

FILED

FINAL PLAT

2008 MAY -6 PM 1:28

KAREN A. MADSEN  
WASHINGTON COUNTY  
REGISTER OF DEEDS

BLAIR, NE  
LOTS 1 THROUGH 5,  
A SUBDIVISION IN PART OF TAX LOT 66,  
LYING IN THE NW1/4 AND THE NE1/4  
SECTION 31, TOWNSHIP 18 NORTH, RANGE 12 EAST,  
OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA

TAX LOT 32

N1/4 CORNER SECTION 31-18-12  
FOUND ALUMINUM CAP

COUNTY ROAD P35

TAX LOT 63

TAX LOT 66

TAX LOT 67

TAX LOT 64

BLUE'S SPIRIT LANE

39°30'09"E 2591.92'

TAX LOT 40

5  
2 ACRES

LEGAL DESCRIPTION

PART OF TAX LOT 66 LYING IN THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 12 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31; THENCE S89°02'12" W (AN ASSUMED BEARING RELATIVE TO ALL BEARINGS CONTAINED HEREIN) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 120.28 FEET TO THE POINT OF BEGINNING; THENCE S69°44'30"E ALONG THE SOUTH LINE OF TAX LOT 40 IN THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1353.66 FEET; THENCE N89°50'22"E ALONG SAID SOUTH LINE OF TAX LOT 40, A DISTANCE OF 354.55 FEET; THENCE S00°00'30" W FOR A DISTANCE OF 596.44 FEET; THENCE S89°59'39" W ALONG THE NORTH LINE OF TAX LOT 64 IN THE NORTHWEST QUARTER OF SAID SECTION 31 A DISTANCE OF 275.79 FEET; THENCE S12°09'57" W ALONG THE WEST LINE OF SAID TAX LOT 64 A DISTANCE OF 473.28 FEET; THENCE ALONG THE SOUTH LINE OF SAID TAX LOT 64 THE FOLLOWING FOUR (4) COURSES: (1) S79°45'57"E, 205.52 FEET; (2) S83°12'01"E, 568.60 FEET; (3) N87°33'02"E, 279.27 FEET; (4) N76°39'53"E, 327.03 FEET; THENCE ALONG SAID SOUTH LINE OF TAX LOT 64 (A.K.A. EAST LINE OF SAID NORTHWEST QUARTER) N00°24'36" W A DISTANCE OF 27.79 FEET; THENCE N89°10'07"E ALONG SAID SOUTH LINE OF SAID TAX LOT 64 A DISTANCE OF 26.05 FEET TO SAID WEST RIGHT-OF-WAY LINE OF COUNTY ROAD P35; THENCE S07°43'04"E ALONG SAID WEST RIGHT-OF-WAY LINE OF COUNTY ROAD P35 A DISTANCE OF 95.11 FEET; THENCE N89°09'01" W A DISTANCE OF 3817 FEET TO THE EAST LINE OF COUNTY ROAD P35; THENCE S00°23'42"E ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 440.48 FEET; THENCE ALONG THE NORTH LINE OF TAX LOT 58 IN THE NORTHWEST QUARTER OF SAID SECTION 31, FOR THE FOLLOWING FOURTEEN (14) COURSES: (1) S67°52'52" W, 166.32 FEET; (2) S83°37'51" W, 289.72 FEET; (3) N60°17'51" W, 198.88 FEET; (4) N67°57'56" W, 163.75 FEET; (5) S39°42'37" W, 132.19 FEET; (6) S08°49'50" W, 134.11 FEET; (7) N60°07'30" W, 471.51 FEET; (8) N67°00'41" W, 124.51 FEET; (9) N82°57'27" W, 139.77 FEET; (10) N84°09'46" W, 138.00 FEET; (11) N84°57'53" W, 529.01 FEET; (12) S05°22'25" W, 134.40 FEET; (13) N73°04'27" W, 119.86 FEET; (14) S87°31'17" W, 214.46 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE N00°00'12" W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1655.11 FEET TO THE POINT OF BEGINNING. TOTAL PARCEL CONTAINS 66.529 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS, RESTRICTIONS, AND COVENANTS OF RECORD.

DEDICATION

KNOW BY ALL THESE PRESENTS THAT: JOSEPH E. WEBER II AND JANA L. WEBER, HUSBAND AND WIFE, BEING THE OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND LINES TO BE NAMED, NUMBERED AND LETTERED AS SHOWN HEREON AND SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "BLUE'S SPIRIT ACRES" AND DOES HEREBY RAISE AND APPROVE OF THE DISPOSITION OF SAID PROPERTY AS SHOWN ON THIS PLAT, AND DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE ROAD RIGHT-OF-WAY AS SHOWN AND DESCRIBED HEREON, TO BE KNOWN AS "BLUE'S SPIRIT LANE" AND TO GRANT TO OMAHA PUBLIC POWER DISTRICT, TO BE KNOWN AS "BLUE'S SPIRIT LANE" AND TO THEIR SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT TO INSTALL, MAINTAIN, REPAIR AND RENEW CABLES, CONDUITS, WATER LINES, AND OTHER RELATED UTILITIES, AND TO EXTEND THEREON WELLS OR CABLES FOR THE CARRYING AND TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROMOTED BY A TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH, UNDER, AND ACROSS A FIVE FOOT (5') EASEMENT, ON THE SIDE AND FRONT, AND A TEN FOOT (10') EASEMENT ON THE REAR THROUGH, UNDER, AND ACROSS ALL THE BOUNDARY LINES OF THESE LOTS, AND NO BUILDINGS OR RETAINING WALLS WILL BE CONSTRUCTED WITHIN SAID EASEMENTS. SAID ROADS SHALL NOT BE MAINTAINED BY THE COUNTY.

IN WITNESS WHEREOF, SAID OWNERS HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 20th DAY OF April 2008.

Joseph E. Weber II, Owner  
Jana L. Weber, Owner

ACKNOWLEDGMENT OF NOTARY

STATE OF Nebraska  
COUNTY OF Washington

ON THIS 20th DAY OF April, A.D. 2008, BEFORE ME A NOTARY PUBLIC, PERSONALLY APPEARED JOSEPH E. WEBER II, WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSON(S) WHOSE NAMES ARE AFFIXED TO THE FOREGOING DEDICATION, AND WHO DO ACKNOWLEDGE THE SIGNING OF SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL IN SAID COUNTY THE DATE LAST FORESAID.

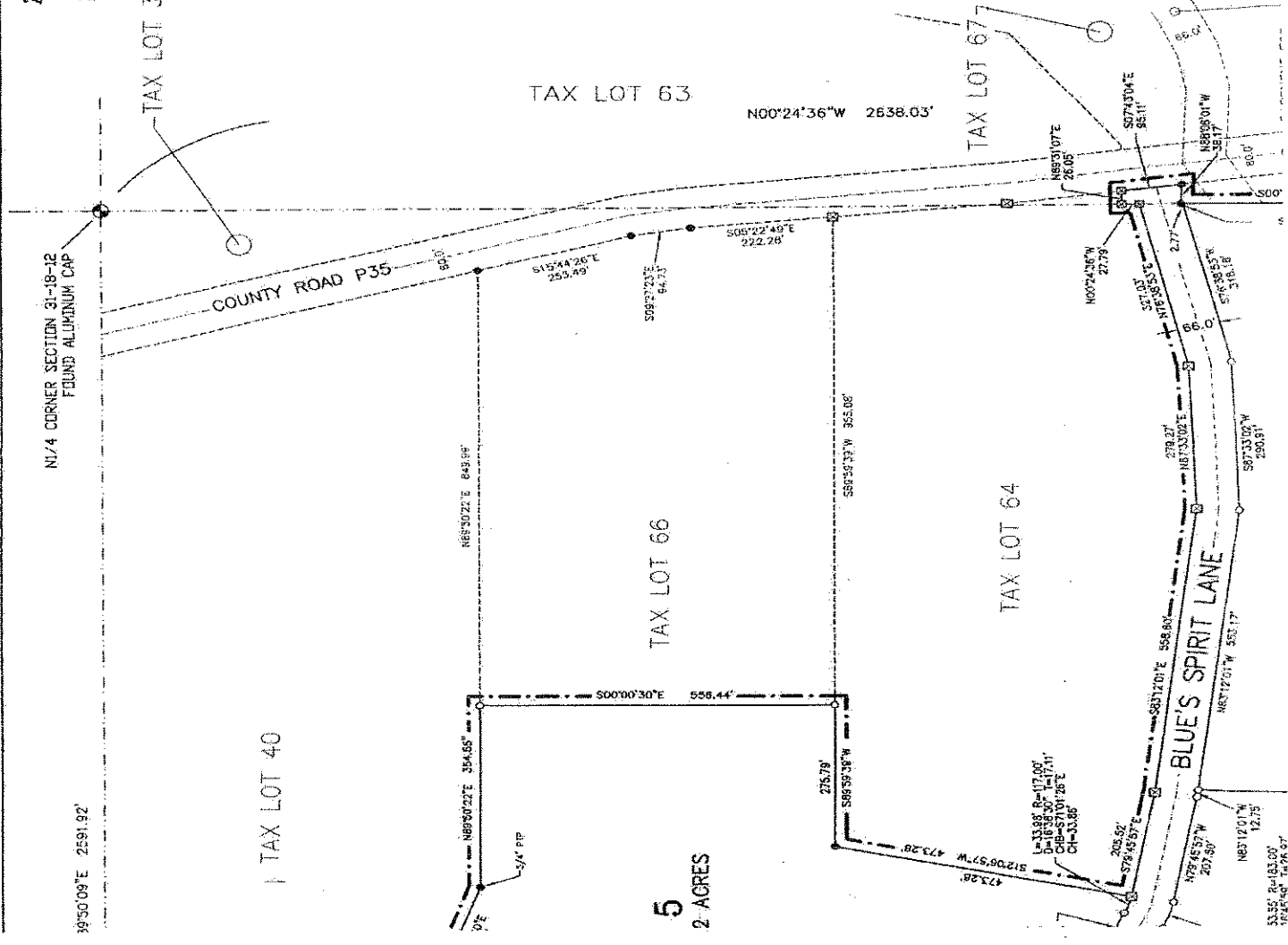


NOTARY PUBLIC  
BRYAN CHANDLEE  
MY COMMISSION EXPIRES: March 26, 2013

ACKNOWLEDGMENT OF NOTARY

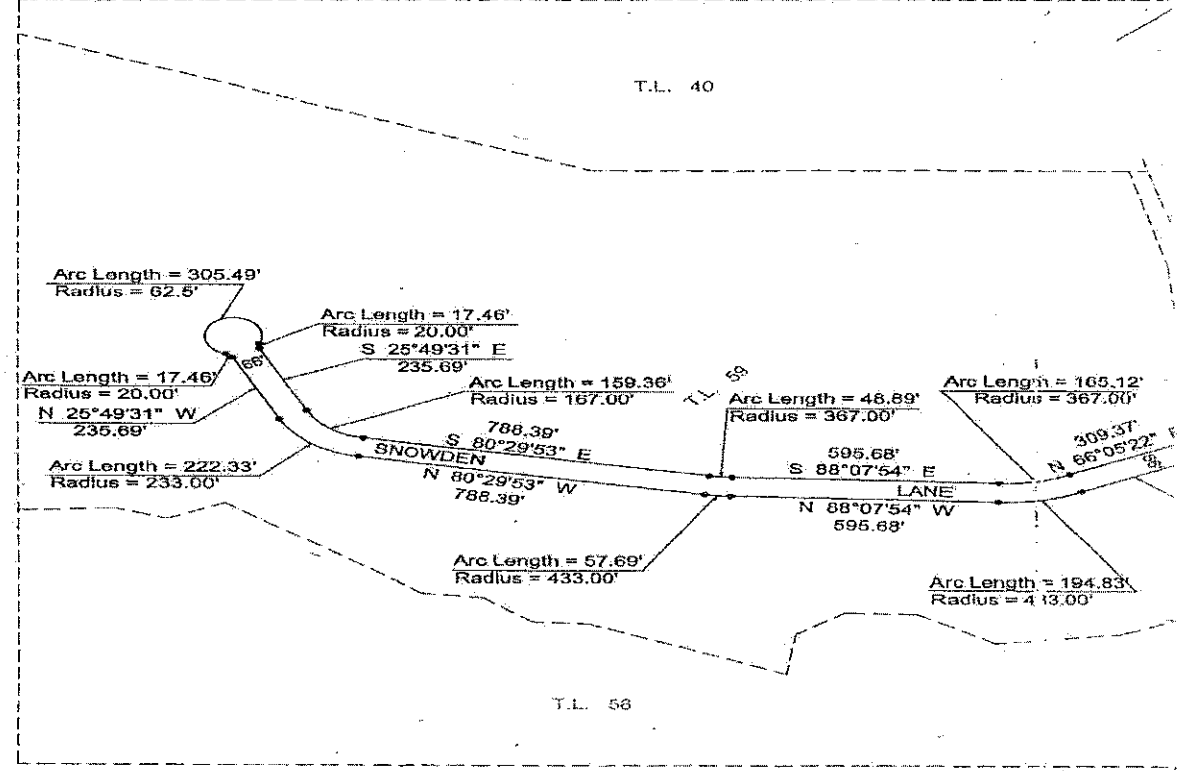
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NW CORNER  
31-18-12

N1/4 CORN  
31-18-12



W 1/4 CORNER  
31-18-12

CENTER OF SEC  
31-18-12

**TIES TO SUBDIVISIONAL CORNERS:**

- Ⓐ Center of Section 31-18-12  
FOUND 3/4" REBAR BURIED 0.4'  
33' N to centerline county road from east  
40' W to centerline North-South county road  
75.49' NNE to "x" nails in power pole  
85.83' W to "x" nails in top of fence post
- Ⓑ N1/4 Corner of Section 31-18-12  
FOUND ALUMINUM CAP EXPOSED 0.3'  
CORNER FALLS ON SOUTH EDGE OF TREES  
14.33' NE to 30d spike in 30" maple clump  
15.07' W to 30d spike in 24" maple clump

**COUNTY BOARD OF SUPERVISOR'S APPROVAL:**

The Road Easement as shown and described hereon was approved and accepted by the Washington County Board of Supervisor's on this 18 day of August A.D., 2001.

*Charlotte Peterson*  
Chairman of the Board

ATTEST: *Wesley Waller*  
Washington County Clerk

N1/4 CORNER  
31-18-12

FILED

LEGAL DESCRIPTION FOR PROPOSED SNOWDEN LANE  
LYING IN THE NW1/4 AND THE SW1/4  
OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 12 EAST  
OF THE 6th P.M., WASHINGTON COUNTY, NEBRASKA.

01 OCT 17 AM 9:53  
CHARLOTTE L. PETERSEN  
WASHINGTON COUNTY CLERK  
BLAIR, NEBR.

ROAD EASEMENT:

A strip of land, varying in width, over and across a portion of Tax Lot 59 in the NW1/4 and over and across a part of Tax Lot 42, lying in the SW1/4 NE1/4, and all lying in Section 31, Township 18 North, Range 12 East of the 6th Principal Meridian, Washington County, Nebraska and more particularly described as follows:

From the center of Section 31, Township 18 North, Range 12 East; thence N 00°24'33" W (assumed bearing) along the east line of the NW1/4 of said Section 31 a distance of 1036.05 feet to the northwestern most corner of Tax Lot 48 in said Section 31 and the Point of Beginning; thence S 66°05'22" W a distance of 263.31 feet to a Point of Curvature; thence along a 433.00 foot radius curve to the right an arc distance of 184.83 feet to the Point of Tangency; thence N 88°07'54" W a distance of 595.68 feet to a Point of Curvature; thence along a 433.00 foot radius curve to the right an arc distance of 57.69 feet to a Point of Curvature; thence N 80°29'53" W a distance of 788.39 feet to a Point of Curvature; thence along a 233.00 foot radius curve to the right an arc distance of 222.33 feet to a Point of Tangency; thence N 25°49'31" W a distance of 235.69 feet to a Point of Curvature; thence along a 20.00 foot radius curve to the left an arc distance of 17.46 feet to a Point of Reverse Curvature; thence along a 62.50 foot radius curve to the right an arc distance of 305.49 feet to a Point of Reverse Curvature; thence along a 20.00 foot radius curve to the left an arc distance of 17.46 feet to a Point of Curvature; thence S 25°49'31" E a distance of 235.69 feet to a Point of Tangency; thence along a 167.00 foot radius curve to the left an arc distance of 159.36 feet to a Point of Tangency; thence S 80°29'53" E a distance of 788.39 feet to a Point of Curvature; thence along a 367.00 foot radius curve to the left an arc distance of 48.89 feet to a Point of Tangency; thence S 88°07'54" E a distance of 595.68 feet to a Point of Curvature; thence along a 367.00 foot radius curve to the left an arc distance of 165.12 feet to a Point of Tangency; thence N 66°05'22" E a distance of 309.37 feet to the westerly right-of-way line of County Road P35; thence S 07°43'42" E along said westerly county road right-of-way line a distance of 79.55 feet to a point on the northerly line of Tax Lot 48 in said Section 31; thence S 89°36'41" W along said northerly line a distance of 26.05 feet to the Point of Beginning.

SURVEYOR'S CERTIFICATION:

I hereby certify that the survey shown and described hereon was made under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

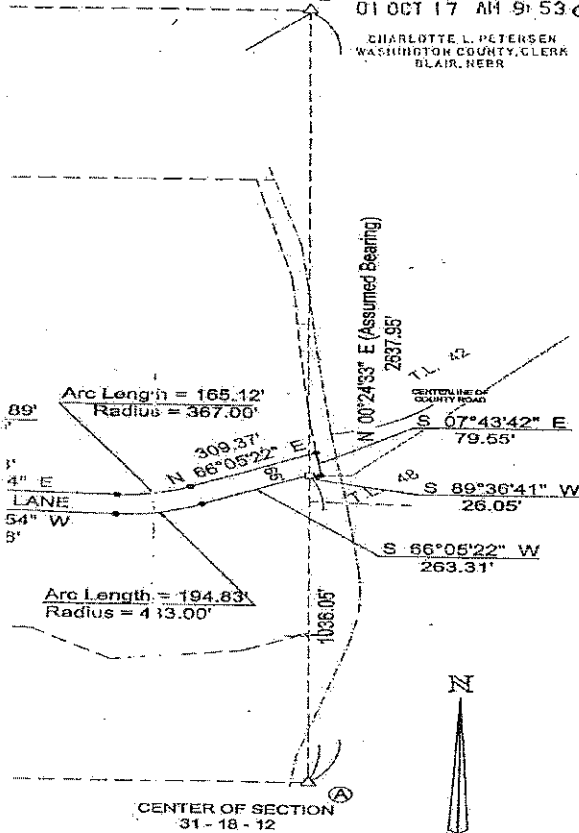
*Richard L. Hansen*  
Richard L. Hansen  
Registered Land Surveyor  
Registration No. LS-382  
Date: July 16, 2001  
Client: Brent Strek  
Job No. 01-037



COUNTY PLANNING COMMISSION APPROVAL:

The Road Easement shown and described hereon was approved by the Washington County Planning Commission on this 2<sup>nd</sup> day of August, A.D., 2001.

*Paul L. Roman*  
Chairman



LEGEND  
1 INCH = 300 FEET

OWNER'S APPROVAL:  
I have read and approved the above described and shown map and described by the supervisor's name.

*Charlotte L. Petersen*  
Blair, Nebraska  
County Clerk

- △ Subdivisional Corner Found
- 5/8" x 24" Rebar Set
- 1/2" Rebar Found

STATE OF NEBRASKA COUNTY OF WASHINGTON  
REGISTERED IN NUMERICAL INDEX AND FILED FOR RECORD  
THIS 17<sup>th</sup> DAY OF OCTOBER, A.D. 2001  
AT 9:53 O'CLOCK A.M. AND RECORDED IN BOOK  
342 AT PAGE 713-719  
COUNTY CLERK *Charlotte L. Petersen*  
DEPUTY *Andrew Peterson*

B E S C O		BLAIR ENGINEERING & SURVEYING CO. INC. 636 STREET ST., P.O. Box 160 BLAIR, NEBRASKA, 68009-0160 (402) 426-0414	
NO. 01-037	FILE NO. C/E/P/18-025/10-037.LWS	DATE: 07/16/01	
CLIENT: BRENT STREK			

**EASEMENT AND JOINT USE DECLARATION**

THIS EASEMENT AND JOINT USE DECLARATION is made this 2nd day of August, 2001, by Stanley F. Štírek, Power of Attorney for Stanley Štírek, and by Barbara Soverkrubbe, Power of Attorney for Rosa Štírek ("Declarants").

WHEREAS, Declarants are the owners of certain parcels of real estate describes as follows:

Part of Tax Lot 59 lying in the NW¼ and part of Tax Lot 42 lying in the SW¼ NE¼, all lying in Section 31, Township 18 North, Range 12 East of the 6th P.M., Washington County, Nebraska ("Main Property");

WHEREAS, Declarants intend to sever nine (9) parcels from the Main Property, each such Parcel being at least a 10.01 acre Parcel and legally described as Lots 1 through 9; and

WHEREAS, that Parcels 1 through 7, inclusive, and Parcel 9 (separately, "Parcel", or together, "Parcels") are not contiguous to public right-of-way and Declarants desire to grant mutual access and utilities easements benefitting and burdening the Main Property and such Parcels.

NOW, THEREFORE, Declarants hereby grant a perpetual non-exclusive easement for ingress and egress, in favor of such Parcels over and across that portion of the Main Property as described on the attached Exhibit "A" and which shall run with the Main Property and be binding upon Declarants, their heirs, personal representatives, successors and assigns and all future owners of all or any portion of the Main Property or of such Parcels and shall inure to the benefit of all future owners of the Main Property and such Parcels. The roadway identified on the attached Exhibit "A" shall be known as "Snowden Lane". Declarants further grant a perpetual, non-exclusive utilities easement running the length of "Snowden Lane", which easement may be utilized by known utility companies for installation, maintenance, repair, upgrade, replacement and removal of underground electric, gas, water, sewer, telephone and/or cable television services to the Main Property and such Parcels, provided that no above-ground poles, transmitters, boxes or structures of any type taller than three (3) feet shall be installed anywhere within the easement area. In addition, such utility companies shall have the right to utilize "Snowden Lane" for purposes of ingress and egress only, provided that such utility companies comply with such weight limits for "Snowden Lane" that are posted at the entrance thereof. "Snowden Lane" may only be used for access to any personal residence located on such Parcels and shall not be used for commercial purposes or subjected to commercial activities conducted on such Parcels, other than routine agricultural operations, or as permitted above by utility companies. Livestock or poultry

-1-

confinement operations and large feedlots are considered to be of a commercial nature and are not considered to be a routine, agricultural operation.

Declarants do hereby specifically grant to the Omaha Public Power District, a public corporation, its successors and assigns ("District"), a permanent right of way easement with rights of ingress and egress thereto, to construct, operate, maintain, replace, and remove its underground electric facilities (subject to the limitations of this Declaration), consisting of cables, wires, conduits, manholes, drains, splicing boxes, and other appurtenances not taller than three (3) feet in height, upon, over, along, and under "Snowden Lane".

Declarants hereby grant to the District, its successors and assigns, the right, privilege and authority to clear all trees, roots, brush, and other obstructions from the surface and subsurface of "Snowden Lane" and to temporarily open any fences crossing the same. Declarants agree that grade shall not be reduced more than one (1) foot in elevation without prior notification to the District. The Declarants understand that a single pole and appurtenances may be used temporarily to provide service to the Main Property and to such Parcels. In granting this easement, it is understood that said cables shall be buried below plow depth in order to not interfere with the ordinary cultivation of the area. Damages to fences and growing crops arising from the construction and maintenance of the aforesaid system shall be paid for by the District. The Declarants covenant that they have lawful possession of the Main Property, good, right and lawful authority to make such conveyance and that their heirs, executors, administrators, successors, and assigns shall warrant and defend the same and will indemnify and hold harmless the District forever against the claims of all persons whomsoever in any way asserting any right, title or interest prior to or contrary to this conveyance.

The cost of maintaining and repairing "Snowden Lane" shall be paid by the owner of such Parcels. Decisions concerning maintenance and repairs shall be made by the Declarants or their successors or assigns. The cost and expense of maintaining and repairing "Snowden Lane" shall include, but not be limited to, expenses, for grading, rock, drainage structures, culverts, snow removal and hard surfacing. Each owner shall pay its prorata share of such costs within fifteen (15) days after being invoiced for such costs by the Declarants or their successors or assigns. Notwithstanding the foregoing, the owner of such Parcels shall be separately liable for any damages caused to the roadway on "Snowden Lane" due to vehicles being loaded to a weight in excess of the weight limits for "Snowden Lane", provided that such weight limits are posted at the entrance thereof, whether such damage is caused by the owner of said Parcel or said owner's agent, invitee, licensee, customer, tenant or family member.

It is hereby specifically acknowledged and agreed that "Snowden Lane" is not a public county road, is not a dedicated public right-of-way, and no maintenance or repair in any manner whatsoever will be performed by Washington County, Nebraska, on said roadway, and that all maintenance and repairs of said roadway will be at the private expense of the adjacent property owners utilizing said road-way for ingress and egress to the real estate owned by them, including the Declarants.

This Declaration may be amended only in writing signed by all of the then-owners of such Parcels at the time of the amendment.



STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF WASHINGTON )

On this 26<sup>th</sup> day of August, 2001, before me a Notary Public in and for said county and state, personally appeared Barbara Surverkrubb, power of attorney for Rose Stirek, known to me to be the identical person who subscribed her name to the foregoing and acknowledged the execution thereof to be her voluntary act and deed.

Rachel A. Truhlsen  
Notary Public

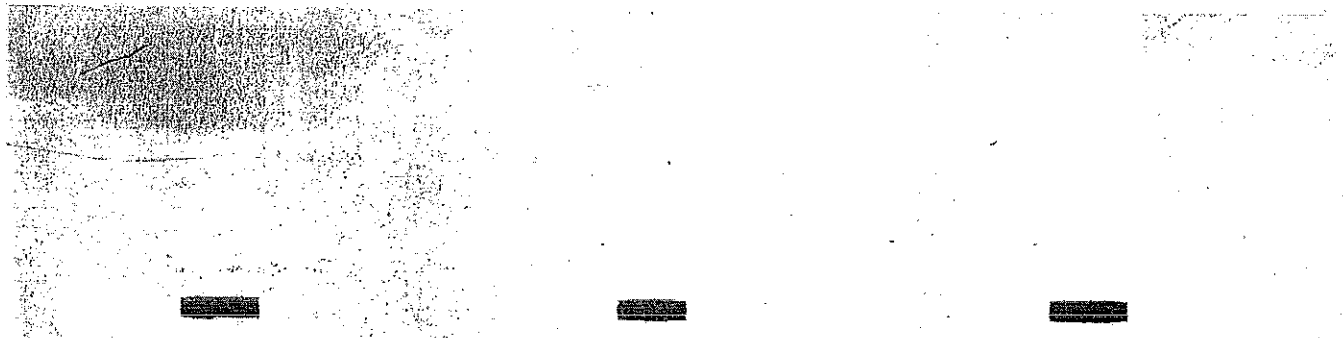
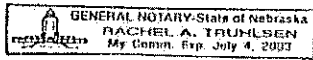


EXHIBIT "A"

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Part Of Tax Lot 59, lying in the NW¼ and part of Tax Lot 42, lying in the SW¼ NE¼ and all lying in Section 31, Township 18 North, Range 12 East of the 6th Principal Meridian, Washington County, Nebraska and more particularly described as follows:

From the N¼ corner of Section 31, Township 18 North, Range 12 East; thence S 00°24'33" E along the east line of the NW¼ of said Section 31 a distance of 925.30 feet to a point in the centerline of County Road P35, as now traveled; thence along said traveled county road centerline as follows: S 05°22'20" E a distance of 495.05 feet; thence S 07°43'42" E a distance of 184.88 feet to an iron found on the northerly line of Tax Lot 48 in said Section 31; thence S 89°36'41" W, departing from said traveled county road centerline, and along said northerly tax lot line a distance of 40.33 feet to the Point of Beginning; thence continuing S 89°36'41" W along said northerly tax lot line a distance of 26.05 feet to a point on the east line of the NW¼ of said Section 31; thence S 00°24'33" E along said east line a distance of 533.41 feet to the northeast corner of Tax Lot 58 in said Section 31; thence along the north line of said Tax Lot 58 as follows: S 67°54'23" W a distance of 166.31 feet; thence S 83°39'47" W a distance of 289.76 feet; thence N 60°14'31" W a distance of 199.09 feet; thence N 87°53'16" W a distance of 163.46 feet; thence S 55°40'10" W a distance of 132.32 feet; thence S 08°37'22" W a distance of 134.04 feet; thence N 69°07'42" W a distance of 471.51 feet; thence N 87°00'52" W a distance of 124.51 feet; thence N 52°51'38" W a distance of 139.77 feet; thence N 84°09'57" W a distance of 139.00 feet; thence N 54°58'04" W a distance of 529.01 feet; thence S 66°22'14" W a distance of 134.40 feet; thence N 73°04'38" W a distance of 119.66 feet; thence S 87°33'07" W a distance of 214.20 feet to the west line of the NW¼ of said Section 31; thence N 00°00'02" E along said west line a distance of 1656.11 feet to an iron found at the southwest corner of Tax Lot 40 in said Section 31; thence S 69°44'24" E along the south line of said Tax Lot 40 a distance of 1353.73 feet; thence continuing along said tax lot line N 89°50'55" E a distance of 1204.39 feet to a point 40.00 feet westerly, as measured at right angles to the centerline of County Road P35, as now traveled; thence southerly along a line 40.00 feet westerly and parallel to said traveled county road centerline as follows: S 15°45'06" E a distance of 253.48 feet; thence S 09°26'20" E a distance of 94.70 feet; thence S 05°22'20" E a distance of 494.46 feet; thence S 07°43'42" E a distance of 180.55 feet to the Point of Beginning; and containing 93.99 Acres, more or less.

719

