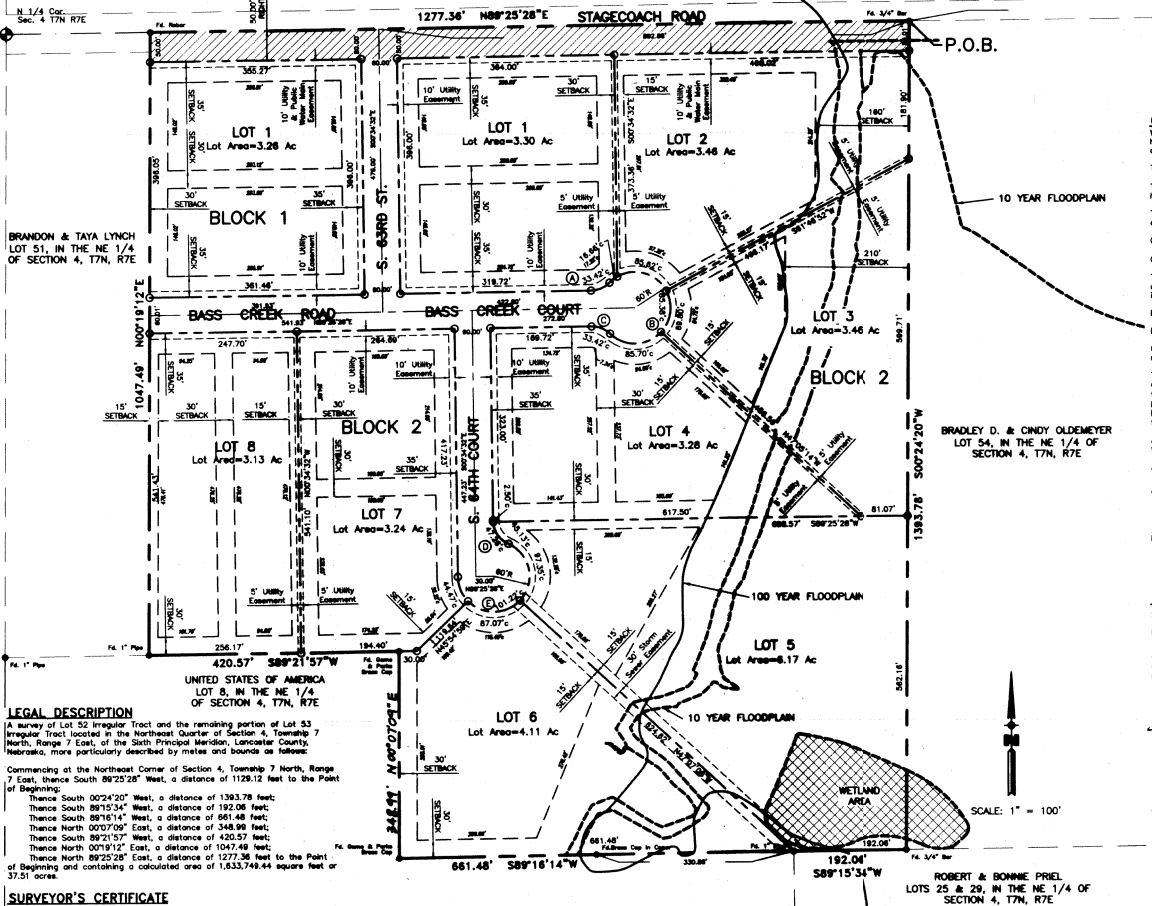


POE ESTATES
FINAL PLAT BASED ON POE ESTATES PRELIMINARY PLAT & RESOLUTION #2012-24



JEFFREY E. KUSIK
LOT 98 IN THE SE 1/4 AND THE
N 1/2 OF THE SW 1/4, SE 1/4 OF THE
SW 1/4 & SW 1/4 OF THE SE 1/4,
ALL IN SECTION 33, T8N, R7E

BRANDON & TAYA LYNCH
LOT 51, IN THE NE 1/4
OF SECTION 4, T7N, R7E

UNITED STATES OF AMERICA
LOT 8, IN THE NE 1/4
OF SECTION 4, T7N, R7E

LEGAL DESCRIPTION
A survey of Lot 52 Irrigator Tract and the remaining portion of Lot 53 Irrigator Tract located in the Northeast Quarter of Section 4, Township 7 North, Range 7 East, of the Sixth Principal Meridian, Lancaster County, Nebraska, more particularly described by metes and bounds as follows:

Commencing at the Northeast Corner of Section 4, Township 7 North, Range 7 East, thence South 89°25'28" West, a distance of 1129.12 feet to the Point of Beginning;
Thence South 00°24'20" West, a distance of 1393.78 feet;
Thence South 89°15'34" West, a distance of 192.06 feet;
Thence South 89°15'41" West, a distance of 691.48 feet;
Thence North 00°07'09" East, a distance of 348.99 feet;
Thence South 89°21'57" West, a distance of 420.57 feet;
Thence North 02°15'12" East, a distance of 1047.48 feet;
Thence North 89°25'28" East, a distance of 1277.36 feet to the Point of Beginning and containing a calculated area of 1,533,746.44 square feet or 37.51 acres.

SURVEYOR'S CERTIFICATE
I hereby certify that I am a professional land surveyor, registered in compliance with the laws of the State of Nebraska, that this plat correctly represents a survey conducted by me or under my direct supervision on 02/28/2013, that any changes from the description appearing in the last recorded plat of the land contained in this plat are so indicated, that all monuments shown thereon were used as described or will be installed and their position is correctly shown and that all dimensional and graphic data is correct.

2/28/2013
DATE
Lyle L. Lott LS. 5314

ACCEPTANCE BY THE HICKMAN CITY ENGINEER
This final plat of PoE Estates was reviewed and approved by the Hickman City Engineer on this 29th day of March, 2013.

LEGEND

- FOUND SECTION CORNER (AS NOTED)
- FOUND CORNER (AS NOTED)
- CORNER SET (CAPPED 3/4"x2"x4" BAR)

Section Corner Ties
NE Corner Sec. 4-17N-7E
Fwd. LCBM Alum. Cap
NW 87.50' Fwd. S&P Rebar
NE 78.00' Fwd. H&G Nail
SE 78.24' Fwd. S&P Rebar
SW 71.98' Fwd. S&P Rebar

Section Corner Ties
N 1/4 Corner Sec. 4-17N-7E
Fwd. 11 Iron Pipe as recorded
N 53.00' Fwd. 1" Iron Pipe
S 32.19' Fwd. 1" Iron Pipe
SW 45.47' Fwd. S&P Rebar

MINIMUM OPENING ELEVATIONS

BLOCK	LOT	ELEVATION (HAWDSS)
2	2	1247.00
	3	1248.00
	4	1248.00
	5	1248.00
	6	1248.00

A letter of certification from a qualified individual shall be submitted to the City of Hickman to certify the lowest opening has been built to or above the elevation shown. The certification shall be submitted prior to any framing inspections for structures on Lots 2, 3, 4, 5 & 6, Block 2.

REVIEW OF LANCASTER COUNTY SURVEYOR
This plat of PoE Estates was reviewed by the office of Lancaster County Surveyor on this 27th day of March, 2013.

OWNERS CERTIFICATION

We the undersigned, Mike G. Poe and Gale S. Poe, owners of the real estate shown and described herein, do hereby certify that we have laid out, plotted and subdivided, and do hereby lay out, plat and subdivided, said real estate in accordance with this plat.

This subdivision shall be known and designated as PoE Estates.

The 50.00' wide right-of-way shown herein along Stagecoach Road and all streets shown herein are hereby dedicated to the public.

The construction or location of any building or structure, excluding fences, over, upon or under an A-17-2 easement shown thereon shall be prohibited.

Clear title to the land contained in this plat is guaranteed.

Current zoning is "R-1".

There are areas of ground shown on this plat and marked easement, reserved for the use of public utilities and subject to the paramount right of utility or City to install, repair, replace and maintain its installations.

Each lot is limited to no more than 2 access drives each.

Direct vehicular access to Stagecoach Road is hereby relinquished except at South 63rd Street.

One stop sign, one no outlet sign, street identification signs and one 25 mph speed limit sign are required.

The Subdivider agrees to locate future buildings on Lot 1, Block 1 and Lots 1, 4, 7 & 8, Block 2 so as to preserve the remaining portion of each lot for future plotting into buildable lots as shown on the "Growth Plan" of PoE Estates Preliminary Plat. The Subdivider agrees to locate all structures on Lots 2, 3, 5 and 6, Block 2 inside the building envelope (dashed line) as shown on the PoE Estates Preliminary Plat. Subdivider agrees that the City may withhold the issuance of any building permit for a building on said lots which does not comply with the requirements of this paragraph.

Access to adjacent lots outside subdivision boundary shall not be permitted from the end of temporary dead-end streets until such time that these streets are extended.

All notes and statements within the Subdivision Agreement for PoE Estates apply to this Final Plat.

Witness our Hands and this 1st day of March, 2013

Mike G. Poe, husband
Gale S. Poe, wife

ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
LANCASTER COUNTY }

On the 1st day of March, 2013, before me, the undersigned Notary Public, duly commissioned and qualified in & for said county approved known by me to be the identical persons whose names are affixed to the dedication on this plat and acknowledge the execution thereof to be their voluntary act and deed as said Mike G. Poe, husband and Gale S. Poe, wife.

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

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "PoE Estates", said lien being recorded in the Office of Registrar of Deeds of Lancaster County, Nebraska, as Instrument Number 2004-042363 and 2004-09348 does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements, or streets, or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all as shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

First State Bank
Trustees and Beneficiary

By: *Sam Repp* President

ACKNOWLEDGMENT
STATE OF NEBRASKA } SS
LANCASTER COUNTY }

The foregoing instrument was acknowledged before me this 11th day of March, 2013, by Jeff Krejci, President, on behalf of said First State Bank.

By: *Valerie Lande*
Notary Public

My commission expires the 28th day of June, 2016.

Final # 2013016388 Tue Apr 02 10:07:57 CDT 2013
111518769.2257 DEEDS-REGISTERED OF DEEDS 011212 Final

PoE #4942

Recorded on this ___ day of _____, 2013.

Lancaster County Register of Deeds

APPROVAL OF THE PLANNING COMMISSION OF HICKMAN, NEBRASKA
This final plat of PoE Estates was approved by the Hickman Planning Commission on this 27th day of February, 2013.

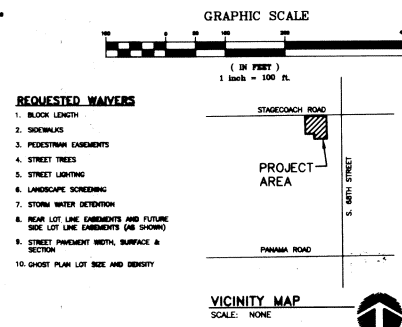
ACCEPTANCE BY HICKMAN CITY COUNCIL OF
This final plat of PoE Estates was approved by the City Council of the City of Hickman, Nebraska on the 27th day of February, 2013, in accordance with the State Statutes of Nebraska.

ATTEST: *Kelli Orla* City Clerk

COUNTY TREASURER'S CERTIFICATION
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 embraced in this plat as shown by the records of this office.

County Treasurer: *Bob Arny* Date: 3-26-2013

- CURVE DATA:**
- R = 44.00'
D = 44°36'23"
L = 34.29'
ChDiat = 33.42'
Chng = N87°08'16"E
 - R = 60.00'
D = 29°18'46"
L = 281.99'
ChDiat = 85.38'
Chng = S00°34'32"E
 - R = 44.00'
D = 44°36'23"
L = 34.29'
ChDiat = 33.42'
Chng = N87°19'21"W
 - R = 44.00'
D = 84°55'18"
L = 49.89'
ChDiat = 47.28'
Chng = S37°03'40"E
 - R = 60.00'
D = 24°55'16"
L = 256.53'
ChDiat = 101.22'
Chng = S58°58'20"W
- OWNER & DEVELOPER:**
MIKE & GALE POE
8703 ROCK ROAD
ROCK, NE 68430 (402) 405-5092
- ENGINEER:**
DALE SMITH
ENGINEERING / SURVEYING / PLANNING
601 OLD CHENEY ROAD
SUITE 'A'
LINCOLN, NE 68512 (402) 421-2500
- SURVEYOR:**
LYLE L. LOTT
ENGINEERING / SURVEYING / PLANNING
801 OLD CHENEY ROAD
SUITE 'A'
LINCOLN, NE 68512 (402) 421-2500



Total Lots = 9
Total Offsets = 0
Total Acres = 37.51

ORDINANCE NO. 2013-06

AN ORDINANCE TO APPROVE THE FINAL PLAT OF POE ESTATES, A SUBDIVISION WITHIN THE EXTRA TERRITORIAL ZONING JURISDICTION OF THE CITY OF HICKMAN, LANCASTER COUNTY, NEBRASKA; AND TO PROVIDE FOR AN EFFECTIVE DATE THEREOF.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HICKMAN, NEBRASKA:

Section 1. Poe Estates is a subdivision within the extra territorial zoning jurisdiction of the City of Hickman, Lancaster County, Nebraska.

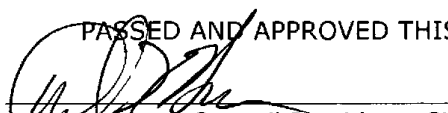
Section 2. The City Administrator, City Zoning Administrator, City Engineer, Lancaster County Health Department and Lancaster County Engineering Department have reviewed the Poe Estates Final Plat and Subdivision Agreement.

Section 3. Pursuant to the subdivision ordinance of the City of Hickman, Lancaster County, Nebraska, Ordinance No. 2007-03, a copy of the Poe Estates Final Plat, attached hereto as Exhibit A, and Subdivision Agreement, attached hereto as Exhibit B, and made a part of this ordinance, is hereby approved.

Section 4. The City Clerk of Hickman, Nebraska is directed to endorse a certificate of approval on the final plat and to file the original with the Lancaster County Register of Deeds Office and do all other acts required by statute and said ordinance.

Section 5. This ordinance shall take effect and be in full force from and after its passage, approval, and publication as required by law.

PASSED AND APPROVED THIS THE 26TH DAY OF FEBRUARY 2013.



Doug Hanson, Council President, City of Hickman

ATTEST:



Kelly Oelke, City Clerk



SUBDIVISION AGREEMENT

THIS AGREEMENT is made and entered into by and between **Mike G. Poe and Gale S. Poe, husband and wife**, hereinafter called "Subdivider", whether one or more, and the **CITY OF HICKMAN, NEBRASKA**, hereinafter called "City".

WHEREAS, Subdivider has made application to City for permission to subdivide and for approval of the subdivision plat of **POE ESTATES**, and

WHEREAS, said plat contains certain provisions requiring an agreement between Subdivider and City relating to said plat and the development thereof.

NOW, THEREFORE, IN CONSIDERATION of City granting permission to plat and approval of the subdivision plat of **POE ESTATES**, it is agreed by and between Subdivider and City as follows.

1 The Subdivider agrees to install permanent markers prior to construction on or conveyance of any lot in the plat

2 The Subdivider agrees the following waivers are included in the development of Poe Estates Preliminary Plat: block length, sidewalks, pedestrian easement, street trees, ornamental lighting, landscape screen, utility easements, storm water detention, street paving width and surface and section, ghost plan lot size and density

3 The Subdivider agrees to locate future buildings on Lot 1, Block 1 and Lots 1, 4, 7 & 8, Block 2, so as to preserve the remaining portion of such lot for future platting into buildable Lots as shown on the "Ghost Plan" of Poe Estates Preliminary Plat. The Subdivider agrees to locate all structures on Lots 2, 3, 5 and 6, Block 2 inside the building envelope (dashed line) as shown on the Poe Estates Preliminary Plat. Subdivider agrees that the City may withhold the issuance of any building permit for a building on said Lots which does not comply with the requirements of this paragraph

4 The Subdivider agrees to inform all purchasers and users of land located within the 100 year floodplain that said land is located within the 100 year floodplain and that the grading of the lots and outlots shall not encroach within the 100 year floodplain. Flood hazards shall comply with Floodplain Regulations.

5. The Subdivider agrees to notify all potential purchasers of Lot 1, Block 1 and Lots 1 through 8, Block 2 that said Lot 1, Block 1 and Lots 1, 4, 7 & 8, Block 2 are subject to future subdivision and additional future urban residential development as shown on the "Ghost Plan" of Poe Estates Preliminary Plat when (a) the sanitary sewer and water has been extended to serve the subdivision, and (b) Lot 1, Block 1 and Lots 1 through 8, Block 2 have been annexed.

6. The Subdivider agrees to and hereby waives, as against the City of Hickman, any and all damages and any claim or right of action for any and all damages, of every nature, which may accrue to Subdivider, or which may result to Subdivider's property or interest therein, by reason of said infrastructure improvements or the construction thereof

7. The Subdivider agrees not to protest annexation of the property within Poe Estates into the City of Hickman

8. The Subdivider agrees that the obligations of Subdivider under this "Ghost" platting process and agreement shall constitute a covenant running with the land and shall be binding on Subdivider and Subdivider's heirs, administrators, successors and assigns.

9. Subdivider understands that a special assessment district for the installation of a local public street and for the installation of ornamental lights may not be ordered, constructed by the City Council until a petition signed by the owners of record title, representing a majority of the feet frontage of property directly abutting upon the street or streets to be improved shall be presented and filed with the City Clerk petitioning therefore. Subdivider agrees that in the event a street or streets within the final plat are embraced within a street paving district and/or ornamental light district, Subdivider shall, within 30 days following creation of the district, petition the City Council to order the final construction of said paving and/or ornamental lighting

10. In the event any infrastructure improvements including, but not limited to street paving, sidewalks, street trees, storm water and ornamental lighting are ordered, constructed pursuant to a special assessment district Subdivider (1) agrees to consent that the cost thereof shall be assessed and levied together with assessment and equalization costs, against the benefited properties in Poe Estates, waiving all objections to the sufficiency of the petitions therefore, to proceedings creating said districts, to the making of the assessments and to the equalization thereof, and (2) agrees to pay to the City of Hickman said cost as thus assessed and levied against said property.

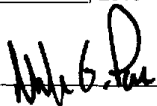
11. The Subdivider or Future Owners shall furnish a Resident Project Representative (RPR), assistants and other field personnel charged with the task of performing on-site construction supervision to insure work is in accordance with approved plans and specifications. The RPR shall keep a diary or log book, recording those Contractors daily activities, decisions, observation in general, and specific observations in more detail as the case of observing test procedures RPR shall provide the necessary testing services and report the findings to the City of Hickman The Subdivider or Future Owners shall incur all cost associated with providing the RPR and testing services if at such a time when the City of Hickman shall provide water and sanitary sewer service to Poe Estates.

12. The Subdivider agrees with and acknowledges the General Notes shown on the Poe Estates Preliminary Plat The General Notes are as follows:


- 1 THIS PRELIMINARY PLAT CONTAINS 37.51 ACRES MORE OR LESS.
- 2 THIS PRELIMINARY PLAT PERMITS 9 SINGLE FAMILY RESIDENCES EACH LOT SHALL CONTAIN A MAXIMUM OF ONE SINGLE FAMILY RESIDENCE AND OUT BUILDINGS
- 3 THE CURRENT ZONING IS R-1'
- 4 THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35 FEET AS PER 'R-1' ZONING
- 5 THE OWNER/DEVELOPER RESERVES THE RIGHT TO BUILD MAIN STRUCTURES ANYWHERE WITHIN THE REQUIRED SETBACKS AND OUT OF THE 100-YEAR FLOODPLAIN AS SHOWN AND/OR NOTED ON THIS PLAT
- 6 DIRECT VEHICULAR ACCESS TO STAGECOACH ROAD IS HEREBY RELINQUISHED EXCEPT AT SOUTH 63RD STREET
- 7 THE PROPOSED PUBLIC STREETS SHALL BE 22 FEET WIDE GRAVEL SURFACE THE DEVELOPER SHALL CONSTRUCT AND SURFACE THE PUBLIC ROADWAYS WITH 3" OF CRUSHED ROCK AND 1" OF GRAVEL IN ACCORDANCE WITH THE LANCASTER COUNTY STANDARDS THE COUNTY HAS BEEN NOTIFIED PRIOR TO THE LAYING OF GRAVEL ALL SURFACING RADII AT INTERIOR INTERSECTIONS SHALL BE 30 FEET THE SURFACING RADII AT STAGECOACH ROAD SHALL BE 50 FEET.
- 8 UTILITY EASEMENTS TO BE PROVIDED AS REQUIRED BY NORRIS PUBLIC POWER, TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, WINDSTREAM NEBRASKA INC., BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS
- 9 THE EXISTING UTILITIES ARE PROVIDED BY NORRIS PUBLIC POWER, WINDSTREAM NEBRASKA INC., TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, AND BLACK HILLS ENERGY
- 10 THE DEVELOPMENT IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS AS IDENTIFIED IN THE LAND SUBDIVISION ORDINANCE FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION
- 11 THE LOWEST BUILDING OPENING SHALL BE 1' ABOVE THE 100 YEAR FLOOD PLAIN ELEVATION SEE MINIMUM OPENING ELEVATION TABLE AND NOTE ABOVE AND ON SHEET 4 OF 5

- 12 THE DEVELOPER PROPOSES INDIVIDUAL WELLS FOR POTABLE WATER SUPPLY
- 13 THE DEVELOPER PROPOSES THE USE OF INDIVIDUAL WASTE WATER SYSTEMS IF PERCOLATION TEST DO NOT PERMIT SUB SURFACE FIELDS, LAGOONS SHALL BE INSTALLED WASTE WATER SYSTEMS SHALL BE APPROVED BY THE LANCASTER COUNTY HEALTH DEPARTMENT
- 14 ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS
- 15 'JUNK CARS', MOBILE HOMES AND MODULAR HOMES SHALL BE PROHIBITED IN THIS DEVELOPMENT AS NOTED IN PROTECTIVE COVENANTS
- 16 FUTURE LOT OWNERS WILL BE ADVISED THAT THIS IS IN A RURAL FARM AREA AND THAT NORMAL AND CUSTOMARY FARM ACTIVITIES, INCLUDING CATTLE FEEDING OR HOG CONFINEMENTS ARE NOT A NUISANCE
- 17 TOPOGRAPHIC GRADING CONTOURS ARE AT NAVD '88' DATUM.
- 18 ALL LOTS ARE LIMITED TO NO MORE THAN 2 ACCESS DRIVES EACH
- 19 DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLING STREET IDENTIFICATION SIGNS, ONE "STOP" SIGN, ONE "NO OUTLET" SIGN AND ONE 25 MPH SPEED LIMIT SIGN
- 20 ALL CULVERTS SHALL HAVE EITHER A FLARED-END SECTION OR CONCRETE HEADWALL ON THE INLET END

Dated this 4 day of March, 2013

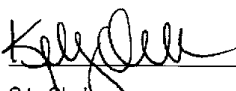


 Mike G. Poe, husband




 Gale S. Poe, wife

Attest:



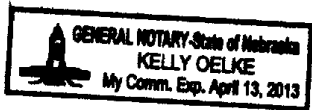
 City Clerk

CITY OF HICKMAN, NEBRASKA
 A MUNICIPAL CORPORATION


 City Administrator

STATE OF NEBRASKA)
) SS
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 4th day of March, 2013, by Mike G. Poe, husband



Kelly Oelke
Notary Public

STATE OF NEBRASKA)
) SS
COUNTY OF LANCASTER)

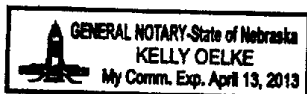
The foregoing instrument was acknowledged before me this 4th day of March, 2013, by Gale S. Poe, wife



Kelly Oelke
Notary Public

STATE OF NEBRASKA)
) SS
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 4th day of March, 2013, by Silas Clarke, City Administrator of the City of Hickman, Nebraska



Kelly Oelke
Notary Public