

Plot # 542

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, RIVERVIEW SHORES DEVELOPMENT, L.L.C., BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "RIVERVIEW SHORES", AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE HEREBY DEDICATE TO THE OWNERS OF THE LOTS WITHIN "RIVERVIEW SHORES" AND THEIR ASSIGNEES EXCLUSIVE USE OF ALL STREETS, AS SHOWN ON THIS PLAT, FOR PURPOSES OF INGRESS AND EGRESS. WE ALSO GRANT TO THE CITY OF NORTH BEND AND TO DODGE COUNTY RIGHTS OF INGRESS AND EGRESS ACROSS ALL STREETS, AS SHOWN ON THIS PLAT, FOR PURPOSES OF PROVIDING EMERGENCY SERVICES TO THE LOTS WITHIN "RIVERVIEW SHORES", AND ACCESS TO THE EXISTING FLOOD CONTROL LEVEE LOCATED WITHIN "OUTLOT D" AND THE RIGHT-OF-WAY OF "SHORELINE ROAD" FOR THE MAINTENANCE AND REPAIR OF SAID LEVEE. WE DO FURTHER GRANT PERPETUAL UTILITY EASEMENTS ACROSS ALL STREETS, AS SHOWN ON THIS PLAT, AND ACROSS A 20 FOOT STRIP OF LAND LOCATED ACROSS THE FRONT-YARD (STREET SIDE) OF LOT 1 THROUGH LOT 62, INCLUSIVE, AND ACROSS 5 FOOT STRIPS OF LAND LOCATED ALONG EACH SIDE-YARD LINE OF LOT 1 THROUGH LOT 62, INCLUSIVE, TO THE OWNERS OF THE LOTS WITHIN "RIVERVIEW SHORES" AND THEIR ASSIGNEES, AND TO THE OMAHA PUBLIC POWER DISTRICT (O.P.P.D.) AND THEIR SUCCESSORS AND ASSIGNS, AND TO GREAT PLAINS COMMUNICATIONS, INC. AND THEIR SUCCESSORS AND ASSIGNS, AND TO ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA OF "RIVERVIEW SHORES" AND THEIR SUCCESSORS AND ASSIGNS; FOR THE PURPOSES OF ERECTING, OPERATING, MAINTAINING, REPAIRING, AND RENEWING POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRICAL CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS SAID STRIPS OF LAND LABELED AS UTILITY EASEMENTS ON THIS PLAT. NO PERMANENT BUILDINGS SHALL BE PLACED IN SAID EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

TOV

Glenn G. Baumert
GLENN G. BAUMERT, MEMBER
RIVERVIEW SHORES DEVELOPMENT, L.L.C.

Robert L. Virgl, Jr.
ROBERT L. VIRGL, JR., MEMBER
RIVERVIEW SHORES DEVELOPMENT, L.L.C.

Larry D. Dolezal
LARRY D. DOLEZAL, MEMBER
RIVERVIEW SHORES DEVELOPMENT, L.L.C.

Eugene J. Simanek
EUGENE J. SIMANEK, MEMBER
RIVERVIEW SHORES DEVELOPMENT, L.L.C.

NOTARY

STATE OF NEBRASKA

COUNTY OF Sanborn

BE IT REMEMBERED THAT ON THIS 19th DAY OF April, 2008, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME GLENN G. BAUMERT, TO BE PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Anne E. Jonas
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-19-07



NOTARY

STATE OF NEBRASKA

COUNTY OF Sanborn

BE IT REMEMBERED THAT ON THIS 19th DAY OF April, 2008, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME ROBERT L. VIRGL, JR., TO BE PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Anne E. Jonas
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-19-07



| | |
|-----------|----------|
| Issue No. | 1 |
| Date | 04/19/08 |

NOTARY

STATE OF NEBRASKA

COUNTY OF DODGE

BE IT REMEMBERED THAT ON THIS 1st DAY OF April, 2008, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME LARRY D. DOLEZAL, TO BE PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Anne E. Jonas
NOTARY PUBLIC
MY COMMISSION EXPIRES 3-9-08



NE CORNER
SECTION 11

WEST LINE
SECTION 11

FINAL PLAT

RIVERVIEW SHORES

PART OF SECTIONS 11, 12, 13 & 14, ALL IN
TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE SIXTH P.M.
DODGE COUNTY, NEBRASKA

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SECTION 11 - T17N

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TER INTERFERE

DODGE COUNTY PLANNING COMMISSION APPROVAL

THIS PLAT OF "RIVERVIEW SHORES" HAS BEEN SUBMITTED TO, AND APPROVED BY THE DODGE COUNTY PLANNING COMMISSION, AND IS HEREBY TRANSMITTED TO THE BOARD OF SUPERVISORS OF DODGE COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT THIS PLAT BE APPROVED AS PROPOSED.

DATED THIS 22 DAY OF April, 2005

DODGE COUNTY PLANNING COMMISSION:

Robert Taylor
CHAIRPERSON, DODGE COUNTY PLANNING COMMISSION

Sean Andrews
SECRETARY, DODGE COUNTY PLANNING COMMISSION

DODGE COUNTY BOARD OF SUPERVISORS APPROVAL

THE PLAT AND THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED BY THE COUNTY BOARD OF SUPERVISORS OF DODGE COUNTY, NEBRASKA, THIS 27 DAY OF April, 2005.

Dean T. Lusk
CHAIRPERSON, DODGE COUNTY BOARD OF SUPERVISORS

Bob Wright
DODGE COUNTY CLERK

CITY OF NORTH BEND PLANNING COMMISSION APPROVAL

THIS PLAT OF "RIVERVIEW SHORES" 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, OF DODGE COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT THIS PLAT BE APPROVED AS PROPOSED.

DATED THIS 27 DAY OF September, 2004

CITY OF NORTH BEND PLANNING COMMISSION:

Thomas Johnson
CHAIRPERSON, CITY OF NORTH BEND PLANNING COMMISSION

Dennis R. Bohling
SECRETARY, CITY OF NORTH BEND PLANNING COMMISSION

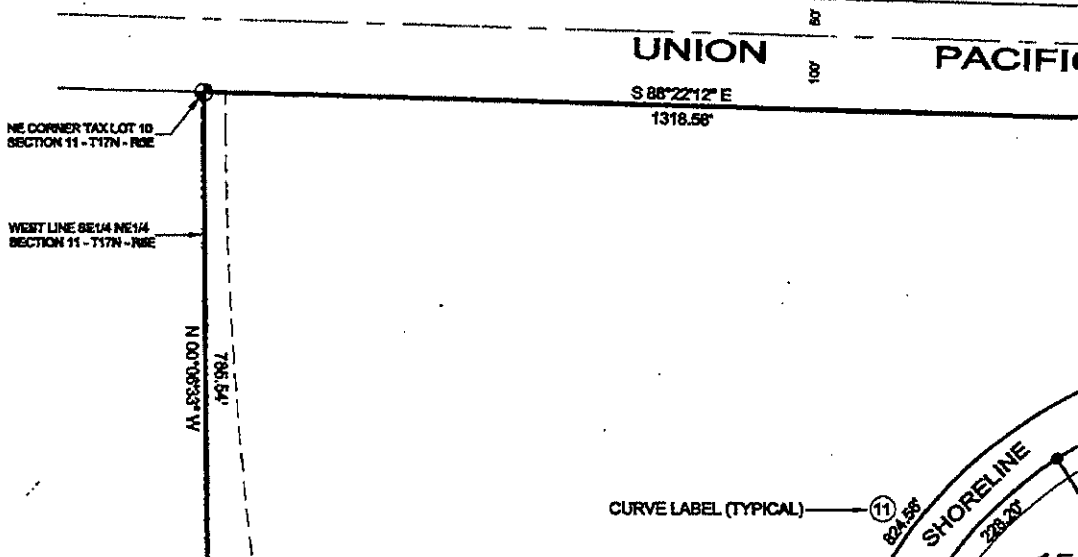
NE CORNER SE 1/4 NE 1/4
SECTION 11 - T17N - R5

NORTH BEND CITY COUNCIL APPROVAL

THE PLAT AND THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED BY THE NORTH BEND CITY COUNCIL OF DODGE COUNTY, NEBRASKA, THIS 19 DAY OF October, 2004.

Karan K. Legler
MAYOR, CITY OF NORTH BEND

Theresa Russe
CITY OF NORTH BEND CLERK



BOOK 2005 PAGE 6846

2005 SEP 29 PM 2:53

Carol Liverna
DODGE COUNTY
REGISTER OF DEEDS
COMPARE INDEX FEE \$ 80.50



SCALE: 1" = 200'



LEGEND

- ⊙ MONUMENT FOUND
- MONUMENT SET
(6" X 3/4" REBAR, WITH PLASTIC CAP STAMPED L.S. 400)

NOTES:

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

BUILDING SETBACK RESTRICTIONS:

- 30' FRONT-YARD (STREET)
- 75' REAR-YARD (LAKE)
- 10' SIDE-YARD

UTILITY EASEMENTS:

- 20' FRONT-YARD (STREET)
- 5' SIDE-YARD

TH P.M.

IL
COUNTY
DODGE
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NORTH BEND
OF DODGE
ED.

1 BEND

U.S. HIGHWAY NO. 30

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 29 DAY OF September 2005, AT 2:53 O'CLOCK, AND IS DULY RECORDED.

Carol Liverna
REGISTER OF DEEDS

DEPUTY

DODGE COUNTY TREASURER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED AND EMBRACED WITHIN THIS PLAT ON THE DATE WHEN THE PLAT WAS RECORDED BY THE REGISTER OF DEEDS.

Marquise L Church
DODGE COUNTY TREASURER

NE CORNER SE1/4 NE1/4
SECTION 11 - T17N - R5E

1114.07'
S 00°06'54" E (ASSUMED BEARING)
1888.65'

208.27'
SHORELINE
S 00°06'54" E
624.58'

N 00°06'54" W
622.84'

S 88°22'12" E

PACIFIC

RAILROAD

S 88°22'12" E
859.96'

783.95'

S 00°06'54" E
191.86'
S 00°06'54" E
125.02'

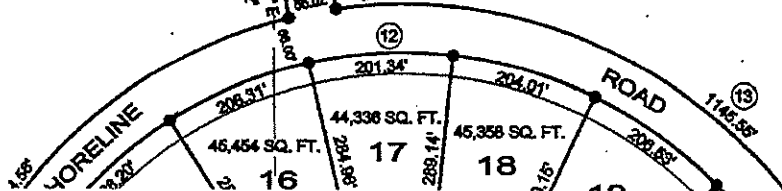
S 00°06'54" E
117.88'

NW CORNER TAX LOT 16
SECTION 12 - T17N - R5E

OUTLOT C
7.61 ACRES

S 00°06'54" E
729.28'

WEST LINE TAX LOT 16
SECTION 12 - T17N - R5E



STATE OF NEBRASKA

COUNTY OF DeKalb

COUNTY OF DeDe

BE IT REMEMBERED THAT ON THIS 19 DAY OF April
2007 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME EUGENE J. BIRANEY,
TO BE PERSONALLY KNOWN TO ME, BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT,
OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF I HAVE
HEREUNTO SET MY HAND AND AFFIRMED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES

GENERAL NOTARY - State of Nebraska

RODNEY A. JOHNSON

My Comm. Exp. August 9, 2008

NW
 SE

LEGAL DESCRIPTION:

ALL OF TAX LOT 3, ALL OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND ALL OF THE SOUTH HALF OF THE QUARTER, EXCEPT FOR THE WEST 2.00 FEET THEREOF, ALL LOCATED WITHIN SECTION 11, TOWNSHIP 17 NORTH, RANGE 5 SIXTH P.M., DODGE COUNTY, NEBRASKA.

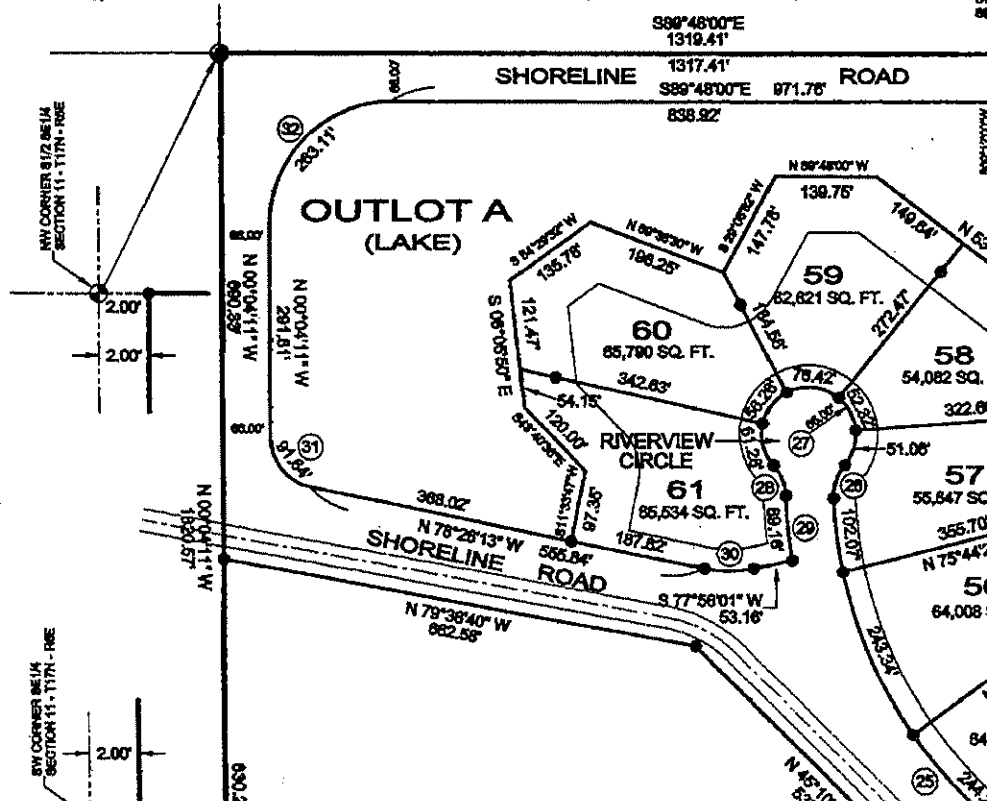
AND ALL OF TAX LOT 15 AND ALL OF TAX LOT 17, ALL LOCATED WITHIN SECTION 12, TOWNSHIP 17 NORTH, RANGE 6 EAST OF
DODGE COUNTY, NEBRASKA.

AND ALL OF TAX LOT 33, AND PART OF TAX LOT 34, ALL LOCATED WITHIN SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST
P.M., DODGE COUNTY, NEBRASKA.

AND PART OF GOVERNMENT LOT 1, AND PART OF GOVERNMENT LOT 2, ALL LOCATED WITHIN SECTION 14, TOWNSHIP 17 NORTH, RANGE 10 WEST, 6TH PRINCIPAL MERIDIAN, DODGE COUNTY, NEBRASKA.

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER C 12, THENCE S00°06'54"E (ASSUMED BEARING) ON THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 1888.65 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, THIS BEING THE TRUE POINT OF BEGINNING; THENCE S88°22'12"E ON SAID SOUTH LINE, A DISTANCE OF 859.98 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 17; THENCE S00°02'52"E ON THE EAST LINE OF SAID TAX LOT 17, A DISTANCE OF 72.28 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 16; THENCE S00°02'52"E ON THE EAST LINE OF SAID TAX LOT 15, A DISTANCE OF 26.28 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 16; THENCE S00°02'52"E ON THE EAST LINE OF SAID TAX LOT 15, A DISTANCE OF 72.28 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 15; THENCE S00°06'57"W ON THE EAST LINE OF SAID TAX LOT 13, A DISTANCE OF 65.60 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 13; THENCE ON SAID NORTH BANK AS FOLLOWS: N57°38'03"W 313.05 FEET, N77°00'00"W 236.33 FEET, N80°01'04"W 455.50 FEET, S68°41'51"W 391.12 FEET, S86°07'44"W 207.18 FEET, S80°15'27"W 34.12 FEET, N77°08'48"W 730.13 FEET, N82°25'31"W 431.39 FEET, S74°52'31"W 152.12 FEET TO A POINT BEING 2.00 FEET EAST OF THE WEST LINE OF THE GOVERNMENT LOT 2, WHEN MEASURED AT RIGHT ANGLES; THENCE N00°05'33"E PARALLEL WITH AND 2.00 FEET EAST OF THE WEST LINE OF THE GOVERNMENT LOT 2, WHEN MEASURED AT RIGHT ANGLES, A DISTANCE OF 304.99 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, SAID POINT BEING 2.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE N00°05'33"E PARALLEL WITH AND 2.00 FEET EAST OF THE WEST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11, MEASURED AT RIGHT ANGLES, A DISTANCE OF 1320.57 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF, SAID POINT BEING 2.00 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTH HALF; THENCE S89°48'00"E ON THE NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 1317.41 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE N00°06'33"W ON THE WEST LINE OF SAID NORTHEAST QUARTER SOUTHWEST QUARTER, A DISTANCE OF 1320.72 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER SOUTHWEST QUARTER; THENCE N00°06'33"W ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 785.54 FEET TO A POINT ON THE SOUTH LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, SAID POINT BEING THE NORTHWEST CORNER OF SAID TAX LOT 3; THENCE S88°22'12"E ON SAID SOUTH LINE, A DISTANCE OF 1318.58 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 237.22 ACRES, MORE OR LESS.

AND PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 5 EAST OF T-
DODGE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST COR-
NER OF SECTION 12; THENCE S00°05'45" E (ASSUMED BEARING) ON THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 1114.00 FEET
TO THE SOUTH LINE OF U.S. HIGHWAY NO. 30, THIS BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING S00°05'54" E
ON SAID LINE, A DISTANCE OF 624.68 FEET TO A POINT ON THE NORTH LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY; THENCE
S00°05'54" E ON SAID NORTH LINE, A DISTANCE OF 66.03 FEET TO A POINT BEING 66.00 FEET EAST OF SAID WEST LINE, WHEN MEASURED
ALONG SAID NORTH LINE; THENCE N00°08'54" W PARALLEL WITH SAID WEST LINE, A DISTANCE OF 622.84 FEET TO A POINT ON THE SOUTH LINE OF SAID
RAILROAD, THENCE WESTERLY ON A 1849.88 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 68.11 FEET TO THE TRUE
POINT OF BEGINNING. THE CHORD OF SAID CURVE BEARS N86°51'28" W 68.11 FEET, CONTAINING 0.94 ACRES, MORE OR LESS.



HALF OF THE SOUTHEAST
TH, RANGE 5 EAST OF THE
AGE 5 EAST OF THE SIXTH P.M.,
RANGE 5 EAST OF THE SIXTH
WN 17 NORTH, RANGE 5

ST CORNER OF SAID SECTION
5 FEET TO A POINT OF
JE POINT OF BEGINNING;
TAX LOT 17, THIS ALSO BEING
STANCE OF 729.29 FEET TO THE
STANCE OF 2842.64 FEET TO THE
STANCE OF 551.68 FEET TO THE
LOS FEET, N77°14'10"W 348.49
S80°15'27"W 367.70 FEET,
ST OF THE WEST LINE OF SAID
SET EAST OF SAID WEST LINE,
SOUTHEAST QUARTER OF SAID
R; THENCE N00°04'11"W
R OF SAID SECTION 11, WHEN
H HALF, SAID POINT BEING 2.00
F SAID SOUTH HALF, A DISTANCE
R OF SAID SECTION 11; THENCE
3.72 FEET TO THE NORTHWEST
F THE SOUTHEAST QUARTER OF
NE OF THE UNION PACIFIC
212°E ON SAID SOUTH LINE, A

E 5 EAST OF THE SIXTH P.M.,
E NORTHWEST CORNER OF SAID
E OF 1114.00 FEET TO A POINT ON
G S00°06'54"E ON SAID WEST
F-OF-WAY; THENCE S88°22'12"E ON
N MEASURED AT RIGHT ANGLES;
JTH LINE OF SAID U.S. HIGHWAY
SET TO THE TRUE POINT OF
R LESS.

SW CORNER NE1/4 SE1/4
SECTION 11 - T17N - R0E

ROAD

ROAD

ROAD

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ROAD

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ROAD

ROAD

OUTLOT B

35.47 ACRES

ZONING BOUNDARY BETWEEN THE CITY
OF NORTH BEND AND DODGE COUNTY

CURVE LABEL (TYPICAL)
30' FRONT-YARD SETBACK (TYPICAL)

ROAD

ROAD

ROAD

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OUTLOT A

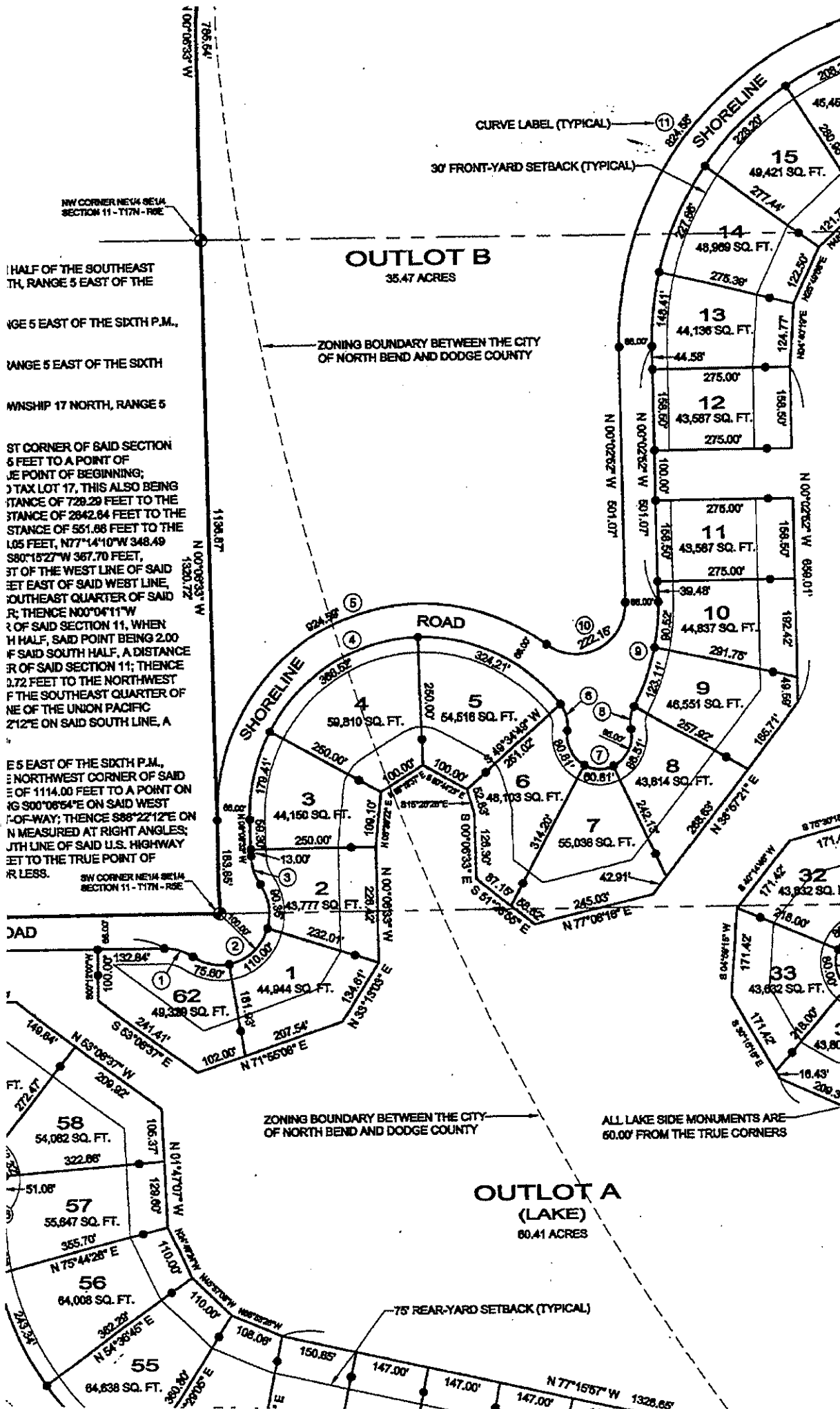
(LAKE)

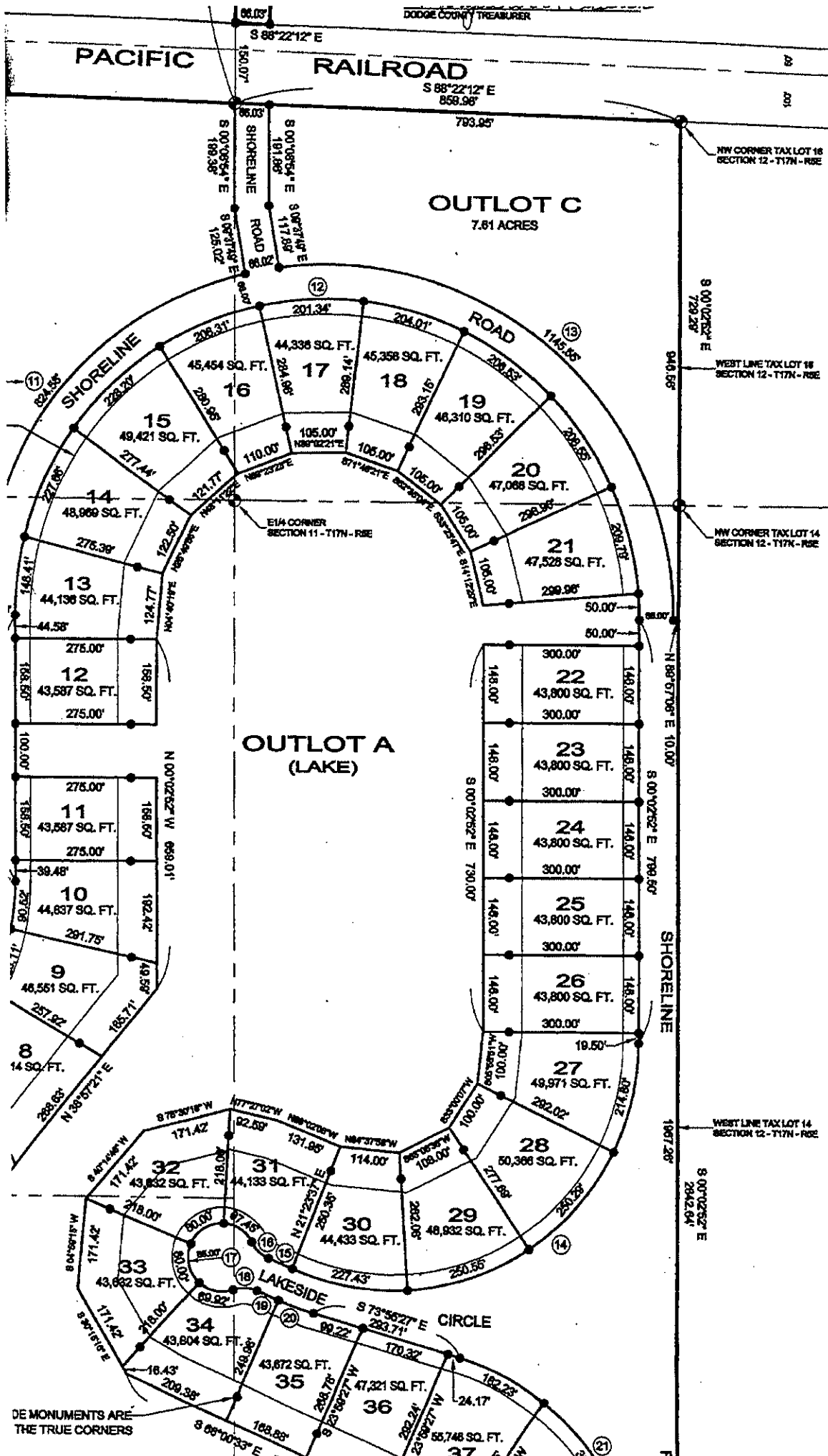
60.41 ACRES

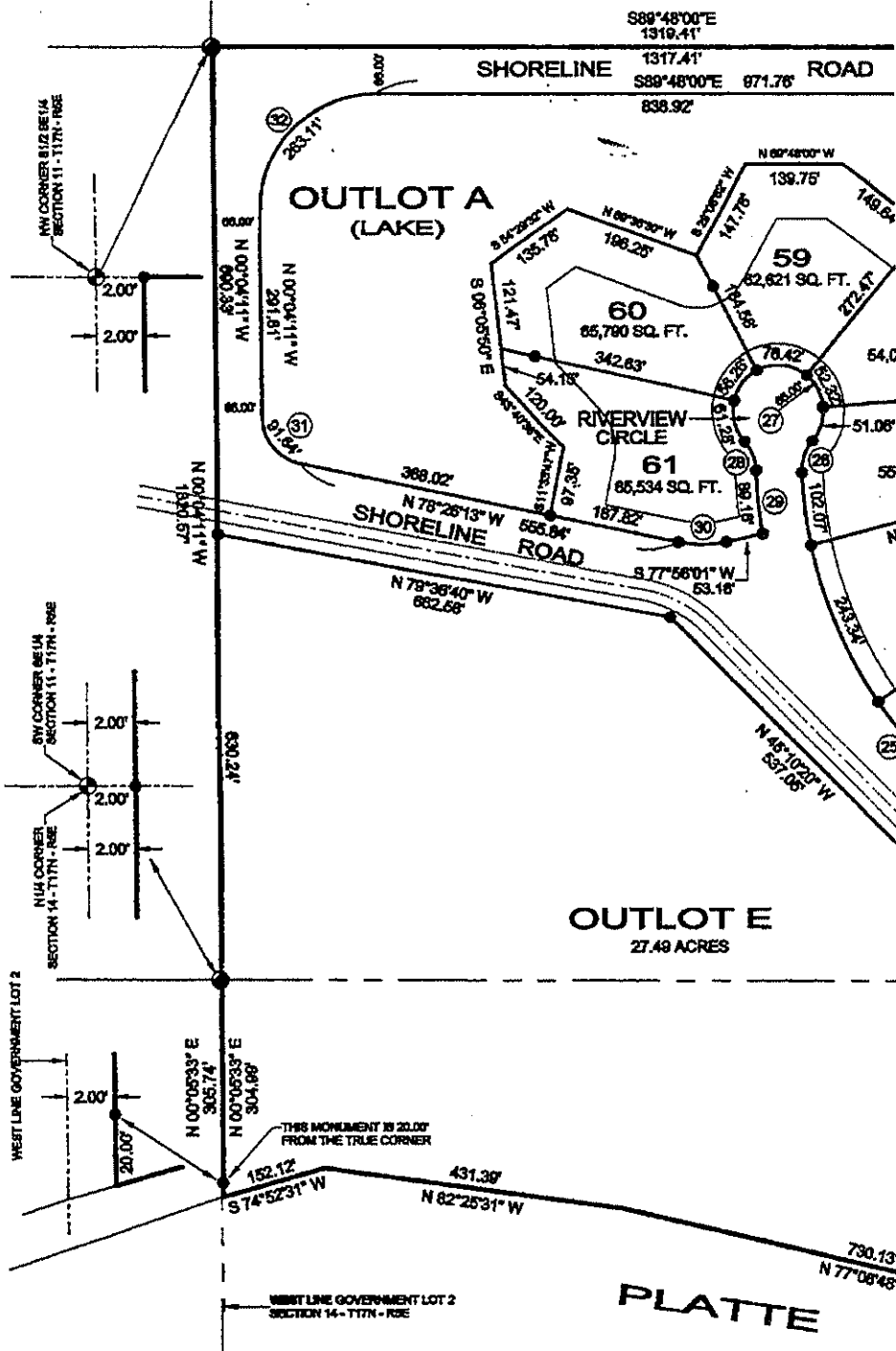
ZONING BOUNDARY BETWEEN THE CITY
OF NORTH BEND AND DODGE COUNTY

ALL LAKE SIDE MONUMENTS ARE
60.00' FROM THE TRUE CORNERS

75' REAR-YARD SETBACK (TYPICAL)

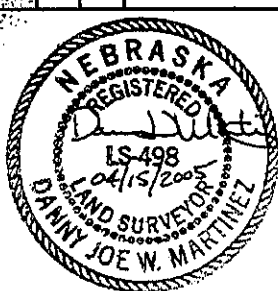




[illegible]

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

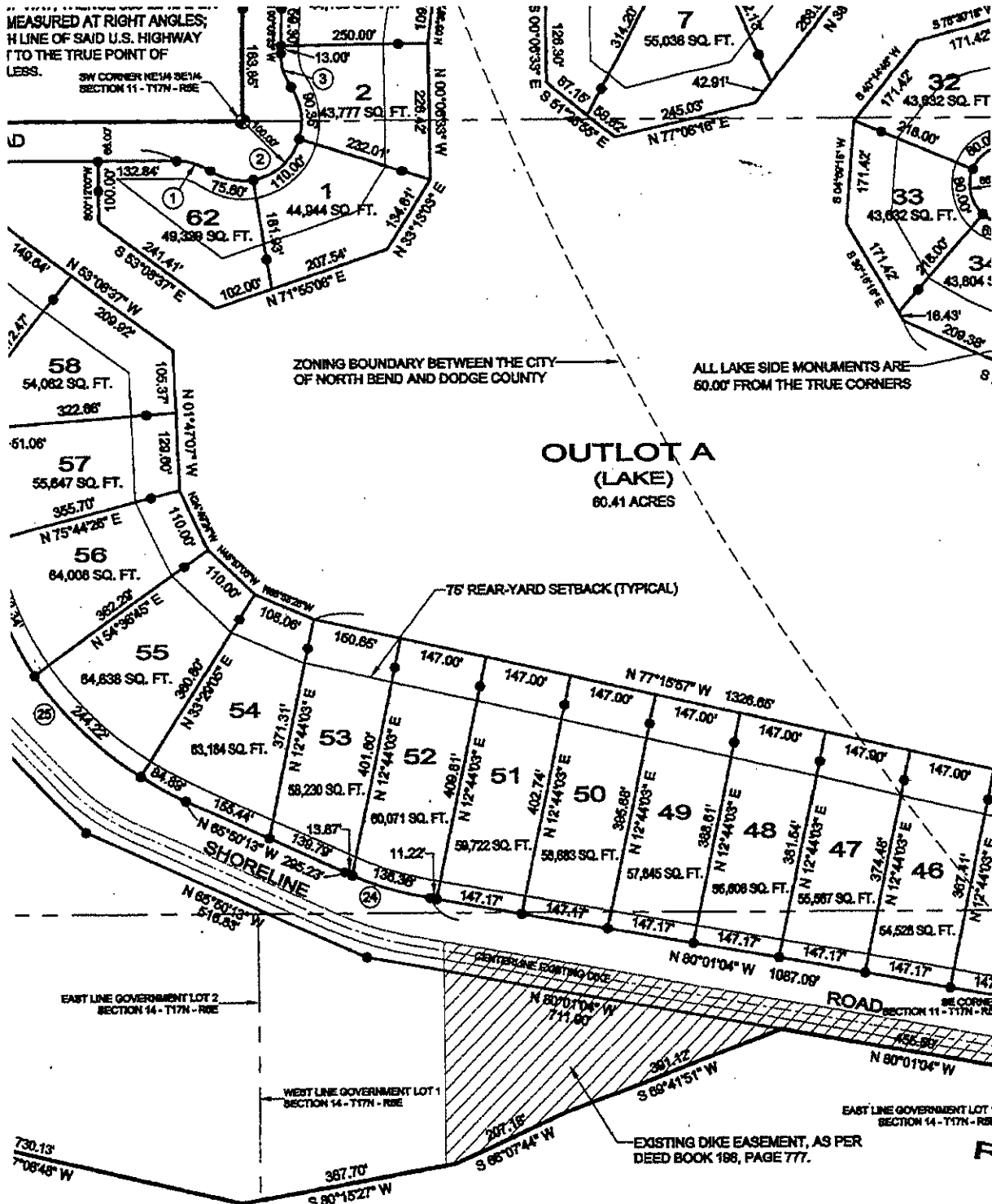
Danny Joe W. Martinez 04/15/2005
DANNY JOE W. MARTINEZ, L.S. 498 DATE



| | | |
|------------------------------------|---|--|
| Designed By: D. Martinez | Drawn By: D. Martinez | Sheet |
| Date: 04/15/05 | Project No.: SD03-009 | Project RIP PART OF SECTION 17 NORTH TOWNSHIP 17 NORTH DOUGLASS COUNTY, MISSOURI |
| Scale: 1" = 200' | Drawing File: SD03-009-FP-1.dwg | |
| Sheet 1 of 1 | Issue No.: 1 | |

RI
PART OF SE
TOWNSHIP 17 NOR
DODG

MEASURED AT RIGHT ANGLES;
H LINE OF SAID U.S. HIGHWAY
TO THE TRUE POINT OF
LESS.



| CURVE | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|---------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| RADIUS | 100.00' | 100.00' | 100.00' | 300.00' | 416.00' | 65.00' | 65.00' | 65.00' | 415.00' |
| ARC LENGTH | 69.17' | 276.95' | 69.17' | 870.14' | 924.99' | 54.87' | 225.13' | 46.49' | 213.83' |
| CHORD LENGTH | 68.31' | 198.36' | 68.31' | 862.74' | 745.70' | 62.98' | 127.81' | 44.87' | 211.28' |
| CHORD BEARING | S72°50'58"E | N46°02'43"E | N17°03'36"W | N71°08'48"E | N63°33'46"E | S13°30'30"E | N59°53'20"E | N09°23'48"E | N14°41'08"E |

| CURVE | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 |
|---------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| RADIUS | 65.00' | 65.00' | 65.00' | 2360.00' | 641.00' | 478.00' | 626.00' | 691.00' | 607.00' | 607.00' | 65.00' |
| ARC LENGTH | 45.47' | 297.37' | 47.80' | 45.38' | 72.07' | 612.46' | 1091.16' | 1000.00' | 150.23' | 674.52' | 46.72' |
| CHORD LENGTH | 44.55' | 98.02' | 46.73' | 45.58' | 72.02' | 570.91' | 957.77' | 914.99' | 149.89' | 640.39' | 47.58' |
| CHORD BEARING | N47°28'51"W | S21°31'36"W | S86°25'12"E | S66°20'45"E | S70°06'28"E | S36°59'09"E | S40°08'02"W | S41°24'38"W | N72°59'36"W | N34°00'08"W | N19°18'11"E |

FINAL PLAT

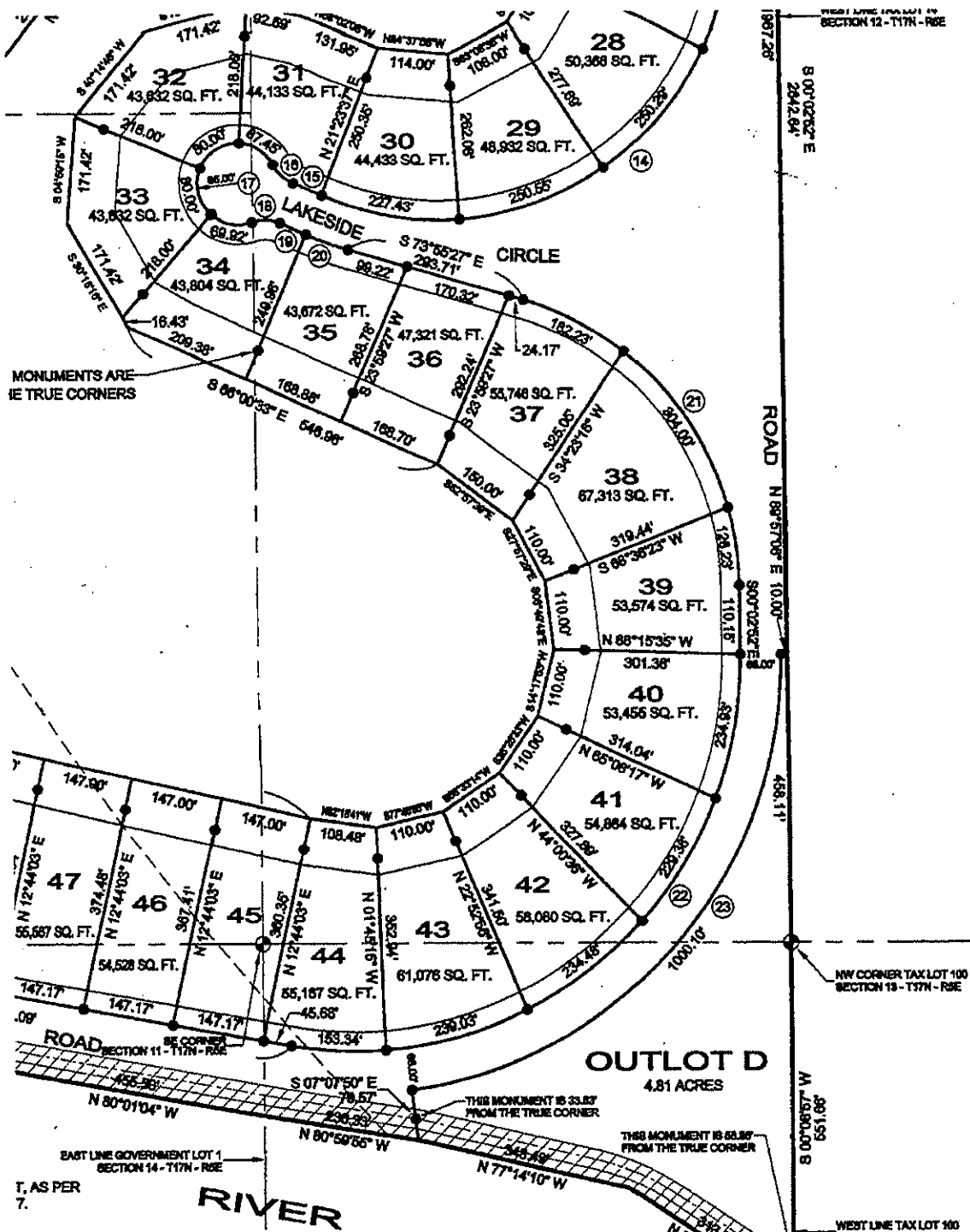
RIVERVIEW SHORES

OF SECTIONS 11, 12, 13 & 14, ALL IN
NORTH, RANGE 5 EAST OF THE SIXTH P.M.

Owners:

RIVERVIEW SHORES I

c/o GLENN BA
1920 N. LOI
WAHOO, NEBRA



| 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|---------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 5.00' | 65.00' | 415.00' | 100.00' | 666.00' | 602.80' | 666.50' | 475.00' | 2415.00' |
| 51.13' | 48.48' | 213.83' | 222.15' | 686.55' | 1892.80' | 1145.55' | 943.07' | 50.42' |
| 37.81' | 44.57' | 211.25' | 179.21' | 624.55' | 1205.00' | 1010.44' | 795.64' | 30.42' |
| 53°28'E | N 60°23'40"E | N 14°41'55"E | N 63°35'36"E | N 36°01'50"E | N 64°57'08"E | S 40°08'20"E | S 65°40'50"W | N 85°53'21"W |

| 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 607.00' | 607.00' | 65.00' | 65.00' | 65.00' | 573.00' | 167.00' | 67.00' | 167.00' | 1649.05' |
| 180.23' | 674.52' | 48.72' | 287.34' | 44.98' | 84.18' | 65.57' | 91.64' | 253.11' | 66.11' |
| 148.85' | 640.35' | 47.55' | 65.04' | 44.10' | 88.10' | 65.39' | 64.65' | 236.73' | 65.11' |
| N 72°50'38"W | N 34°00'08"W | N 16°15'11"E | S 86°43'28"W | S 21°28'41"E | S 68°27'37"E | S 66°44'54"W | N 39°15'12"W | N 45°03'54"E | N 65°51'25"W |

VIEW SHORES DEVELOPMENT, LLC

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