Final Plat of Heaven's Ridge

located in the E1/2 of the SE1/4 of Section 13, Township 33 North, Range 3 West of the 6th Principal Meridian, Knox County, Nebraska

BASIS OF BEARING
UTM 14

0 75 150
SCALE 1" = 150'

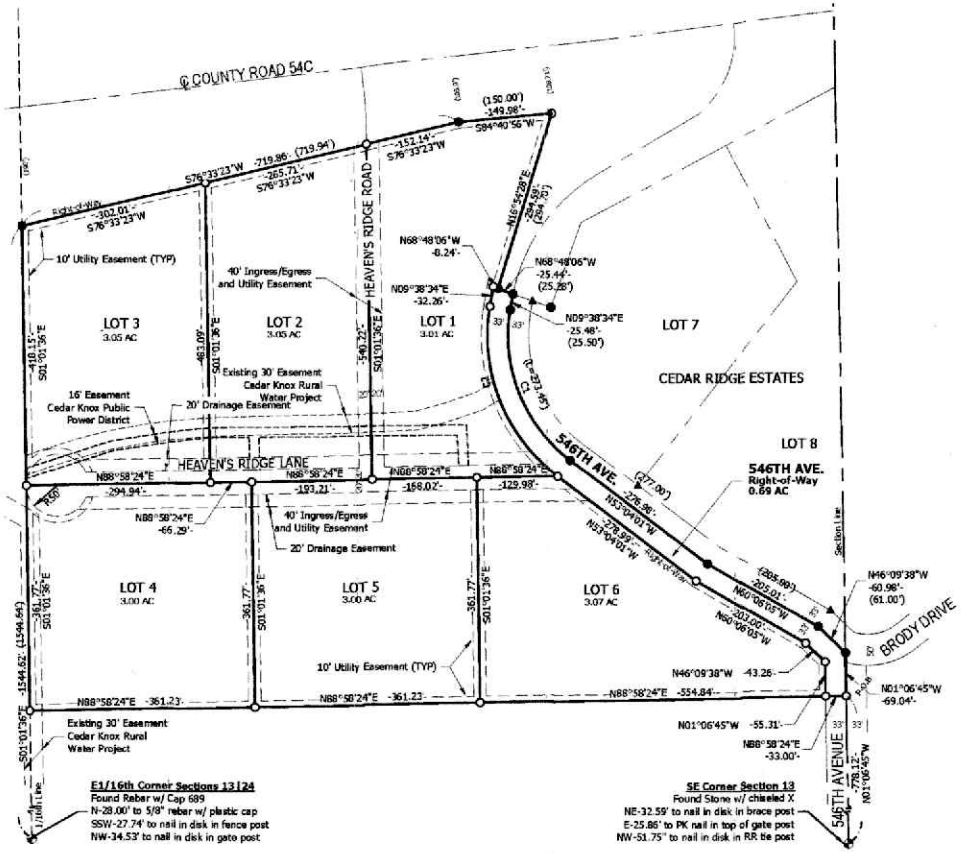
LEGEND

- ● FOUND REBAR W/ CAP LS 689
- ▲ FOUND REBAR W/ CAP LS 759
- ◐ FOUND 5/8" REBAR
- ◕ FOUND SECTIONAL CORNER AS NOTED
- ○ SET 5/8" x 24" REBAR W/ CAP LS 512
- (100') RECORD PLATTED OR DEED DISTANCE



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	273.45'	250.00'	62°40'12"	151.63'	N21°45'20"W	260.02'
C2	304.84'	283.00'	61°42'52"	172.59'	S21°45'20"E	290.26'



SURVEYOR'S CERTIFICATE

I, Brett R. Kennedy, a Registered Land Surveyor in the State of Nebraska, have at the request of the owner, did, on or prior to March 18, 2025, completed a survey of a tract of land in the East Half of the Southeast Quarter of Section 13, Township 33 North, Range 3 West of the 6th P.M., Knox County, Nebraska, being a portion of a Tract of land described in Deed Book 150, Page 176-177 of the Office of the Knox County Register of Deeds, more particularly described as follows:

Commencing at the Southeast Corner of said Section 13, thence N01°06'45"W on the East line of said Southeast Quarter, a distance of 778.12 feet to the Point of Beginning; thence N01°06'45"W on the East line of said Southeast Quarter, a distance of 69.04 feet; thence N46°09'38"W a distance of 60.98 feet; thence N60°06'05"W a distance of 205.01 feet; thence N53°04'01"W a distance of 276.98 feet to a point of curvature right, having a central angle of 62°40'12", a radius of 250.00 feet, and whose cord bears N21°45'20"W a distance of 260.02 feet, thence on said curve an arc distance of 273.45 feet to the point of tangency; thence N09°38'34"E a distance of 25.48 feet to a point that intersects a right of way line described in Deed Book 90, Page 121; thence on said right of way as follows: N68°48'06"W a distance of 25.44 feet; thence N16°54'28"E a distance of 294.59 feet; thence S84°40'56"W a distance of 149.98 feet; thence S76°33'23"W a distance of 719.86 feet to a point that intersects the West line of the East Half of said Southeast Quarter; departing from said right of way line; thence S01°01'36"E, on said West line, a distance of 779.92 feet; thence N88°58'24"E a distance of 1,310.30 feet to the Point of Beginning containing 18.88 acres, more or less.

To be hereinafter known as **LOTS 1 THROUGH 6 OF HEAVEN'S RIDGE**

This Certificate is to the best of my knowledge and belief a true description of said survey, that all monuments shown hereon actually exist as described. I hereby certify that this survey was performed by me or under my direct supervision, and I have executed this document this _____day of _____, 2025.

PRELIMINARY

_____
Brett R. Kennedy, RLS #512

NEBRASKA REGISTERED LS-512 LAND SURVEYOR BRETT R KENNEDY

OWNER'S DEDICATION

We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid out, platted, and subdivided said real estate in accordance with this plat.

This subdivision shall be known and designated as **HEAVEN'S RIDGE**. Heaven's Ridge Lane and Heaven's Ridge Road shown on this plat are dedicated for private use, privately maintained unless specifically noted herein.

There are strips of ground shown on this plat and marked easement, reserved for the use of public utilities and subject to the paramount right of a public utility to install, repair, replace and maintain its installations. All utility easements created prior to this plat will remain in effect.

Dated this _____ day of _____, 20____.

HEAVEN'S RIDGE LLC, a Nebraska limited liability company

_____ _____
Tony R. Dick Robin Dick

STATE OF _____)
)ss
COUNTY OF _____)

The forgoing instrument was acknowledged before me this _____ day, of _____ 20_____, by _____, who personally appeared before me and whose names are affixed to this plat and who acknowledge the execution thereof to be his/her voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above mentioned.

_____ (SEAL)
Notary Public

My Commission Expires: _____

ACCEPTANCE BY THE COUNTY BOARD OF SUPERVISORS OF KNOX COUNTY, NEBRASKA

This plat of **HEAVEN'S RIDGE** was approved by the County Board of Supervisors of Knox County, Nebraska on this _____ day of _____, 20_____, in accordance with the State Statutes of Nebraska.

_____
(Knox County SEAL)
Chair

ATTEST:

_____
County Clerk

KNOX COUNTY TREASURER'S CIRTIFICATION

This is to certify that I find no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embrace in this plat as shown by the records of this office.

_____ _____ (SEAL)
Knox County Treasurer Date

APPROVAL OF THE PLANNING COMMISSION OF KNOX COUNTY, NEBRASKA

This plat of **HEAVEN'S RIDGE** was approved by the Knox County Planning Commission on this _____ day of _____, 20_____.

_____
Chairperson, Knox County Planning Commission

ACCEPTANCE BY THE COUNTY BOARD OF SUPERVISORS OF KNOX COUNTY, NEBRASKA

This plat of **HEAVEN'S RIDGE** was approved by the County Board of Supervisors of Knox County, Nebraska on this _____ day of _____, 20_____, in accordance with the State Statutes of Nebraska.

_____
(Knox County SEAL)
Chair

ATTEST:

_____
County Clerk

KNOX COUNTY SURVEYOR

This plat of **HEAVEN'S RIDGE** was reviewed by the office of Knox County Surveyor to ensure that minimum suitability, functionality, and legibility are met on this _____ day of _____, 20_____.

_____
Knox County Surveyor

ACCEPTANCE BY KNOX COUNTY REGISTER OF DEEDS

State of Nebraska, Knox County, ss. Filed for Record and Entered on Numerical Index this _____ day of _____, A.D. 20____ at ____o-clock and ___minutes ___M and recorded in Book _____ Page _____, _____ Record. Joann M. Fisher, County Clerk and Ex-Officio Register of Deeds, By _____ Recording Clerk. Fee $_____.

LIEN HOLDER CONSENT

The undersigned holder of that certain lien against the real property described in the plat known as **HEAVEN'S RIDGE** (herein after "Plat"), does hereby consent to the Owner's Dedication as described on this Plat.

Dated this _____ day of _____, 20_____.

_____
(Name of lien holder)

By: _____

Title: _____

_____
(Printed Name of Individual)

STOCKWELL

PREPARED BY:
STOCKWELL ENGINEERS
BRETT R. KENNEDY, PLS
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