2009-5927

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SCOTTS BLUFF COUNTY, NE

Date 11-23-09 Time 2:26pm
Inst. 2009 5927
Jean A. Bauer
REGISTER OF DEEDS

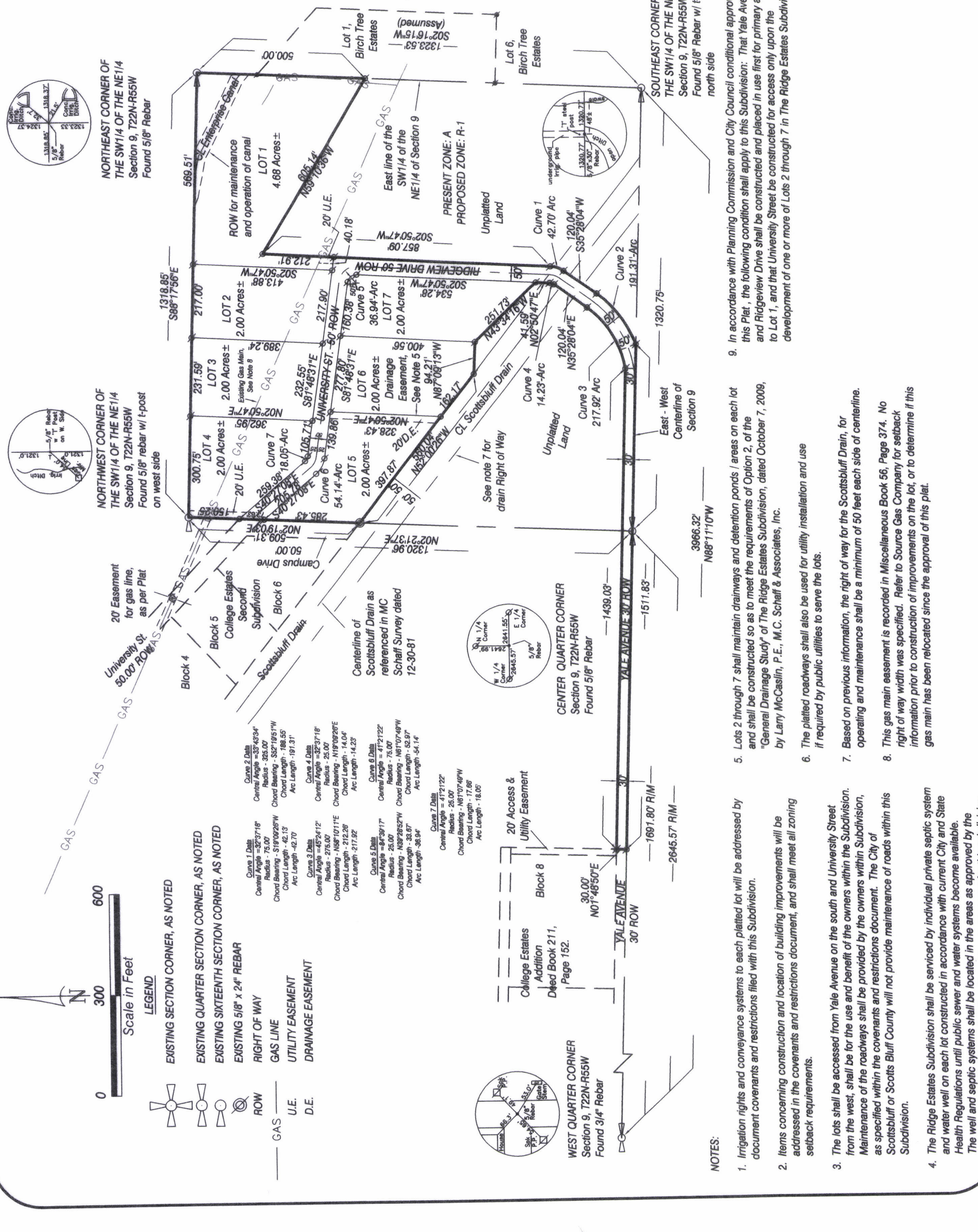
NUM PAGES 3
DOC TAX PD CHG RET
FEES 19.00 PD CHG ✓ RET
TOTAL 19.00
REC'D M.C. Schaff
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FINAL PLAT

LOTS 1 THROUGH 7, THE RIDGE ESTATES SUBDIVISION

SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



Curve 1 Data
Central Angle =32°37'18"
Radius - 75.00'
Chord Bearing - S19°09'26"W
Chord Length - 42.13'
Arc Length -42.70'

Curve 2 Data
Central Angle =33°43'34"
Radius - 326.00'
Chord Bearing - S52°19'51"W
Chord Length - 188.55'
Arc Length -191.31'

Curve 3 Data
Central Angle =45°24'12"
Radius - 275.00'
Chord Bearing - N58°10'11"E
Chord Length - 212.26'
Arc Length -217.92'

Curve 4 Data
Central Angle =32°37'18"
Radius - 25.00'
Chord Bearing - N19°09'26"E
Chord Length - 14.04'
Arc Length -14.23'

Curve 5 Data
Central Angle =84°38'17"
Radius - 26.00'
Chord Bearing - N39°28'52"W
Chord Length - 33.67'
Arc Length -36.94'

Curve 6 Data
Central Angle = 41°21'22"
Radius - 75.00'
Chord Bearing - N61°07'49"W
Chord Length - 52.97'
Arc Length -54.14'

Curve 7 Data
Central Angle = 41°21'22"
Radius - 26.00'
Chord Bearing - N61°07'49"W
Chord Length - 17.66'
Arc Length - 18.05'

NOTES:

1. *Irrigation rights and conveyance systems to each platted lot will be addressed by document covenants and restrictions filed with this Subdivision.*
2. *Items concerning construction and location of building improvements will be addressed in the covenants and restrictions document, and shall meet all zoning setback requirements.*
3. *The lots shall be accessed from Yale Avenue on the south and University Street from the west, shall be for the use and benefit of the owners within the Subdivision. Maintenance of the roadways shall be provided by the owners within Subdivision, as specified within the covenants and restrictions document. The City of Scottsbluff or Scotts Bluff County will not provide maintenance of roads within this Subdivision.*
4. *The Ridge Estates Subdivision shall be serviced by individual private septic system and water well on each lot constructed in accordance with current City and State Health Regulations until public sewer and water systems become available. The well and septic systems shall be located in the areas as approved by the NDEQ plan layout for the well and septic system reserve area for this subdivision.*
5. *Lots 2 through 7 shall maintain drainways and detention ponds / areas on each lot and shall be constructed so as to meet the requirements of Option 2, of the "General Drainage Study" of The Ridge Estates Subdivision, dated October 7, 2009, by Larry McCaslin, P.E., M.C. Schaff & Associates, Inc.*
6. *The platted roadways shall also be used for utility installation and use if required by public utilities to serve the lots.*
7. *Based on previous information, the right of way for the Scottsbluff Drain, for operating and maintenance shall be a minimum of 50 feet each side of centerline.*
8. *This gas main easement is recorded in Miscellaneous Book 56, Page 374. No right of way width was specified. Refer to Source Gas Company for setback information prior to construction of improvements on the lot, or to determine if this gas main has been relocated since the approval of this plat.*
9. *In accordance with Planning Commission and City Council conditional approval of this Plat , the following condition shall apply to this Subdivision: That Yale Avenue and Ridgeview Drive shall be constructed and placed in use first for primary access to Lot 1, and that University Street be constructed for access only upon the development of one or more of Lots 2 through 7 in The Ridge Estates Subdivision.*

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LOTS 1 THROUGH 7,
THE RIDGE ESTATES
SUBDIVISION
SCOTTS BLUFF COUNTY,
NEBRASKA
SHEET 2 OF 3

SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of **LOTS 1 THROUGH 7, THE RIDGE ESTATES SUBDIVISION**, situated in the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 9, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska more particularly described as follows:

Beginning at the Northeast Corner of the Southwest Quarter of the Northeast Quarter of Section 9, thence southerly on the east line of the Southwest Quarter of the Northeast Quarter of Section 9, on an assumed bearing of S02°16'15"W, a distance of 500.00 feet, thence bearing N59°10'36"W, a distance of 605.14 feet, thence bearing S02°50'47"W, a distance of 857.09 feet, to the point of curvature of a tangent curve to the right, said curve having a central angle of 32°37'18", a radius of 75.00 feet, a chord bearing of S19°09'26"W and a chord length of 42.13 feet, thence southwesterly on the arc of said curve, a distance of 42.70 feet, thence bearing S35°28'04"W, a distance of 120.04 feet, to the point of intersection with a tangent curve to the right, said curve having a central angle of 33°43'34", a radius of 325.00 feet, a chord bearing of S52°19'51"W and a chord length of 188.55 feet, thence southwesterly on the arc of said curve, a distance of 191.31 feet, to the point of intersection with the south line of the Southwest Quarter of the Northeast Quarter of Section 9, thence westerly on the south line of the Southwest Quarter of the Northeast Quarter of Section 9, bearing N88°11'10"W, a distance of 1511.83 feet, to the point of intersection with the south extension of the east line of Block 8, College Estates Addition, as platted in Deed Book 211, Page 152, thence northerly on said extension line, bearing N01°48'50"E, a distance of 30.00 feet, to the point of intersection with the southeast corner of Block 8, College Estates Addition, thence bearing S88°11'10"E, on a line parallel with the south line of the Southwest Quarter of the Northeast Quarter of Section 9, a distance of 1439.03 feet, to the point of intersection with a non-tangent curve to the left, said curve having a central angle of 45°24'12", a radius of 275.00 feet, a chord bearing of N58°10'11"E, and a chord length of 212.26 feet, thence northeasterly on the arc of said curve, a distance of 217.92 feet, thence bearing N35°28'04"E, a distance of 120.04 feet, to the point of intersection with a tangent curve to the left, said curve having a central angle of 32°37'18", a radius of 25.00 feet, a chord bearing of N19°09'26"E, and a chord length of 14.04 feet, thence northerly on the arc of said curve, a distance of 14.23 feet, thence bearing N02°50'47"E, a distance of 41.59 feet, thence bearing N43°34'16"W, a distance of 251.73 feet, thence bearing N87°09'13"W, a distance of 94.21 feet, to the point of intersection of the north right of way line of the Scottsbluff Drain, as referenced in a survey by M.C. Schaff dated 12-30-81, thence northwesterly on the north right of way line of said Drain, bearing N52°00'26"W, a distance of 560.04 feet, to the point of intersection with the west line of the Southwest Quarter of the Northeast Quarter of Section 9, thence northerly on the west line of said Southwest Quarter of the Northeast Quarter of Section 9, bearing N02°19'03"E, a distance of 509.31 feet, to the point of intersection with the northwest corner of the Southwest Quarter of the Northeast Quarter of Section 9, thence easterly on the north line of the Southwest Quarter of the Northeast Quarter of Section 9, bearing S88°17'56"E, a distance of 1318.85 feet, to the Point of Beginning, containing an area of 19.78 acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 300 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number and that the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL THIS 28th DAY OF October, 2009.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

NEBRASKA REGISTERED LS-476 LAND SURVEYOR KELLY A. BEATTY

Kelly A. Beatty, Nebraska Registered Land Surveyor, L. S. 476

OWNER'S STATEMENT

We, the undersigned, being the owners of unplatted land in Scotts Bluff County, Nebraska, as described in the foregoing `Surveyor's Certificate' and shown on the accompanying plat have caused such real estate to be platted as LOTS 1 THROUGH 7, THE RIDGE ESTATES SUBDIVISION, situated in the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 9, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners. We hereby dedicate the streets, utility and drainage easements for the use and benefit of the public as shown on the final plat.

Dated this 2 day of November, 2009.

Owners:

Shane Aulick, Husband

Annette Aulick, Wife

LOTS 1 THROUGH 7,
THE RIDGE ESTATES
SUBDIVISION
SCOTTS BLUFF COUNTY,
NEBRASKA
SHEET 3 OF 3

ACKNOWLEDGMENT

STATE OF NEBRASKA }
}
COUNTY OF SCOTTS BLUFF }

Before me, a Notary Public, qualified and acting in said County, personally came Shane Aulick and Annette Aulick, husband and wife, to me known to be the identical persons whose signatures are affixed to the foregoing `Owner's Statement' and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 2 DAY OF Nov., 2009.

GENERAL NOTARY-State of Nebraska
LINDSEY MASHEK
My Comm. Exp. Sept. 30, 2012

Lindsey Mashek
Notary Public

My Commission Expires 9/30/12

APPROVAL AND ACCEPTANCE

The foregoing plat of LOTS 1 THROUGH 7, THE RIDGE ESTATES SUBDIVISION, situated in the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 9, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, is hereby approved and accepted by the Mayor and City Council of Scottsbluff, Scotts Bluff County, Nebraska, by resolution duly passed this 2nd day of November, 2009.

Mayor

Attest: Annette A. Dickinson
City Clerk

City of Scottsbluff, Nebraska
CORPORATE
SEAL
Incorporated June 10, 1919