

(8)

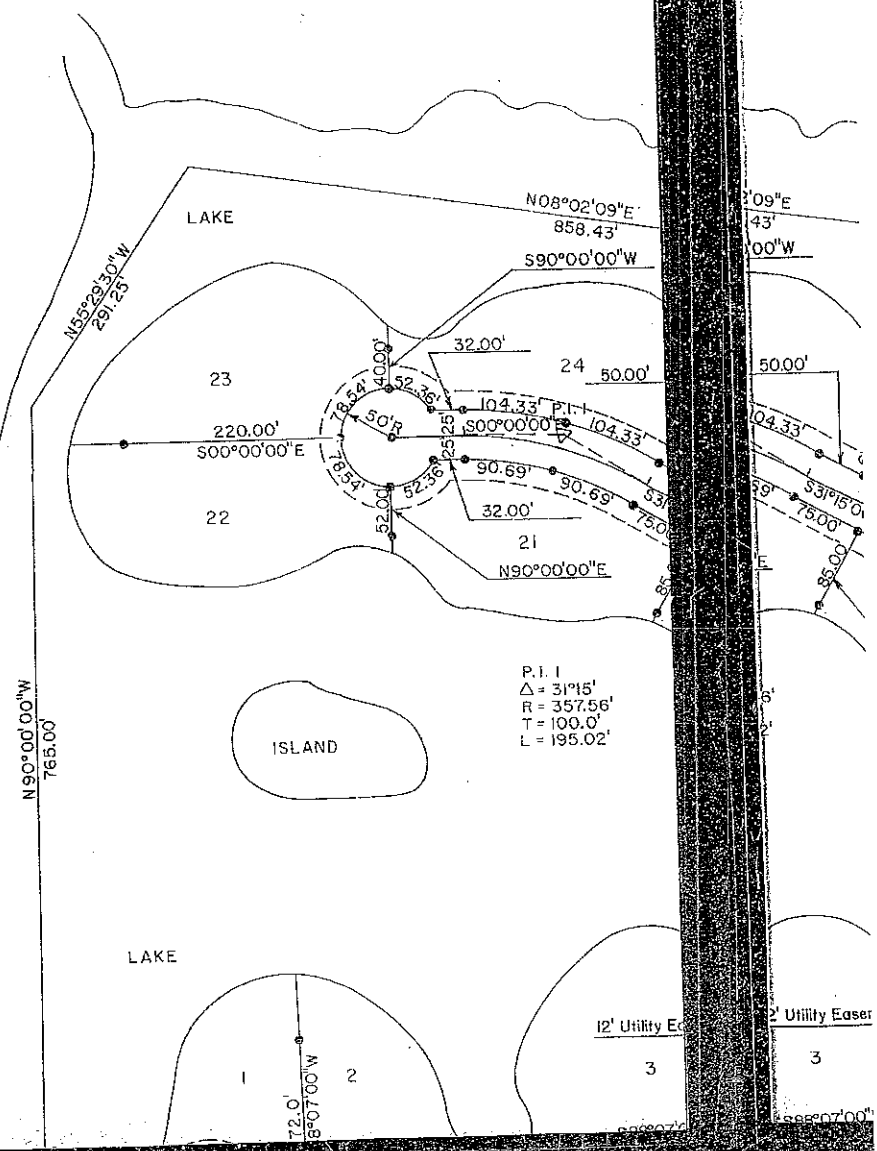
221-234
92 JUL 24

#443

0163

FINAL PLAT OF PIONEER LAKE SUBDIVISION
LOCATED IN THE SW 1/4 SEC. 7, T17N, R6E & THE NE 1/4
DODGE COUNTY, NEBRASKA

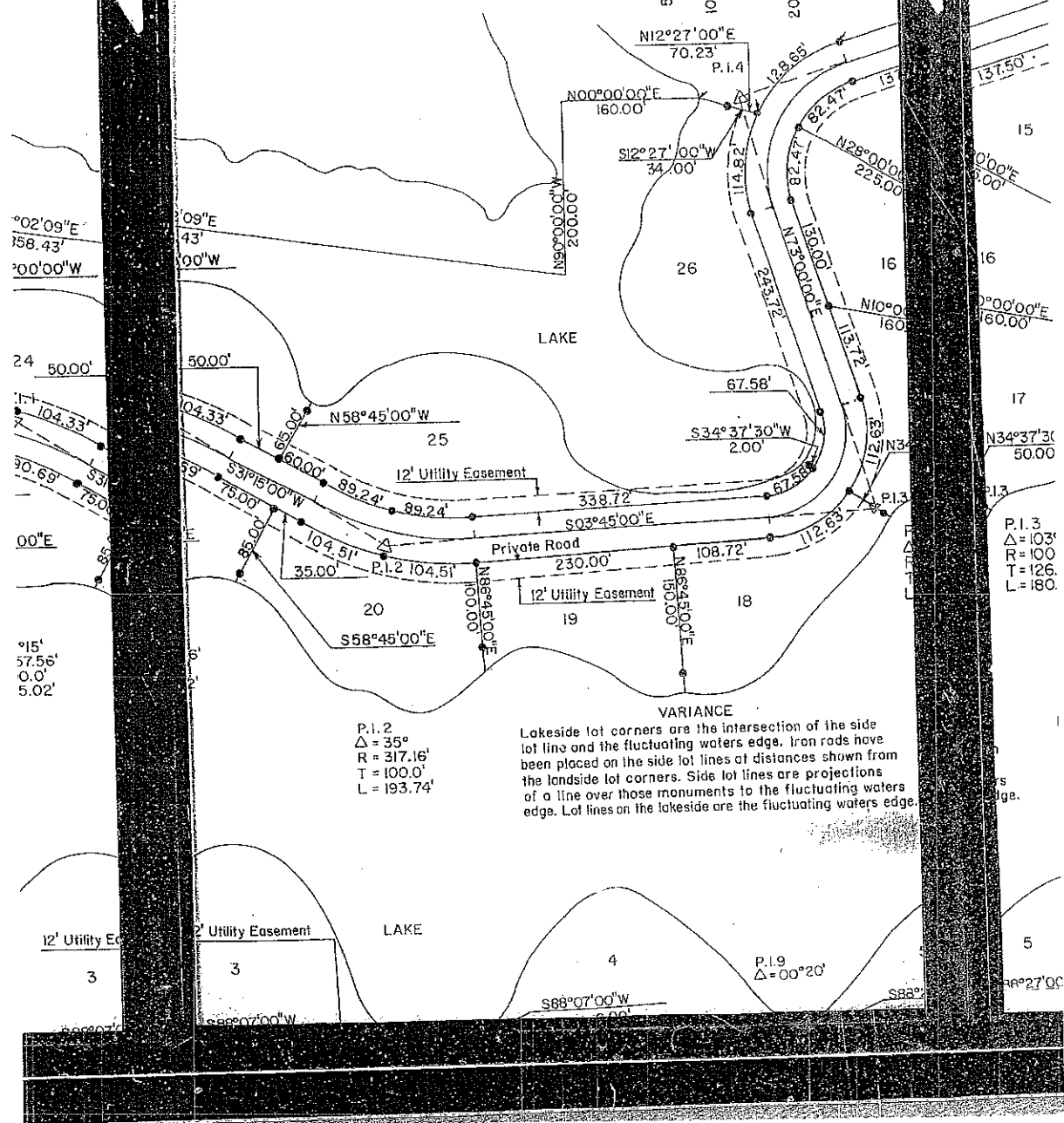
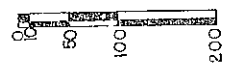
124



NE 1/4, SE 1/4 SEC. 12, T17N, R5E

0164

LEGEND
 CORNER FC
 CORNER PL
 ROAD P.I.
 12' UTILITY
 of 20' for cl



P.I. 2
 $\Delta = 35^\circ$
 $R = 317.16'$
 $T = 100.0'$
 $L = 193.74'$

VARIANCE
 Lakeside lot corners are the intersection of the side lot line and the fluctuating waters edge. Iron rods have been placed on the side lot lines at distances shown from the landside lot corners. Side lot lines are projections of a line over those monuments to the fluctuating waters edge. Lot lines on the lakeside are the fluctuating waters edge.

P.I. 3
 $\Delta = 103^\circ$
 $R = 100$
 $T = 126$
 $L = 180$

P.I. 9
 $\Delta = 00^\circ 20'$

Public Road R.O.W.

0166

E 1/4 COR. Sec. 12, T17N, R5E CORNERS ON SECTION LINE

W 1/4 COR. Sec. 7, T17N, R6E

Public Road R.O.W.

175.00'

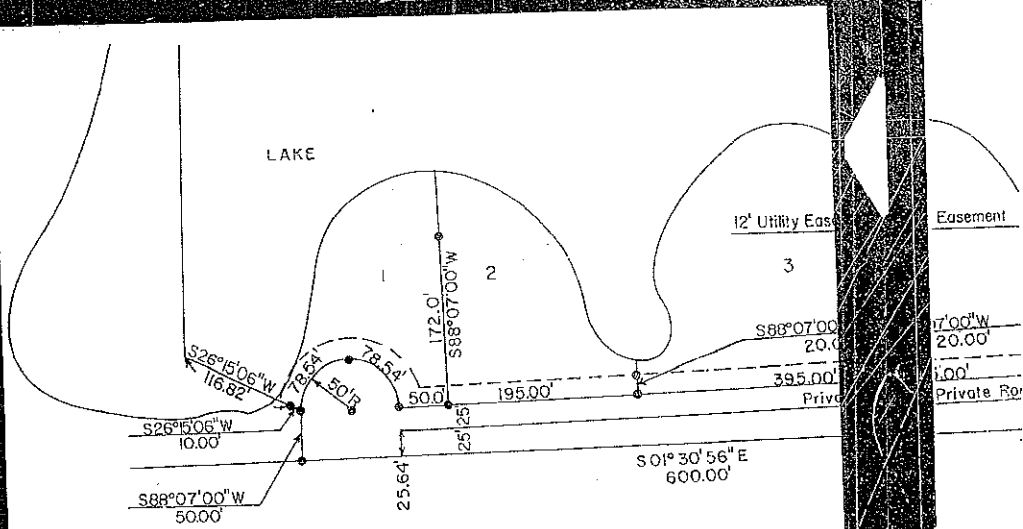
N88°30'00"E
50.00'

S00°00'00"E
50.00'

PERIMETER LEGAL DESCRIPTION

A tract of land located in the Southwest Quarter of Section 7, Township 17 North, Range 6 East of the 6th P.M., Dodge County, Nebraska, and being more particularly described as follows: Commencing at the NW corner of said SW 1/4 and going thence S00°00'00"E, on an assumed bearing, on the extension of the West margin of the NE 1/4 of said Section 7 extended South, for a distance of 175.00 ft.; thence N88°30'00"E for a distance of 33.01 ft. to a point on the Easterly R.O.W. margin of a public road, said point being the point of beginning; thence continuing N88°30'00"E for a distance of 50.00 ft.; thence S00°00'00"E for a distance of 50.00 ft.; thence N88°30'00"E for a distance of 601.34 ft. to a point of curvature; thence on a 433.65 ft. radius curve to the right, initial tangent being an extension of the last described course, for a distance of 177.86 ft., chord bearing and distance S79°45'00"E 176.62 ft.; thence S68°00'00"E for a distance of 180.00 ft. to a point of curvature; thence on a 446.54 ft. radius curve to the right, initial tangent being an extension of the last described course for a distance of 227.96 ft., chord bearing and distance S53°22'30"E 225.50 ft.; thence S38°45'00"E for a distance of 185.05 ft., more or less, to a point on the East margin of a tract of land as described in Book 204 Page 90; thence S03°29'12"E, along said East margin for a distance of 167.63 ft.; thence S01°22'55"E, along said East margin for a distance of 201.08 ft.; thence S00°11'27"E, along said East margin for a distance of 255.45 ft.; thence S02°55'14"E along said East margin for a distance of 129.74 ft.; thence S07°04'11"E, along said East margin for a distance of 90.11 ft.; thence S00°00'00"E, along said East margin for a distance of 202.26 ft.; thence S01°30'56"E, along said East margin for a distance of 600.00 ft.; thence S88°07'00"W for a distance of 50.00 ft.; thence S26°15'06"W for a distance of 126.82 ft.; thence N90°00'00"W for a distance of 765.00 ft.; thence N55°29'30"W for a distance of 291.25 ft.; thence N08°02'09"E for a distance of 858.43 ft.; thence N90°00'00"W for a distance of 200.00 ft.; thence N00°00'00"E for a distance of 160.00 ft.; thence N12°27'00"E for a distance of 70.23 ft. to a point of curvature; thence on a 155.00 ft. radius curve to the right, the initial tangent having a bearing of N64°33'20"W for a distance of 128.65 ft., chord bearing and distance N40°46'40"W 124.99 ft.; thence N17°00'00"W for a distance of 388.23 ft. to a point on the extension of the West margin of NE 1/4 of said Section 7, extended South; thence N00°00'00"E along said extension for a distance of 85.51 ft. to a point on the Southerly R.O.W. of a public road; thence N90°00'00"E along said Southerly R.O.W. for a distance of 33.00 ft. to a point on the Easterly R.O.W. of said public road; thence N00°00'00"E along said Easterly R.O.W. for a distance of 375.86 ft. to the point of beginning. Said tract contains 54.30 acres, more or less. Also, a tract of land located in the Northeast Quarter of the Southeast Quarter of Section 12, Township 17 North, Range 5 East of the 6th P.M., Dodge County, Nebraska, and being more particularly described as follows: Commencing at the NE corner of said NE 1/4 SE 1/4 and going thence S00°00'00"E, on an assumed bearing, on the extension of the East margin of the NE 1/4 of said Section 12 extended South, for a distance of 550.00 ft. to a point on the Southerly R.O.W. of a public road, said point being the point of beginning; thence continuing S00°00'00"E for a distance of 85.51 ft.; thence N17°00'00"W for a distance of 89.42 ft. to the Southerly R.O.W. of a public road; thence N90°00'00"E along said Southerly R.O.W. for a distance of 26.14 ft. to the point of beginning. Said tract contains 0.03 acres, more or less.

P.1.6



North,
 ficularly
 ing
 est
 .00 ft.;
 R.O.W.
 uing
 fance
 t of
 ng an
 rring
 of 180.00
 itial
 .96 ft.,
 for a
 ct of
 ast
 rgin
 for a
 stance
 30.11
 3 ft.;
 rence
 nce of
 '29'30"W
 ft.;
 a
 point
 if
 ng and
 388.23
 7,
 of
 D'E
 rly R.
 a
 acres,
 outh-
 Dodge
 en-
 ;, an
 tid
 urtherly
 uing
 nce of
 ng
 Said

Easement
 12' Utility Eas
 17'00"W
 20.00'
 100'
 Private Ro
 DEI
 KN
 of
 and
 as
 in
 shi
 der
 exc
 lim
 co
 he
 ST
 CC
 kn
 nc

SURVEYOR'S CERTIFICATE

I, Marvin L. Winkelman, a Registered Land Surveyor in the State of Nebraska, do hereby certify that "Pioneer Lake Subdivision" has been surveyed under my supervision and that monuments have been placed at locations shown on this plat. I, further certify that "Pioneer Lake Subdivision" is located within the limits of the Perimeter Legal Description as stated on this plat, and that all information shown on this plat is true and correct to the best of my knowledge.

0167

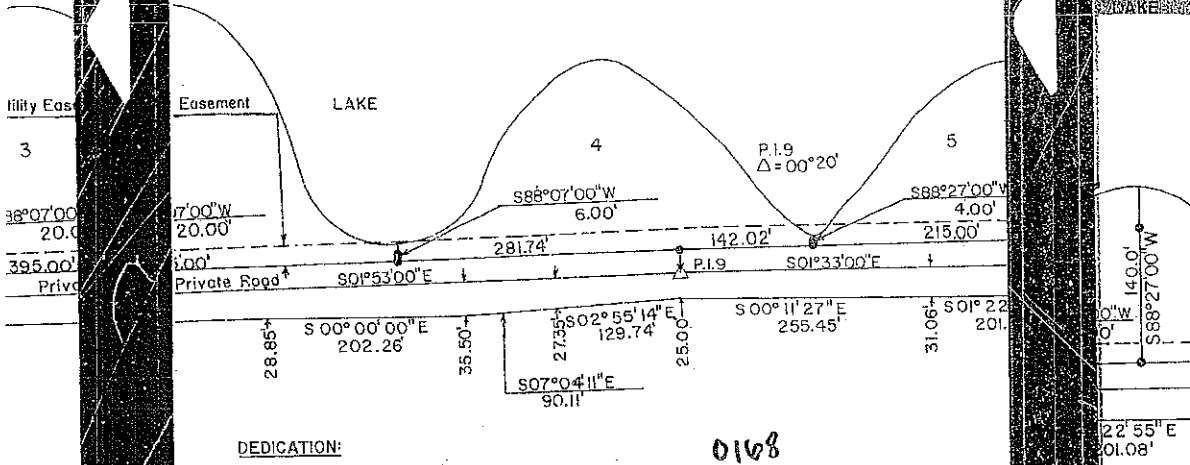
Date May 19, 1992

by Marvin L. Winkelman
 Marvin L. Winkelman L.S. 289



N = 317.16'
 T = 100.0'
 L = 193.74'

Lot lines and the fluctuating waters edge from roads have been placed on the side lot lines at distances shown from the landside lot corners. Side lot lines are projections of a line over those monuments to the fluctuating waters edge. Lot lines on the lakeside are the fluctuating waters edge.



DEDICATION:

0168

KNOW ALL MEN BY THESE PRESENTS: that I the undersigned, owner and proprietor of the real estate described in the Perimeter Legal Description hereinafter set forth and attached to this plat, do hereby dedicate said real estate to be platted into lots as shown on this plat to be hereinafter known as Pioneer Lake Subdivision, a subdivision in Section 7, Township 17 North, Range 6 East of the 6th P.M., and Section 12, Township 17 North, Range 5 East of the 6th P.M., Dodge County, Nebraska, and I do hereby dedicate to the owners of the lots within said subdivision for their and their assignees exclusive use of those areas shown as "Private Road" and "Lake" located within the limits of the Perimeter Legal Description, and said dedication is made with the free consent and in accordance with the desires of the landowner thereof. Further, we hereby reserve, for utility purposes, the 12' easement at the locations shown.

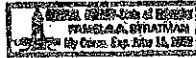
Don Roger
 Don Roger

STATE OF NEBRASKA)
) SS
 COUNTY OF DODGE)

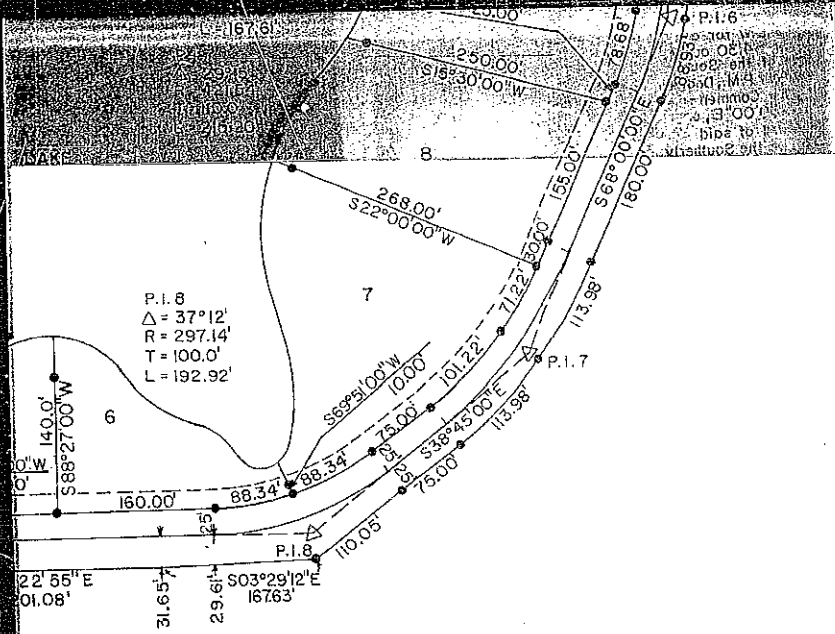
Before me, a Notary Public qualified in said County, personally came Don Roger, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed.

Witness my hand and notarial seal on

May 30, 1992



Pamela A. Stratman
 Pamela A. Stratman
 Notary Public



O.W. of
distan
more C
east C
Count
cing c
on as
Secti
R.O.W
S00°
89.4
said
tract

s
98.

5
88°27'00\"/>

Approval of Planning Commission **0169**
 This plat of Pioneer Lake Subdivision was approved by
 the Planning Commission of North Bend, Nebraska,
 this 13th day of JUNE, 1992.

Herman J. Wischelo
 Chairman

North Bend City Council Acceptance
 This plat of Pioneer Lake Subdivision was approved and
 accepted by the City Council of North Bend, Nebraska,
 this 14th day of JUNE, 1992.

Edmund J. Gaskin Mayor
Janice Steen City Clerk

OWN

O.W. of said public road; thence $N00^{\circ}00'00''$ E along said Easterly R.O.W for a distance of 375.88 ft. to the point of beginning. Said tract contains 54.30 acres, more or less. Also, a tract of land located in the Northeast Quarter of the Southeast Quarter of Section 12, Township 17 North, Range 5 East of the 6th P.M., Dodge County, Nebraska, and being more particularly described as follows: Commencing at the NE corner of said NE1/4 SE1/4 and going thence $S00^{\circ}00'00''$ E, on an assumed bearing, on the extension of the East margin of the NE1/4 of said Section 12 extended South, for a distance of 550.00 ft. to a point on the Southerly R.O.W. of a public road, said point being the point of beginning; thence continuing $S00^{\circ}00'00''$ E for a distance of 85.51 ft.; thence $N17^{\circ}00'00''$ W for a distance of 89.42 ft. to the Southerly R.O.W. of a public road; thence $N90^{\circ}00'00''$ E along said Southerly R.O.W. for a distance of 26.14 ft. to the point of beginning. Said tract contains 0.03 acres, more or less.

0170

OWNER AND DEVELOPER:
DON ROBERT
P.O. BOX 638
VALLEY, NE 68064

PREPARED BY:
COEN ENGINEERS, INC.
809 S. BROAD
FREMONT, NE 68025
MAY 1992

PAGE 1 OF 1
FINAL PLAT