

PLAT #736

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Carol Stevens
Carol Stevens, Register of Deeds
DODGE COUNTY NE
Pages: 1 Fee: \$28.00

RITZ LAKE REPLAT 7

LOTS 2 THRU 9, INCLUSIVE, BLOCK 2

BEING A REPLATTING OF LOTS 2 THRU 9, INCLUSIVE, BLOCK 2, RITZ LAKE ADDITION AND LOT 13R, RITZ LAKE ADDITION
REPLAT 5, BOTH LOCATED IN THE NW 1/4 OF SECTION 7, T17N, R9E OF THE 6th P.M., DODGE COUNTY, NEBRASKA.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF August, 2021 BY Kent Douglas Rithaler OF FIRST STATE BANK ON BEHALF OF SAID BANK.



NOTARY PUBLIC

APPROVAL OF FREMONT CITY COUNCIL

THIS PLAT AND DEDICATION OF RITZ LAKE REPLAT 7 WAS APPROVED BY THE FREMONT CITY COUNCIL, DODGE COUNTY, NEBRASKA ON THIS 10th DAY OF August, 2021.

JOEY SMELLERBERG, MAYOR

TYLER FICKEN, CITY CLERK

APPROVAL OF CITY OF FREMONT PLANNING COMMISSION

THIS PLAT OF RITZ LAKE REPLAT 7 WAS APPROVED BY THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA PLANNING COMMISSION ON THIS 19th DAY OF July, 2021.

CHAIRPERSON

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 7 (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. DÖRNER, NEBRASKA RLS 507

MARCH 17, 2021
DATE:

LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF LOTS 2 THRU 9, INCLUSIVE, BLOCK 2, RITZ LAKE ADDITION AND LOT 13R, RITZ LAKE ADDITION REPLAT 5, ALL LOCATED IN THE NW 1/4 OF SECTION 7, T17N, R9E OF THE 6th P.M., DODGE COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2:

- THENCE S89°56'58"E (BASED ON THE DODGE COUNTY NEBRASKA LOW DISTORTION PROJECTION) 125.07 FEET ON THE NORTH LINE OF SAID LOT 2 TO THE NORTHEAST CORNER THEREOF;
- THENCE S00°00'52"W 75.71 FEET ON THE EAST LINE OF SAID LOT 2;
- THENCE SOUTHEASTERLY ON THE EAST LINES OF SAID LOTS 3, 4, 5, 6 AND 7 ON A 87.50 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S45°00'24"E, CHORD DISTANCE 171.51 FEET, AN ARC DISTANCE OF 239.86 FEET TO THE NORTH LINE OF SAID LOT 7;
- THENCE N89°55'41"E 93.14 FEET ON THE NORTH LINES OF SAID LOTS 7 AND 8;
- THENCE NORTHEASTERLY ON THE NORTH LINES OF SAID LOTS 9, 10 AND 11 ON A 177.50 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N67°35'02"E, CHORD DISTANCE 135.47 FEET, AN ARC DISTANCE OF 138.99 FEET TO THE NORTHEAST CORNER OF SAID LOT 11;
- THENCE S44°40'24"E 138.28 FEET ON THE EASTERLY LINE OF SAID LOT 11 TO THE SOUTHEAST CORNER THEREOF;
- THENCE S36°53'14"W 97.81 FEET ON THE SOUTH LINE OF SAID LOT 11;
- THENCE S89°57'18"W 488.04 FEET ON THE SOUTH LINES OF SAID LOTS 5, 6, 7, 8, 9 AND 10 TO A CORNER OF SAID LOT 5;
- THENCE N26°37'36"W 56.05 FEET ON THE WEST LINE OF SAID LOT 5 TO A CORNER OF SAID LOT 3;
- THENCE N00°00'12"W 199.94 FEET ON THE WEST LINES OF SAID LOTS 3, 4 AND 5 TO A CORNER OF SAID LOT 3;
- THENCE N89°37'40"E 9.97 FEET ON THE WEST LINE OF SAID LOT 3 TO A CORNER THEREOF;
- THENCE N00°00'35"W 72.15 FEET ON THE WEST LINE OF SAID LOTS 2 AND 3 TO THE POINT OF BEGINNING.

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 MORTGAGE HOLDER OF THE PROPERTY DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID LAND TO BE PLATTED INTO EIGHT (8) LOTS TO BE NUMBERED AS SHOWN, SAID PLAT TO BE HEREAFTER KNOWN AS RITZ LAKE REPLAT 7 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., A NEBRASKA LIMITED LIABILITY COMPANY

FIRST STATE BANK

By: Kent Douglas Rithaler, Managing Member

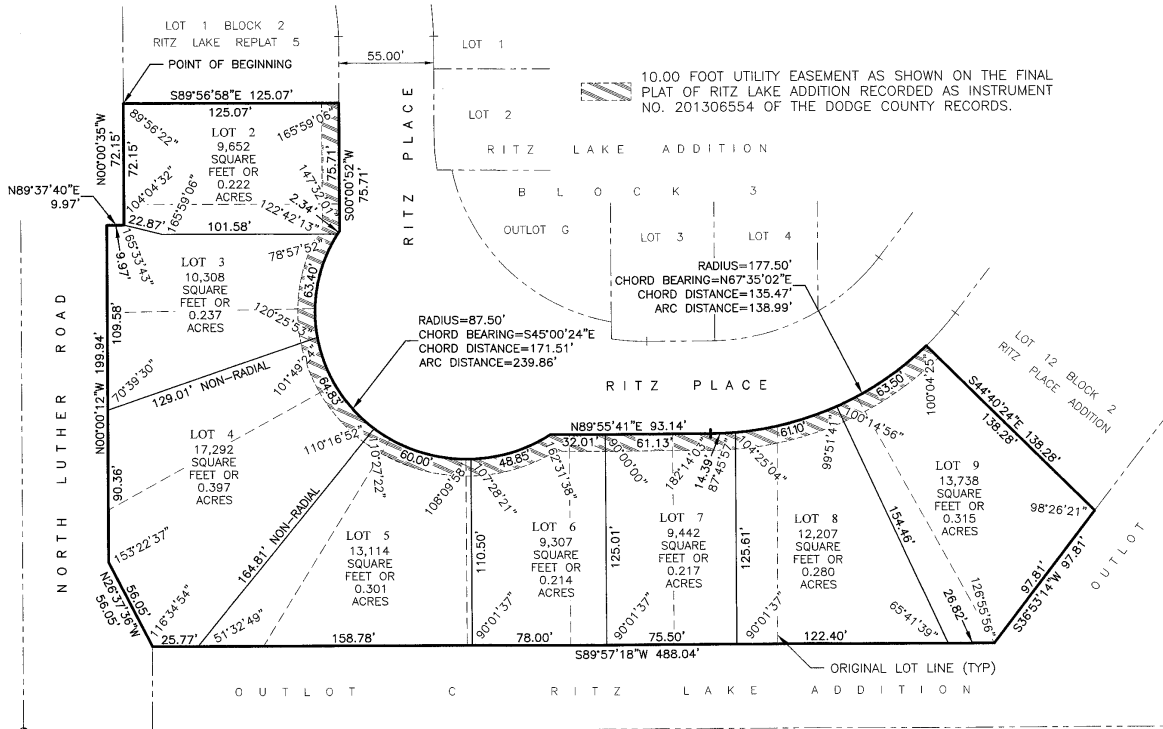
By: [Signature], Title:

ACKNOWLEDGEMENT OF NOTARY

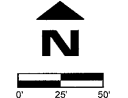
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF August, 2021 BY KENT DOUGLAS RITHALER, MANAGING MEMBER OF THE RITZ LAKE, LLC., A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.



NOTARY PUBLIC



RITZ LAKE REPLAT 7
INCLUSIVE, BLOCK 2,
LOTS 2 THRU 9, INCLUSIVE



No.	Description	MM-DD-YY
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Reviewed By: CED
Date: MARCH 17, 2021
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CITY OF FREMONT
FINAL PLAT

8/11/2021 10:43 AM DCR RDR/PKS (1/1400/1400-000) Ritz Lake Addition Block 2 Lots 2-9 Ritz Lake Pl 7 Lot 13R Drawing/14150-01-04.dwg