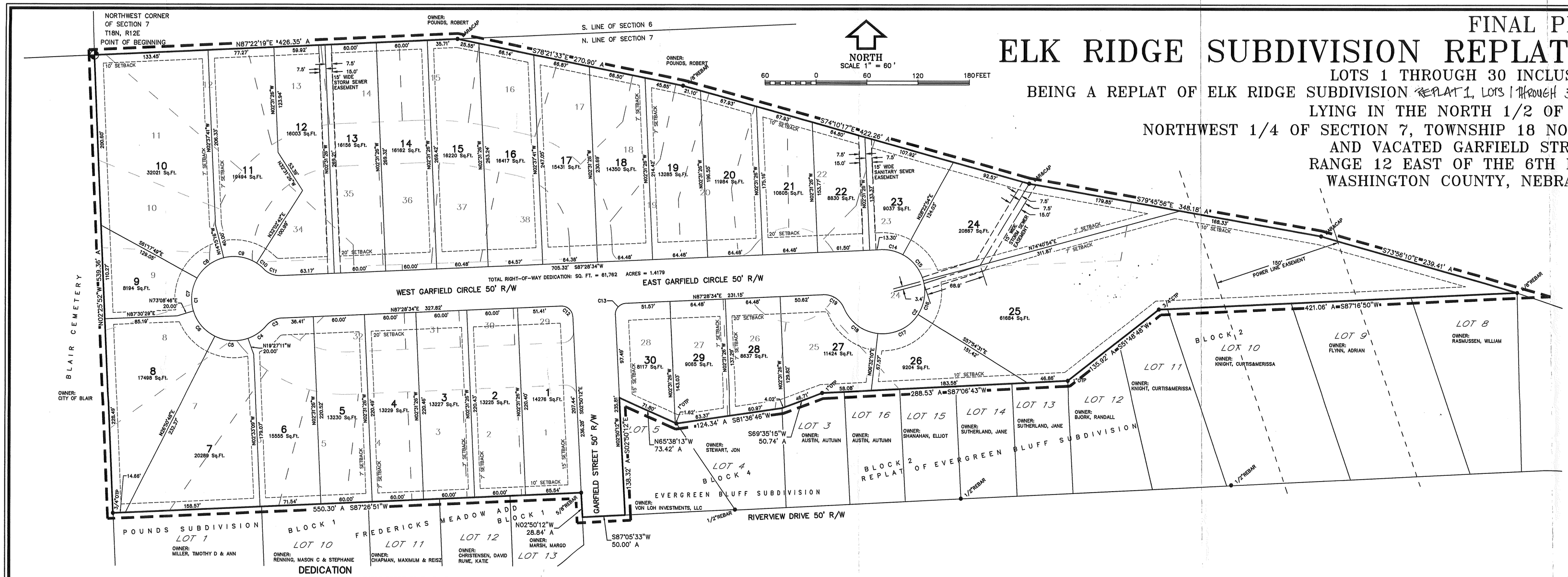
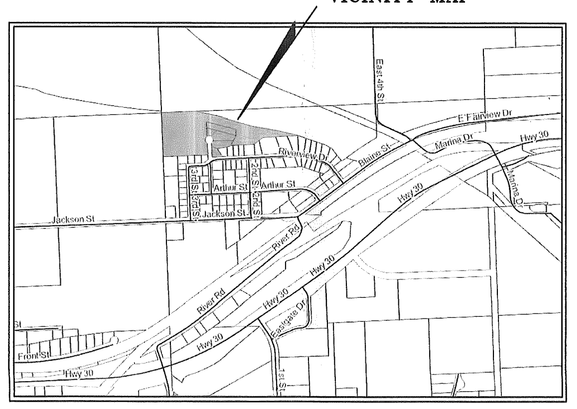
FINAL PLAT
ELK RIDGE SUBDIVISION REPLAT 2

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



VICINITY MAP



CURVE TABULATION

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	275°21'01"	49.50	237.89	66.66	S2°31'26"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	S40°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"E
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

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 30th DAY OF June 2023

Mary Hughes, Deputy
WASHINGTON COUNTY TREASURER

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 SURVEYORS 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 2 (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; ANDA SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. 5 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 HEREIN 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 ERECT, 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, THROUGH, UNDER 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 27TH DAY OF June 2023

BY: _____
JUSTIN VON LOH AS MEMBER
FOR: VON LOH INVESTMENTS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska
COUNTY OF Douglas

ON THIS 27th DAY OF June 2023 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

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

_____
MY COMMISSION EXPIRES

THE 12th DAY OF May 2027

GENERAL NOTARY - State of Nebraska
LAURA HAM
My Comm. Exp. May 12, 2027

APPROVAL OF CITY OF BLAIR PLANNING COMMISSION

THIS FINAL PLAT OF
ELK RIDGE SUBDIVISION REPLAT 2
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 1st DAY OF August 2023

David Z Boerjan
CHAIRPERSON, BLAIR PLANNING COMMISSION

APPROVAL OF BLAIR CITY COUNCIL

THIS FINAL PLAT OF
ELK RIDGE SUBDIVISION REPLAT 2
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 8 DAY OF August 2023

_____
MAYOR

ATTEST: _____
BLAIR CITY CLERK

RIGHT-OF-WAY NOTE

THERE IS 61,762 SQUARE FEET OF RIGHT-OF-WAY DEDICATION ON THIS PLAT.

NOTES:

1) ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED 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 SURVEYORS 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 2 LOTS 1 THROUGH 30 INCLUSIVE, BEING A REPLAT OF ELK RIDGE SUBDIVISION, LOTS 1 THROUGH 30, 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., AND VACATED GARFIELD STREET PER CITY OF BLAIR NEBRASKA ORDINANCE # 2494, 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° 58' 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° 06' 43"WEST ON THE NORTH LINE OF SAID BLOCK 2 AND THE NORTH LINE OF BLOCK 2 OF EVERGREEN BLUFFS 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 VACATED GARFIELD STREET (CITY OF BLAIR NEBRASKA ORDINANCE # 2494); THENCE SOUTH 02°50'12"EAST ON THE EAST RIGHT-OF-WAY LINE OF SAID VACATED GARFIELD STREET, A DISTANCE OF 138.32 FEET TO THE NORTH RIGHT-OF-WAY LINE OF RIVERVIEW DRIVE; THENCE SOUTH 87°05'33"WEST ON A WESTERLY PROJECTION OF SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID VACATED GARFIELD STREET; THENCE NORTH 02°50'12"WEST ON SAID WEST VACATED RIGHT-OF-WAY LINE, A DISTANCE OF 28.84 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 535,474 SQUARE FEET (12.2928 ACRES), MORE OR LESS.

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS OF A FOOT.

SIGNED THIS 15th DAY OF JUNE 2023

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

PROJECT NO.
EGA221167

REVISIONS			
NO.	DESCRIPTION	DATE	BY

EHRHART GRIFFIN & ASSOCIATES
3552 Farnam Street
Omaha, Nebraska 68131
402 / 551-0631

- ENGINEERING
- PLANNING
- LAND SURVEYING

ELK RIDGE SUBDIVISION REPLAT 2
FINAL PLAT
N OF RIVERVIEW DRIVE ON GARFIELD DRIVE
BLAIR, NEBRASKA

DATE: 6/14/2023
DESIGNED BY:
DRAWN BY: WAW
CHECKED BY:
CREW:

NEBRASKA REGISTERED LS-711 LAND SURVEYOR SHANE BAKER

SHEET NO.
1 OF 1