

INSTRUMENT # 6824

INSTRUMENT DATE 11-01-06

TYPE Plat

FILING DATE: 11-09-06

TIME: 10:00 a.m.

COMMENTS:

FEE: \$45.00

Plat Tube # 11

CK PD # 1150 Richard Berner

Misc BK 63 - 219
+220

CASH PD _____

RETURN Vault

GRANTOR: Richard B Berner, Robert A Copple, Berner Copple LLC

GRANTEE: Public

LEGAL: The Ridges Subdivision SE4NW4 & S1/2NE4
Lots 1-40 23-12-11
(53.967 A)

(for computer input on documents such as plats, tax liens, etc.)

Note: Instrument Data on Plat will be when Chuck signs (or Surveyor signs)

[Faint circular stamp]

PLAT
Richard R. Berner et al
to
Public

FILED: 09 November 2006 10:00 A.M.
Patricia Melsinger, Register of Deeds
\$ 45.00
Doc.#6824

(Filed in Plat Tube #11)

FINAL PLAT

THE RIDGES SUBDIVISION

LOTS 1-40 INCLUSIVE, IN THE SOUTHEAST QUARTER OF THE NORTHWEST
QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION
23, TOWNSHIP 12 NORTH, RANGE 11 EAST OF THE 6TH PRINCIPAL MERIDIAN,
CASS COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND THAT A BOND HAS BEEN POSTED WITH THE CITY OF LOUISVILLE, NEBRASKA IN ORDER TO INSURE THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS IN THE SUBDIVISION TO BE KNOWN AS THE RIDGES SUBDIVISION, (LOTS 1 THROUGH 40 INCLUSIVE), BEING A PLATTING OF A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 NORTH, RANGE 11 EAST OF THE 6TH PRINCIPAL MERIDIAN, CASS COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 23;

THENCE ALONG THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 2635.35 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, TO WHICH POINT A RADIAL LINE BEARS NORTH 73 DEGREES 10 MINUTES 03 SECONDS WEST, 1409.69 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 35 DEGREES 17 MINUTES 15 SECONDS, 868.20 FEET;

THENCE NORTH 54 DEGREES 17 MINUTES 13 SECONDS EAST, 1052.66 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER;

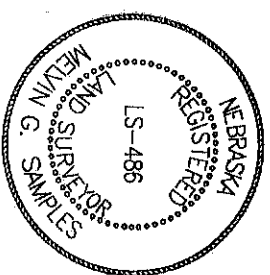
THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 56 MINUTES 47 SECONDS EAST, 642.75 FEET TO THE NORTHWEST CORNER OF TAX LOT 14 IN SAID SOUTH HALF OF THE NORTHEAST QUARTER;

THENCE ALONG THE WEST LINE OF SAID TAX LOT 14, SOUTH 00 DEGREES 16 MINUTES 06 SECONDS WEST, 660.33 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 14;

THENCE ALONG THE SOUTH LINE OF SAID TAX LOT 14, SOUTH 89 DEGREES 56 MINUTES 47 SECONDS EAST, 660.33 FEET TO A POINT ON THE EAST LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER;

THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 16 MINUTES 06 SECONDS WEST, 657.40 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 53.967 ACRES, MORE OR LESS.



Melvin G. Samples
Melvin G. Samples, L.S. # 486

Date 11-1-06

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, RICHARD R. BERNER and ROBERT A. COPPLE OWNERS, and HOME STATE BANK, INC., Trustee and Beneficiary under a certain deed of trust, being the sole OWNERS and TRUSTEE AND BENEFICIARY UNDER A CERTAIN DEED OF TRUST, of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets, to be numbered and named as shown, said subdivision to be hereafter known as THE RIDGES SUBDIVISION, and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public, for public use, the streets as shown on the plat. We do further grant a perpetual easement to any utility company and to any other company which has been granted a franchise by the City of Louisville, Nebraska to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate and maintain, repair and renew wires, cables, conduits and other related facilities; and to extend thereon, their successors and assigns, to erect, operate and maintain, repair and renew wires, over, through, under and across; on eight (8) foot wide strip of land adjoining the side boundary lines of all lots; No permanent buildings, trees, retaining walls or loose rock walls, shall be placed on the above-described easement ways, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

OWNERS:

Richard R. Berner
Richard R. Berner

Robert A. Copple
Robert A. Copple

ACKNOWLEDGMENTS OF NOTARIES

State of Nebraska)
County of Cass)

On this 3 day of November, 2006, A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared RICHARD R. BERNER and ROBERT A. COPPLE, who are personally known to me and whose names are affixed to the above instrument as the owners of this described property.

Witness my hand and official seal the date last aforesaid.

Maureen McFarland
Notary Public



On this 3 day of November, 2006, A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared *John P. Beckwith*, who is personally known to me and whose name is affixed to the above instrument as President of HOME STATE BANK, INC., Trustee and Beneficiary under a certain deed of trust, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of such Bank.

Witness my hand and official seal the date last aforesaid.

Maureen McFarland
Notary Public

THE RIDGES SUBDIVISION (Continued)

APPROVAL OF CITY PLANNING COMMISSION

This plat of THE RIDGES SUBDIVISION was approved by the City Planning Commission of the City of Louisville this 27th day of February, 2006.

Michael J. Henderson
Chairman, City Planning Commission

APPROVAL OF THE CITY COUNCIL

This plat of THE RIDGES SUBDIVISION was approved and accepted by the City Council of Louisville on this 7 day of March, 2006. Approval of the final plat shall become null and void ninety (90) days from the date of City Council approval if the subdivider does not file the final plat with the Register of Deeds as provided in Section 25.25 of the City of Louisville's ordinance.

David C. Parkinson Attested: Debbie
Mayor City Clerk

APPROVAL OF CASS COUNTY SURVEYOR

I HEREBY APPROVE this plat of THE RIDGES SUBDIVISION (Lots 1-40 inclusive), this 9th day of November, 2006.

Charles P. Jordan
Cass County Surveyor

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of this office, this 27th day of February, 2006.

Bill Johnson
Cass County Treasurer

