

LEGEND:
 (M) MONUMENT FOUND
 (C) COMPUTED POSITION (NOT SET)
 (D) MEASURED DISTANCE
 (P) PLAT DISTANCE
 (R) DANNY JOE W. MARTINEZ, L.S. 406, DATED 02/03/2015
 (R) MARVIN L. WENZELMANN, L.S. 206, DATED 02/03/2015
 (R) MARVIN L. WENZELMANN, L.S. 206, DATED 02/03/2015

201605834
 Filed: October 07, 2016 8:32:00 AM
 Fee: \$52.00
 Registrar of Deeds
 DODGE COUNTY, NE

THE CORNER BEING SECTION 7, T17N, R10E, FORMER 6 1/2" WIDE
 N 232.47' to a 6 1/2" iron nail on line with the NE Corner of Section 12
 NE 53.17' to a 1/2" iron nail in the top of a 6" round post
 S 21.37' to a 1/2" iron nail in a 6" round post
 S 109.12' to a 1/2" iron nail in the top end of a 6" (south CMP of both columns)
 S 2.2' to the center of the north-south gravel line
 N 25.2' to the center of the south CMP of the left column

FINAL PLAT
PIONEER LAKE 1ST REPLAT
 A REPLAT OF LOTS 42, 43, 44, 45 & OUTLOT A, OF PIONEER LAKE
 PART OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE 6TH P.M.,
 AND PART OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE 6TH P.M.,
 ALL IN DODGE COUNTY, NEBRASKA

DISCLAIMER:
 SHOULD ALL BEES BY THESE PRESENTS, THAT PIONEER LAKE, L.L.C. BEING THE OWNER AND PROPRIETOR OF THE PROPERTY DESCRIBED HEREIN THE LEGAL DESCRIPTION AND BEARING WITHIN THIS PLAT, HAS CALLED SAID LAND TO BE REPLATED INTO LOTS AND A STREET, TO BE MAINTAINED AND ADMINISTERED AS SHOWN, SAID SUPERVISION TO BE NEARLY AS NEARLY AS PIONEER LAKE 1ST REPLAT, AND OWNER HEREBY RELEASES AND APPROVES OF THE DISPOSITION OF THEIR PROPERTY, AS SHOWN ON THIS PLAT, SAID OWNER HEREBY RELEASES TO THE OWNERS OF THE LOTS WITHIN "PIONEER LAKE SUBDIVISION" "PIONEER LAKE LOTS 27 THROUGH 45, INCLUSIVE" AND "PIONEER LAKE LOTS 47 THROUGH 48, INCLUSIVE" AND THEIR ADDRESSES EXCLUSIVE LINE OF NORTH SHORE DRIVE, AS SHOWN ON THIS PLAT, FOR THE PURPOSES OF INTERESTS AND EGRESS, AND OWNER ALSO GRANTS TO THE CITY OF NORTH BEND AND TO DODGE COUNTY EGRESS AND EGRESS ACROSS "NORTH SHORE DRIVE", AS SHOWN ON THIS PLAT, FOR PURPOSES OF PROVIDING EMERGENCY SERVICES TO THE LOTS WITHIN "PIONEER LAKE 1ST REPLAT" SAID OWNER FURTHER GRANTS PERSONAL UTILITY EGRESS ACROSS "NORTH SHORE DRIVE" AND AT THE LOCATIONS AND WIDTHS SHOWN ON THIS PLAT LABELED AS UTILITY EGRESSMENTS, TO THE OWNERS OF THE LOTS WITHIN "PIONEER LAKE 1ST REPLAT" AND THEIR SUCCESSORS, TO THE CITY OF NORTH BEND, TO THE DODGE COUNTY PUBLIC POWER DISTRICT (DPPD) AND THEIR SUCCESSORS AND ADDITIONAL TO GREAT PLAINS COMMUNICATIONS, INC. AND THEIR SUCCESSORS AND ADDITIONAL, AND TO ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA OF PIONEER LAKE 1ST REPLAT, AND THEIR SUCCESSORS AND ADDITIONAL, FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPAIRING AND IMPROVING SUCH INSTALLATIONS.

Tracy C Chapman
 TRACY C. CHAPMAN
 PIONEER LAKE, L.L.C.
Kyle L Poppe
 KYLE L. POPPE
 PIONEER LAKE, L.L.C.
Leo A. Inghess
 LEO A. INGHESS
 PIONEER LAKE, L.L.C.

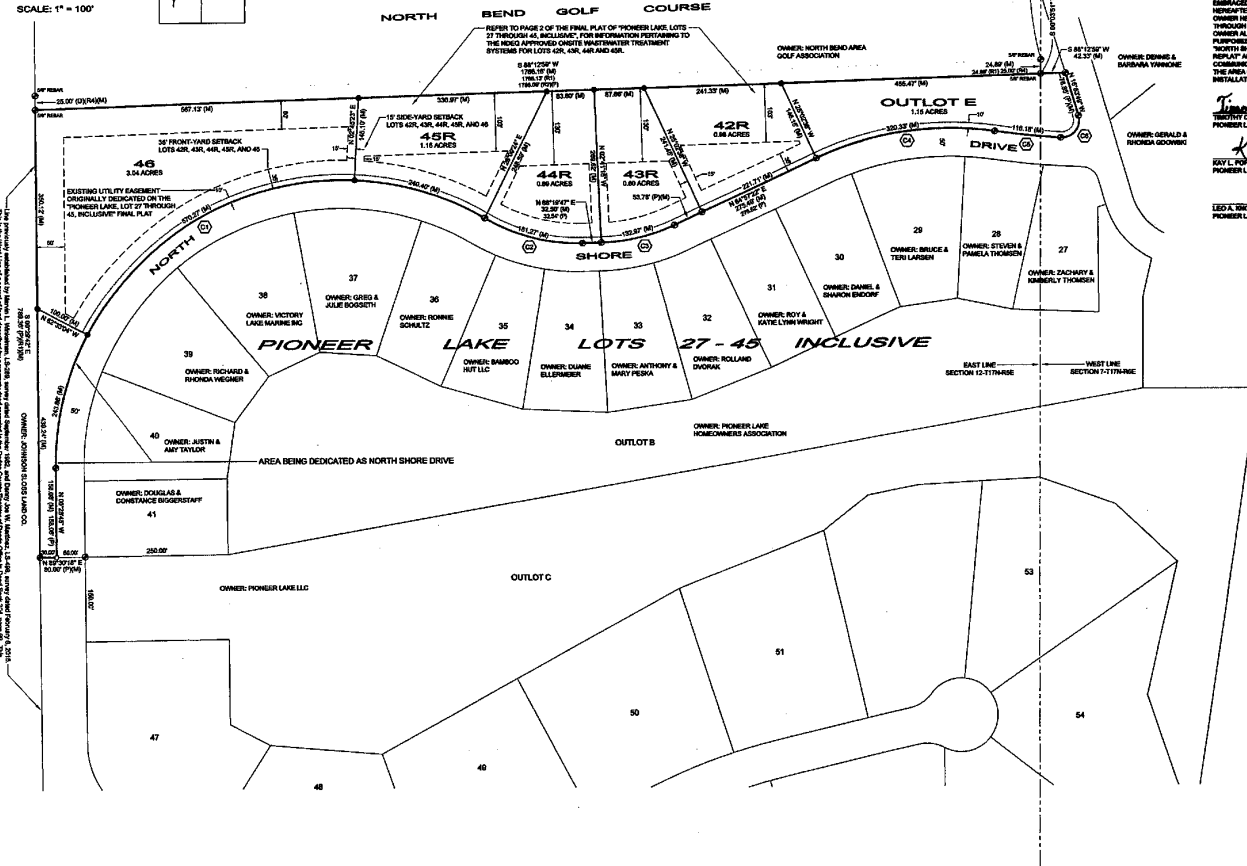
NOTARY:
 STATE OF NEBRASKA
 COUNTY OF DODGE
 I, the undersigned, a Notary Public in and for the State of Nebraska, do hereby certify that the foregoing declaration was acknowledged before me by TRACY C. CHAPMAN, KYLE L. POPPE, and LEO A. INGHESS, on this 30th day of November, A.D. 2016, at North Bend, Nebraska.
 My Commission Expires 12/31/19

NOTARY:
 STATE OF NEBRASKA
 COUNTY OF DODGE
 I, the undersigned, a Notary Public in and for the State of Nebraska, do hereby certify that the foregoing declaration was acknowledged before me by ROY L. POPPE, on this 27th day of December, A.D. 2016, at North Bend, Nebraska.
 My Commission Expires 7-12-2019

NOTARY:
 STATE OF NEBRASKA
 COUNTY OF DODGE
 I, the undersigned, a Notary Public in and for the State of Nebraska, do hereby certify that the foregoing declaration was acknowledged before me by LEO A. INGHESS, on this 28th day of November, A.D. 2016, at North Bend, Nebraska.
 My Commission Expires August 21, 2017

LEGAL DESCRIPTION:
 ALL OF LOTS 42, 43, 44, 45 AND OUTLOT A, OF PIONEER LAKE, LOTS 27 THROUGH 45, INCLUSIVE, AS PLATTED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE 6TH P.M., AND IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE 6TH P.M., ALL IN DODGE COUNTY, NEBRASKA.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	500.00 (P/M)	1054.52 (P/M)	899.67 (M)	N 69°29'52" E
C2	350.00 (P/M)	481.27 (M)	431.27 (P)	N 75°34'51" W
C3	325.00 (P/M)	132.07 (M)	132.04 (M)	S 78°37'38" W
C4	550.00 (P/M)	320.37 (M)	320.30 (P)	N 81°37'38" E
C5	440.00 (P/M)	118.15 (M)	118.24 (M)	N 83°52'22" W
C6	30.00 (P/M)	57.65 (M)	57.62 (P)	S 38°29'02" W



CITY OF NORTH BEND PLANNING COMMISSION APPROVAL:
 THIS PLAT OF PIONEER LAKE 1ST REPLAT 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.
 DATED THIS 12th day of October, 2016.
 CITY OF NORTH BEND PLANNING COMMISSION
Gary W. Shick
 CHAIRMAN, CITY OF NORTH BEND PLANNING COMMISSION
Robert J. Bell
 MEMBER, CITY OF NORTH BEND PLANNING COMMISSION

NORTH BEND CITY COUNCIL APPROVAL:
 THE PLAT AND THE DESIGNATIONS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED BY THE NORTH BEND CITY COUNCIL, DODGE COUNTY, NEBRASKA.
 THIS 18th day of October, 2016.
 MAYOR: *Tom Klimek*
 CITY CLERK: *Alanna Bussie*
 CITY OF NORTH BEND

DODGE COUNTY TREASURER CERTIFICATION:
 THIS IS TO CERTIFY THAT I FOUND NO RECORD OF DEED, TAXES, OR ENCUMBRANCES AGAINST THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTIONS SHOWN ON THIS PLAT, AS KNOWN BY THE RECORDS OF THIS OFFICE.
 THIS 6th day of December, 2016.
Cathy Hill
 COUNTY CLERK, DODGE COUNTY, NEBRASKA

SURVEYOR'S STATEMENT:
 I, DANNY JOE W. MARTINEZ, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT PIONEER LAKE 1ST REPLAT HAS BEEN GRANTED BY ME OR UNDER MY SUPERVISION, AND THAT THE LEGAL DESCRIPTION OF PIONEER LAKE 1ST REPLAT IS AS STATED ON THIS PLAT. PERMANENT MONUMENTS HAVE BEEN FOUND OR ESTABLISHED AT ALL LOCATIONS SHOWN ON THIS PLAT.
Danny Joe W. Martinez
 DANNY JOE W. MARTINEZ, L.S. 409
 DATE: 11/29/2016



Issue No.	Date	Description	Issue No.	Date	Description
2	11/29/16	Final Plat			
1	06/28/15	Final Plat Submitter			

APEX LAND SURVEYING, LLC
 126 N. Center Ave., Fremont, Nebraska 68025
 402.777.4777
 www.apexsurveying.com

PIONEER LAKE, L.L.C.
 P.O. BOX 338
 NORTH BEND, NE 68448

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