

ESTATES PROVENCE

LOTS 1 thru 26, INCLUSIVE and OUTLOT A

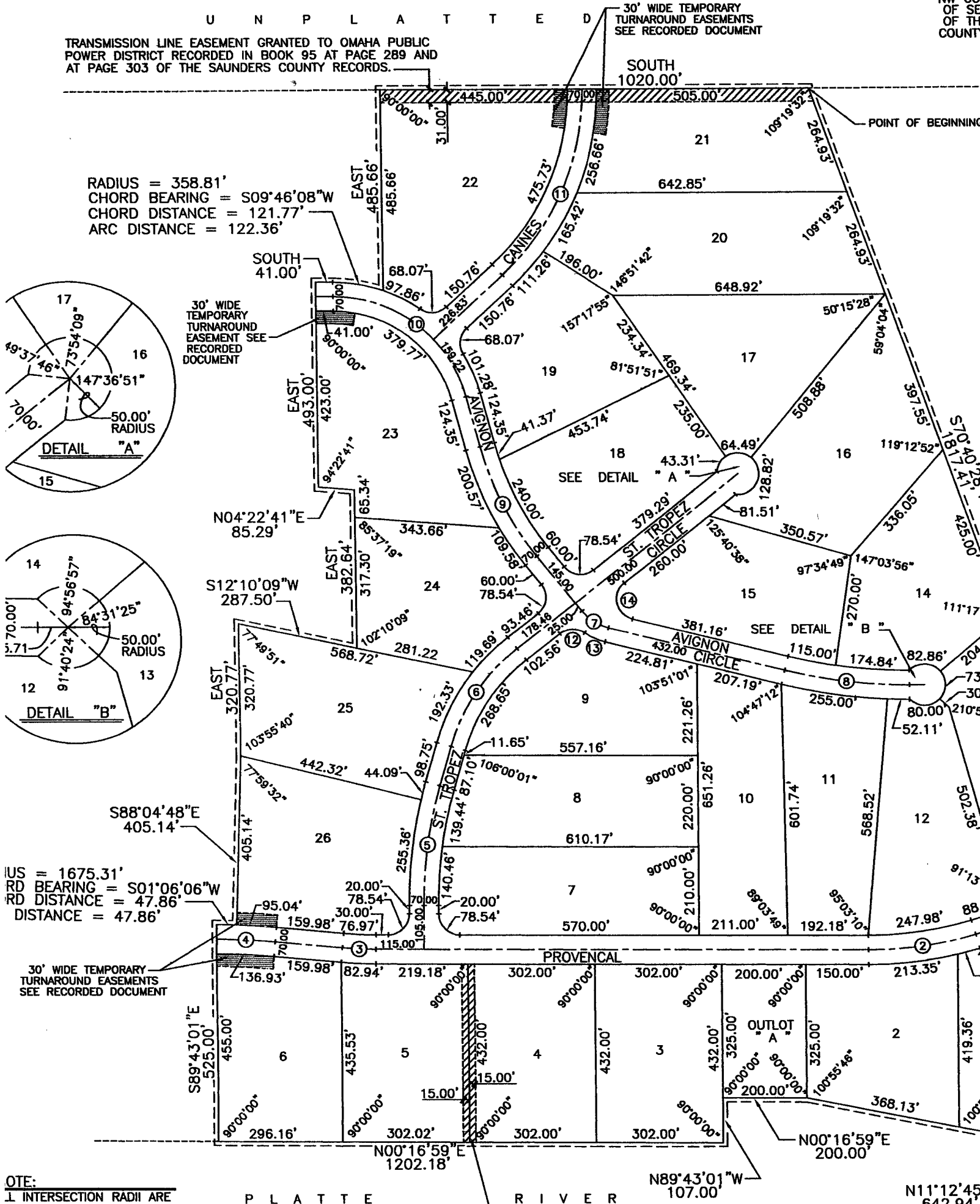
BEING A REPLATTING OF LOTS 1 THRU 26, INCLUSIVE, AND OUTLOT "A", PLATTE VUE, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SAUNDERS COUNTY, NEBRASKA.

U N P L A T T E D

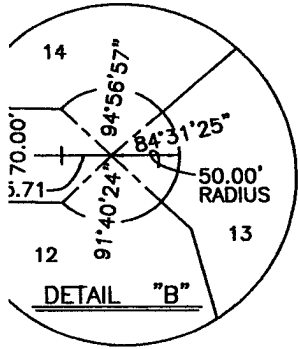
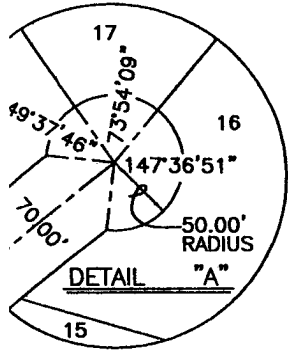
TRANSMISSION LINE EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED IN BOOK 95 AT PAGE 289 AND AT PAGE 303 OF THE SAUNDERS COUNTY RECORDS.

30' WIDE TEMPORARY TURNAROUND EASEMENTS SEE RECORDED DOCUMENT

NW CO
OF SE
OF TH
COUNT



RADIUS = 358.81'
CHORD BEARING = S09°46'08\"W
CHORD DISTANCE = 121.77'
ARC DISTANCE = 122.36'



RADIUS = 1675.31'
CHORD BEARING = S01°06'06\"W
CHORD DISTANCE = 47.86'
ARC DISTANCE = 47.86'

NOTE:
1. INTERSECTION RADII ARE 3.00 FOOT UNLESS NOTED.

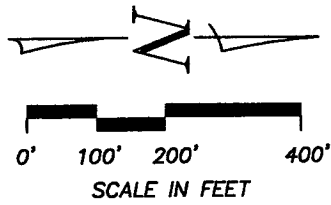
30' WIDE STORM SEWER AND DRAINAGE EASEMENT SEE RECORDED DOCUMENT

SAUNDERS COUNTY SURVEYOR

I HEREBY APPROVE THE NUMBERING OF LOTS IN ESTATES PROVENCE LOCATED IN THE NE 1/4 OF SECTION 35, T15 OF THE 6th P.M., SAUNDERS COUNTY, NEBRASKA, ON THIS DAY OF _____, 1997.

CURVE DATA

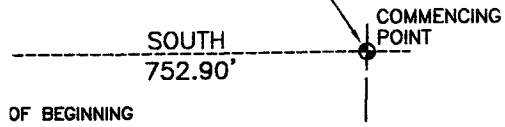
CURVE NO.	DELTA	TANGENT	ARC LENGTH	RADIUS
1	17°00'00"	57.00'	113.16'	381.40'
2	16°39'59"	130.00'	258.16'	887.52'
3	4°53'14"	40.00'	79.95'	937.33'
4	4°53'14"	70.00'	139.92'	1640.31'
5	16°00'01"	145.78'	289.67'	1037.29'
6	35°30'00"	150.00'	290.34'	468.60'
7	37°39'00"	40.00'	77.10'	117.33'
8	14°08'00"	150.00'	298.48'	1210.01'
9	23°33'33"	150.00'	295.76'	719.38'
10	75°20'26"	250.00'	425.79'	323.81'
11	47°00'50"	267.55'	504.54'	612.89'



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS ESTATES PROVENCE, LOTS 1 THRU 26, INCLUSIVE, AND OUTLOT "A", BEING A REPLAT OF LOTS 1 THRU 26, INCLUSIVE, AND OUTLOT "A", PLATTE VUE, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SAUNDERS COUNTY, NEBRASKA, SAID PLATTE VUE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID PLATTE VUE; THENCE SOUTHERLY, EASTERLY, NORTHERLY AND WESTERLY ON THE OUTER BOUNDARY OF SAID PLATTE VUE ON THE FOLLOWING DESCRIBED COURSES: THENCE SOUTH 1020.00 FEET; THENCE EAST 485.66 FEET; THENCE SOUTHWESTERLY ON A NONTANGENT 358.81 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S09°46'08"W, CHORD DISTANCE 121.77 FEET, AN ARC DISTANCE OF 122.36 FEET; THENCE SOUTH 41.00 FEET; THENCE EAST 493.00 FEET; THENCE N04°22'41"E 85.29 FEET; THENCE EAST 382.64 FEET; THENCE S12°10'09"W 287.50 FEET; THENCE EAST 320.77 FEET; THENCE S88°04'48"E 405.14 FEET; THENCE SOUTHWESTERLY ON A NONTANGENT 1675.31 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S01°06'06"W, CHORD DISTANCE 47.86 FEET, AN ARC DISTANCE OF 47.86 FEET; THENCE S89°43'01"E 525.00 FEET ON A NONTANGENT LINE; THENCE N00°16'59"E 1202.18 FEET; THENCE N89°43'01"W 107.00 FEET; THENCE N00°16'59"E 200.00 FEET; THENCE N11°12'45"E 642.94 FEET; THENCE N89°23'01"W 846.28 FEET; THENCE S70°40'28"W 1817.41 FEET TO THE POINT OF BEGINNING.

NW CORNER OF THE NE 1/4 OF SECTION 35, T15N, R9E OF THE 6th P.M., SAUNDERS COUNTY, NEBRASKA.

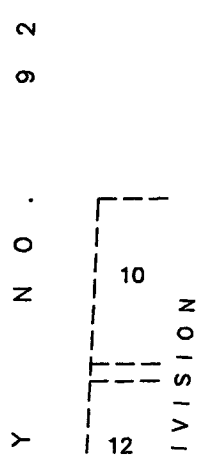
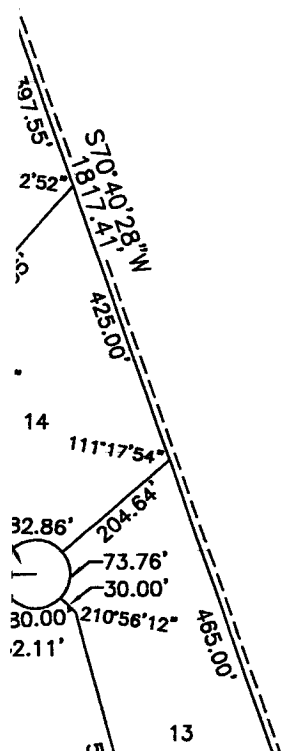


APRIL 24, 1997
DATE

JAMES D. WARNER
NEBRASKA RLS 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, LLOYD H. BOONE AND JUDY L. BOONE, HUSBAND AND WIFE BEING THE OWNERS, AND FARM CREDIT SERVICES OF THE MIDLANDS, BEING THE MORTGAGE HOLDER, 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, SAID SUBDIVISION TO HEREAFTER TO BE KNOWN AS ESTATES PROVENCE, 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, FOR PUBLIC USE, THE STREETS AS SHOWN ON THE PLAT AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, INC., 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 POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING 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. 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, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.



LLOYD H. BOONE

FARM CREDIT SERVICES OF THE MIDLANDS

JUDY L. BOONE

BY: _____
TITLE:

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)) SS
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 1997 BY LLOYD H. BOONE AND JUDY L. BOONE, HUSBAND AND WIFE.

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

AS SHOWN	APRIL 24, 1997
SCALE:	DATE:

ESTATES PROVENCE