

FINAL PLAT ELK RIDGE SUBDIVISION REPLAT 1

LOTS 1 THROUGH 30 INCLUSIVE,
BEING A REPLAT OF ELK RIDGE SUBDIVISION, LOTS 1 THROUGH 38,
LYING IN THE NORTH 1/2 OF THE
NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 18 NORTH,
RANGE 12 EAST OF THE 6TH P.M.,
WASHINGTON COUNTY,
NEBRASKA

PROJECT NO.
EGA221167

NO.	DESCRIPTION	DATE	BY

**EHRHART
GRIFFIN &
ASSOCIATES**

3552 Farnam Street
Omaha, Nebraska 68131
402 / 551-0631

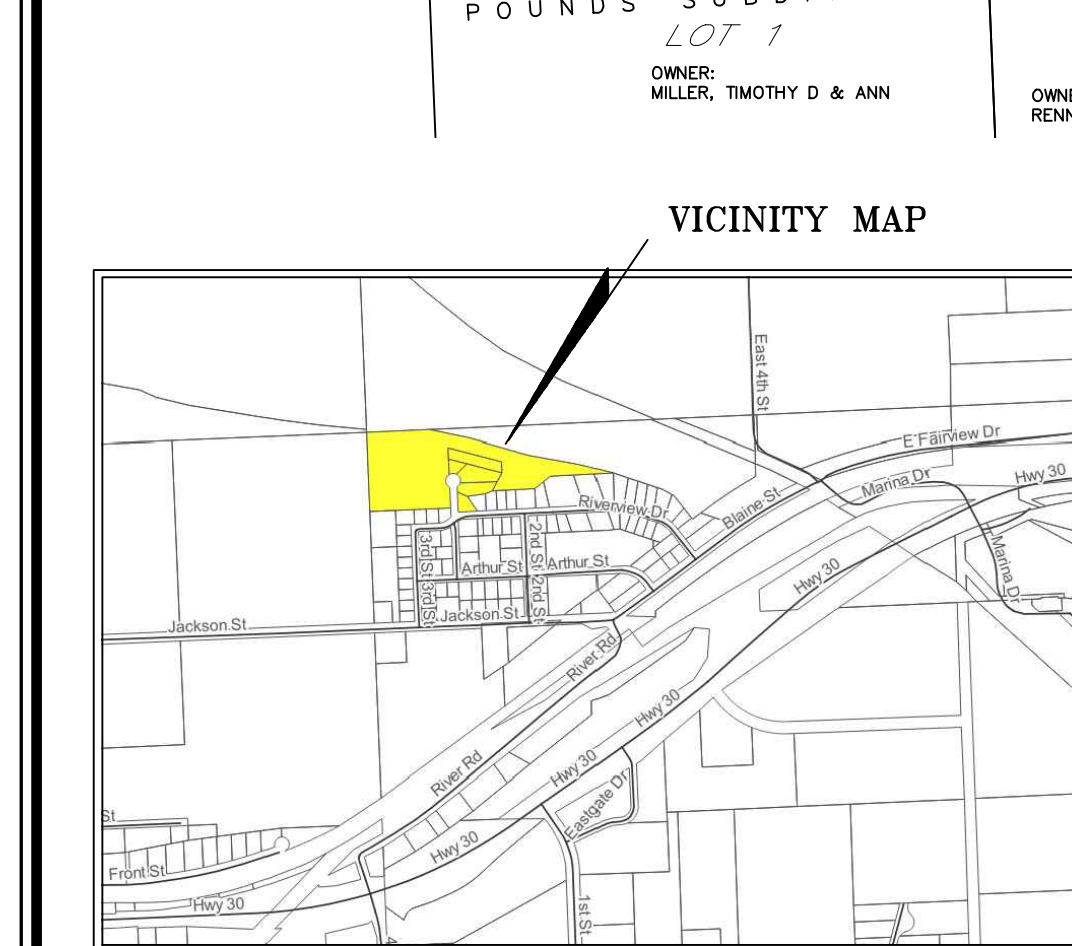
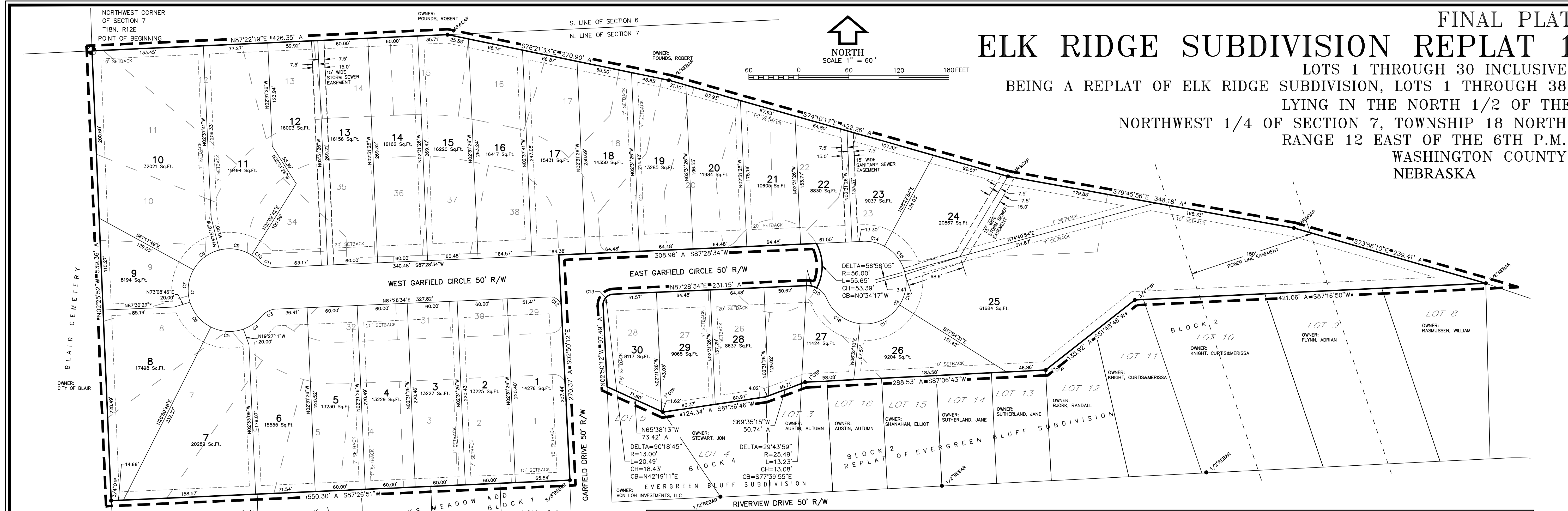
- ENGINEERING
- PLANNING
- LAND SURVEYING

**ELK RIDGE SUBDIVISION REPLAT 1
FINAL PLAT**
 N OF RIVERVIEW DRIVE ON GARFIELD DRIVE
 BLAIR, NEBRASKA

DATE: 3/17/2023
DESIGNED BY:
DRAWN BY:
CHECKED BY:
CREW:



SHEET NO.
1 OF 1



CURVE TABULATION

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	275°21'01"	49.50	237.89	66.66	S23°1'26"E
C2	249°43'07"	49.50	215.74	81.23	N32°20'11"E
C3	47°40'31"	25.50	21.22	20.61	N63°38'19"E
C4	30°44'46"	49.50	26.56	26.25	N55°10'26"E
C5	46°17'59"	49.50	40.00	38.92	S86°18'12"E
C6	46°17'59"	49.50	40.00	38.92	S47°00'13"E
C7	46°17'59"	49.50	40.00	38.92	S6°17'46"W
C8	46°17'59"	49.50	40.00	38.92	S52°35'44"W
C9	46°17'59"	49.50	40.00	38.92	N81°06'17"W
C10	13°06'22"	49.50	11.32	11.30	N51°24'07"W
C11	47°40'31"	25.50	21.22	20.61	N68°41'11"W
C12	89°41'15"	13.00	20.35	18.33	S47°40'49"E
C13	90°18'45"	13.00	20.49	18.43	N42°19'11"E
C14	30°54'20"	49.50	26.70	26.38	N77°04'16"W
C15	46°18'00"	49.50	40.00	38.92	N38°28'06"W
C16	47°50'26"	49.49	41.33	40.14	N8°36'03"W
C17	64°01'01"	49.50	55.31	52.47	N64°31'38"E
C18	60°39'29"	49.50	52.40	49.99	S53°08'07"E
C19	69°43'32"	25.49	31.03	29.15	S57°40'09"E

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, VON LOH INVESTMENTS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATION 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 ELK RIDGE SUBDIVISION REPLAT 1 (LOTS TO BE NUMBERED AS SHOWN), 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 AND AVENUES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, AND CENTURYLINK ACROSS FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. FIVE FOOT WIDE EASEMENTS WILL NOT BE DEDICATED ON THE COMMON LOT LINES BETWEEN THE FOLLOWING LOT PAIRS: 1 & 2, 3 & 4, 5 & 6, 7 & 8, 9 & 10, 11 & 12, 13 & 14, 15 & 16, 17 & 18, 19 & 20, 21 & 22, 23 & 24, 25 & 26, 27 & 28, 29 & 30. THE TERM EXTERIOR LOTS IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE-DESCRIBED ADDITION, THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FEET WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. THE SUBDIVIDER SHALL GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT AND/OR BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS TO ERCT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGHOUT AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID 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 OR RIGHTS HEREIN GRANTED.

SIGNED THIS _____ DAY OF _____ 20____
BY: JUSTIN VON LOH AS MEMBER FOR: VON LOH INVESTMENTS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT OF NOTARY
STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____ 20____ BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME TO ME,

JUSTIN VON LOH AS MEMBER OF VON LOH INVESTMENTS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

KNOW TO BE THE IDENTICAL PERSON(S) WHOSE NAME ARE FIXED IN THE DEDICATION OF THE FOREGOING PLAT AND THEY ACKNOWLEDGE THE SAME TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES _____
THE _____ DAY OF _____ 20____

APPROVAL OF CITY OF BLAIR PLANNING COMMISSION
THIS FINAL PLAT OF ELK RIDGE SUBDIVISION REPLAT 1 AN ADDITION TO THE CITY OF BLAIR, WASHINGTON COUNTY NEBRASKA (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY OF BLAIR PLANNING COMMISSION.

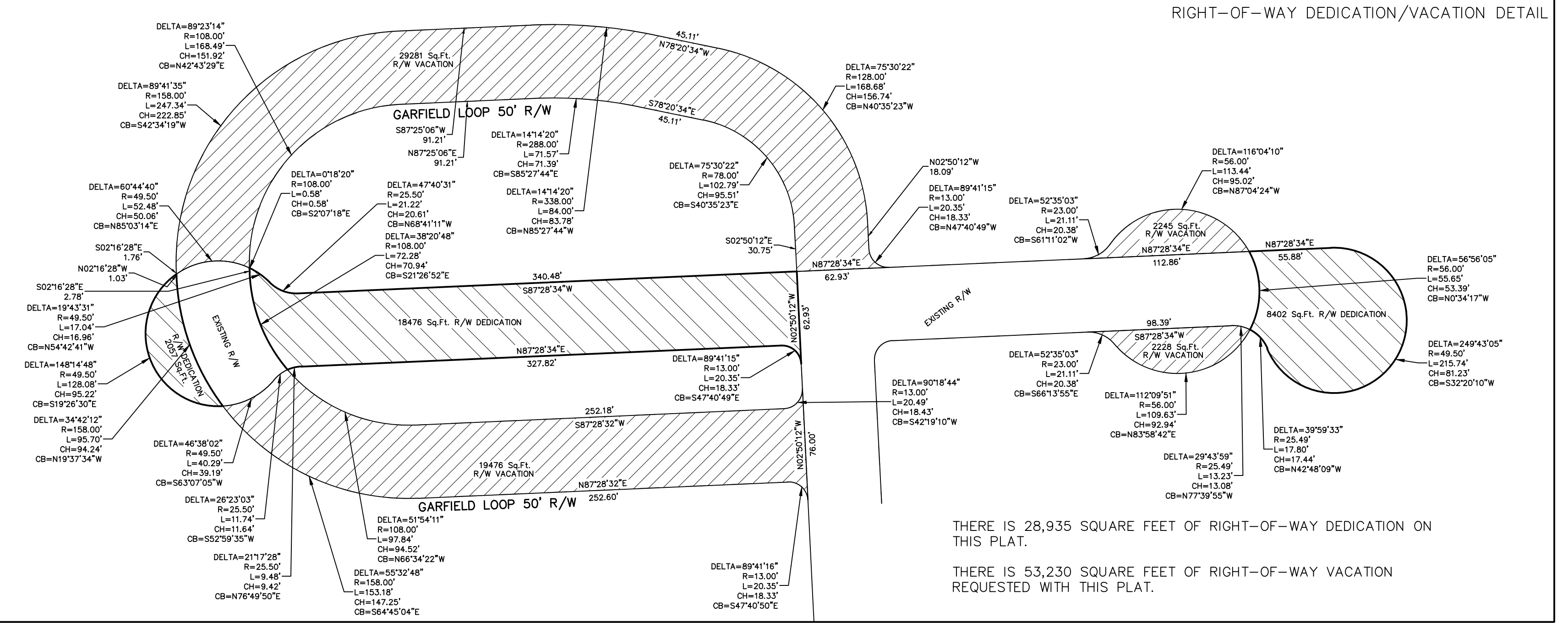
SIGNED THIS _____ DAY OF _____ 20____

CHAIRPERSON, BLAIR PLANNING COMMISSION

APPROVAL OF BLAIR CITY COUNCIL
THIS FINAL PLAT OF ELK RIDGE SUBDIVISION REPLAT 1 AN ADDITION TO THE CITY OF BLAIR, WASHINGTON COUNTY NEBRASKA (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BLAIR, WASHINGTON COUNTY NEBRASKA.

SIGNED THIS _____ DAY OF _____ 20____

MAYOR
ATTEST: _____
BLAIR CITY CLERK



NOTES:
1) ALL EXISTING EASEMENTS ARE NOT BEING DEDICATED AND ARE SHOWN FOR REFERENCE ONLY
2) PROPOSED ACCESS EASEMENTS, STORM SEWER & DRAINAGE EASEMENTS, AND SANITARY SEWER EASEMENTS TO BE PROVIDED AS REQUIRED BY THE CITY OF BLAIR VIA SEPARATE RECORDED INSTRUMENTS

SURVEYOR'S CERTIFICATE
I, SHANE BAKER, A NEBRASKA REGISTERED LAND SURVEYOR NO. 711, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN; TO THE BEST OF MY KNOWLEDGE AND BELIEF THE BOUNDARY AND LOTS SHOWN ARE TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY, AND THAT PERMANENT MARKERS HAVE BEEN FOUND AT ALL CORNERS OF SAID BOUNDARY AS SHOWN AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES AS SHOWN UNLESS NOTED OTHERWISE WITHIN THIS SUBDIVISION TO BE KNOWN AS:

ELK RIDGE SUBDIVISION REPLAT 1, LOTS 1 THROUGH 30 INCLUSIVE, BEING A REPLAT OF ELK RIDGE SUBDIVISION, LOTS 1 THROUGH 38, AS SURVEYED, PLATTED AND RECORDED IN WASHINGTON COUNTY, NEBRASKA, AND LYING IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 12 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 12 EAST OF THE 6TH P.M.; THENCE NORTH 87° 22' 19" EAST ON THE NORTH LINE OF SAID SECTION, A DISTANCE OF 426.35 FEET; THENCE SOUTH 78° 21' 33" EAST, A DISTANCE OF 270.90 FEET; THENCE SOUTH 74° 10' 17" EAST, A DISTANCE OF 422.26 FEET; THENCE SOUTH 79° 45' 56" EAST, A DISTANCE OF 348.18 FEET; THENCE SOUTH 73° 56' 10" EAST, A DISTANCE OF 239.41 FEET TO A POINT ON THE NORTH LINE OF BLOCK 2 OF REPLAT OF EVERGREEN BLUFF SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN WASHINGTON COUNTY, NEBRASKA; THENCE SOUTH 87° 16' 50" WEST ON THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 421.06 FEET; THENCE SOUTH 51° 48' 48" WEST ON THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 135.92 FEET; THENCE SOUTH 87° 05' 43" WEST ON THE NORTH LINE OF SAID BLOCK 2 AND THE NORTH LINE OF BLOCK 2 OF EVERGREEN BLUFF'S SUBDIVISION, A DISTANCE OF 288.53 FEET TO A POINT ON THE NORTH LINE OF LOT 3 OF BLOCK 4, EVERGREEN BLUFF SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN WASHINGTON COUNTY, NEBRASKA; THENCE SOUTH 69° 35' 15" WEST ON THE NORTH LINE OF LOT 3 OF SAID BLOCK 4, A DISTANCE OF 50.74 FEET TO THE NORTHEAST CORNER OF LOT 4 OF SAID BLOCK 4; THENCE SOUTH 81° 36' 46" WEST ON THE NORTH LINE OF LOT 4 OF SAID BLOCK 4, A DISTANCE OF 124.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE NORTH 65° 38' 13" WEST ON THE NORTH LINE OF SAID LOT 5 OF SAID BLOCK 4, A DISTANCE OF 73.42 FEET TO THE EAST RIGHT-OF-WAY LINE OF GARFIELD DRIVE; THENCE NORTH 02° 50' 12" WEST ON THE EAST RIGHT-OF-WAY LINE OF GARFIELD DRIVE, A DISTANCE OF 97.49 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 13.00 FEET AND A CENTRAL ANGLE OF 20.49 FEET (CHORD=18.43', CHORD BEARING=N 42° 19' 11" E) TO A POINT OF TANGENCY ON THE SOUTH RIGHT-OF-WAY LINE OF GARFIELD DRIVE; THENCE NORTH 87° 28' 34" EAST ON THE SOUTH RIGHT-OF-WAY LINE OF GARFIELD DRIVE AND AN EASTERLY PROJECTION THEREOF, A DISTANCE OF 231.15 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 25.49 FEET AND A CENTRAL ANGLE OF 29° 43' 59", AN ARC DISTANCE OF 13.23 FEET (CHORD=13.08', CHORD BEARING=S77° 59' 55" E) TO A POINT OF CURVE; THENCE NORTHERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 56.00 FEET AND A CENTRAL ANGLE OF 56° 56' 05", AN ARC DISTANCE OF 55.65 FEET (CHORD=53.39', CHORD BEARING=N0° 34' 17" W) TO A POINT ON THE EASTERLY PROJECTION OF THE NORTH RIGHT-OF-WAY LINE OF GARFIELD DRIVE; THENCE SOUTH 87° 28' 34" WEST ON SAID NORTH RIGHT-OF-WAY LINE AND EAST AND WEST PROJECTION THEREOF, A DISTANCE OF 308.96 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GARFIELD DRIVE; THENCE SOUTH 02° 50' 12" EAST ON THE WEST RIGHT-OF-WAY LINE OF GARFIELD DRIVE, A DISTANCE OF 270.37 FEET TO THE NORTH LINE OF BLOCK 1 OF FREDERICKS MEADOW ADDITION, A SUBDIVISION, AND POUNDS SUBDIVISION, EACH AS SURVEYED, PLATTED AND RECORDED IN WASHINGTON COUNTY, NEBRASKA; THENCE SOUTH 87° 26' 51" WEST ON SAID NORTH LINE OF BLOCK 1 OF FREDERICKS MEADOW ADDITION AND POUNDS SUBDIVISION, A DISTANCE OF 550.30 FEET TO THE WEST LINE OF THE AFORESAID SECTION 7; THENCE NORTH 02° 25' 52" WEST ON SAID WEST LINE, A DISTANCE OF 539.36 FEET TO THE POINT OF BEGINNING, CONTAINING 507,328 SQUARE FEET (11,647 ACRES), MORE OR LESS.

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS OF A FOOT.
SIGNED THIS _____ DAY OF _____ 20____

SHANE BAKER, NE LS 711
EHRHART GRIFFIN & ASSOCIATES, 3552 FARNAM STREET, OMAHA, NE 68131

WASHINGTON COUNTY TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE.
SIGNED THIS _____ DAY OF _____ 20____
WASHINGTON COUNTY TREASURER