

PLAT #737

DOCUMENT#: 202105434
 Recorded 08-25-2021 at 2:23 PM
 Carol Givens, Register of Deeds
 DODGE COUNTY NE
 Pages: 1 Fee: \$28.00

RITZ LAKE REPLAT 8 LOTS 1 THRU 21, INCLUSIVE, BLOCK 4

BEING A REPLATTING OF LOTS 1, 2, 3, 4, 5, 16, 17 AND 18, BLOCK 4, RITZ LAKE ADDITION AND LOT 14, BLOCK 4, RITZ LAKE ADDITION REPLAT 2 AND LOTS 6, 7, 8, 9, 10, 11, 12, 13, 15, 19, 20 AND 21, BLOCK 4, RITZ LAKE ADDITION REPLAT 3, ALL LOCATED IN THE NW 1/4 OF SECTION 7, T17N, R9E OF THE 6th P.M., DODGE COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES IN RITZ LAKE REPLAT 8 (LOTS NUMBERED AS SHOWN) A SUBDIVISION IN THE NW 1/4 OF SECTION 7, T17N, R9E OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.



CHRIS E. DORNIER
 NEBRASKA RLS 507

MARCH 17, 2021

DATE:

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE RITZ LAKE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY BEING THE OWNERS AND PROPRIETOR AND FIRST STATE BANK BEING THE MORTGAGEE HOLDER OF THE PROPERTY DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID LAND TO BE RE-PLATTED INTO TWENTY ONE (21) LOTS TO BE NUMBERED AS SHOWN. SAID PLAT TO BE HEREAFTER KNOWN AS RITZ LAKE REPLAT 8 SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THIS PLAT, SAID OWNER GRANTS UTILITY EASEMENTS AT THE LOCATIONS AND WIDTHS SHOWN ON THIS PLAT. WE DO ALSO GRANT EASEMENTS TO THE CITY OF FREMONT, SAID EASEMENTS ARE RESERVED FOR THE USE OF PUBLIC UTILITIES AND ARE SUBJECT TO THE PARAMOUNT RIGHT OF THE PUBLIC UTILITY TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS.

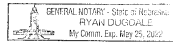
THE RITZ LAKE, LLC, FIRST STATE BANK
 A NEBRASKA LIMITED LIABILITY COMPANY

By: *Kent Douglas Riithaler*
 KENT DOUGLAS RIITHALER, MANAGING MEMBER

By: *Chris E. Dornier*
 TITLE:

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF August, 2021
 BY: Jon R. Campbell OF FIRST STATE BANK ON BEHALF OF SAID BANK.



NOTARY PUBLIC

APPROVAL OF CITY OF FREMONT PLANNING COMMISSION

THIS PLAT OF RITZ LAKE REPLAT 8 WAS APPROVED BY THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA PLANNING COMMISSION ON THIS 19 DAY OF July, 2021.

By: *Bob Levin*
 CHAIRPERSON

APPROVAL OF FREMONT CITY COUNCIL

THIS PLAT AND DEDICATION OF RITZ LAKE REPLAT 8 WAS APPROVED BY THE FREMONT CITY COUNCIL, DODGE COUNTY, NEBRASKA ON THIS 10 DAY OF August, 2021.

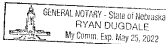
By: *Joby Spellerberg*
 JOBY SPELLERBERG, MAYOR

By: *Tyler Ficken*
 TYLER FICKEN, CITY CLERK

ACKNOWLEDGEMENT OF NOTARY

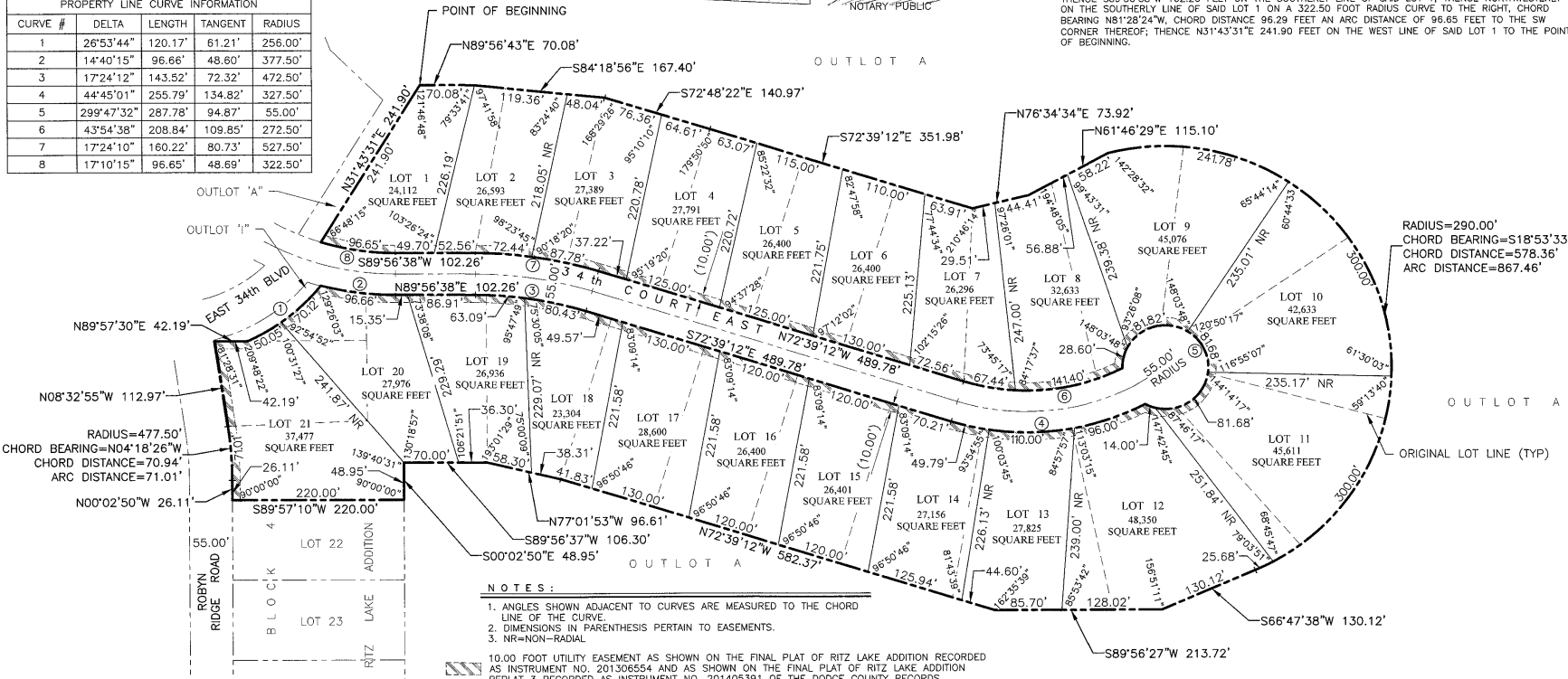
STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF August, 2021 BY KENT DOUGLAS RIITHALER, MANAGING MEMBER OF THE RITZ LAKE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.



NOTARY PUBLIC

CURVE #	DELTA	LENGTH	TANGENT	RADIUS
1	26°53'44"	120.17'	61.21'	256.00'
2	14°40'15"	96.66'	48.80'	377.50'
3	17°24'12"	143.52'	72.32'	472.50'
4	44°45'01"	255.79'	134.82'	327.50'
5	29°47'32"	287.78'	94.87'	55.00'
6	43°54'38"	208.84'	109.85'	272.50'
7	17°24'10"	160.22'	80.73'	527.50'
8	17°10'15"	96.65'	48.69'	322.50'



NOTES:

- ANGLES SHOWN ADJACENT TO CURVES ARE MEASURED TO THE CHORD LINE OF THE CURVE.
- DIMENSIONS IN PARENTHESES PERTAIN TO EASEMENTS.
- NR=NON-RADIAL

10.00 FOOT UTILITY EASEMENT AS SHOWN ON THE FINAL PLAT OF RITZ LAKE ADDITION RECORDED AS INSTRUMENT NO. 201306554 AND AS SHOWN ON THE FINAL PLAT OF RITZ LAKE ADDITION REPLAT 3 RECORDED AS INSTRUMENT NO. 201405391 OF THE DODGE COUNTY RECORDS.

LEGAL DESCRIPTION

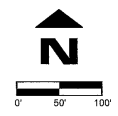
A TRACT OF LAND COMPOSED OF LOTS 1, 2, 3, 4, 5, 16, 17 AND 18, BLOCK 4, RITZ LAKE ADDITION AND LOT 14, BLOCK 4, RITZ LAKE REPLAT 2 AND LOTS 6, 7, 8, 9, 10, 11, 12, 13, 15, 19, 20 AND 21, BLOCK 4, RITZ LAKE REPLAT 3, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1;

THENCE S89°56'43"E (BEARINGS BASED ON THE DODGE COUNTY NEBRASKA LOW DISTORTION PROJECTION) 70.08 FEET ON THE NORTH LINE OF SAID LOT 1 TO THE NORTHEAST CORNER THEREOF; THENCE S84°18'56"E 167.40 FEET ON THE NORTH LINES OF SAID LOTS 2 AND 3; THENCE S71°48'22"E 140.97 FEET ON THE NORTH LINES OF SAID LOTS 3 AND 4; THENCE S72°39'12"E 351.98 FEET ON THE NORTH LINES OF SAID LOTS 4, 5, 6 AND 7; THENCE N76°34'34"E 73.92 FEET ON THE NORTH LINES OF SAID LOTS 7 AND 8; THENCE N61°46'29"E 115.10 FEET ON THE NORTH LINES OF SAID LOTS 7 AND 8; THENCE SOUTHEASTERLY ON THE EASTERLY LINES OF SAID LOTS 9, 10, 11 AND 12 ON A 290.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S18°53'33"E, CHORD DISTANCE 578.36 FEET AN ARC DISTANCE OF 867.46 FEET; THENCE S66°47'38"W 130.12 FEET ON THE SOUTHERLY LINE OF SAID LOT 12; THENCE S89°56'27"W 213.72 FEET ON THE SOUTHERLY LINES OF SAID LOTS 12 AND 13; THENCE N72°39'12"W 862.37 FEET ON THE SOUTHERLY LINES OF SAID LOTS 13, 14, 15, 15A, 16, 17 AND 18; THENCE N77°01'53"W 96.61 FEET ON THE SOUTHERLY LINES OF SAID LOTS 16 AND 17; THENCE S89°56'37"W 106.30 FEET ON THE SOUTHERLY LINES OF SAID LOTS 19 AND 20 TO THE SW CORNER OF SAID LOT 20; THENCE S00°02'50"E 48.95 FEET ON THE EAST LINE OF SAID LOT 21 TO THE SE CORNER THEREOF; THENCE S89°57'10"W 220.00 FEET ON THE SOUTH LINE OF SAID LOT 21 TO THE NW CORNER OF SAID LOT 20; THENCE N89°57'30"E 42.19 FEET ON THE NORTH LINE OF SAID LOT 20; THENCE NORTHEASTERLY ON THE NORTHERLY LINE OF SAID LOT 20 ON A 256.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N52°18'39"E, CHORD DISTANCE 119.07 FEET AN ARC DISTANCE OF 120.17 FEET TO A CORNER THEREOF; THENCE SOUTHEASTERLY ON THE NORTHERLY LINES OF SAID LOTS 19 AND 20 ON A 377.50 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S82°43'14"E, CHORD DISTANCE 96.40 FEET, AN ARC DISTANCE OF 96.66 FEET; THENCE N89°58'38"E 102.26 FEET ON THE NORTH LINE OF SAID LOT 19; THENCE SOUTHEASTERLY ON THE NORTHERLY LINES OF SAID LOTS 18 AND 19 ON A 472.50 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S81°21'20"E, CHORD DISTANCE 143.82 FEET, AN ARC DISTANCE OF 143.82 FEET; THENCE S72°39'12"E 489.78 FEET ON THE NORTH LINES OF SAID LOTS 14, 15, 15A, 16 AND 17; THENCE NORTHEASTERLY ON THE NORTHERLY LINES OF SAID LOTS 12, 13 AND 14 ON A 327.50 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N84°58'10"E, CHORD DISTANCE 249.34 FEET AN ARC DISTANCE OF 255.79 FEET TO THE NE CORNER OF SAID LOT 13; THENCE NORTHWESTERLY ON THE WESTERLY AND SOUTHERLY LINES OF SAID LOTS 9, 10, 11 AND 12 ON A 55.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N31°33'46"W, CHORD DISTANCE 55.17 FEET AN ARC DISTANCE OF 287.78 FEET; THENCE SOUTHWESTERLY ON THE SOUTHERLY LINES OF SAID LOTS 7 AND 8 ON A 272.50 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S85°23'22"W, CHORD DISTANCE 203.77 FEET AN ARC DISTANCE OF 208.84 FEET; THENCE N72°39'12"W 499.78 FEET ON THE SOUTHERLY LINES OF SAID LOTS 3, 4, 5, 6 AND 7; THENCE NORTHWESTERLY ON THE SOUTHERLY LINES OF SAID LOTS 2 AND 3 ON A 527.50 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N81°21'20"W, CHORD DISTANCE 159.81 FEET AN ARC DISTANCE OF 160.22 FEET; THENCE S89°56'38"W 102.26 FEET ON THE SOUTHERLY LINE OF SAID LOT 1; THENCE NORTHWESTERLY ON THE SOUTHERLY LINE OF SAID LOT 1 ON A 322.50 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N81°28'24"W, CHORD DISTANCE 96.29 FEET AN ARC DISTANCE OF 96.65 FEET TO THE SW CORNER THEREOF; THENCE N31°43'31"E 241.90 FEET ON THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.



thompson, dressen & dornier, inc.
 10836 Old Mill Rd
 Omaha, NE 68154
 p.402.330.8860 f.402.330.5866
 td2co.com

RITZ LAKE REPLAT 8
 LOTS 1 THROUGH 21, INCLUSIVE, BLOCK 4



No.	Description	MM-DD-YY

Job No.: A1436-21-1A
 Drawn By: RJR
 Reviewed By: CED
 Date: MARCH 17, 2021
 Book: 21/10
 Page: 34

SHEET TITLE
**CITY OF FREMONT
 FINAL PLAT**