

HAYDEN PLACE

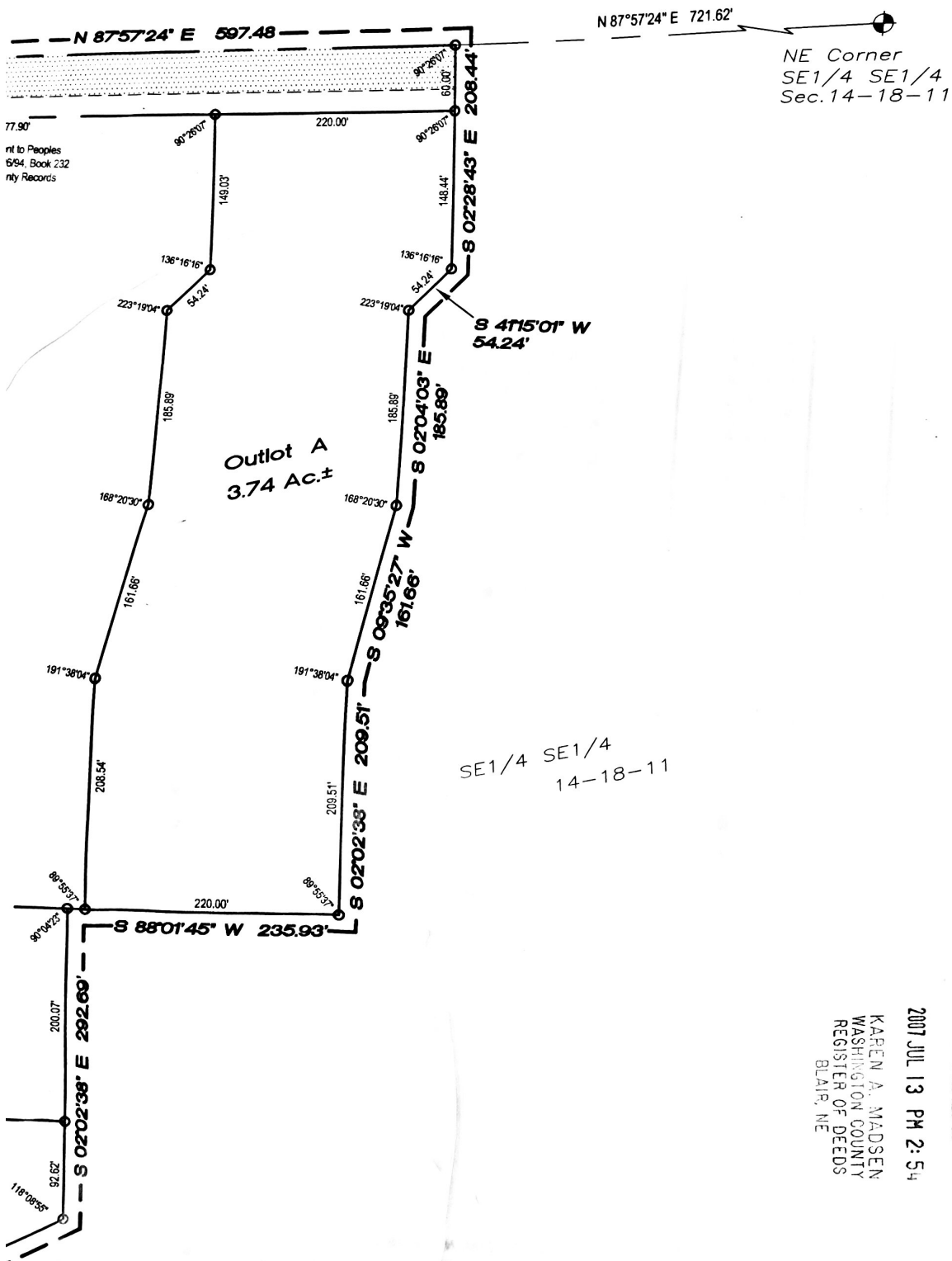
BEING A PLATTING OF TAXLOT 267 IN THE SOUTHWEST CORNER ONE-QUARTER AND PART OF THE SOUTHEAST ONE-QUARTER SECTION 14, TOWNSHIP 18 NORTH, RANGE 11 EAST TOGETHER WITH THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER RANGE 11 EAST OF THE 6th. P.M., WASHINGTON

Lots 1 thru 8, Outlot A and Outlot B



ONE-QUARTER OF THE SOUTHEAST
 QUARTER OF THE SOUTHEAST ONE-QUARTER OF
 SECTION 23, TOWNSHIP 18 NORTH,
 BLAIR COUNTY, NEBRASKA.

Outlot B



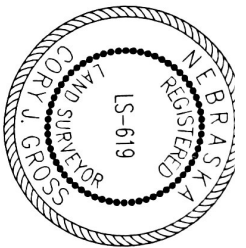
FILED
 2007 JUL 13 PM 2:54
 KAREN A. MADSEN
 WASHINGTON COUNTY
 REGISTER OF DEEDS
 BLAIR, NE

FILED

2008 JUL 10 PM 3:41

COUNTAINS 34.24 AUNES, MORE UNLESS.

Cory J. Gross
CORY J. GROSS, R.L.S. 619



06/20/2007
DATE

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, HAYDEN PLACE DEVELOPMENT L.L.C. AND CEDAR VALLEY PLACE L.L.C., BEING THE OWNERS AND LIBERTY BANK, FSB, BEING THE LIEN HOLDER OF THE PROPERTY DESCRIBED WITHIN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID PROPERTY TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "HAYDEN PLACE", AND WE HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN HEREON AND WE GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT, HUNTEL SYSTEMS AND 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 CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT AND LIGHT, HEAT, POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT (5) WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT FOOT (8) WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS AND A SIXTEEN FOOT (16) WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HERIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION, SAID SIXTEEN FOOT (16) EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8) WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. IT WILL ALSO BE REDUCED IF SAID SIXTEEN FOOT (16) IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER, PERPETUAL EASEMENTS ARE GRANTED TO AQUILA, INC. (NATURAL GAS) AND THE CITY OF BLAIR (WATER), THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE FOOT (5) WIDE STRIP OF LAND ABUTTING ALL CIRCLES, WHETHER PUBLIC OR PRIVATE, NO PERMANENT BUILDINGS, RETAINING WALLS, OR LOOSE ROCK SHALL BE PLACED IN SAID EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, TREES, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT, THEN OR LATER, INTERFERE WITH THE RIGHTS AND USES HEREIN GRANTED. IN WITNESS WHEREOF WE DO HEREBY SET OUR NAMES,

Mary Berg
MARY BERG, MANAGING MEMBER
HAYDEN PLACE DEVELOPMENT L.L.C.
CEDAR VALLEY PLACE, LLC.

6/20/07
DATE

200702033
WASHINGTON COUNTY STATE OF NEBRASKA
RECORDED JULY 13, 2007 AT 2:54 P.M.
PLAT 2 PAGE(S) 1358-1365
BOOK 2
Karen A. Madden
REGISTER OF DEEDS

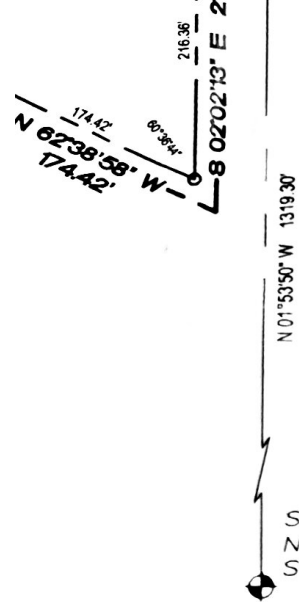
- LEGEND**
- PROPERTY CORNER FOUND (#5 Rebar w/Cap)
 - PROPERTY CORNER SET (#5 Rebar w/Cap)

JOB NO. 05252.005
SHEET 1 of 1

HAYDEN PLACE
PART OF THE SOUTHEAST ONE-QUARTER OF SECTION
14-T18N-R11E AND PART OF THE NORTHEAST
ONE-QUARTER OF SECTION 23-T18N-R11E
WASHINGTON COUNTY, NEBRASKA
FINAL PLAT



THE SCHEMMER ASSOCIATES
Architects Engineers



NE 1/4 NE 1/4
23-18-11

ACKNOWLEDGMENT OF NOTARY

STATE OF NE
COUNTY OF Washington



ON THIS 20 DAY OF July, 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARY BERG, PERSON KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION AND ACKNOWLEDGE THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED.

SW Corner
NE 1/4 NE 1/4
Sec. 23-18-11

George Michael Hall
NOTARY PUBLIC

6/20/07
DATE

APPROVAL OF THE BLAIR CITY COUNCIL

THIS PLAT OF HAYDEN PLACE WAS APPROVED BY THE CITY COUNCIL OF BLAIR, NEBRASKA, THIS 10 DAY OF July, 2007.

James R. Kelly
MAYOR

ATTEST: Bruce R. Wheeler
CITY CLERK

APPROVAL OF THE CITY PLANNING COMMISSION

THIS PLAT OF HAYDEN PLACE HAS BEEN REVIEWED BY THE BLAIR CITY PLANNING COMMISSION

Douglas C. Cook
CHAIRPERSON, CITY PLANNING COMMISSION

7/2/07
DATE

COUNTY TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT ON ANY PROPERTY AS DESCRIBED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE

Mary Jane S. Ober C. Treasurer
COUNTY TREASURER

6
DATE

NOTES

- (1) ALL ANGLES ARE 90°00'00" UNLESS NOTED.
- (2) ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS NOTED NON-RADIAL, (NR)
- (3) ALL PROPOSED LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE WILL BE SET BY THE SURVEYOR.

CENTERLINE CURVE TABLE

NO.	RADIUS	LENGTH	DELTA ANGLE	CHORD
C1	301'	104.43'	19°52'41"	S 82°
C2	299'	103.23'	19°46'53"	S 82°
C3	210'	70.66'	19°16'42"	S 09°
C4	210'	63.19'	17°14'29"	S 10°

200702933
WASHINGTON COUNTY, STATE OF NEBRASKA
RECORDED July 13 2007 AT 2:54 p M.
PLAT BOOK 2 PAGE(S) 1358-1365
Karen A. Madsen
REGISTER OF DEEDS

EGEND

- PROPERTY CORNER FOUND (#5 Rebar w/Cap 542 unless noted)
- PROPERTY CORNER SET (#5 Rebar w/Cap 619)

SCHEMMER ASSOCIATES

THIS DRAWING IS BEING MADE AVAILABLE BY THE SCHEMMER ASSOCIATES INC. (TSA) FOR USE ON THIS PROJECT IN ACCORDANCE WITH TSA'S AGREEMENT FOR PROFESSIONAL SERVICES. TSA ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY USE OF THIS DRAWING OR ANY PART THEREOF EXCEPT IN ACCORDANCE WITH THE TERMS OF THE ABOVE AGREEMENT.

DESIGNED				
DRAWN	CJG			
CHECKED	MWF			