W. MARTINEZ, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT "PIONEER LAKE, LOTS 27 THROUGH 46, INCLUSIVE", HAS BEEN SURVEYED BY ME OR UNDER MY SUPERVISION, AND THAT THE LEGAL DESCRIPTION OF "PIONEER LAKE, LOTS 27 THROUGH 46, INCLUSIVE" IS AS STATED IN THE LEGAL DESCRIPTION. PERMANENT MONUMENTS HAVE BEEN FOUND OR ESTABLISHED AT THE LOCATIONS SHOWN ON THIS PLAT.

Danny Joe W. Martinez DATE: 10/08/04
DANNY JOE W. MARTINEZ, L.S. 498



Issue No.	Date	Description

LOTS 1 THRU 26)

FINAL PLANNING COMMISSION APPROVAL
PARTS 27 THROUGH 45, INCLUSIVE HAS BEEN SUBMITTED TO, AND APPROVED BY THE PLANNING COMMISSION, AND IS HEREBY TRANSMITTED TO THE CITY COUNCIL WITH THE RECOMMENDATION THAT THIS PLAT BE APPROVED AS PROPOSED.

June, 2004

COMMISSION:

20

Hberg

CITY COUNCIL APPROVAL

AS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED BY THE CITY COUNCIL OF DODGE COUNTY, NEBRASKA, THIS 6th DAY

2004

K. Tegler

WAL



CERTIFICATION:

I, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT "PIONEER LAKE SUBDIVISION", HAS BEEN SURVEYED BY ME OR UNDER MY SUPERVISION, AND THAT THE PARTS OF "PIONEER LAKE, LOTS 27 THROUGH 45, INCLUSIVE" IS AS SHOWN ON THIS PLAT. PERMANENT MONUMENTS HAVE BEEN FOUND OR ESTABLISHED ON THIS PLAT.

Martinez DATE: 10/08/04



Client:

PIONEER
P.O. Box
Valley, Neb

FINAL PLAT

Client:

PIONEER LAKE, LOTS 27 THROUGH 45, INCLUSIVE
PART OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE SIXTH P.M., AND
PART OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE SIXTH P.M.
DODGE COUNTY, NEBRASKA

Drawn By: D. Martinez

Project No.: SD03-008

Drawing File: SD03-008-FP-01-2.dwg

Issue No.: 2

10/08/04

8/04

1007

2



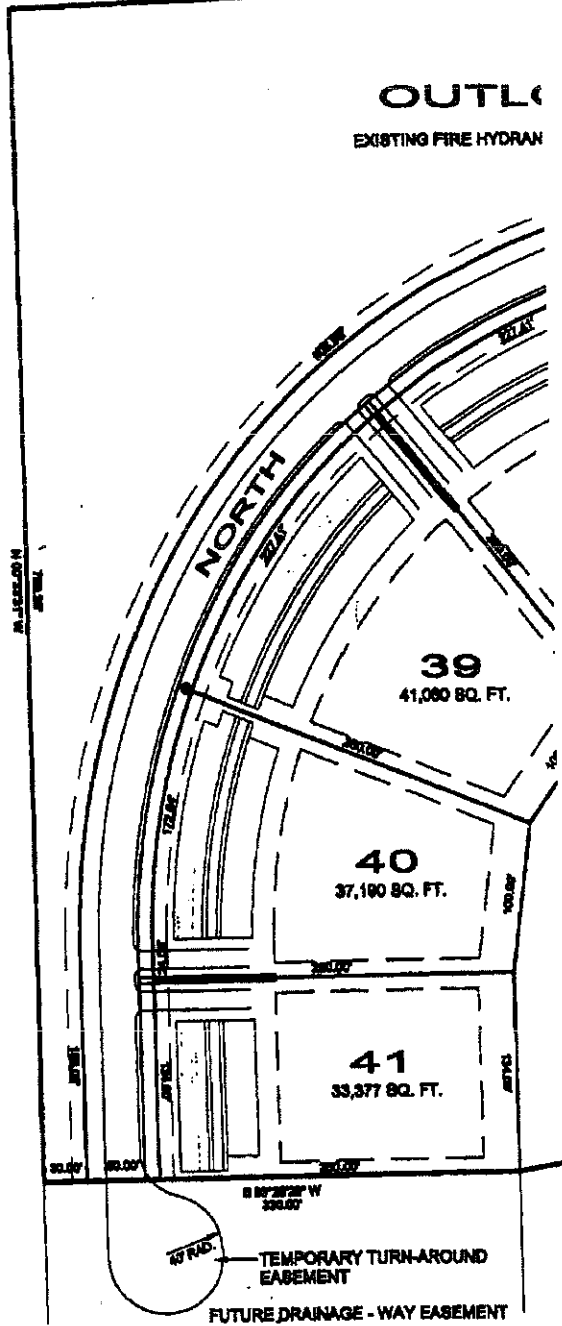
SCALE: 1" = 100'



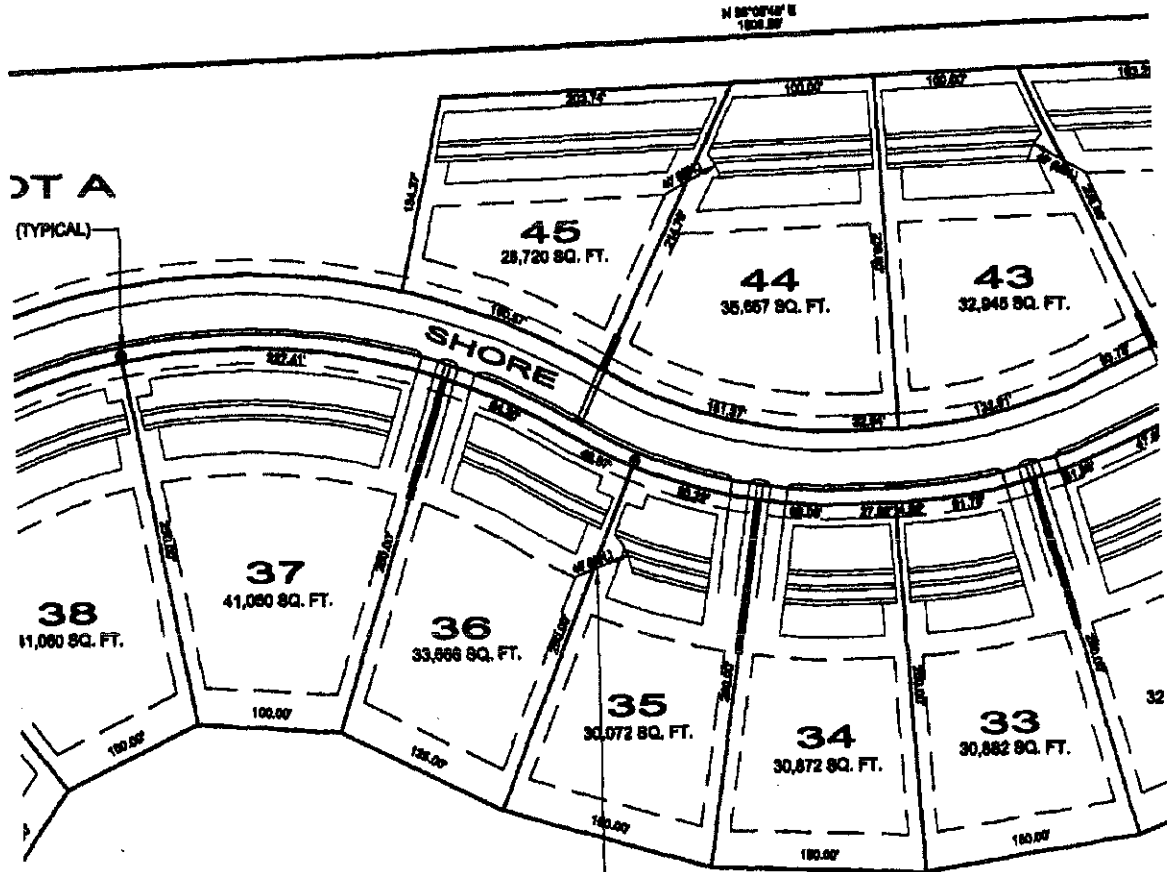
SOUTH LINE NORTH BEND GOLF COURSE

OUTLOOK

EXISTING FIRE HYDRANT



NORTH BEND GOLF COURSE



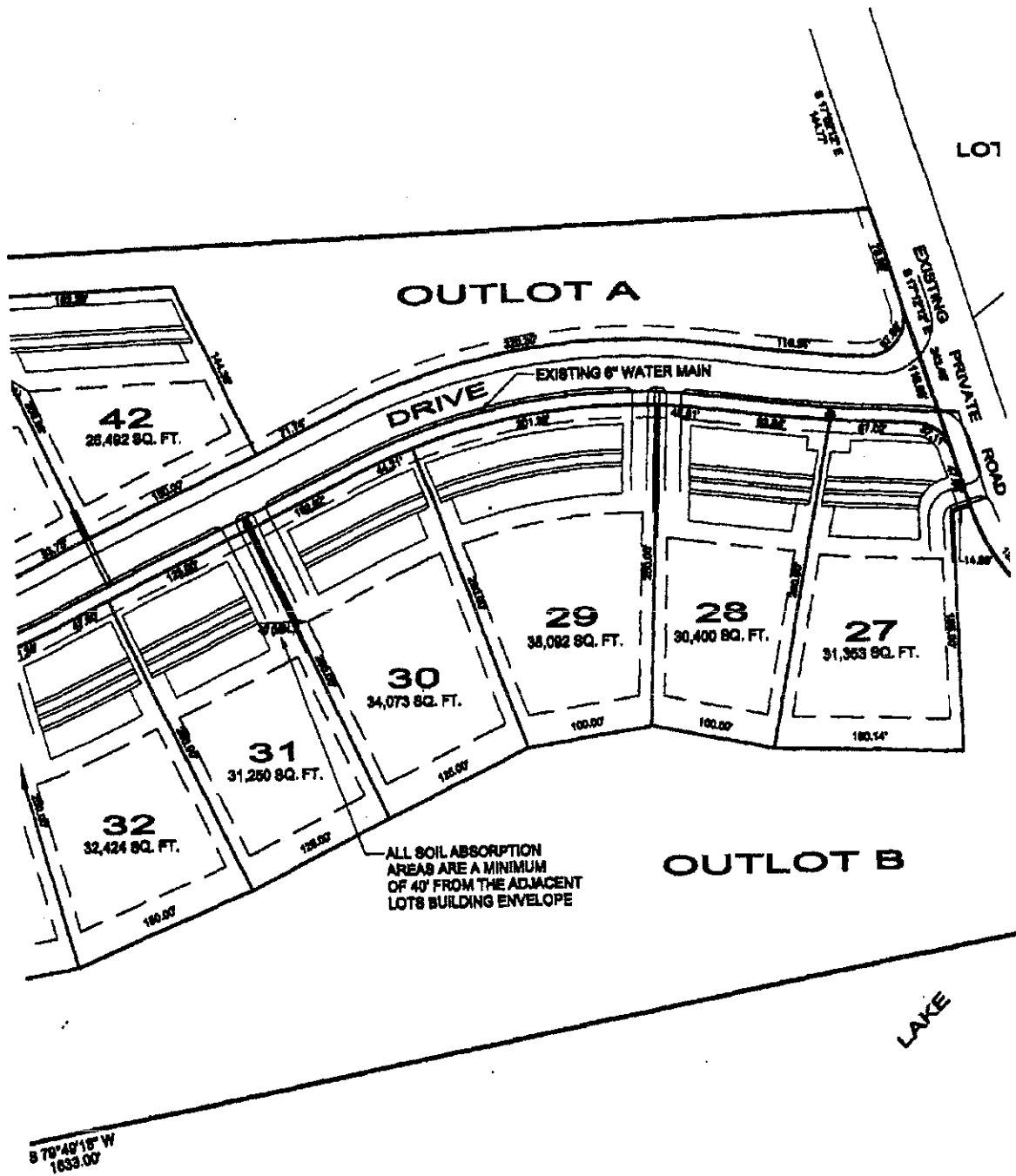
ALL SOIL ABSORPTION AREAS ARE A MINIMUM OF 40' FROM THE ADJACENT LOTS BUILDING ENVELOPE

OUTLOT B

LAKE

8 79°49'15" V
1633.00'

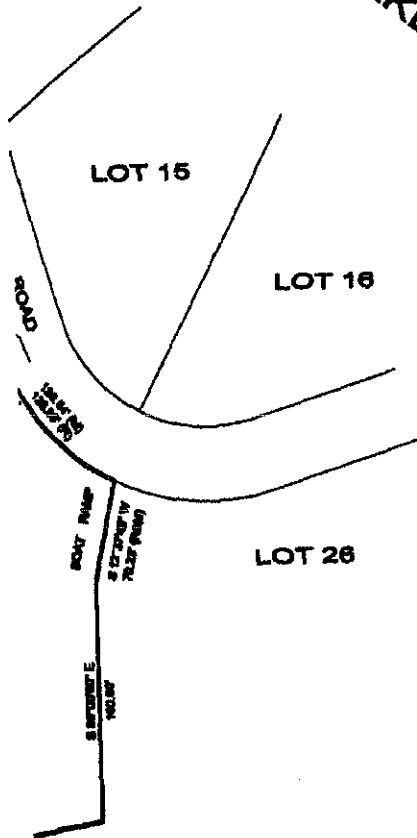
LOT NO.
FRONT-YARD BUILDING SETBACK
SIDE-YARD BUILDING SETBACK
REAR-YARD BUILDING SETBACK
DISTANCE "A"
DISTANCE "B"
PRIMARY ABSORPTION AREA
RESERVE ABSORPTION AREA
MAXIMUM NUMBER OF BEDROOMS ALLOWED



	27	28	29	30	31	32	33	34	35
DK	107'	105'	88'	88'	105'	105'	105'	105'	105'
K	10'	10'	10'	10'	10'	10'	10'	10'	10'
HK	25'	25'	25'	25'	25'	25'	25'	25'	25'
	15'	15'	15'	15'	15'	15'	15'	15'	15'
	53'	53'	33'	33'	53'	53'	53'	53'	53'
	982 SQ. FT.	1221 SQ. FT.	1275 SQ. FT.	903 SQ. FT.	1115 SQ. FT.	1062 SQ. FT.	929 SQ. FT.	928 SQ. FT.	743 SQ. FT.
	982 SQ. FT.	1245 SQ. FT.	1328 SQ. FT.	858 SQ. FT.	1115 SQ. FT.	1009 SQ. FT.	850 SQ. FT.	850 SQ. FT.	743 SQ. FT.
ALLOWED	4	5	8	4	5	4	4	4	3

OT 14

PIONEER LAKE SUBDIVISION (LOTS 1 THRU 26)



BUILDING SETBACK NOTES:

1. ALL SINGLE-FAMILY DWELLINGS SHALL BE LOCATED WITHIN THE BUILDING SETBACK LINES SHOWN ON THIS PLAT.
2. ACCESSORY BUILDINGS MAY BE LOCATED ANYWHERE WITHIN THE LOT THEY ARE BEING CONSTRUCTED ON AS LONG THE SETBACK DISTANCES ESTABLISHED BY THE CITY OF NORTH BEND ZONING REGULATIONS, THE RESTRICTIVE COVENANTS AND THE NEBRASKA DEPARTMENT OF ENVIRONMENTAL QUALITY "TITLE-124" REGULATIONS ARE MET.
3. ALL LATERALS SHALL BE BUILT WITHIN THE DESIGNATED ABSORPTION FIELD ENVELOPES SHOWN ON THIS PLAT.

36	37	38	39	40	41	42	43	44	45
55'	55'	55'	55'	55'	55'	25'	25'	25'	25'
10'	10'	10'	10'	10'	10'	10'	10'	10'	10'
25'	25'	25'	25'	25'	25'	75'	100'	100'	73'
15'	15'	15'	15'	15'	15'	10'	10'	10'	10'
33'	33'	33'	33'	33'	33'	33'	53'	53'	33'
903 SQ. FT.	1460 SQ. FT.	1460 SQ. FT.	1460 SQ. FT.	1248 SQ. FT.	860 SQ. FT.	1275 SQ. FT.	1246 SQ. FT.	1364 SQ. FT.	1540 SQ. FT.
850 SQ. FT.	1514 SQ. FT.	1514 SQ. FT.	1514 SQ. FT.	1248 SQ. FT.	860 SQ. FT.	1275 SQ. FT.	1221 SQ. FT.	1248 SQ. FT.	1567 SQ. FT.
4	6	6	6	5	4	6	6	6	7

DIVISION (LOTS 1 THRU 26)

BUILDING SETBACK NOTES:

SINGLE-FAMILY DWELLINGS SHALL BE LOCATED WITHIN THE BUILDING SETBACK LINES SHOWN ON THIS PLAT.

RECREATION BUILDINGS MAY BE LOCATED ANYWHERE WITHIN THE LOT THEY ARE LOCATED AS LONG AS THEY DO NOT VIOLATE THE SETBACK DISTANCES ESTABLISHED BY THE CITY OF NORTH BEND ZONING REGULATIONS, DEED RESTRICTIVE COVENANTS AND THE NEBRASKA DEPARTMENT OF ENVIRONMENTAL QUALITY "TITLE-124" REGULATIONS ARE MET.

SEWER LATERALS SHALL BE BUILT WITHIN THE DESIGNATED ABSORPTION FIELD ENVELOPE SHOWN ON THIS PLAT.

	41	42	43	44	45
FRONT	85'	25'	25'	25'	25'
REAR	10'	10'	10'	10'	10'
LEFT	25'	73'	100'	100'	73'
RIGHT	10'	10'	10'	10'	10'
MIN.	33'	33'	53'	53'	33'
Q. FT.	850 SQ. FT.	1276 SQ. FT.	1248 SQ. FT.	1354 SQ. FT.	1540 SQ. FT.
Q. FT.	850 SQ. FT.	1276 SQ. FT.	1221 SQ. FT.	1248 SQ. FT.	1567 SQ. FT.
	4	6	5	5	7

MERIDIAN DEVELOPMENT SERVICES, INC.

P.O. Box 610
Arlington, Nebraska 68002
(402) 478-5387 Office / 478-5388 Fax

PIONEER, L.L.C.

P.O. Box 638
Valley, Nebraska 68064

Client:

ABSORPTION AREA LOCATION PLAT

LOT 45, INCLUSIVE

RANGE 6 EAST OF THE SIXTH P.M., AND RANGE 5 EAST OF THE SIXTH P.M.

NEBRASKA

OUTLOT B

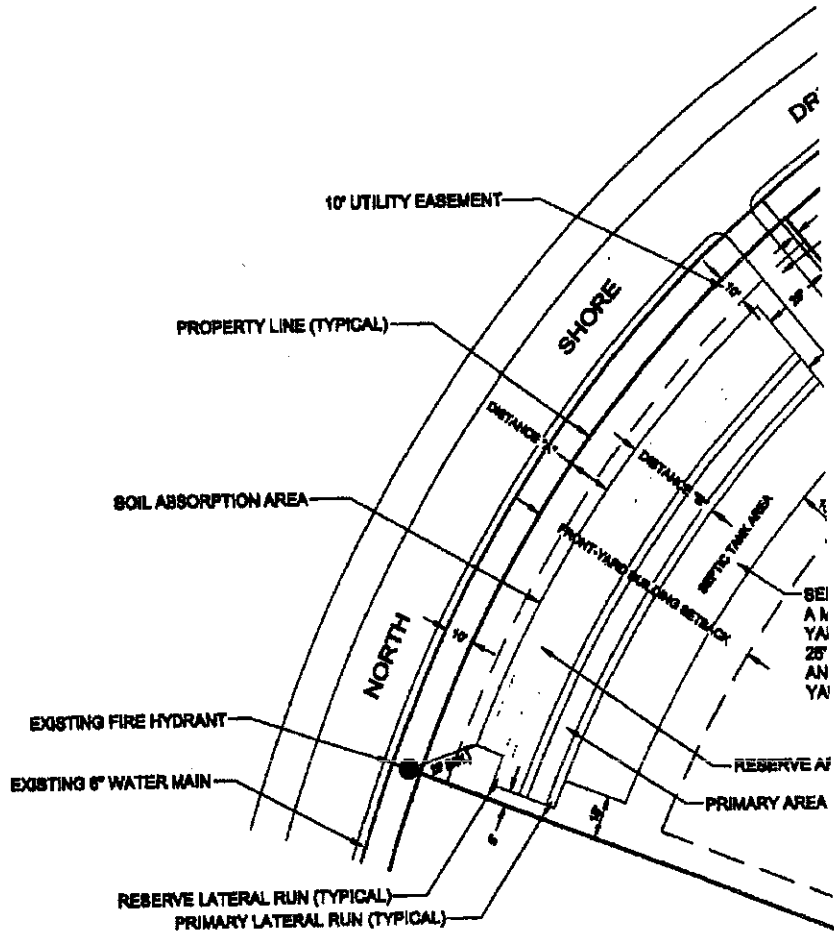
OF 40' FROM THE ADJACENT
LOTS BUILDING ENVELOPE

LAKE

S 79°49'16" W
1633.00'

LOT NO.	27
FRONT-YARD BUILDING SETBACK	10'
SIDE-YARD BUILDING SETBACK	10'
REAR-YARD BUILDING SETBACK	25'
DISTANCE "A"	16'
DISTANCE "B"	53'
PRIMARY ABSORPTION AREA	962 SQ. FT.
RESERVE ABSORPTION AREA	962 SQ. FT.
MAXIMUM NUMBER OF BEDROOMS ALLOWED	4

SEE
PAGE A
FOR A
SCALE OF 10 FEET
TO CENTERLINE



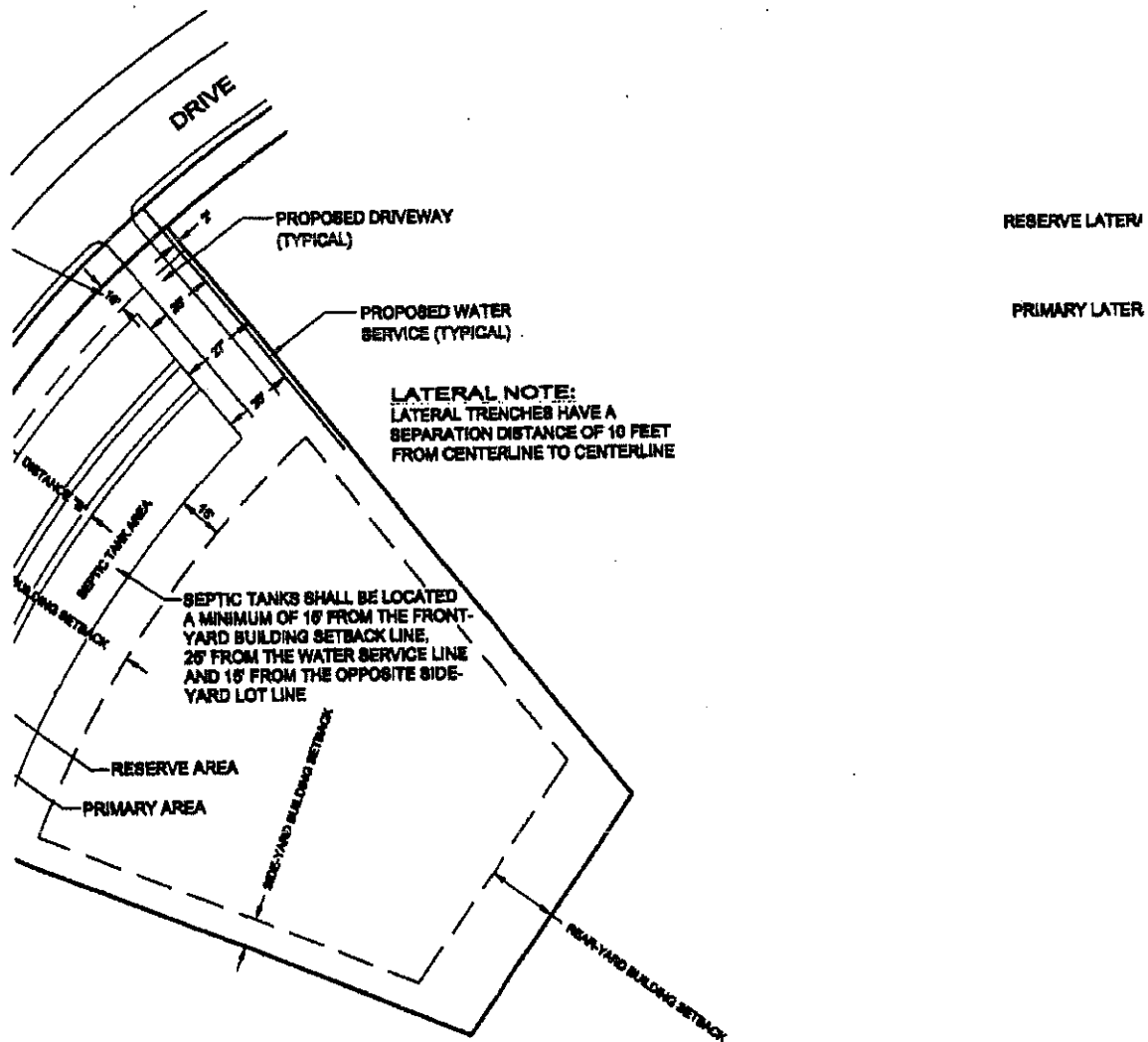
DETAIL FOR LOTS 2

SCALE: 1" = 5'

2	02/02/04	Revision Submitted to the Nebraska Department of Environmental Quality
4	11/21/03	Submitted to the Nebraska Department of Environmental Quality

379°49'16"W
1633.00'

	27	28	29	30	31	32	33	34	35
JK	107'	105'	85'	85'	105'	105'	105'	105'	105'
<	10'	10'	10'	10'	10'	10'	10'	10'	10'
K	25'	25'	25'	25'	25'	25'	25'	25'	25'
	15'	15'	15'	15'	15'	15'	15'	15'	15'
	53'	53'	53'	53'	53'	53'	53'	53'	53'
	982 SQ. FT.	1221 SQ. FT.	1275 SQ. FT.	903 SQ. FT.	1116 SQ. FT.	1062 SQ. FT.	929 SQ. FT.	829 SQ. FT.	743 SQ. FT.
	982 SQ. FT.	1248 SQ. FT.	1326 SQ. FT.	956 SQ. FT.	1116 SQ. FT.	1009 SQ. FT.	850 SQ. FT.	850 SQ. FT.	743 SQ. FT.
ALLOWED	4	5	6	4	5	4	4	4	3

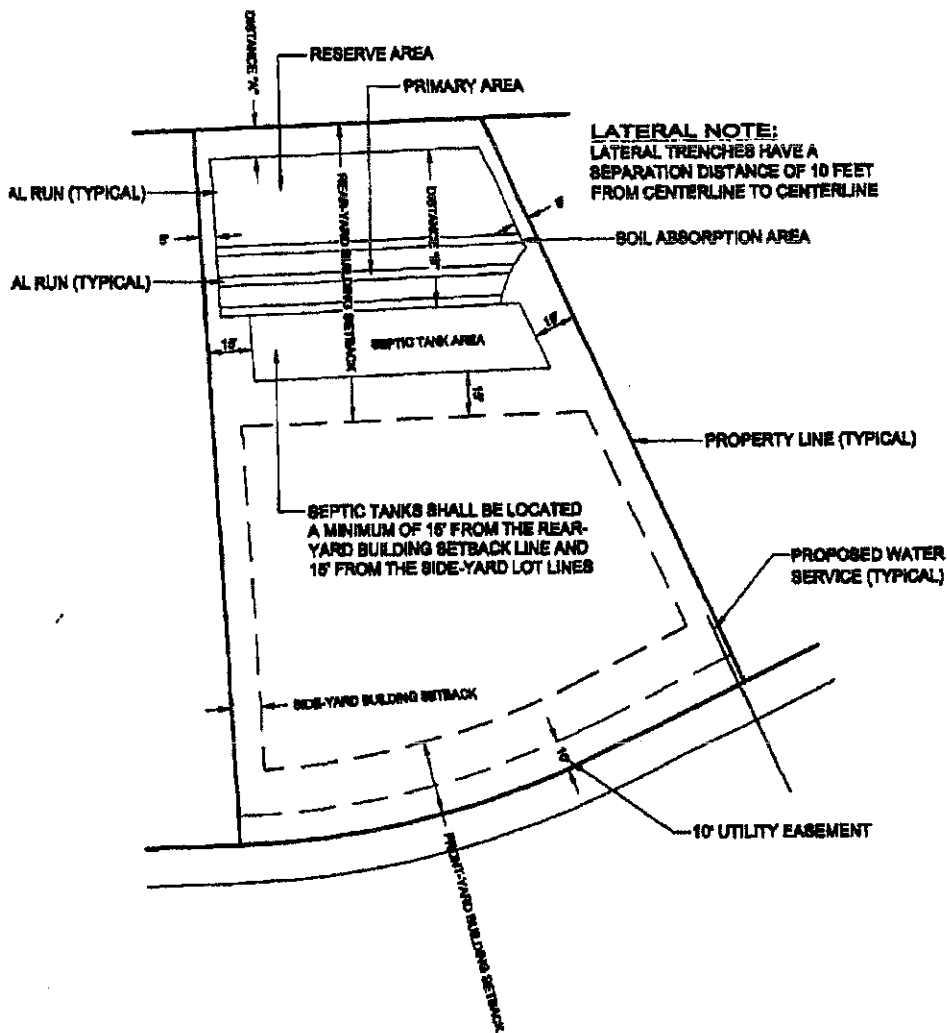


FOR LOTS 28 THROUGH 41

SCALE: 1" = 50'

Level of Environmental Quality				
Environmental Quality	3	07/06/04	Revised as per Nebraska's Department of Environmental Quality Comment Letter, De	
	Issue No.	Date	Description	

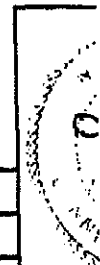
36	37	38	39	40	41	42	43	44	45
85'	85'	85'	85'	85'	85'	28'	26'	28'	28'
10'	10'	10'	10'	10'	10'	10'	10'	10'	10'
28'	25'	25'	25'	25'	25'	73'	100'	100'	73'
18'	16'	15'	15'	15'	15'	10'	10'	10'	10'
33'	33'	33'	33'	33'	33'	33'	63'	63'	33'
803 SQ. FT.	1480 SQ. FT.	1480 SQ. FT.	1480 SQ. FT.	1248 SQ. FT.	850 SQ. FT.	1275 SQ. FT.	1248 SQ. FT.	1384 SQ. FT.	1540 SQ. FT.
850 SQ. FT.	1514 SQ. FT.	1514 SQ. FT.	1514 SQ. FT.	1248 SQ. FT.	850 SQ. FT.	1275 SQ. FT.	1221 SQ. FT.	1248 SQ. FT.	1587 SQ. FT.
4	6	6	6	5	4	6	5	6	7



DETAIL FOR LOTS 42 THROUGH 45

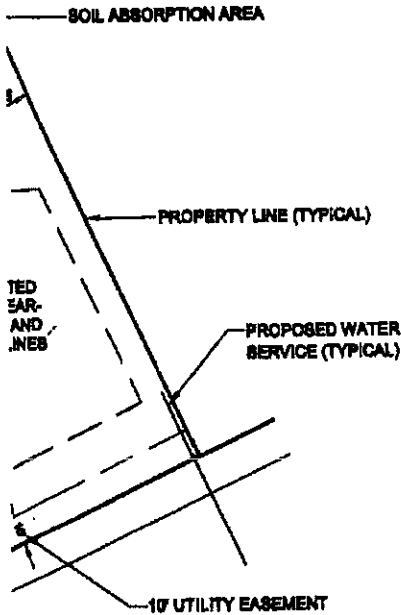
SCALE: 1" = 50'

05/17/04			
----------	--	--	--

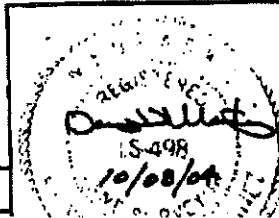


	41	42	43	44	45
	85'	25'	25'	25'	25'
	10'	10'	10'	10'	10'
	25'	73'	100'	100'	73'
	18'	10'	10'	10'	10'
	33'	33'	53'	53'	33'
FT.	860 SQ. FT.	1278 SQ. FT.	1248 SQ. FT.	1354 SQ. FT.	1540 SQ. FT.
FT.	860 SQ. FT.	1278 SQ. FT.	1221 SQ. FT.	1248 SQ. FT.	1567 SQ. FT.
	4	5	5	6	7

LATERAL NOTE:
 LATERAL TRENCHES HAVE A
 SEPARATION DISTANCE OF 10 FEET
 FROM CENTERLINE TO CENTERLINE



2 THROUGH 45



Client:	
Sheet:	INDIVIDUAL BUILDING SETBACKS & SOIL ABSORPTION AREA LOCATION PLAT
Project:	PIONEER LAKE, LOTS 27 THROUGH 45, INCLUSIVE PART OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE SIXTH P.M., AND PART OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE SIXTH P.M. DODGE COUNTY, NEBRASKA
Drawn By:	D. Martinez
Project No.:	SD03-008
Drawing File:	SD03-008-FP-02-3.dwg
Issue No.:	3
By:	D. Martinez
Date:	07/08/04
Scale:	1" = 100'
Page:	2 of 2