

**ZONING:**

RR RESIDENTIAL - RURAL DISTRICT (RR)  
SETBACKS  
FRONT 25'  
SIDE YARD 10'  
REAR YARD 20'

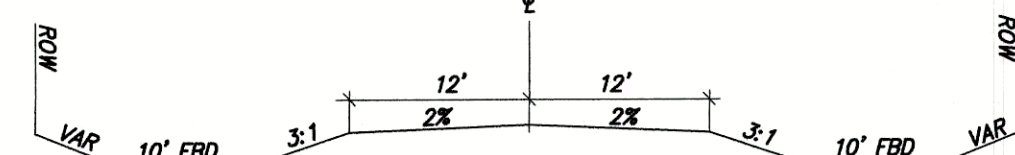
**PROPOSED ZONING:**

RM RESIDENTIAL MEDIUM DENSITY DISTRICT (RM)  
SETBACKS  
FRONT 25'  
SIDE YARD 10'  
REAR YARD 20'

# A PRELIMINARY PLAT OF THE PHASE #1 OF THE SHORES AT BAYSIDE AND PLATTED ROADS ALL LOCATED IN THE WEST 1/2 OF SECTION 22, T.15 N., R.40.W OF THE 6th P.M., KEITH COUNTY, NEBRASKA

**ROAD DETAIL**

NO SCALE



SURVEYOR'S NOTES:  
THE ROAD SURFACES ARE ALREADY IN PLACE.  
ROADS WHERE BUILT ON THE EXISTING SURFACE WITH  
MINIMUM DIRT WORK TO COINCIDE WITH THE NATURAL  
CONTOURS OF THE LAND.

13.75 ACRES ARE DEDICATED TO ROAD  
RIGHT-OF-WAY.

SITE GRADING PLAN:  
NO LOTS WILL BE ALTERED FROM THEIR EXISTING  
CONTOURS.

PROPOSED ABSORPTION FIELD LOCATION  
(SIZE BASED 4 - 3 BEDROOM HOMES @  
500 GPD, GRAVEL AND PERF. PIPE.) SIZE  
SHOWN IS 100% OVERSIZED TO PROVIDE  
"RESERVE AREA" AS REQUIRED  
BY TITLE 124. SEPTIC TANK  
LOCATION IS NOT SHOWN

PROPOSED BUILDING ENVELOPE SHOWN IS  
A 2400 SQ.FT. AN APPROXIMATE  
LOCATION IS SHOWN

**UTILITY EASEMENTS:**

10' WIDE EASEMENTS ON THE INSIDE OF ALL LOT LINES FOR THE USE OF  
UTILITY PURPOSES.

**FLOOD PLAN:**

FLOOD MAP (CLEAR OF ZONE A)  
#31101C0225C  
DATE: SEPT. 30, 2005

**LINE DATA**

LINE BEARING DISTANCE  
L1 S 66°07'45" E 10.631'  
L2 S 56°12'26" E 10.634'

**CURVE DATA:**

CURVE RADIOS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C2 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C3 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C4 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C5 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C6 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C7 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C8 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C9 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C10 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C11 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C12 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C13 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C14 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C15 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C16 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C17 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C18 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C19 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C20 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C21 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C22 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C23 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C24 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C25 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C26 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C27 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C28 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C29 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C30 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C31 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C32 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C33 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C34 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C35 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C36 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C37 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C38 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C39 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C40 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C41 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C42 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C43 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C44 S 89°51'51" E	10.233'	M-233.00'	D-233'	
C45 S 89°51'51" E	10.233'	M-233.00'	D-233'	

**STATEMENT OF OWNERSHIP:**

Know all persons by these presents, that Bayside, L.L.C., Bonnie L. Nemecek, Manager, Bonnie L. Nemecek, a single person, Cliff Brown, a single person, Jason Hiltbrand, Husband, and Suzanne Hiltbrand, Wife, are the owners of the lands described hereon by the surveyor, that we have caused this plat to be made according to the regulations of the governing body to better divide the land according to land use. These things are our expressed desire. The roads hereon will be dedicated to the public and the maintenance of said is the responsibility of the Homeowners Association.

Bonnie L. Nemecek, Manager, Bayside, L.L.C.

Bonnie L. Nemecek, single person

Jason Hiltbrand, Husband

Suzanne Hiltbrand, Wife

Cliff Brown, single person

ATTEST:

STATE OF NEBRASKA  
COUNTY OF KEITH )

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Bayside, L.L.C., Bonnie L. Nemecek, Manager, Bonnie L. Nemecek, a single person, Cliff Brown, a single person, Jason Hiltbrand, Husband, and Suzanne Hiltbrand, Wife, to me known to be those identical persons whose signatures are affixed to the Statement of Ownership as their own voluntary act and deed.

NOTARY PUBLIC

My commission expires \_\_\_\_\_

Seal:

APPROVAL AND ACCEPTANCE (PLANNING COMMISSION)

A Preliminary Plat of Phase #1 of the Shores at Bayside and platted roads all located in the West 1/2 of section 22, T.15 N., R.40.W., of the 6th P.M., Keith County, Nebraska, shown hereon has been reviewed by the Keith County Planning Commission and the same has been approved and accepted.

Chairperson of the Planning Commission

Date

APPROVAL AND ACCEPTANCE (BOARD OF COUNTY COMMISSIONERS)

A Preliminary Plat of Phase #1 of the Shores at Bayside and platted roads all located in the West 1/2 of section 22, T.15 N., R.40.W., of the 6th P.M., Keith County, Nebraska, shown hereon has been reviewed by the Board of County Commissioners and the same has been approved and accepted.

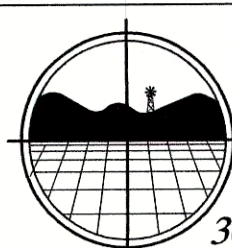
Chairperson of the Board of County Commissioners

Date

SURVEYOR'S CERTIFICATE

I do hereby certify that, under my personal supervision, this plat was prepared from an actual survey completed this 7th day of January, 2018 and is correct to the best of my knowledge.

Ryan E. Dickinson, Registered Land Surveyor  
Nebraska Reg. No. 554



**DICKINSON LAND SURVEYORS, INC.**  
NEBRASKA AND COLORADO CERTIFIED  
302 DIAMOND SPRINGS TRAIL, OGALLALA, NEBRASKA 69153  
OFFICE: 308-284-8440 www.dickinsonlandsurveyors.com

CLIENT: BAYSIDE

DATE OF SURVEY: 15 FEB 2018

PAGE 1 OF 1

**VICINITY MAP**

NO SCALE

