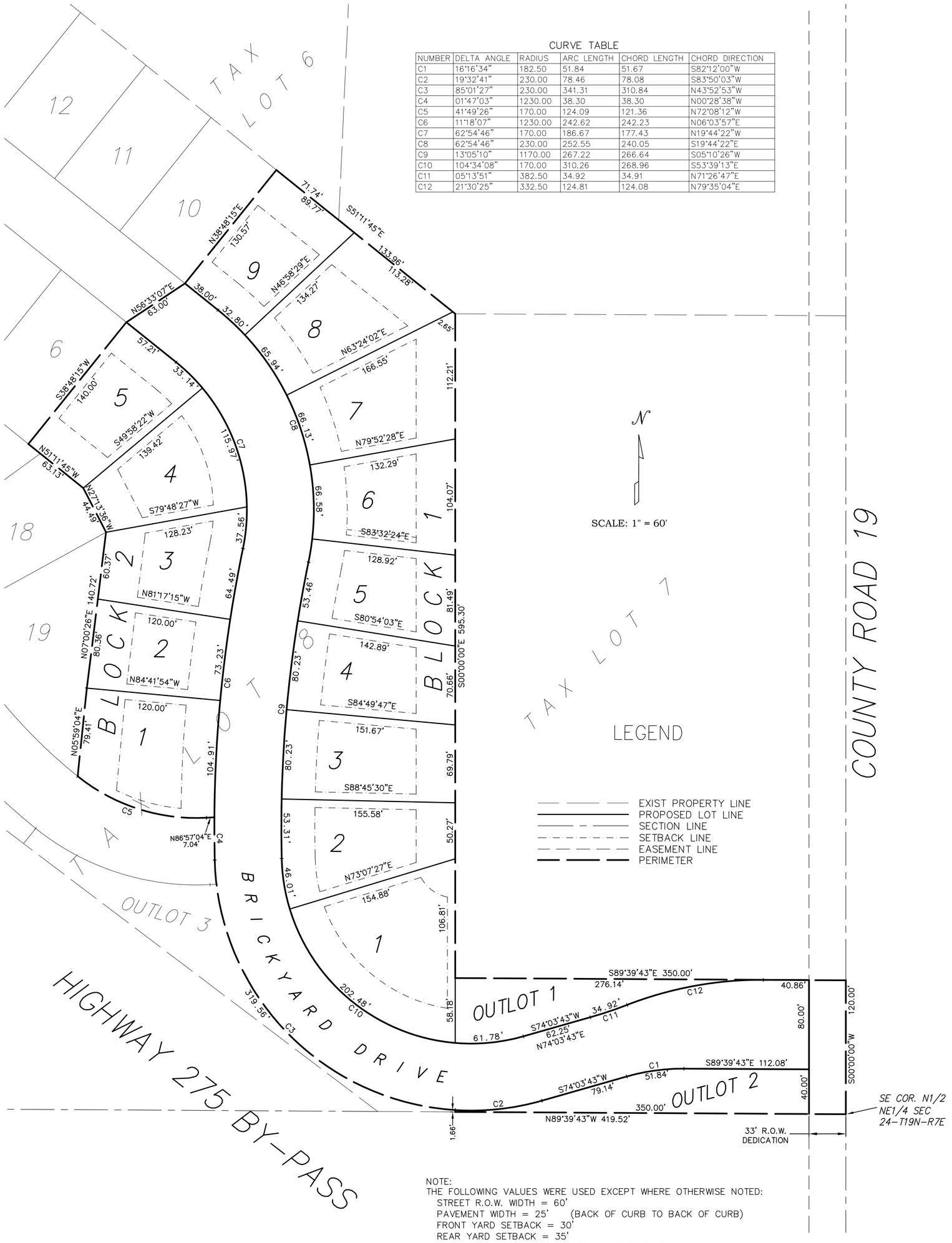
FINAL PLAT OF

BRICKYARD HILL ADDITION

PART OF THE N1/2 OF THE NE1/4 OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 7 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	16°16'34"	182.50	51.84	51.67	S82°12'00"W
C2	19°32'41"	230.00	78.46	78.08	S83°50'03"W
C3	85°01'27"	230.00	341.31	310.84	N43°52'53"W
C4	01°47'03"	1230.00	38.30	38.30	N00°28'38"W
C5	41°49'26"	170.00	124.09	121.36	N72°08'12"W
C6	11°18'07"	1230.00	242.62	242.23	N06°03'57"E
C7	62°54'46"	170.00	186.67	177.43	N19°44'22"W
C8	62°54'46"	230.00	252.55	240.05	S19°44'22"E
C9	13°05'10"	1170.00	267.22	266.64	S05°10'26"W
C10	104°34'08"	170.00	310.26	268.96	S53°39'13"E
C11	05°13'51"	382.50	34.92	34.91	N71°26'47"E
C12	21°30'25"	332.50	124.81	124.08	N79°35'04"E



NOTE:
THE FOLLOWING VALUES WERE USED EXCEPT WHERE OTHERWISE NOTED:
- STREET R.O.W. WIDTH = 60'
- PAVEMENT WIDTH = 25' (BACK OF CURB TO BACK OF CURB)
- FRONT YARD SETBACK = 30'
- REAR YARD SETBACK = 35'
- SIDE YARD SETBACK, ONE-STORY = 7' (SHOWN)
- SIDE YARD SETBACK, TWO-STORY = 8' (NOT SHOWN)
- PAVEMENT RADII @ INTERSECTIONS = 25'
- CUL-DE-SAC R.O.W. RADII = 55'
- CUL-DE-SAC PAVEMENT RADII = 37.5'

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF TAX LOTS 7 AND 8 LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 7 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, LYING NORTH AND EAST OF THE NEBRASKA DEPARTMENT OF ROADS U.S. HIGHWAY NO. 275 RIGHT-OF-WAY, AS PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 2004, PAGE 6434, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTH HALF NORTHEAST QUARTER OF SECTION 24 AND ASSUMING THE EAST LINE OF SAID NORTH HALF NORTHEAST QUARTER TO HAVE A BEARING OF S00°00'00"W; THENCE N89°39'43"W ON THE SOUTH LINE OF SAID NORTH HALF NORTHEAST QUARTER, A DISTANCE OF 350.00 FEET TO THE SOUTHWEST CORNER OF TAX LOT 7 AS PLATTED IN SAID NORTH HALF NORTHEAST QUARTER; THENCE N00°00'00"W ON THE WEST LINE OF SAID TAX LOT 7 A DISTANCE OF 1.66 FEET; THENCE ALONG A 230.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 341.31 FEET THROUGH A CENTRAL ANGLE OF 85°01'27" HAVING A CHORD DIRECTION N43°52'53"W AND A CHORD LENGTH OF 310.84 FEET; THENCE ALONG A 1230.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 38.30 FEET THROUGH A CENTRAL ANGLE OF 01°47'03" HAVING A CHORD DIRECTION N00°28'38"W AND A CHORD LENGTH OF 38.30 FEET; THENCE S86°57'04"W A DISTANCE OF 7.04 FEET; THENCE ALONG A 170.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 124.09 FEET THROUGH A CENTRAL ANGLE OF 41°49'26" HAVING A CHORD DIRECTION N72°08'12"W AND A CHORD LENGTH OF 121.36 FEET; THENCE N05°59'04"E A DISTANCE OF 79.41 FEET; THENCE N07°00'26"E A DISTANCE OF 140.72 FEET; THENCE N27°13'36"W A DISTANCE OF 44.49 FEET; THENCE N51°11'45"W A DISTANCE OF 63.13 FEET; THENCE N38°48'15"E A DISTANCE OF 140.00 FEET; THENCE N56°33'07"E A DISTANCE OF 63.00 FEET; THENCE N38°48'15"E A DISTANCE OF 130.57 FEET TO A POINT ON THE SOUTH LINE OF TAX LOT 6 AS PLATTED IN SAID NORTH HALF NORTHEAST QUARTER; THENCE S51°11'45"E ON SAID SOUTH LINE A DISTANCE OF 71.74 FEET TO THE SOUTHEAST CORNER OF SAID TAX LOT 6; THENCE CONTINUING S51°11'47"E A DISTANCE OF 133.96 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 7; THENCE S00°00'00"E ON THE WEST LINE OF SAID TAX LOT 7 A DISTANCE OF 595.30 FEET TO A POINT LYING 120.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID TAX LOT 7; THENCE S89°39'43"E PARALLEL TO AND 120.00 FEET NORTH OF THE SOUTH LINE OF SAID TAX 7, MEASURED AT RIGHT ANGLES, A DISTANCE OF 350.00 FEET TO A POINT ON THE EAST LINE OF SAID NORTH HALF NORTHEAST QUARTER; THENCE S00°00'00"W ON SAID EAST LINE A DISTANCE OF 120.00 FEET; TO THE POINT OF BEGINNING; CONTAINING 6.27 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT STEBET DEVELOPMENT, LLC, _____, PRESIDENT; OWNER AND PROPRIETOR OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, BLOCKS, AND STREETS, SAID SUBDIVISION TO BE KNOWN AS BRICKYARD HILL ADDITION, THE LOTS AND BLOCKS TO BE NUMBERED AS SHOWN AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PERPETUAL PUBLIC USE THE STREET TO BE KNOWN AS BRICKYARD DRIVE AND COUNTY ROAD 19 AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON AND WE DO ALSO GRANT PERPETUAL EASEMENTS AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON TO THE CITY OF HOOPER, ANY PUBLIC OR PRIVATE UTILITY COMPANY, AND FOR THE USE OF ABUTTING PROPERTY OWNERS, FOR THE SOLE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITY LINES AND PIPES AND DRAINAGE FACILITIES. NO PERMANENT BUILDING OR RETAINING WALL SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, I DO HEREBY SET MY HANDS THE

_____ DAY OF _____, 2007, A.D.

_____
_____, PRESIDENT
FOR: STEBET DEVELOPMENT, LLC

ACKNOWLEDGMENT

STATE OF NEBRASKA)
SS
COUNTY OF DODGE)

ON THIS _____ DAY OF _____, A.D. 2007, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED _____, PRESIDENT OF STEBET DEVELOPMENT, LLC., WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE FOREGOING DEDICATION, AND WHO HEREBY ACKNOWLEDGES THE SIGNING OF SAID INSTRUMENT TO BE HIS/HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL DATE LAST AFORESAID.

_____
GENERAL NOTARY PUBLIC

COMMISSION EXPIRES _____

PLANNING COMMISSION APPROVAL

ON THIS _____ DAY OF _____ A.D. 2007, THIS PLAT OF BRICKYARD HILL ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF HOOPER, DODGE COUNTY, NEBRASKA.

_____
CHAIR

CITY COUNCIL ACCEPTANCE

ON THIS _____ DAY OF _____ A.D. 2007, THIS PLAT OF BRICKYARD ADDITION WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL THE CITY OF HOOPER, DODGE COUNTY, NEBRASKA.

_____ _____
MAYOR CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY AS THE UNDERSIGNED REGISTERED LAND SURVEYOR, THAT I HAVE SURVEYED THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR WILL BE SET AS DESCRIBED HEREON, WITHIN 60 DAYS OF THE FILING OF THIS PLAT AT THE DODGE COUNTY REGISTER OF DEEDS OFFICE.

_____ _____
STEPHEN W. DODD, LS-503 DATE

Dodd Engineering & Surveying LLC
Stephen W. Dodd
P.E. & L.S.
Ph. 402-727-9067, FAX 721-0509
402 North D St., P.O. Box 1855
Fremont, NE 68026-1855

BRICKYARD HILL ADDITION
HOOPER, DODGE COUNTY, NEBRASKA

FINAL PLAT