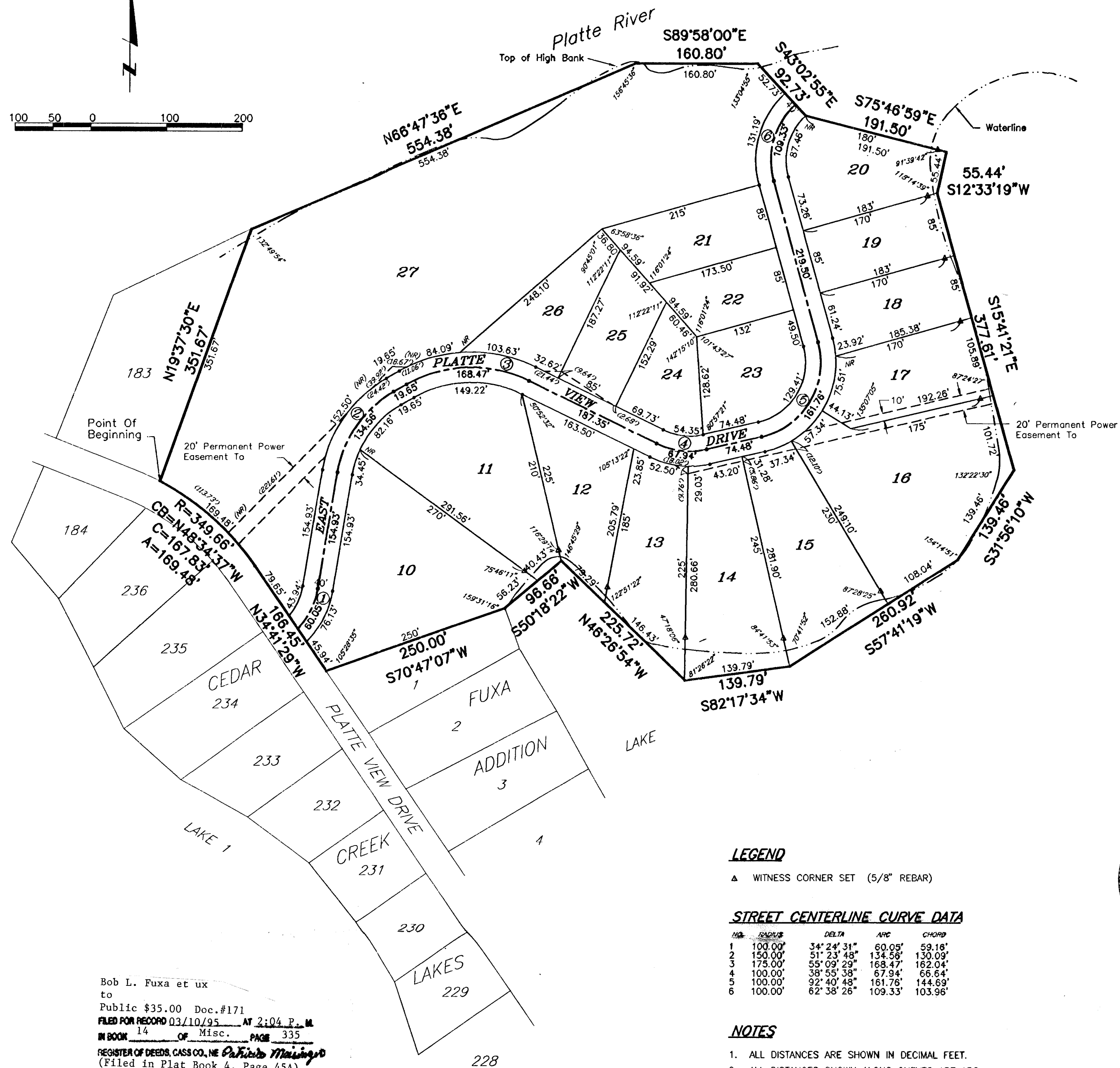
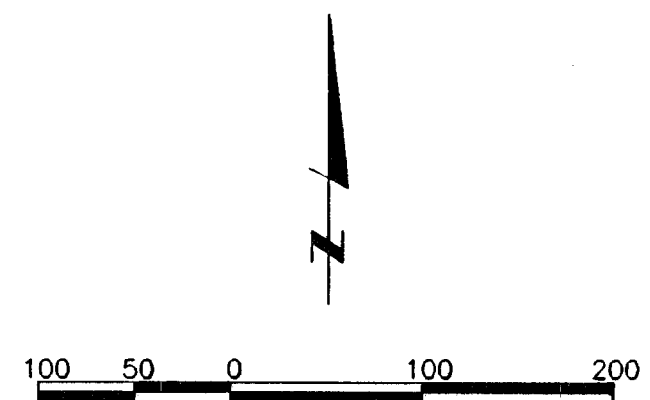


FUXA ADDITION

LOTS 10 THROUGH 27, INCLUSIVE, BEING A PLATTING OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., CASS COUNTY, NEBRASKA.



Bob L. Fuxa et ux
to
Public \$35.00 Doc. #171
FILED FOR RECORD 03/10/95 AT 2:04 P. M.
IN BOOK 14 OF Misc. PAGE 335
REGISTER OF DEEDS, CASS CO., NE
(Filed in Plat Book 4, Page 45A)

LEGEND

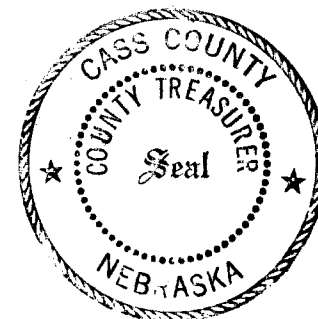
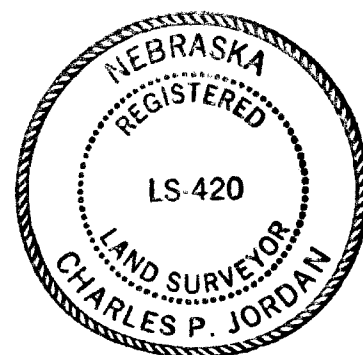
▲ WITNESS CORNER SET (5/8" REBAR)

STREET CENTERLINE CURVE DATA

NO.	LENGTH	DELTA	ARC	CHORD
1	100.00'	34° 24' 31"	60.05'	59.18'
2	150.00'	51° 23' 48"	134.56'	130.09'
3	175.00'	55° 09' 29"	168.47'	162.04'
4	100.00'	38° 55' 38"	67.94'	66.64'
5	100.00'	52° 40' 48"	151.76'	144.63'
6	100.00'	62° 38' 26"	109.33'	103.96'

NOTES

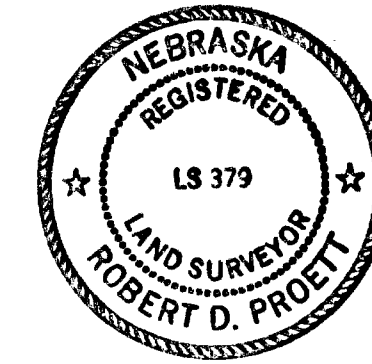
- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.).
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.



LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I made a boundary survey of the subdivision herein and that permanent corners have been set at all angle points and all ends of curves on the boundary of the plat and all corners, angle points, ends of curves and all witness corners of all lots and streets in said subdivision to be known as FUXA ADDITION (Lots 10 through 27, inclusive) being a platting of part of the Southwest Quarter of Section 32, Township 13 North, Range 12 East of the 6th P.M., Cass County, Nebraska, described as follows: Beginning at the southeast corner of Lot 183, CEDAR CREEK LAKES, a subdivision, as surveyed, platted and recorded in Cass County, Nebraska; Thence North 19°37'30" East (bearings referenced to the CEDAR CREEK LAKES Final Plat) for 351.67 feet along the east line of said Lot 183, CEDAR CREEK LAKES to the northeast corner thereof; Thence North 66°47'36" East for 554.38 feet along the south line of the Platte River; Thence South 89°58'00" East for 160.80 feet along the south line of the Platte River; Thence South 43°02'55" East for 92.73 feet; Thence South 75°46'59" East for 191.50 feet; Thence South 12°33'19" West for 55.44 feet; Thence South 15°41'21" East for 377.61 feet; Thence South 31°56'10" West for 139.46 feet; Thence South 57°41'19" West for 260.92 feet; Thence South 82°17'34" West for 139.79 feet; Thence North 46°26'54" West for 225.72 feet; Thence South 50°18'22" West for 96.66 feet; Thence South 70°47'07" West for 250.00 feet to the east right-of-way line of Platte View Drive; Thence North 34°41'29" West for 166.45 feet to the east right-of-way line of Platte View Drive; Thence along a curve to the left (having a radius of 349.66 feet and a long chord bearing North 48°34'37" West for 167.83 feet) for an arc length of 169.48 feet along said east right-of-way line of Platte View Drive to the Point of Beginning. Contains 14.98 acres.

Robert D. Proett, L.S. # 379



June 20, 1994
Date

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, BOB L. FUXA and PATRICIA L. FUXA (Husband and Wife), being the sole Owners of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets, to be numbered and named as shown hereon, said subdivision to be hereafter known as FUXA ADDITION, (Lots 10 through 27, inclusive), and we do hereby ratify and approve of the disposition of our property as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District and the Lincoln Telephone and Telegraph Company, and to any company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, crossarms, down guys and anchors, cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying of and transmission of electric current for light, heat and power, and for the transmission of signals and sounds of all kinds, including signals provided by a cable television system, and the reception thereon, over, through, under and across a five (5') foot wide strip of land adjoining all front and side boundary lot lines; an eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots, provided, however, that said easements are granted upon the specific condition that if any of said utility companies fail to utilize said easements within sixty (60) months of the date hereof, or if any poles, wires, or conduits are constructed but hereafter removed without replacement within sixty (60) days after their removal, then these shall automatically terminate and become void as to such unused or abandoned easement ways. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen (16') foot wide easement will be reduced to an eight (8') foot wide strip when the adjacent land is surveyed, platted, and recorded if said sixteen (16') foot easement is not occupied by utility facilities and if requested by the Owner. No permanent buildings, trees, retaining walls or loose rock walls shall be placed in the said Easement ways, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

Bob L. Fuxa
BOB L. FUXA

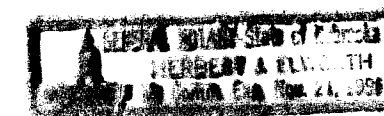
Patricia L. Fuxa
PATRICIA L. FUXA

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF CASS

On this 20th day of June, 1994, before me, a Notary Public, duly commissioned and qualified, in and for said county, appeared BOB L. FUXA and PATRICIA L. FUXA, who are personally known to me to be the identical persons whose names are affixed to the above instrument, and they did acknowledge their execution of the foregoing Dedication to be their voluntary act and deed.

WITNESS my hand and official seal the date last aforesaid.



Hubert J. Edwards
Notary Public

COUNTY SURVEYOR'S CERTIFICATE

This plat of FUXA ADDITION was approved and accepted by the County Surveyor of Cass County, Nebraska, this 10th day of March, 1995.

Charles P. Jordan
County Surveyor

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY that the records of my office show no taxes due or delinquent upon the property described in the Surveyor's Certificate on this plat as of 10th of March, 1994.

Richard W. Wanzel
County Treasurer

APPROVAL OF VILLAGE BOARD

This plat of FUXA ADDITION was approved by the Village Board of Cedar Creek, Nebraska this 4 day of October, 1994.

Edwin L. Moses
Chairman, Village Board of Cedar Creek, Nebraska

FINAL PLAT

Lamp, Rynearson & Associates, Inc.
engineers, planners, surveyors
14747 California Street
Omaha, Nebraska 68154-1952
402-496-2498
FAX 402-496-2790

designer
RDP
drawn by
GTP
revisions

job number
83069-150
date
06-20-94

sheet
1 of 1