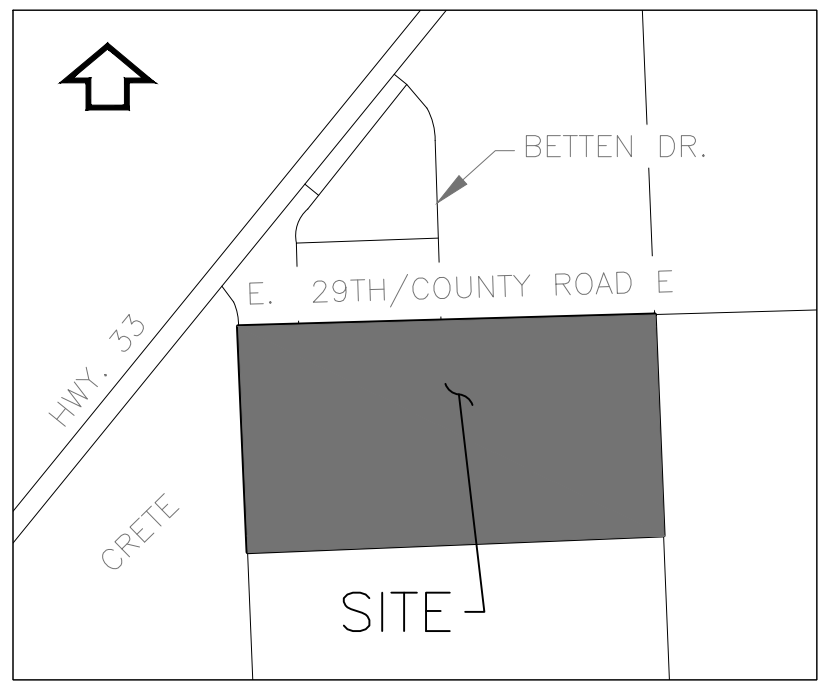


A PRELIMINARY PLAT OF
DITTMER ESTATES



VICINITY MAP
SCALE = 1:1000

COUNTY TREASURER'S CERTIFICATIONS

THIS IS TO CERTIFY THAT I FOUND 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

REVIEW OF SALINE COUNTY SURVEYOR

THIS PRELIMINARY PLAT OF DITTMER ESTATES WAS REVIEWED BY THE OFFICE OF SALINE COUNTY SURVEYOR ON THIS ____ DAY OF ____, 20__.

SALINE COUNTY SURVEYOR

LEGAL DESCRIPTION OF PRELIMINARY PLAT

A PARCEL OF LAND BEING A PORTION OF LAND LOCATED IN THE NORTH 1/2, OF THE NORTHEAST 1/4 SEC. 26, T8N, R4E OF THE 6TH P.M., CRETE, SALINE COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NE CORNER SEC. 26, T8N, R4E OF THE 6TH P.M.;

THENCE ON THE EAST LINE OF SAID N 1/2, S01°50'17"E, 60.00 FEET, ALL BEARINGS HEREON ARE RELATIVE THERETO;

THENCE DEPARTING SAID EAST LINE, S88°09'43"W, 75.00 FEET, TO A LINE 75 FEET WEST OF AND PARALLEL WITH SAID EAST LINE;

THENCE ON SAID PARALLEL LINE, S01°50'17"E, 220.65 FEET;

THENCE DEPARTING SAID PARALLEL LINE, N88°09'43"E, 30.00 FEET TO A LINE 45 FEET WEST OF AND PARALLEL WITH SAID EAST LINE;

THENCE ON SAID PARALLEL LINE, S01°50'17"E, 799.40 FEET;

THENCE DEPARTING SAID PARALLEL LINE, S88°09'22"W, 30.00 FEET TO A LINE 75 FEET WEST OF AND PARALLEL WITH SAID EAST LINE;

THENCE ON SAID PARALLEL LINE, S01°50'17"E, 239.34 FEET TO THE SOUTH LINE OF SAID N 1/2;

THENCE ON SAID SOUTH LINE, S88°12'03"W, 2563.48 FEET TO THE EAST R--O--W OF COUNTY ROAD #2350 ALSO BEING A LINE 33' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTH HALF;

THENCE ON SAID EAST R--O--W, N02°03'12"W, 1328.47 FEET TO THE NORTH LINE OF SAID NORTH 1/2;

THENCE ON SAID NORTH LINE, N88°23'46"E, 2643.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,426,036 SQUARE FEET OR 78.65 ACRES

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT ANY CHANGES FROM THE DESCRIPTION APPEARING IN THE LAST RECORD TRANSFER OF THE LAND CONTAINED IN THE PRELIMINARY PLAT ARE SO INDICATED, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED OR WILL BE INSTALLED AND THEIR POSITION IS CORRECTLY SHOWN AND THAT ALL DIMENSIONAL AND GEODETIC DATA IS CORRECT.

LYLE L. LOTH, L.S. #314

OWNERS CERTIFICATION:

WE THE UNDERSIGNED, DITTMER & DITTMER, LLC, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT AND SUBDIVIDED, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS DITTMER ESTATES, AN ADDITION TO CRETE, NEBRASKA. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC UNLESS SPECIFICALLY NOTED HEREIN.

LOT 1 SHALL HAVE ACCESS TO EAST 29TH STREET.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. ANY ENCUMBRANCES OR SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS:

BUILDING SETBACKS SHALL BE 20 FEET FRONT, 5 FEET SIDE AND 20 FEET REAR FOR ALL LOTS WITHIN THIS PLAT.

DITTMER & DITTMER, LLC, A NEBRASKA LIMITED LIABILITY COMPANY
RON DITTMER, MANAGING MEMBER

ACKNOWLEDGE OF NOTARY:

STATE OF NEBRASKA }
SALINE COUNTY } SS

ON THIS ____ DAY OF ____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME RON DITTMER, MANAGING MEMBER OF DITTMER & DITTMER, LLC, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THE FOREGOING PLAT AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES THE ____ DAY OF ____, 20__.

PROJECT

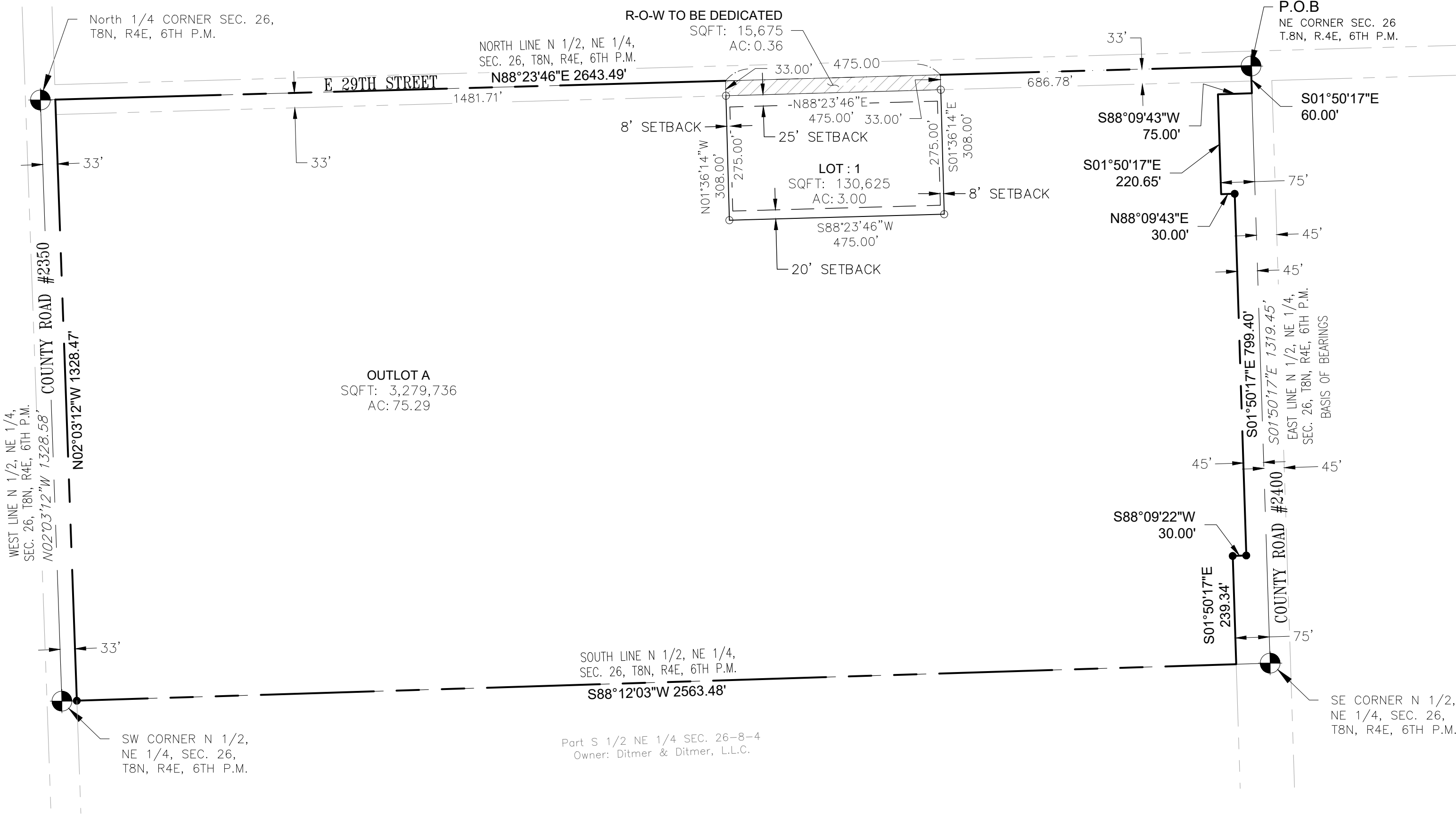
231057

REGA
ENGINEERING

601 OLD CHENEY RD., SUITE A
LINCOLN, NEBRASKA 68512
(402) 484-7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION

DITTMER ESTATES
PRELIMINARY PLAT
CRETE, SALINE COUNTY, NEBRASKA



MONUMENT SYMBOL LEGEND

PORTION OF EAST 29TH STREET TO BE DEDICATED TO THE PUBLIC

FOUND PROPERTY CORNER

FOUND SECTION CORNER

R--O--W RIGHT OF WAY

ZONING INFORMATION

CURRENT ZONING: C-1 AND R-3

Total Lots = 1
Total Outlots = 1
Total Acres = 78.65

BUILDING SETBACK RESTRICTIONS

FRONT YARD - 25 FEET

SIDE YARD - 8 FEET

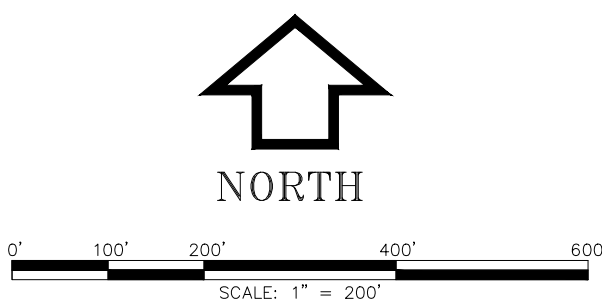
REAR YARD - SMALLER OF 20 FEET OR 20% OF LOT DEPTH FEET

OWNER:

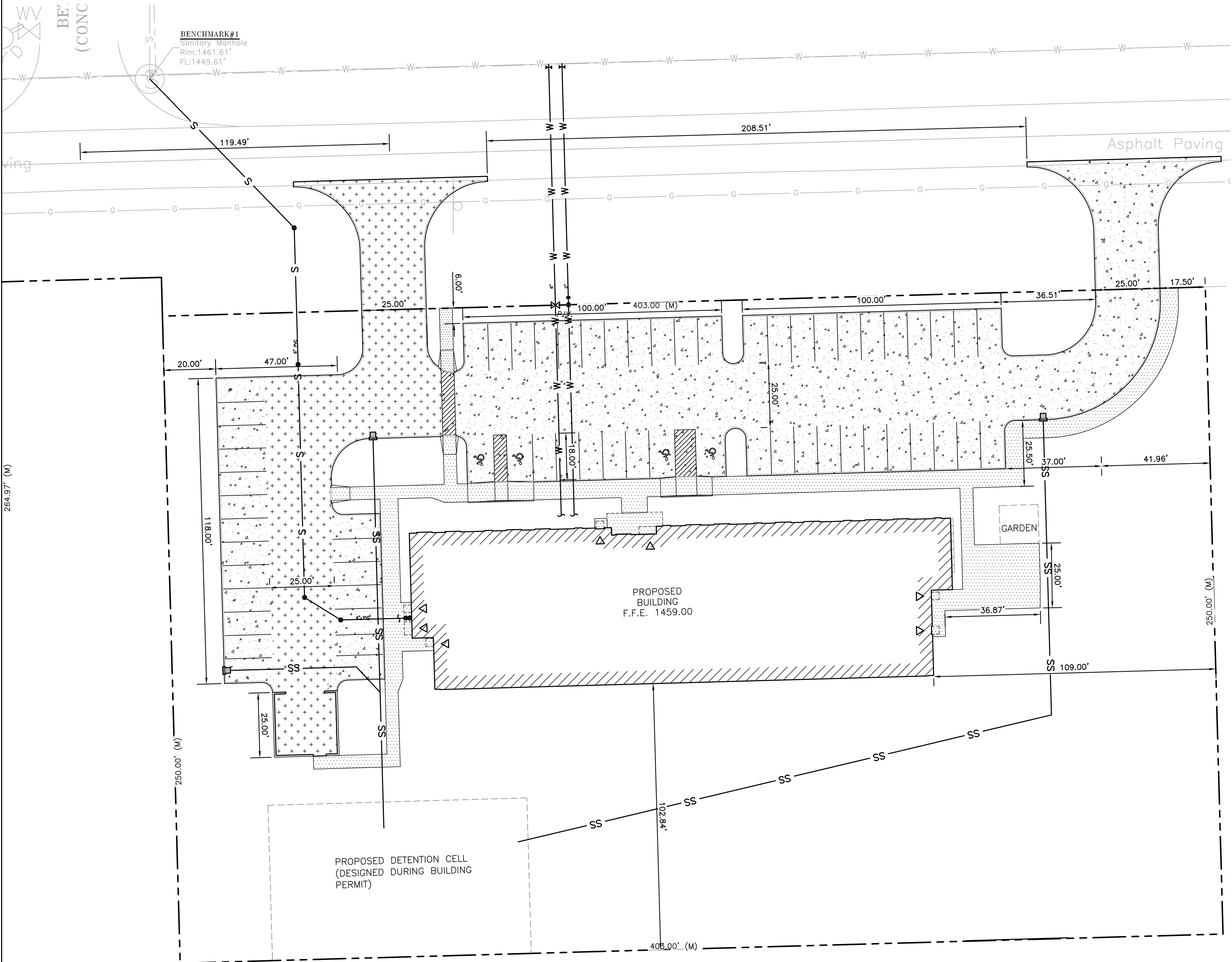
DITTMER & DITTMER, LLC
1600 W. 12TH
CRETE, NE 68333

ENGINEER/SURVEYOR:

NATHANIEL BURNETT/LYLE L. LOTH
REGA ENGINEERING GROUP INC.
601 OLD CHENEY RD., SUITE 'A'
LINCOLN, NE 68512 (402) 484-7342

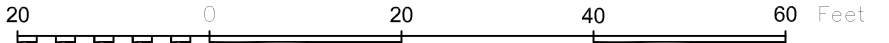


A PRELIMINARY PLAT OF
DITTMER ESTATES



NORTH

SCALE 1" = 20'



LEGEND

- 7" THICK CONCRETE
- 6" THICK CONCRETE
- 4" THICK SIDEWALK
- PROPERTY LINE
- EXPANSION JOINT
- SANITARY SEWER LINE
- WATER LINE
- 4"-12" PVC
- PROPOSED STORM SEWER LINE
- PROPOSED STORM SEWER INLET

PROJECT
231057

REGA
ENGINEERING

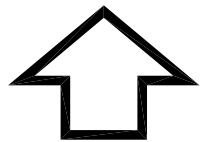
601 OLD CHENEY RD., SUITE A
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(402).484.7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION

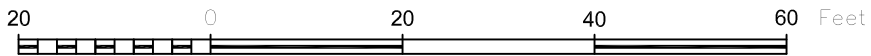
DITTMER ESTATES
PRELIMINARY PLAT-SITE UTILITY PLAN
CRETE, SALINE COUNTY, NEBRASKA

DATE: 04/18/2023
DESIGNED BY: FBS
DRAWN BY: FBS
CHECKED BY: LLL/NPB

A PRELIMINARY PLAT OF
DITTMER ESTATES

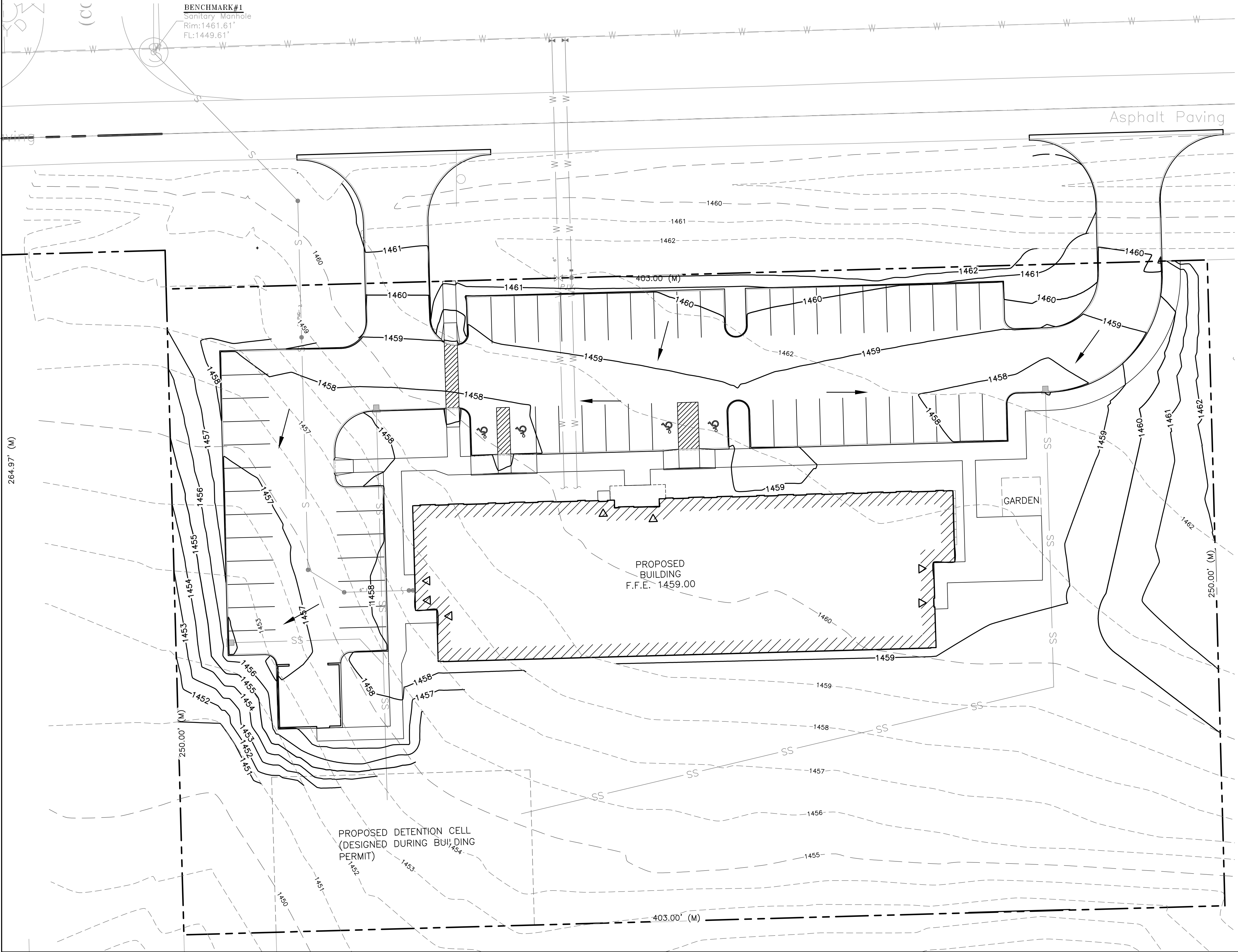


NORTH
SCALE 1" = 20'



LEGEND

- PROPERTY LINE
- - - 1460 - - - EXISTING CONTOURS
- 1460 — PROPOSED CONTOURS
- DIRECTION OF FLOW



PROJECT
231057

REGA
ENGINEERING

601 OLD CHENEY RD., SUITE A
LINCOLN, NEBRASKA 68512
(402).484.7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION

DITTMER ESTATES
PRELIMINARY PLAT GRADING
CRETE, SALINE COUNTY, NEBRASKA

DATE: 04/18/2023
DESIGNED BY: FBS
DRAWN BY: FBS
CHECKED BY: LLL/NPB