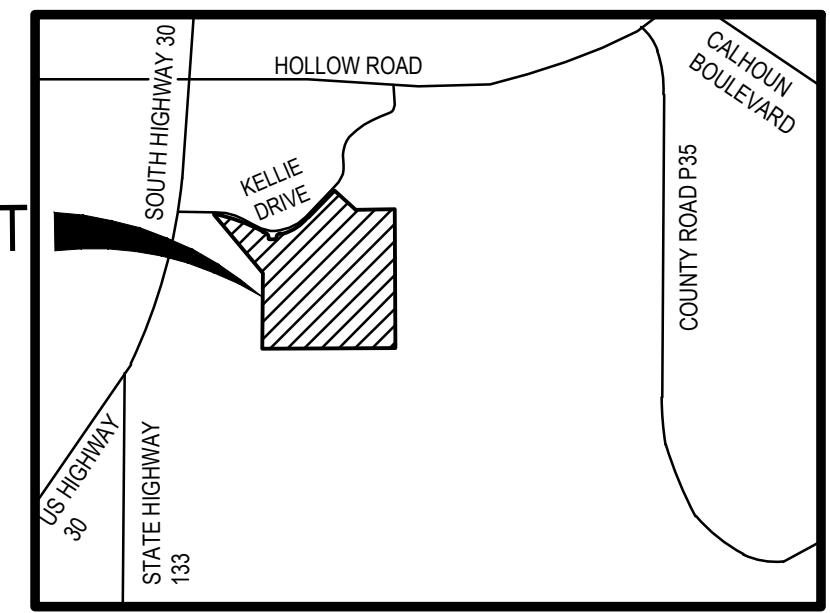


BEAR CREEK

LOTS 1 THRU 138 & OUTLOTS "A" & "B" INCLUSIVE

A TRACT OF LAND BEING A REPLATTING OF ALL OF LOT 7, HAYDEN PLACE FIRST ADDITION REPLAT ONE, AN ADDITION TO THE CITY OF BLAIR, LOCATED IN SECTION 23, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA.

PROJECT SITE



VICINITY MAP

SURVEYORS CERTIFICATION

FRANK C. ELDER, NEBRASKA PROFESSIONAL LAND SURVEYOR NO. PLS-864, DULY LICENSED UNDER THE LAND SURVEYORS REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE 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, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYS IN NEBRASKA IN EFFECT AT THE TIME OF THIS SURVEY.

LEGAL DESCRIPTION

A TRACT OF LAND BEING A REPLATTING OF ALL OF LOT 7, HAYDEN PLACE FIRST ADDITION, REPLAT ONE, AN ADDITION TO THE CITY OF BLAIR, LOCATED IN SECTION 23, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7, HAYDEN PLACE FIRST ADDITION, REPLAT ONE, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KELLIE DRIVE, THENCE ALONG THE NORTHERLY LINE OF SAID LOT 7, HAYDEN PLACE FIRST ADDITION REPLAT ONE, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF KELLIE DRIVE, ON THE FOLLOWING ELEVEN (11) DESCRIBED COURSES: (1) THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 547.95 FEET, A DISTANCE OF 281.04 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S75°05'09"E (BASIS OF BEARING, WASHINGTON COUNTY LOW DISTORTION PROJECTION), A DISTANCE OF 277.97 FEET; (2) THENCE S60°24'53"E, A DISTANCE OF 96.63 FEET; (3) THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 324.90 FEET, A DISTANCE OF 124.36 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S71°22'57"E, A DISTANCE OF 123.60 FEET; (4) THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 90.00 FEET, A DISTANCE OF 120.37 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S44°04'09"E, A DISTANCE OF 111.60 FEET; (5) THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 283.00 FEET, A DISTANCE OF 69.84 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S12°39'52"E, A DISTANCE OF 69.46 FEET; (6) THENCE N70°08'11"E, A DISTANCE OF 66.12 FEET; (7) THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 103.00 FEET, A DISTANCE OF 51.99 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N05°24'44"W, A DISTANCE OF 51.44 FEET; (8) THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET, A DISTANCE OF 67.69 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N34°57'53"E, A DISTANCE OF 65.42 FEET; (9) THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 232.50 FEET, A DISTANCE OF 59.57 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N68°13'07"E, A DISTANCE OF 59.41 FEET; (10) THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 330.00 FEET, A DISTANCE OF 175.07 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N60°17'39"E, A DISTANCE OF 173.02 FEET; (11) THENCE N45°06'59"E, A DISTANCE OF 456.33 FEET TO THE SOUTHWEST CORNER OF LOT 6, SAID HAYDEN PLACE FIRST ADDITION, REPLAT ONE, THENCE ALONG SAID NORTHERLY LINE OF LOT 7, HAYDEN PLACE FIRST ADDITION, REPLAT ONE, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 7, HAYDEN PLACE FIRST ADDITION, REPLAT ONE, THENCE S00°07'38"W ALONG THE EASTERLY LINE OF SAID LOT 7, HAYDEN PLACE FIRST ADDITION REPLAT ONE, A DISTANCE OF 49.65 FEET TO THE NORTHEAST CORNER OF SAID SECTION 23, THENCE S00°22'10"W ALONG SAID EASTERLY LINE OF LOT 7, HAYDEN PLACE FIRST ADDITION, REPLAT ONE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 7, HAYDEN PLACE FIRST ADDITION, REPLAT ONE, THENCE S00°07'38"W ALONG THE EASTERLY LINE OF SAID LOT 7, HAYDEN PLACE FIRST ADDITION REPLAT ONE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NE1/4 OF THE NE1/4 OF SAID SECTION 23, THENCE N89°48'22"W ALONG THE SOUTHERLY LINE OF SAID LOT 7, HAYDEN PLACE FIRST ADDITION, REPLAT ONE, A DISTANCE OF 121.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, HAYDEN PLACE FIRST ADDITION, REPLAT ONE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID NE1/4 OF THE NE1/4 OF SECTION 23, THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 7, HAYDEN PLACE FIRST ADDITION, REPLAT ONE, ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) N00°22'22"E, A DISTANCE OF 147.39 FEET; (2) THENCE N39°56'53"W, A DISTANCE OF 726.92 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,839,629 SQUARE FEET OR 42,232 ACRES, MORE OR LESS, AS MEASURED.

FRANK C. ELDER PLS-864 DATE

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 IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER DATE

SECTION CORNER TIES

NORTHEAST CORNER
SEC. 23, T18N, R11E
FOUND 2" OPEN TOP PIPE
39.40 EAST TO MAG NAIL IN 18" TREE
16.60 SOUTHWEST TO MAG NAIL IN 12" TREE
2.25 SOUTHWEST TO DUPLEX NAIL IN 6" TREE
4.95 NORTHWEST TO MAG NAIL WITH WASHER IN 9" TREE

10.80 NORTH TO "X" NAILS IN END LINE FENCE POST IN FENCE LINE FORM WEST
18.47' NORTHEAST TO "X" NAILS IN FENCE POST
68.78' SOUTHWEST TO PK NAIL IN FENCE POST
20.11' WEST-NORTHWEST TO "X" NAILS IN CONFER TREE

SOUTHWEST CORNER
NE1/4 OF THE NE1/4
SEC. 23, T18N, R11E
FOUND 1" OPEN TOP PIPE
11.20' NORTHEAST TO "X" NAILS IN 18" TREE
4.85' SOUTH-SOUTHWEST TO "X" NAILS IN BRACE POST
13.35' NORTH-NORTHWEST TO NAIL IN TOP OF BRACE POST
2.95' NORTHWEST TO "X" IN CORNER FENCE POST

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, MDC BEARCREEK, LLC, BEING THE SOLE OWNERS, DEVELOPER/PURCHASER OF THE LAND DESCRIBED WITHIN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN HEREON, SAID LOTS TO BE PART OF THE SUBDIVISION KNOWN AS BEAR CREEK, AN ADDITION TO THE CITY OF BLAIR, NEBRASKA, 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, AVENUES AND CIRCLES, 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), ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5) WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT-FOOT (8) WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE CITY OF BLAIR (WATER) AND BLACK HILLS ENERGY (NATURAL GAS), 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 FOOT (5) WIDE STRIP OF LAND ABUTTING ALL CURVE-SAC STREETS AND ALONG ALL STREET FRONTS OF ALL LOTS, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE 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 USES OR RIGHTS HEREIN GRANTED.

MDC BEARCREEK, LLC

PAUL MCCUNE, MEMBER DATE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF _____)

ON THIS _____ DAY OF _____ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME PAUL MCCUNE, MEMBER, OF MDC BEARCREEK, LLC, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

APPROVAL OF CITY PLANNING COMMISSION

THIS PLAT OF BEAR CREEK WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF BLAIR ON THIS _____ DAY OF _____, 20____.

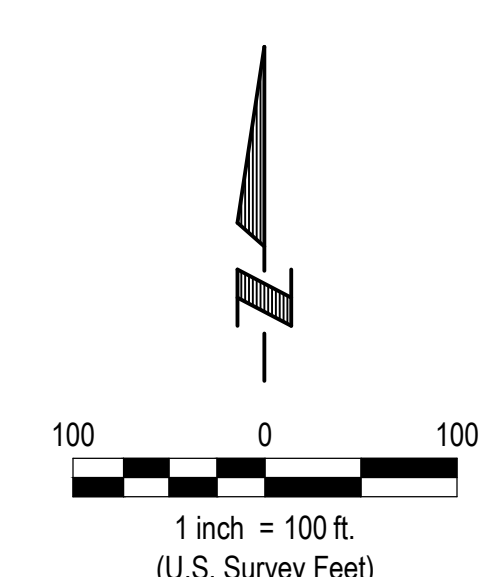
PLANNING COMMISSION CHAIRMAN

APPROVAL OF BLAIR CITY COUNCIL

THIS PLAT OF BEAR CREEK WAS APPROVED AND ACCEPTED BY THE CITY OF BLAIR ON THIS _____ DAY OF _____, 20____.

MAYOR

CITY CLERK



LEGEND

- BASIS OF BEARING: WASHINGTON COUNTY LOW DISTORTION PROJECTION
- MONUMENTS FOUND (AS NOTED)
- REB - 5/8" REBAR
- LS-362 - 5/8" REBAR WITH CAP STAMPED LS-362
- LS-592 - 5/8" REBAR WITH CAP STAMPED LS-592
- S.D.H. - STAR DRILL HOLE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- EXIST. SECTION CORNER
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE

LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
1	12,335	29	8,499	57	8,514	85	9,757	113	7,320
2	9,213	30	8,487	58	9,754	86	9,757	114	7,495
3	8,660	31	8,496	59	10,565	87	9,034	115	8,825
4	8,660	32	8,485	60	8,960	88	9,034	116	11,018
5	8,660	33	8,483	61	8,957	89	9,034	117	10,939
6	8,660	34	8,482	62	8,957	90	9,034	118	9,167
7	8,660	35	8,481	63	8,957	91	9,034	119	8,430
8	8,660	36	8,479	64	8,957	92	9,034	120	8,430
9	8,660	37	8,478	65	8,957	93	9,034	121	8,430
10	10,106	38	8,477	66	8,957	94	9,034	122	9,757
11	10,867	39	8,475	67	8,957	95	9,034	123	9,757
12	11,292	40	8,469	68	8,957	96	9,107	124	8,430
13	11,820	41	8,467	69	8,957	97	11,586	125	8,430
14	11,445	42	9,555	70	8,957	98	9,242	126	8,430
15	11,766	43	9,757	71	8,957	99	8,973	127	8,430
16	9,692	44	8,507	72	8,957	100	11,869	128	9,758
17	9,679	45	8,507	73	9,757	101	8,440	129	11,608
18	9,667	46	8,507	74	16,515	102	8,429	130	8,430
19	9,655	47	8,507	75	8,430	103	8,418	131	8,430
20	9,642	48	8,507	76	8,430	104	8,407	132	8,430
21	9,630	49	8,507	77	8,430	105	8,397	133	8,430
22	9,618	50	8,507	78	8,430	106	8,386	134	9,757
23	9,605	51	8,507	79	8,430	107	8,375	135	9,757
24	10,440	52	8,507	80	8,430	108	8,364	136	9,430
25	9,598	53	8,507	81	8,430	109	8,659	137	9,430
26	9,129	54	8,507	82	8,430	110	10,220	138	33,888
27	9,736	55	8,507	83	8,430	111	9,799		
28	8,504	56	8,507	84	8,430	112	8,193		

NOTES:

- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO KELLIE DRIVE FROM OUTLOTS A & B.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
- ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
- THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT TWELVE AND HALF FEET (12.5) RADI FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
- BOUNDARY LINES AND MONUMENTS SHOWN HEREON REPLICATED FROM BOUNDARY SURVEY COMPLETED AND SIGNED BY FRANK C. ELDER, A NEBRASKA PROFESSIONAL LAND SURVEYOR OR PLS-864 ON JANUARY, 28, 2026, AND FILED WITH THE NEBRASKA STATE SURVEYOR'S OFFICE SURVEY RECORD REPOSITORY.
- ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE OF RIGHT-OF-WAY, EXCEPT 18TH STREET WHICH IS OFFSET DUE TO FUTURE PAVING/TRAIL PURPOSES.
- SETBACKS ARE BASED ON APPROVED PUD-1.

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	300.00	106.05'	53.58'	20°15'12"
2	200.00	64.35'	32.46'	18°26'06"
3	200.00	64.35'	32.46'	18°26'06"
4	200.00	64.35'	32.46'	18°26'06"
5	200.00	61.86'	31.18'	17°43'21"
6	200.00	61.86'	31.18'	17°43'21"
7	200.00	174.11'	93.01'	49°52'48"
8	200.00	140.95'	73.03'	40°07'12"

RIGHT OF WAY CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
9	150.00'	52.63'	N09°39'44"W	52.36'
10	455.40'	161.05'	N09°44'30"W	160.21'

BOUNDARY LINE TABLE

LINE	BEARING	LENGTH
L1	S60°24'53"E	96.63' (M) 96.58' (R)
L2	N70°08'11"E	66.12' (M) 66.00' (R)

BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	547.66'	281.04' (M) 280.88' (R)	S75°05'06"E	277.97' (M) 277.82' (R)
C2	324.00'	124.36' (M) 124.45' (R)	S71°22'57"E	123.60' (M) 123.68' (R)
C3	90.00'	120.37' (M) 120.36' (R)	S44°04'09"E	111.60' (M) 111.59' (R)
C4	283.00'	69.84' (M) 69.51' (R)	S12°39'52"E	69.46' (M) 69.33' (R)
C5	103.00'	51.99' (M) 51.99' (R)	N05°24'44"W	51.44' (M) 51.44' (R)
C6	75.00'	67.69' (M) 67.72' (R)	N34°57'53"E	65.42' (M) 65.45' (R)
C7	232.50'	59.57' (M) 59.56' (R)	N68°13'07"E	59.41' (M) 59.40' (R)
C8	330.00'	175.07' (M) 175.00' (R)	N60°17'39"E	173.02' (M) 172.96' (R)