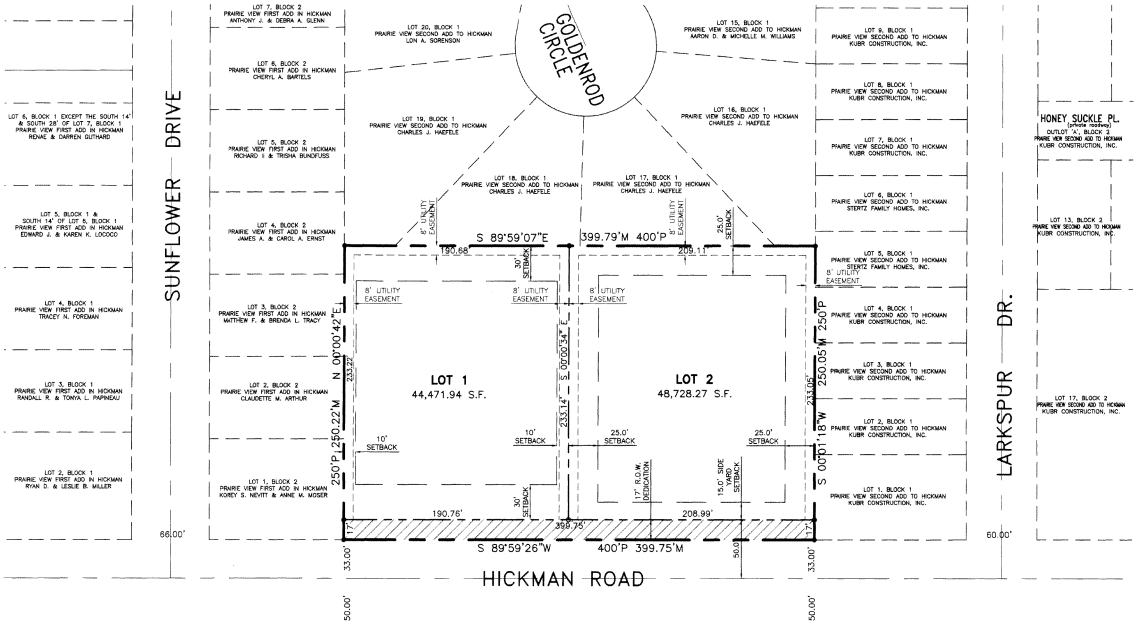


NE, NW & E 1/2 OF SE, NW SECTION 34, T8N, R7E
ARCHIE SODEN

LEGAL DESCRIPTION

A survey of the remaining portion of Lot 12, Block 2, Prarie View First Addition, located in the Southwest Quarter of Section 27 Township 8 North Range 7 East of the Sixth Principal Meridian, Lancaster County, Nebraska. More particularly described by metes and bounds as follows.

Commencing at the South 1/4 corner of Section 27 Township 8 North Range 7 East of the Sixth Principal Meridian; Thence North 89°59'00"West (an assumed bearing), on the South line of the Southwest Quarter, a distance of 399.60 feet; Thence North 00°01'18" East, a distance of 33.00 feet, to the Southeast corner of Lot 12, Prarie View First Addition and the POINT OF BEGINNING; Thence South 89°59'26" West, on the North right of way of Hickman Road, a distance of 399.75 feet, to the Southwest corner of Lot 12; Thence North 00°00'42" East, on the East line of Lots 1-4, Prarie View First Addition, a distance of 250.22 feet, to the Northwest Corner of Lot 12; Thence South 89°59'07" East, on the North line of Lot 12, a distance of 399.79 feet, to the Northeast Corner of Lot 12; Thence South 00°01'18" West, on the East line of Lot 12 Prarie View First Addition, a distance of 250.05 feet to the POINT OF BEGINNING, and containing a calculated area of 100,003.62 Square feet or 2.295 acres more or less.

SURVEYOR'S CERTIFICATE

I Derek A. Beenblossom 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 Carter Addition, that any changes from the description appearing in the last record transfer of the land contained in the final plat are so indicated, that all monuments shown thereon actually exist as described or will be installed and their position is correctly shown and that all dimensional and geodetic data is correct.

11/16/2006 — Derek A. Beenblossom LS 570
DATE — DEREK A. BEENBLOSSOM L.S. #570

NEBRASKA — LS-570 — DEREK A. BEENBLOSSOM

Inst # 2006013493 Thu Mar 23 14:22:07 CST 2006
Filing Fee: $51.50
Lancaster County, NE Assessor/Register of Deeds Office
Pages 1

CARTER 1

#4213

BRIAN D. CARSTENS & ASSOCIATES

LAND USE PLANNING

RESIDENTIAL & COMMERCIAL DESIGN

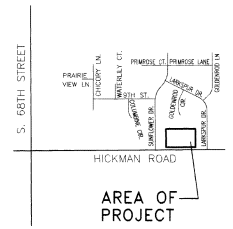
601 OLD CHENEY ROAD
SUITE 'C'
LINCOLN, NE 68512

PHONE: (402) 434-2424
FAX: (402) 434-0467

© 2005 CARSTENS, INC.

MONUMENT LEGEND:

● = Found 5/8" Rebar
○ = Set 3/4"x24" Rebar w/ LS 570 Cap



AREA OF PROJECT

VICINITY MAP
SCALE: 1" = 800'

CARTER ADDITION

7300 HICKMAN ROAD

LINCOLN, NE

OWNERS CERTIFICATION

We the undersigned, Robert D. Carter and Diane M. Carter, owners of the real estate shown and described herein, do hereby certify that we gave said out, platted 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 Carter Addition, an addition to the City of Hickman, Nebraska.

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

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

Additional right-of-way as shown along Hickman Road is hereby dedicated to the City of Hickman, Nebraska.

Witness our Hands and this 18th day of Jan 2006.

Robert D. Carter, husband — Diane M. Carter, wife

ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
LANCASTER COUNTY }

Before me, the undersigned Notary Public, in and for the County and State, personally appeared Robert D. Carter, husband, and each separately and severally acknowledge the execution of the foregoing instruments as his voluntary act and deed, for the purposes therein expressed. Witness my Hand and Notorial Seal this 18th day of January 2006.

Paula J. Hall
NOTARY PUBLIC

My commission expires the 10th day of November, 2007.

GENERAL NOTARY - State of Nebraska PAULA J. HALL My Comm. Exp. Nov. 10, 2007

ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
LANCASTER COUNTY }

Before me, the undersigned Notary Public, in and for the County and State, personally appeared Diane M. Carter, wife, and each separately and severally acknowledge the execution of the foregoing instruments as her voluntary act and deed, for the purposes therein expressed. Witness my Hand and Notorial Seal this 18th day of January 2006.

Paula J. Hall
NOTARY PUBLIC

My commission expires the 10th day of November, 2007.

GENERAL NOTARY - State of Nebraska PAULA J. HALL My Comm. Exp. Nov. 10, 2007

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "Carter Addition", said lien being recorded in the Office of Register of Deeds of Lancaster County, Nebraska, as Instrument Numbers 2003-67650, & 2003-67651 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 othr person.

Sun Trust Mortgage, Inc.
Trustee and Beneficiary

By: _____ 1st Vice President
Name — Title

ACKNOWLEDGMENT

STATE OF Virginia } SS
Richmond ~~COUNTY~~ City }

The foregoing instrument was acknowledged before me this 1st day of February, 2006.

by Jackie L Miller, 1st Vice President, Name, Title or behalf of said Sun Trust Mortgage, Inc.

Delores L Barker
NOTARY PUBLIC

My commission expires the 31st day of July, 2008.

DELORES L. BARKER COMMONWEALTH OF VIRGINIA NOTARY PUBLIC

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "Carter Addition", said lien being recorded in the Office of Register of Deeds of Lancaster County, Nebraska, as Instrument Numbers 2004-12141, 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 othr person.

First State Bank
Trustee and Beneficiary

By: _____ VICE PRESIDENT
Name — Title

ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
LANCASTER COUNTY }

The foregoing instrument was acknowledged before me this 18th day of January, 2006

by Jim Hrouda, Vice-President, Name, Title or behalf of said First State Bank

Paula J. Hall
NOTARY PUBLIC

My commission expires the 10th day of November, 2007.

GENERAL NOTARY - State of Nebraska PAULA J. HALL My Comm. Exp. Nov. 10, 2007

APPROVAL:

This plat of Carter Addition has been submitted to and approved by the Hickman Planning Commission this 20th day of December, 2005.

Arnold D Mendenhall
Chairperson

ATTEST:
Cheryl L. Scott
Secretary of Planning Commission

This plat approved by the City Council of Hickman, Nebraska, this 17th day of January, 2006.

Jim Hrouda
Mayor

ATTEST:
Cheryl L. Scott
City Clerk

Entered on transfer record _____ day of _____, 200__.

_____
Register of Deeds

CITY OF HICKMAN – ENGINEER APPROVAL

The Engineer of the City of Hickman has approved the foregoing final plat on this 9th day of February, 2006.

James Dunnaway
City of Hickman Engineer

OWNER/DEVELOPER:

ROBERT & DIANE CARTER
7300 HICKMAN DRIVE
HICKMAN, NE 68372 (402) 792-2019

PETITIONER:

BRIAN D. CARSTENS
BRIAN D. CARSTENS & ASSOCIATES
601 OLD CHENEY ROAD, SUITE 'C'
LINCOLN, NE 68512 (402) 434-2424

ENGINEER:

LYLE L. LOTH
ENGINEERS SURVEYORS PLANNERS
601 OLD CHENEY ROAD, SUITE 'A'
LINCOLN, NE 68512 (402) 421-2500

SURVEYOR:

DEREK A. BEENBLOSSOM
ALLEN SURVEYING SERVICES INC.
627 NORTH 66TH STREET
LINCOLN, NE 68505 (402) 466-4366

E.S.P. CONSULTING ENGINEERS

601 OLD CHENEY RD.
SUITE 'A'
LINCOLN
NEBRASKA
68512

FINAL PLAT

SCALE: 1"=50'

PROJECT #041022
DATE: 11/17/05
REVISIONS:
12/16/05

1 OF 1