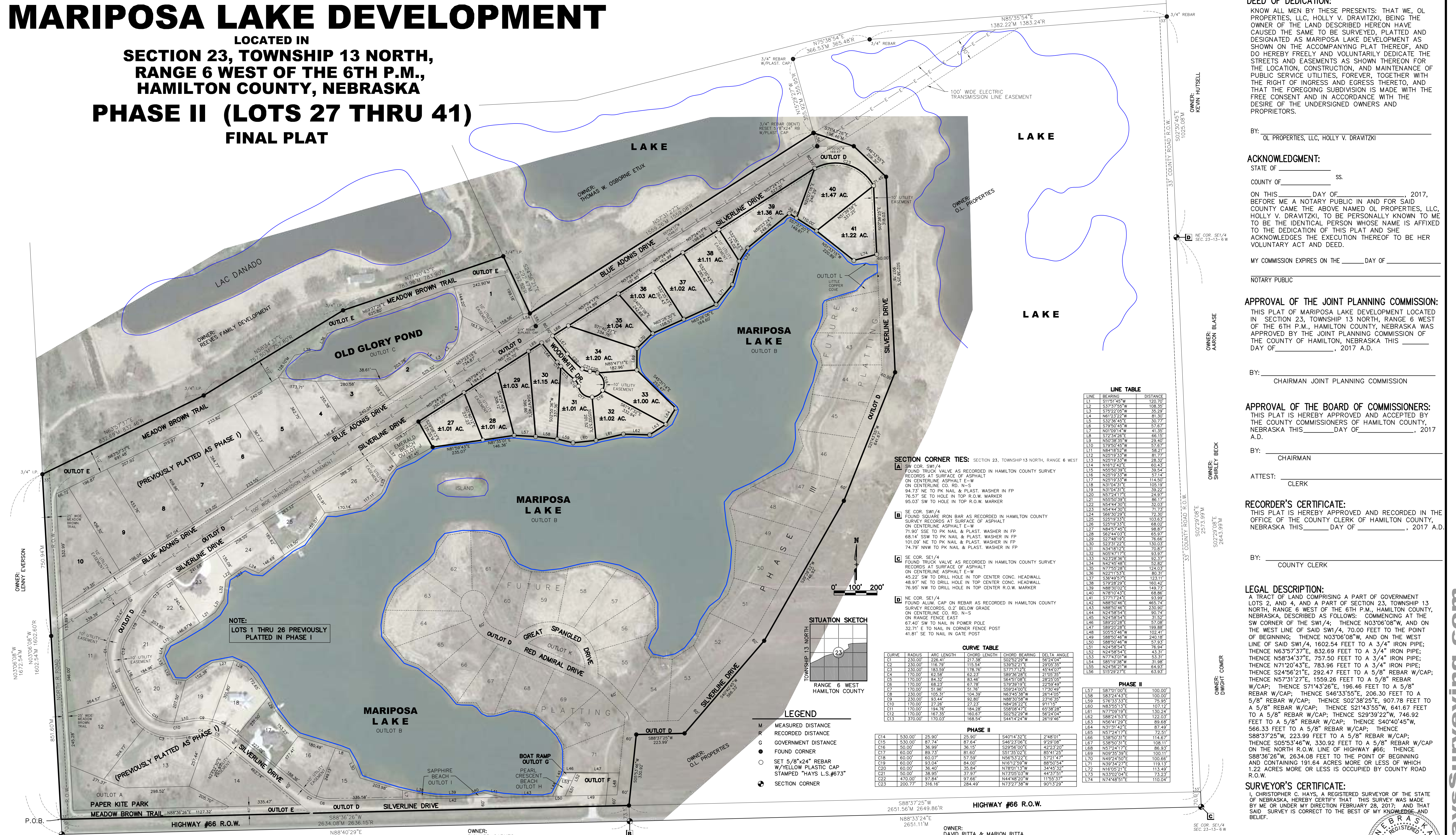


MARIPOSA LAKE DEVELOPMENT

LOCATED IN
SECTION 23, TOWNSHIP 13 NORTH,
RANGE 6 WEST OF THE 6TH P.M.,
HAMILTON COUNTY, NEBRASKA

PHASE II (LOTS 27 THRU 41) FINAL PLAT

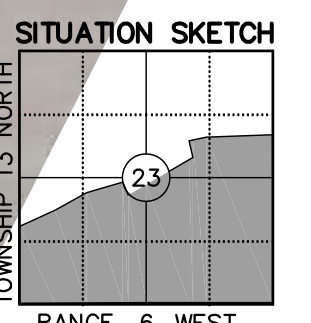


LINE TABLE

LINE	BEARING	DISTANCE
L1	S11°51'45"W	120.70
L2	S37°37'55"W	108.35
L3	S75°22'05"W	35.29
L4	N81°23'22"W	81.30
L5	S32°35'45"W	30.77
L6	S79°50'45"W	57.67
L7	N07°09'14"	41.35
L8	S72°34'26"E	66.15
L9	N50°38'35"W	29.40
L10	S79°50'45"W	57.67
L11	N84°18'52"W	58.21
L12	N25°19'33"W	26.32
L13	N25°19'33"W	26.32
L14	N61°12'42"E	60.43
L15	N55°00'39"E	35.54
L16	N25°19'33"W	57.14
L17	N25°19'33"W	114.50
L18	N13°41'11"E	105.19
L19	N31°04'31"E	39.22
L20	N52°41'17"E	24.97
L21	N55°00'39"E	86.17
L22	N54°44'30"E	32.03
L23	N54°44'30"E	73.73
L24	S66°30'29"E	72.30
L25	S29°19'33"E	103.63
L26	S25°19'33"E	68.02
L27	N84°17'45"E	98.87
L28	S92°43'03"E	65.97
L29	S74°48'19"E	76.66
L30	S23°12'22"E	130.33
L31	N34°18'12"E	70.87
L32	N05°47'17"E	93.97
L33	N32°35'36"E	92.37
L34	N42°45'48"E	52.82
L35	N79°52'09"E	124.03
L36	N22°11'53"E	80.31
L37	S36°49'57"E	123.11
L38	S79°52'09"E	162.42
L39	N88°30'02"E	149.73
L40	N78°10'43"E	68.86
L41	N87°12'42"E	93.98
L42	N88°30'46"E	465.74
L43	N57°24'24"E	233.99
L44	N24°58'54"E	90.74
L45	N24°58'54"E	30.32
L46	S89°25'25"E	57.08
L47	S89°25'25"E	199.88
L48	S05°33'45"W	102.41
L49	S88°50'46"W	240.18
L50	S88°50'46"W	57.93
L51	N74°34'24"E	78.94
L52	N24°58'54"E	43.37
L53	N74°34'24"E	53.31
L54	S89°19'38"W	31.98
L55	N79°52'09"E	130.64
L56	N24°58'21"E	64.93
L57	S15°22'22"E	63.93

SECTION CORNER TIES:

SECTION 23, TOWNSHIP 13 NORTH, RANGE 6 WEST
A SW COR. SW1/4 FOUND TRUCK VALVE AS RECORDED IN HAMILTON COUNTY SURVEY RECORDS AT SURFACE OF ASPHALT ON CENTERLINE ASPHALT E-W ON CENTERLINE CO. RD. N-S 94.73' NE TO PK NAIL & PLAST. WASHER IN FP 76.57' SE TO HOLE IN TOP R.O.W. MARKER 95.03' SW TO HOLE IN TOP R.O.W. MARKER
B SE COR. SW1/4 FOUND SQUARE IRON BAR AS RECORDED IN HAMILTON COUNTY SURVEY RECORDS AT SURFACE OF ASPHALT ON CENTERLINE ASPHALT E-W 71.90' SSE TO PK NAIL & PLAST. WASHER IN FP 68.14' SSW TO PK NAIL & PLAST. WASHER IN FP 101.00' NE TO PK NAIL & PLAST. WASHER IN FP 74.79' NNW TO PK NAIL & PLAST. WASHER IN FP
C SE COR. SE1/4 FOUND TRUCK VALVE AS RECORDED IN HAMILTON COUNTY SURVEY RECORDS AT SURFACE OF ASPHALT ON CENTERLINE ASPHALT E-W 45.22' SW TO DRILL HOLE IN TOP CENTER CONC. HEADWALL 48.97' NE TO DRILL HOLE IN TOP CENTER CONC. HEADWALL 76.95' NW TO DRILL HOLE IN TOP CENTER R.O.W. MARKER
D NE COR. SE1/4 FOUND ALUM. CAP ON REBAR AS RECORDED IN HAMILTON COUNTY SURVEY RECORDS AT SURFACE OF ASPHALT ON CENTERLINE CO. RD. N-S ON RANCE FENCE EAST 67.40' SW TO NAIL IN POWER POLE 32.71' SE TO NAIL IN CORNER FENCE POST 41.81' SE TO NAIL IN GATE POST



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	230.00'	228.41'	217.38'	S02°32'29"W	56°24'04"
C2	230.00'	118.79'	115.54'	S39°52'21"E	29°03'59"
C3	230.00'	183.59'	178.76'	S71°12'12"E	45°44'02"
C4	170.00'	82.58'	82.23'	S89°56'28"E	21°05'25"
C5	170.00'	84.32'	83.46'	S84°31'08"E	28°25'05"
C6	170.00'	68.23'	67.78'	S79°39'19"E	22°59'49"
C7	170.00'	51.98'	51.38'	S59°34'09"E	17°30'49"
C8	230.00'	105.31'	104.39'	N83°45'38"W	26°14'05"
C9	230.00'	93.44'	92.80'	N88°30'58"W	23°16'30"
C10	170.00'	27.69'	27.03'	N84°29'22"E	9°11'12"
C11	170.00'	184.76'	184.28'	S58°08'47"E	65°38'28"
C12	170.00'	167.38'	165.67'	S02°32'29"W	59°24'44"
C13	370.00'	170.03'	168.54'	S44°14'24"W	26°19'46"

PHASE II

C14	530.00'	25.90'	25.90'	S40°14'32"E	2°48'01"
C15	530.00'	87.74'	87.64'	S46°23'06"E	9°29'08"
C16	50.00'	36.99'	36.15'	S29°56'00"E	42°23'20"
C17	60.00'	69.73'	61.60'	S51°05'02"E	85°41'24"
C18	60.00'	60.07'	57.59'	N56°53'22"E	5°21'47"
C19	60.00'	53.04'	54.00'	N16°12'58"W	88°50'54"
C20	60.00'	56.40'	53.84'	N73°01'13"W	34°45'39"
C21	50.00'	38.95'	37.97'	N73°05'03"W	44°37'51"
C22	470.00'	37.84'	92.66'	N44°46'20"W	11°55'37"
C23	200.77'	316.16'	284.49'	N73°27'38"W	80°73'29"

LEGEND

- M MEASURED DISTANCE
- R RECORDED DISTANCE
- G GOVERNMENT DISTANCE
- FOUND CORNER
- SET 5/8"x24" REBAR W/YELLOW PLASTIC CAP STAMPED "HAYS L.S.#673"
- ⊕ SECTION CORNER

NOTES:

- ALL WATER WELLS AND SEPTIC SYSTEMS INSTALLED IN THIS SUBDIVISION MUST COMPLY WITH NEBRASKA ADMINISTRATIVE CODE TITLE 124, RULES AND REGULATIONS FOR THE DESIGN, OPERATION AND MAINTENANCE OF ON-SITE WASTEWATER TREATMENT SYSTEMS. SPECIAL NEEDS FOR ON-SITE SYSTEMS ON INDIVIDUAL LOTS ARE DESCRIBED ON THE MARIPOSA LAKE DEVELOPMENT MAP PHASE 2 LOTS 27 THRU 41 MAP STAMPED POLLUTION CONTROL PROJECT 16S8005 AND APPROVED ON 2/3/2017 BY THE NEBRASKA DEQ, AND RECORDED WITH THIS FINAL PLAT MAP.
- PROTECTIVE COVENANTS FOR MARIPOSA LAKE DEVELOPMENT RECORDED 11/26/13 IN MISC BOOK 50, PAGE 160 AND FIRST AMENDMENT TO THE COVENANTS RECORDED 10/18/16 MISC BOOK 51, PAGE 296.

BUILDING SETBACK REQUIREMENTS:

FRONT YARD SETBACK	30'
REAR YARD SETBACK	30'
SIDE YARD SETBACK	7'

PLANNED PHASES:

PHASE I	LOTS 1 THRU 26 (PHASE I PREVIOUSLY PLATTED)
PHASE II	LOTS 27 THRU 41
PHASE III	LOTS 42 THRU 71

THIS SURVEY DONE AT THE REQUEST OF OL PROPERTIES

OWNER/SUBDIVIDER:
OL PROPERTIES
PO BOX 82
STROMSBURG, NE 68666

SURVEYOR:
HAYS LAND SURVEYING, LLC
PO BOX 432
OSCEOLA, NE 68651



TITLE	DATE
MARIPOSA LAKE DEVELOPMENT PHASE II	2/28/17
PROJECT	SHEET
SECTION 23, TOWNSHIP 13 NORTH, RANGE 6 WEST, HAMILTON COUNTY, NE	1 of 1

DEED OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT WE, OL PROPERTIES, LLC, HOLLY V. DRAVITZKI, BEING THE OWNER OF THE LAND DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED AND DESIGNATED AS MARIPOSA LAKE DEVELOPMENT AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND DO HEREBY FREELY AND VOLUNTARILY DEDICATE THE STREETS AND EASEMENTS AS SHOWN THEREON FOR THE LOCATION, CONSTRUCTION, AND MAINTENANCE OF PUBLIC SERVICE UTILITIES, FOREVER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THEREON, AND THAT THE FOREGOING SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

BY: OL PROPERTIES, LLC, HOLLY V. DRAVITZKI

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____ SS.
ON THIS _____ DAY OF _____, 2017,
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY CAME THE ABOVE NAMED OL PROPERTIES, LLC, HOLLY V. DRAVITZKI, TO BE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AND SHE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES ON THE _____ DAY OF _____
NOTARY PUBLIC

APPROVAL OF THE JOINT PLANNING COMMISSION:

THIS PLAT OF MARIPOSA LAKE DEVELOPMENT LOCATED IN SECTION 23, TOWNSHIP 13 NORTH, RANGE 6 WEST OF THE 6TH P.M., HAMILTON COUNTY, NEBRASKA WAS APPROVED BY THE JOINT PLANNING COMMISSION OF THE COUNTY OF HAMILTON, NEBRASKA THIS _____ DAY OF _____, 2017 A.D.

BY: _____
CHAIRMAN JOINT PLANNING COMMISSION

APPROVAL OF THE BOARD OF COMMISSIONERS:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OF HAMILTON COUNTY, NEBRASKA THIS _____ DAY OF _____, 2017 A.D.

BY: _____
CHAIRMAN

ATTEST: _____
CLERK

RECORDER'S CERTIFICATE:

THIS PLAT IS HEREBY APPROVED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HAMILTON COUNTY, NEBRASKA THIS _____ DAY OF _____, 2017 A.D.

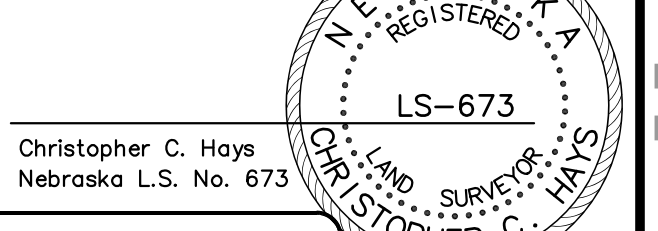
BY: _____
COUNTY CLERK

LEGAL DESCRIPTION:

A TRACT OF LAND COMPRISING A PART OF GOVERNMENT LOTS 2, AND 4, AND A PART OF SECTION 23, TOWNSHIP 13 NORTH, RANGE 6 WEST OF THE 6TH P.M., HAMILTON COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SW1/4; THENCE N03°06'08"W, AND ON THE WEST LINE OF SAID SW1/4, 70.00 FEET TO THE POINT OF BEGINNING; THENCE N03°06'08"W, AND ON THE WEST LINE OF SAID SW1/4, 1602.54 FEET TO A 3/4" IRON PIPE; THENCE N63°57'37"E, 832.69 FEET TO A 3/4" IRON PIPE; THENCE N58°34'37"E, 757.50 FEET TO A 3/4" IRON PIPE; THENCE N71°20'43"E, 783.96 FEET TO A 3/4" IRON PIPE; THENCE S24°56'21"E, 292.47 FEET TO A 5/8" REBAR W/CAP; THENCE N57°31'27"E, 1559.26 FEET TO A 5/8" REBAR W/CAP; THENCE S71°43'26"E, 196.46 FEET TO A 5/8" REBAR W/CAP; THENCE S46°33'55"E, 206.30 FEET TO A 5/8" REBAR W/CAP; THENCE S02°38'25"E, 907.78 FEET TO A 5/8" REBAR W/CAP; THENCE S21°43'55"W, 641.67 FEET TO A 5/8" REBAR W/CAP; THENCE S29°39'22"W, 746.92 FEET TO A 5/8" REBAR W/CAP; THENCE S40°40'45"W, 566.33 FEET TO A 5/8" REBAR W/CAP; THENCE S87°25'25"W, 223.99 FEET TO A 5/8" REBAR W/CAP; THENCE S05°53'46"W, 330.92 FEET TO A 5/8" REBAR W/CAP ON THE NORTH R.O.W. LINE OF HIGHWAY #66; THENCE S88°36'26"E, 2634.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 191.64 ACRES MORE OR LESS OF WHICH 1.22 ACRES MORE OR LESS IS OCCUPIED BY COUNTY ROAD R.O.W.

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER C. HAYS, A REGISTERED SURVEYOR OF THE STATE OF NEBRASKA, HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECTION FEBRUARY 28, 2017, AND THAT SAID SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Christopher C. Hays
Nebraska L.S. #673

www.HaysSurveying.com