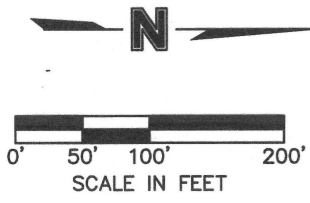


# PRAIRIE RIDGE SUBDIVISION

GARFIELD COUNTY, NEBRASKA  
FINAL PLAT



## SECTION CORNER TIES

WEST 1/4 CORNER SECTION 4-T21N-R16W  
FOUND BLM BRASS CAP, 0.8' BELOW GRADE  
NE 39.08' TO RED HEAD NAIL IN POWER POLE  
SE 35.00' TO NAIL & WASHER IN TOP OF FENCE POST  
E 55.90' TO NAIL & WASHER IN TOP OF FENCE POST  
N 12.00' TO CENTERLINE OF N-S ROAD  
W 49.19' TO NAIL & WASHER IN TOP GUARD POST  
N 27.00' TO CENTER OF CEMETERY GATE

NORTHWEST CORNER SECTION 4-T21N-R16W  
FOUND BLM BRASS CAP, 0.5' BELOW GRADE  
NE 34.26' TO FOUND BLM REFERENCE MONUMENT  
SE 27.47' TO FOUND BLM REFERENCE MONUMENT  
E 19.66' TO NAIL & WASHER IN TOP OF FENCE POST  
N 33.19' TO 5/8" REBAR W/LS624 CAP  
W 5.00' TO CENTERLINE OF N-S ROAD

NORTH 1/4 CORNER SECTION 4-T21N-R16W  
FOUND BLM BRASS CAP, 0.8' BELOW GRADE  
E 17.20' TO NAIL & WASHER IN FENCE POST  
N 26.99' TO NAIL & WASHER IN FENCE POST  
W 26.94' TO RED HEAD NAIL IN TOP OF FENCE POST  
W 43.75' TO NAIL & WASHER IN TOP FENCE POST  
W 60.00' TO RANGE OF FENCE RUNNING SOUTH

CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	101.00	43°49'10"	77.24	S64°59'24"E	75.38
C2	70.00	43°07'25"	52.69	S21°31'06"E	51.45
C3	70.00	20°59'13"	25.64	S32°35'12"E	25.50
C4	70.00	22°08'12"	27.05	S11°01'30"E	26.88
C5	70.00	89°57'24"	109.90	S45°01'18"W	98.96
C6	70.00	37°45'12"	46.12	S18°55'12"W	45.29
C7	70.00	52°12'12"	63.78	S63°53'54"W	61.60

## LEGEND

- SECTION CORNER
- FOUND CORNER (5/8" REBAR W/LS624 CAP)
- SET CORNER (5/8" X 24" REBAR W/CAP)
- SECTION LINE
- ROW LINE
- SUBDIVISION BOUNDARY LINE
- NEW PROPERTY LINE
- NEW ACCESS, UTILITY & DRAINAGE EASEMENT
- NEW UTILITY EASEMENT
- M MEASURED DISTANCE
- R RECORDED DISTANCE

## LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE WEST HALF OF THE NORTHWEST QUARTER (W1/2 NW1/4) OF SECTION FOUR (4), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SIXTEEN (16) WEST OF THE 6TH P.M., GARFIELD COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 4-T21N-R16W; THENCE ON AN ASSUMED BEARING OF S00°05'26"W, ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4), A DISTANCE OF 235.75 FEET TO THE POINT OF BEGINNING; THENCE S86°53'59"E A DISTANCE OF 605.99 FEET; THENCE S63°49'18"E A DISTANCE OF 409.88 FEET; THENCE S72°57'07"E A DISTANCE OF 362.00 FEET; THENCE S00°05'36"W A DISTANCE OF 1921.54 FEET; THENCE N89°26'08"W A DISTANCE OF 1319.50 FEET TO A POINT ON THE WEST LINE OF SAID NW1/4; THENCE N00°05'26"E, ALONG SAID WEST LINE, A DISTANCE OF 2464.03 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 2,801,187.24 SQUARE FEET OR 64.306 ACRES MORE OR LESS OF WHICH 1.688 ACRES ARE COUNTY ROAD RIGHT-OF-WAY.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON June 15<sup>th</sup>, 2021, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER (W1/2 NW1/4) OF SECTION FOUR (4), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SIXTEEN (16) WEST OF THE 6TH P.M., GARFIELD COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

*Jesse E. Hurt*  
JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674



## DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS PRAIRIE RIDGE ACRES LLC A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS PRAIRIE RIDGE SUBDIVISION IN PART OF THE WEST HALF OF THE NORTHWEST QUARTER (W1/2 NW1/4) OF SECTION FOUR (4), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SIXTEEN (16) WEST OF THE 6TH P.M., GARFIELD COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER; AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT \_\_\_\_\_, NEBRASKA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BEAU P. WISSING, PRESIDENT  
PRAIRIE RIDGE ACRES LLC

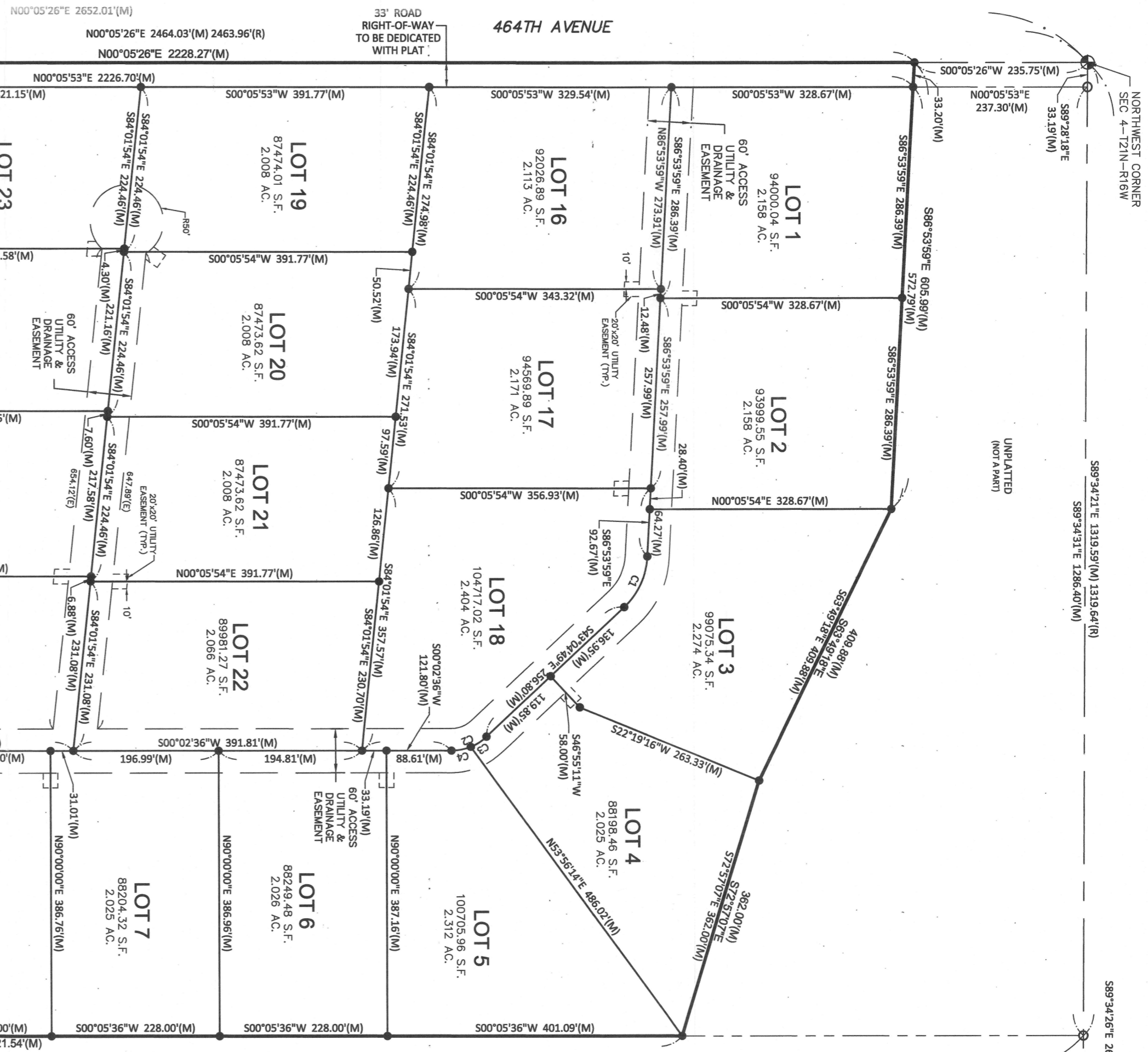
## ACKNOWLEDGMENT

STATE OF NEBRASKA  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED BEAU P. WISSING, PRESIDENT, PRAIRIE RIDGE ACRES LLC, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURES IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC



## COUNTY COMMISSIONERS APPROVAL

UPON MOTION DULY ADOPTED, THE GARFIELD COUNTY, NEBRASKA BOARD OF COMMISSIONERS APPROVED THIS PLAT FOR THE CONSTRUCTION, ERECTION AND RESALE OF SINGLE FAMILY DWELLINGS, TWO FAMILY DWELLINGS, MULTIPLE FAMILY DWELLINGS AND MANUFACTURED DWELLINGS

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

ATTEST: \_\_\_\_\_ COUNTY CLERK  
\_\_\_\_\_ CHAIRPERSON, COUNTY COMMISSIONERS

## PLANNING COMMISSION APPROVAL

THIS PLAT OF PRAIRIE RIDGE SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY THE GARFIELD COUNTY PLANNING COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CHAIRPERSON

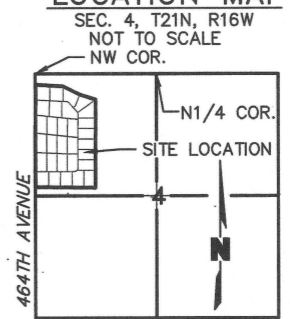
## TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 I FOUND NO REGULAR OR SPECIAL TAXES DIE OR DELINQUENT AGAINST THE REAL ESTATE PROPERTY DESCRIBED IN THIS PLAT AS SHOWN BY RECORDS OF THIS OFFICE.

GARFIELD COUNTY, NEBRASKA, TREASURER

Nebraska  
Survey Record Repository  
RECEIVED  
\$5.00  
AUG 16 2021  
GARFIELD  
1529-158

## LOCATION MAP



## REGISTER OF DEEDS CERTIFICATE

THIS INSTRUMENT WAS FILED FOR RECORD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 AT \_\_\_\_\_ M.  
IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ AND A FEE OF \$ \_\_\_\_\_ WAS PAID.

GARFIELD COUNTY, NEBRASKA, REGISTER OF DEEDS

**Ussio**

201 East 2nd Street  
Grand Island, NE 68801  
TEL 308.384.8750  
www.ussio.com

REV. NO.	DATE	REVISIONS DESCRIPTION

FINAL PLAT  
PRAIRIE RIDGE SUBDIVISION  
PRAIRIE RIDGE ACRES LLC

2021  
GARFIELD COUNTY, NEBRASKA

checked by: \_\_\_\_\_  
approved by: \_\_\_\_\_  
CA/QC by: \_\_\_\_\_  
project no.: 2020-3182  
drawing no.: \_\_\_\_\_  
date: 08.01.2021