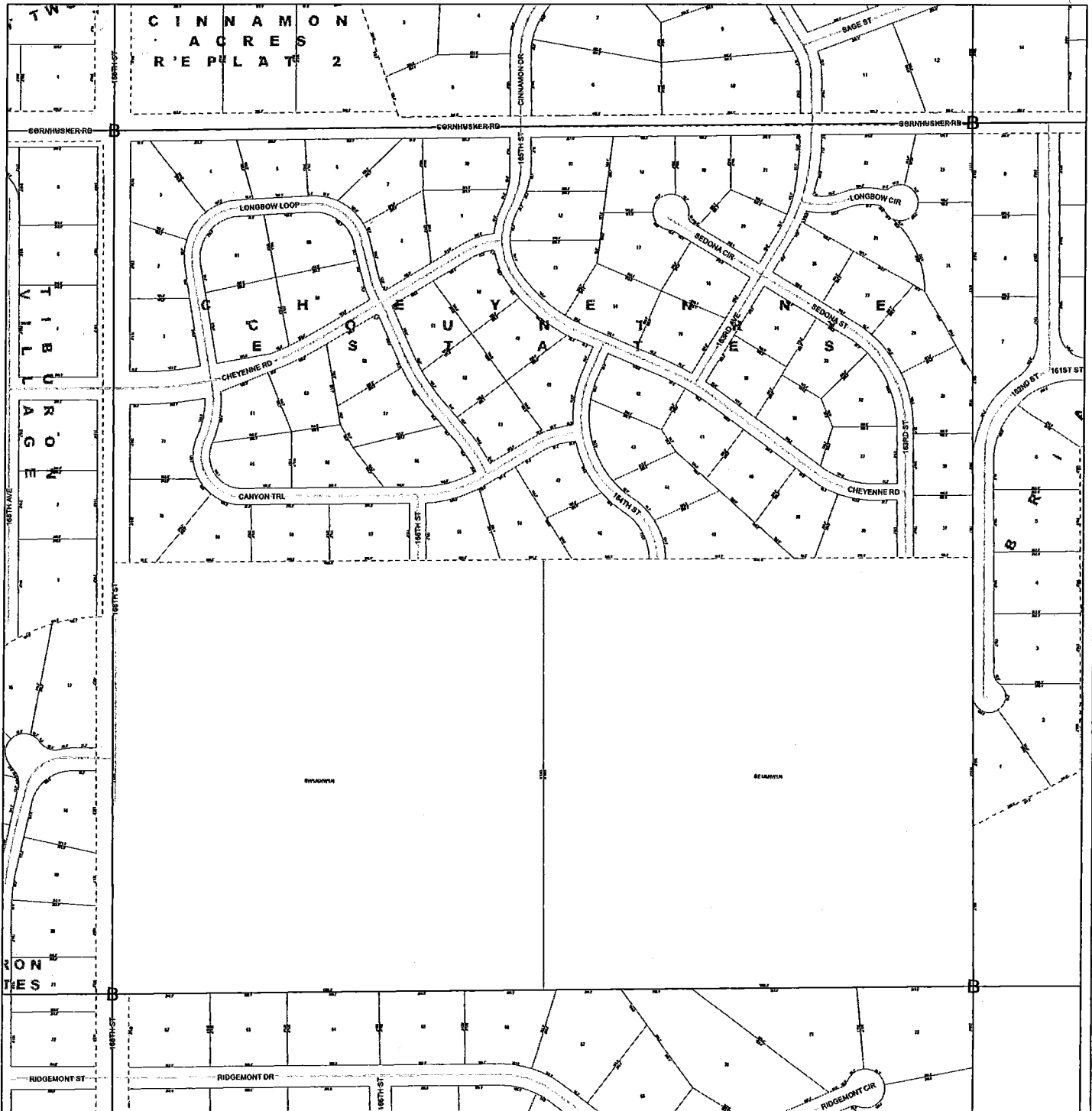


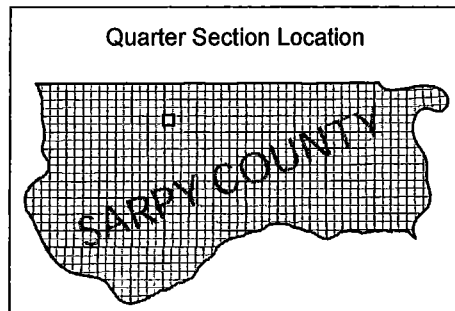
NW1/4 SEC 27 T14N R11E

1 inch equals 200 feet



SARPY COUNTY
SURVEYOR'S OFFICE

sarpy county
GIS



- Legend**
- Lots
 - Quarter Sections
 - Subdivisions
 - Blocks
 - Railroads
 - Street Centerline
 - B** Corners

NOTICE

This map constitutes a representation based on information provided to the Sarpy County Surveyors Office by other individuals and organizations. Therefore no representations regarding the accuracy of the size, dimensions, measurements, condition, platting, or location of the within described area are made. Should such information be required for construction, zoning, or other purposes, the services of a private surveyor and/or title search should be secured.

This Map Was Printed On:
8/28/2007

Job # 030
Book
date Aug

Robert D. Probst, Esq.
Date: August 30, 2004



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, CHEYENNE COUNTRY ESTATES, LLC, a Nebraska limited liability company, OWNER, and COMMERCIAL FEDERAL BANK, MORTGAGEE, being the sole OWNER and MORTGAGEE, described within the Land 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 CHEYENNE COUNTRY ESTATES (Lots 1 through 71, inclusive); and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public the streets as shown hereon and do hereby grant the easements as shown hereon. We do further grant a perpetual easement to the Omaha Public Power District and Grant and to any company which has been granted a franchise under the authority of the Sarpy County Board of Commissioners 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, downguy and anchors, cables, conduits and other related facilities; and to extend thereon wires or cables for the carrying 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 cable television systems, and the reception thereon, over, through, under, and across a five foot (5') strip of land abutting all front and side lot lines, an eight foot (8') wide strip of land abutting the rear lot lines of all interior lots and sixteen foot (16') wide strip of land in abutting the rear lot lines of all exterior lots. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide strip abutting the rear lot line when the adjacent land is surveyed, platted and recorded. The term exterior lots is herein defined as those lots forming the outer perimeter of the above described subdivision. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines, hydrants, and other related facilities and to extend thereon pipes for the transmission of water on, through, under and across a five foot (5') wide strip of land in each lot abutting all cul-de-sacs. No permanent structures, trees, retaining walls, nor loose rock walls shall be placed in the above described easements, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the intended uses or rights herein granted. No utilities nor obstructions will be constructed within the drainage easements shown hereon, except for utility crossings.

CHEYENNE COUNTRY ESTATES, LLC, a Nebraska limited liability company, OWNER

Michael L. Feldman
 Michael L. Feldman, Managing Member

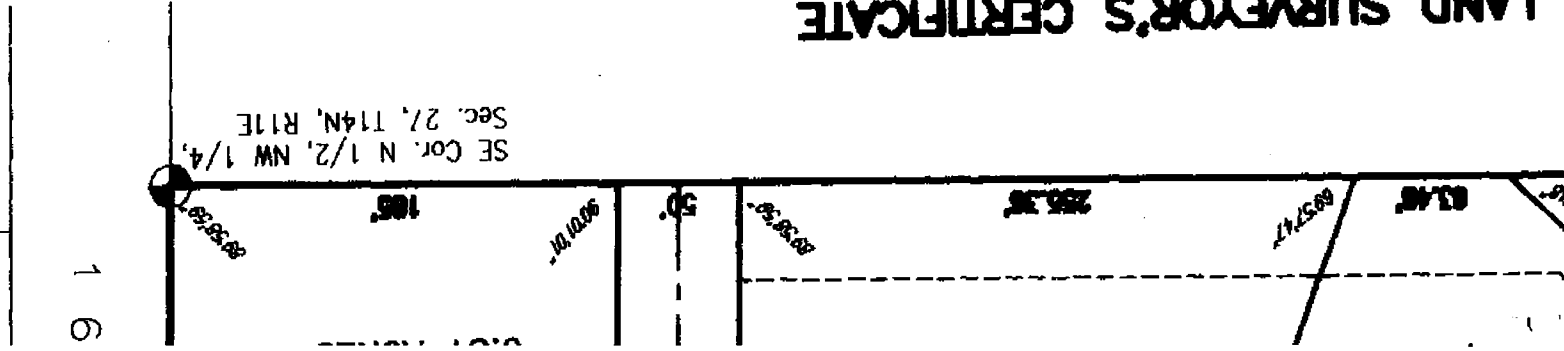
COMMERCIAL FEDERAL BANK, MORTGAGEE

Richard D. Oshar
 Richard D. Oshar, Vice President

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all angle points and corners on the boundary of the plat and that a bond has been posted with the County of Sarpy, Nebraska, in order to ensure that permanent monuments will be placed at all angle points, corners and ends of curves on all lots and streets in the subdivision to be known as CHEYENNE COUNTRY ESTATES (Lots 1 through 71, inclusive) being a platting of the North Half of the Northwest Quarter of Section 27, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska.

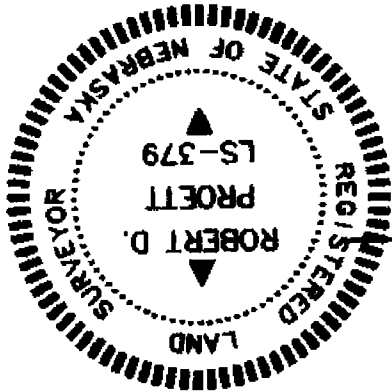
described by metes and bounds as follows: Beginning at the northwest corner of the Northwest Quarter of Section 27; Thence South 88°06'32" East (assumed bearings) for 2642.27 feet to the northeast corner of the North Half of the Northwest Quarter of Section 27; Thence South 01°02'41" West for 1333.20 feet to the southeast corner of the North Half of the Northwest Quarter of Section 27; Thence North 88°56'18" West for 2647.29 feet to the southwest corner of the North Half of the Northwest Quarter of Section 27; Thence North 01°15'44" East for 1325.34 feet to the Point of Beginning. Contains 80.707 acres including 2.861 acres of existing county roadway easement.



1
6

Robert D. Proett, ES.

 Date: August 30, 2004

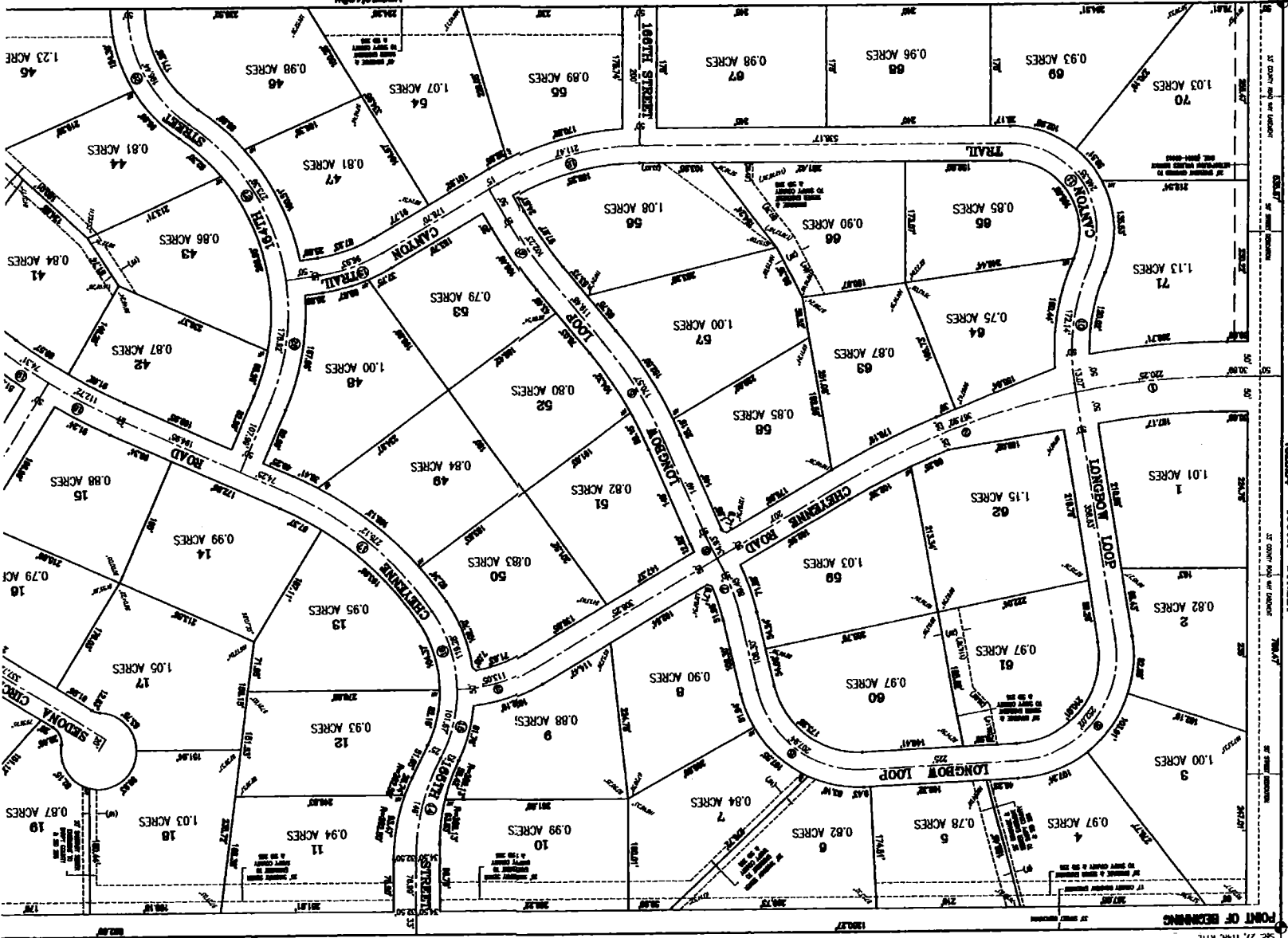


DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, CHEYENNE COUNTRY ESTATES, LLC, a Nebraska limited liability company, OWNER, and COMMERCIAL FEDERAL BANK, MORTGAGEE, being the sole OWNER and MORTGAGEE, described within the Land Surveyor's Certificate and plat to be recorded into lots and streets to be numbered and named as shown

UNPLATTED

TAXES AND FEES PAID. TREASURERS CERTIFICATION
CURRENT YEAR ARE NEITHER DUE NOR



POINT OF BEGINNING
 CORNHUSKER ROAD
 168TH STREET
 TIBBORN
 401
 402

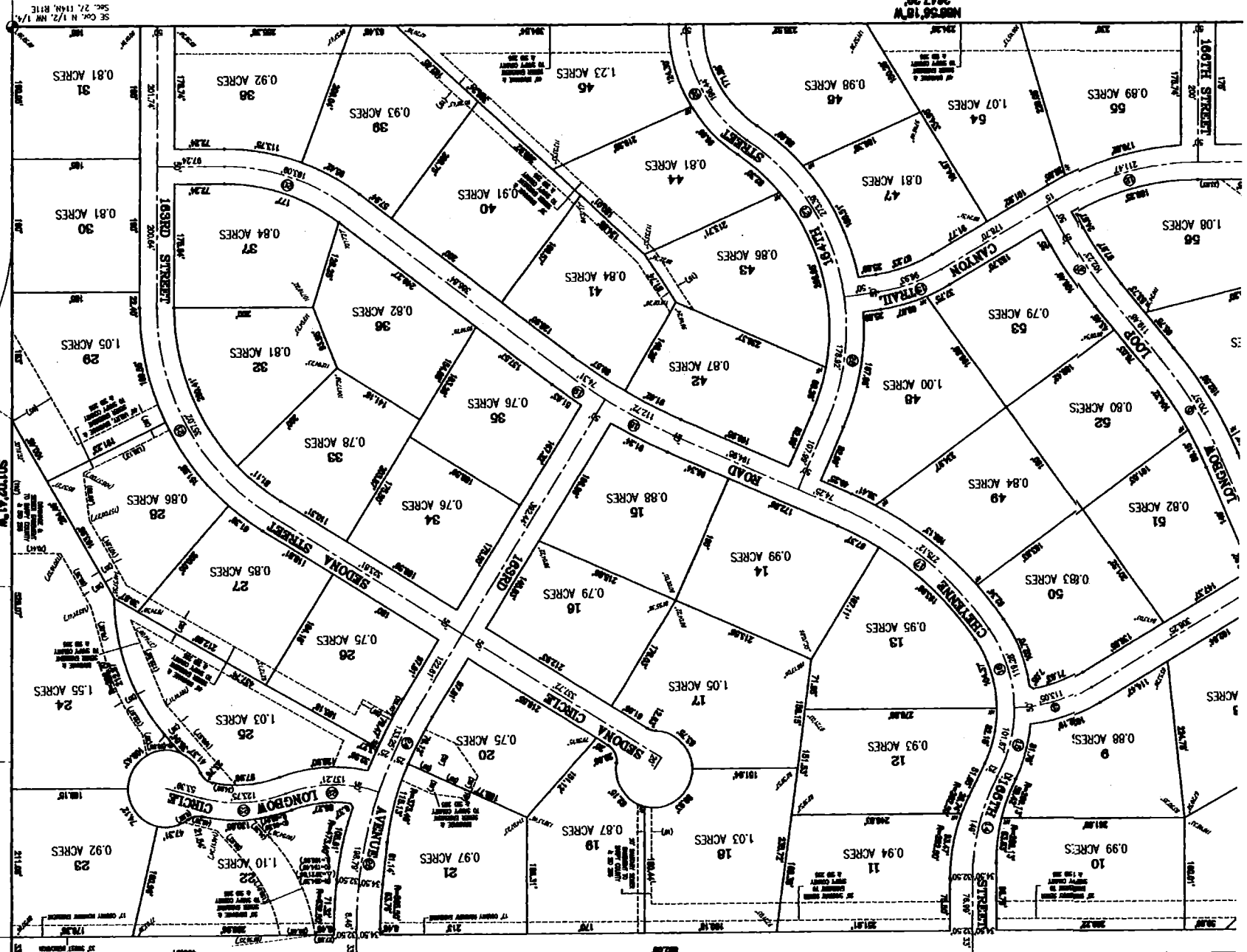
CINNAMON ACRES REPLAT 2
 CINNAMON DRIVE
 CINNAMON ACRES
 6


UNPLATTED

NOB3618W
264728

SOB0632E
264227

LAND SURVEYOR'S CERTIFICATE




Landmark Residential Development & Construction, Inc.
 14710 West Dodge Road, Suite 100
 WWW.LRA-INC.COM
 (781) 402-4962/498
 (781) 407-4064/7740

Some of the lot boundaries and their acreage measurements have been

U N P L A

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. —
4. ALL SIDE LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.).
5. DISTANCES / AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. ALL CUL-DE-SAC RADII ARE 55 FEET UNLESS NOTED OTHERWISE.
7. ALL CUL-DE-SAC THROAT RADII ARE 25 FEET UNLESS NOTED OTHERWISE.
8. LOTS 1, 2., 3, 70 AND 71 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 168TH STREET.
9. LOTS 3, 4., 5, 6, 7, 10, 11, 18, 19, 21, 22 AND 23 WILL HAVE NO DIRECT VEHICULAR ACCESS TO CORNHUSKER ROAD.
10. THE RIGHT OF WAY CHAMFERS SHOWN HEREON ARE SET AT A FIVE FOOT (5') RADIUS FROM THE INTERSECTION OF RIGHT OF WAY LINES.



GENERAL NOTARY-SUB
SARINA GIBB