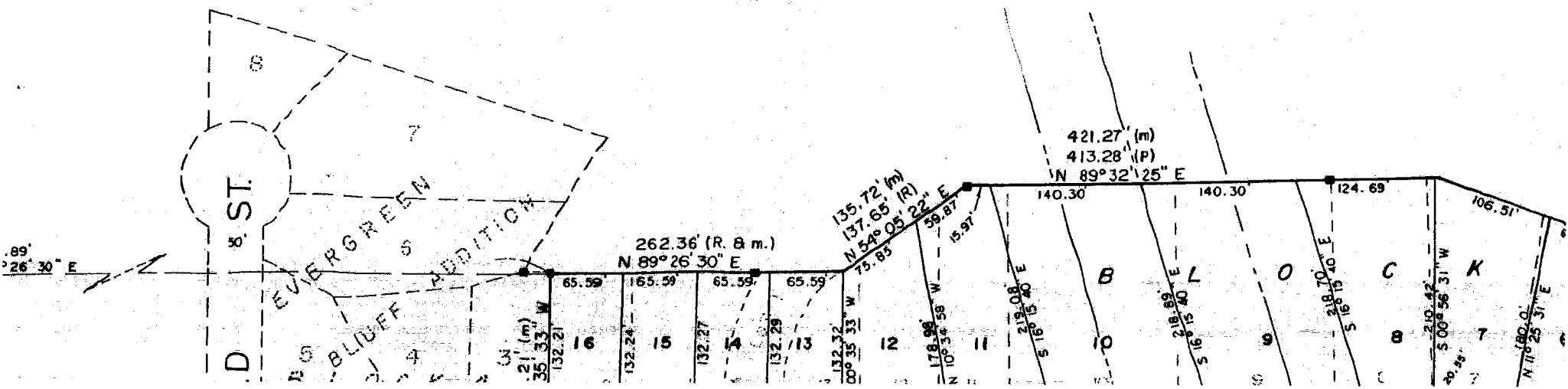
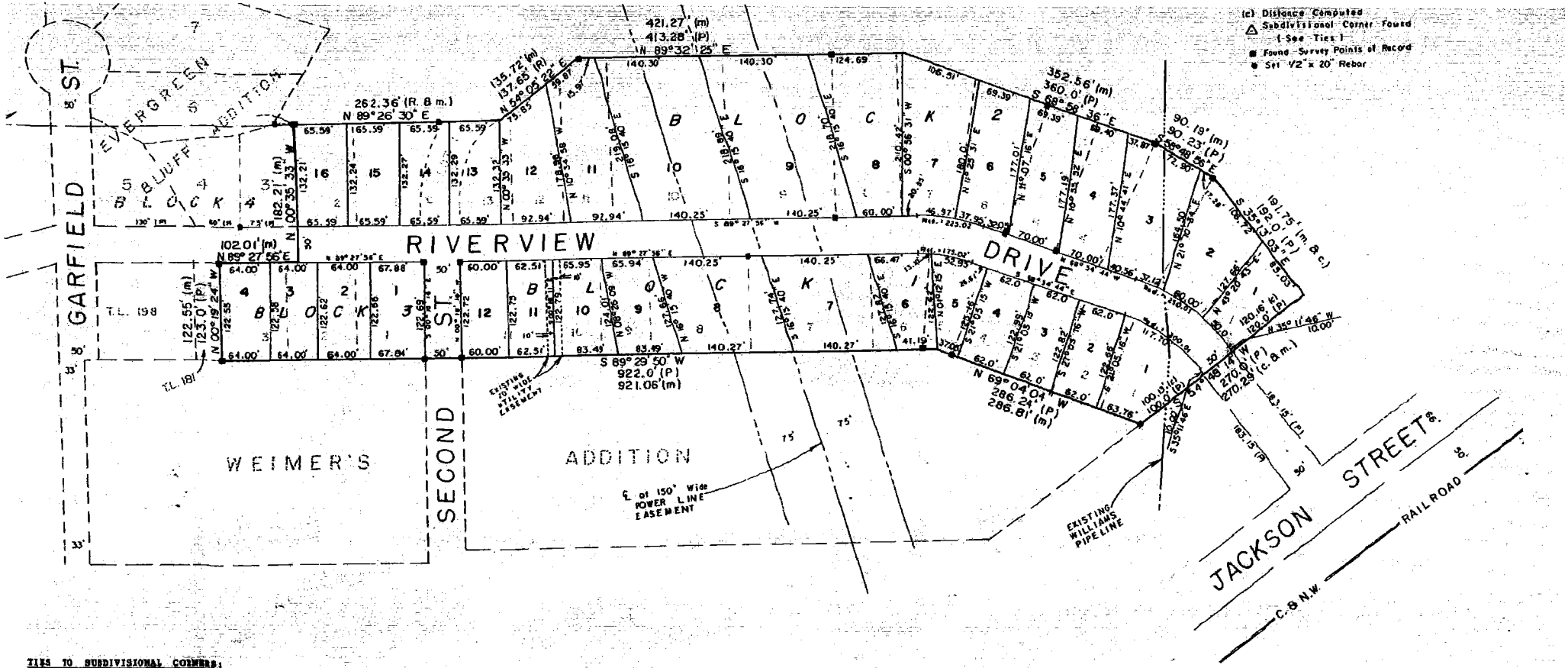


2.703 5.2-94

A REPLAT OF EVERGREEN BLUFF ADDITION EXCEPT LOTS 3, 4, 5, 6, 7, 8, IN BLOCK 4 OF SAID ADDITION TO THE CITY OF BLAIR, NEBRASKA





TIES TO SUBDIVISIONAL CORNERS:

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT: Kenneth H. Rhoades, President of Evergreen Bluffs Corporation, a Nebraska Corporation, being the owner of the property described within the Surveyor's Certificate and embraced within this plat has caused said property to be subdivided into streets and lots and blocks to be named and numbered as shown hereon. Said subdivision to be hereafter known as Evergreen Bluff Addition Replat, and he does hereby ratify and approve of the disposition of said property as shown on this plat; and does hereby dedicate to the public, for public use, the streets as shown hereon and does further grant a perpetual easement to the Omaha Electric Power District, The Omaha Telephone Company, Omaha Natural Gas Company; and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, to their successors and assigns, to erect, operate, maintain, repair, and renew wires, 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, 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, through, under, and across a five foot (5') wide strip of land abutting all front and side boundary lot lines; and a ten foot (10') 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 Addition. 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 sidewalks, driveways, gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

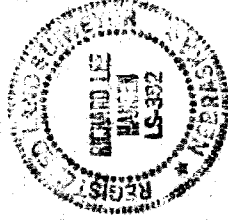
LEGAL DESCRIPTION:

(Replat boundary)

A Replat of Evergreen Bluff Addition to the City of Blair, Nebraska, in the NW 1/4 of Section 7, Township 18 North, Range 12 East of the 6th Principal Meridian, Washington County, Nebraska, and more particularly described as follows: From the northwest corner of said Section 7, T 18 N, R 12 E, thence S 00°00'00" E (assumed bearing) along the west line of the NW 1/4 of said Section a distance of 436.21 feet; thence N 89°26'30" E a distance of 860.89 feet to the Point Of Beginning, said Point being the northwest corner of Lot 2, Block 4, in Evergreen Bluff Addition to the City of Blair, as said Addition was originally surveyed, platted, and recorded by J. X. Jizba, LS-100, and dated May 31, 1976; thence along the north, east and south lines of said platted Addition as follows: N 89°26'30" E a distance of 262.36 feet; N 54°05'22" E a distance of 135.72 feet; N 89°32'25" E a distance of 421.27; S 68°58'36" E a distance of 352.56 feet; S 58°48'56" E a distance of 90.19ft; S 35°13'03" E a distance of 191.75 feet; S 54°48'14" W a distance of 270.29 feet; N 69°04'04" W a distance of 286.81 feet; S 89°29'50" W a distance of 921.06 feet to the southwest corner of Lot 3, Block 3, as originally platted in said Addition; thence N 00°19'24" W along the west line of said Lot 3 a distance of 122.55 feet to the northwest corner of said Lot 3, said Point also lying on the southerly right-of-way line of Riverview Drive in said Addition; thence N 89°27'56" E along the north line of Lots 3 and 2 in said Block 3, being the south right-of-way line of said Riverview Drive, a distance of 102.01 feet to a point on the southerly projection of the east line of Lot 3, Block 4 in said Addition; thence N 00°35'33" W along the east line of said Lot 3, Block 4, and its southerly projection a distance of 182.21 feet to the Point Of Beginning; and containing 10.30 Acres, more or less.

SURVEYOR'S CERTIFICATION:

I hereby certify that I have accurately surveyed the Replat of Evergreen Bluff Addition to the City of Blair, Nebraska, as shown and described hereon, and that monuments have been found or set at all corners of said described boundary survey, and that a bond shall be posted with the City of Blair, to assure that iron pins will be set at all lot corners, single points, ends of all curves and at all boundary corners of said Replat of Evergreen Bluff Addition. I further certify that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

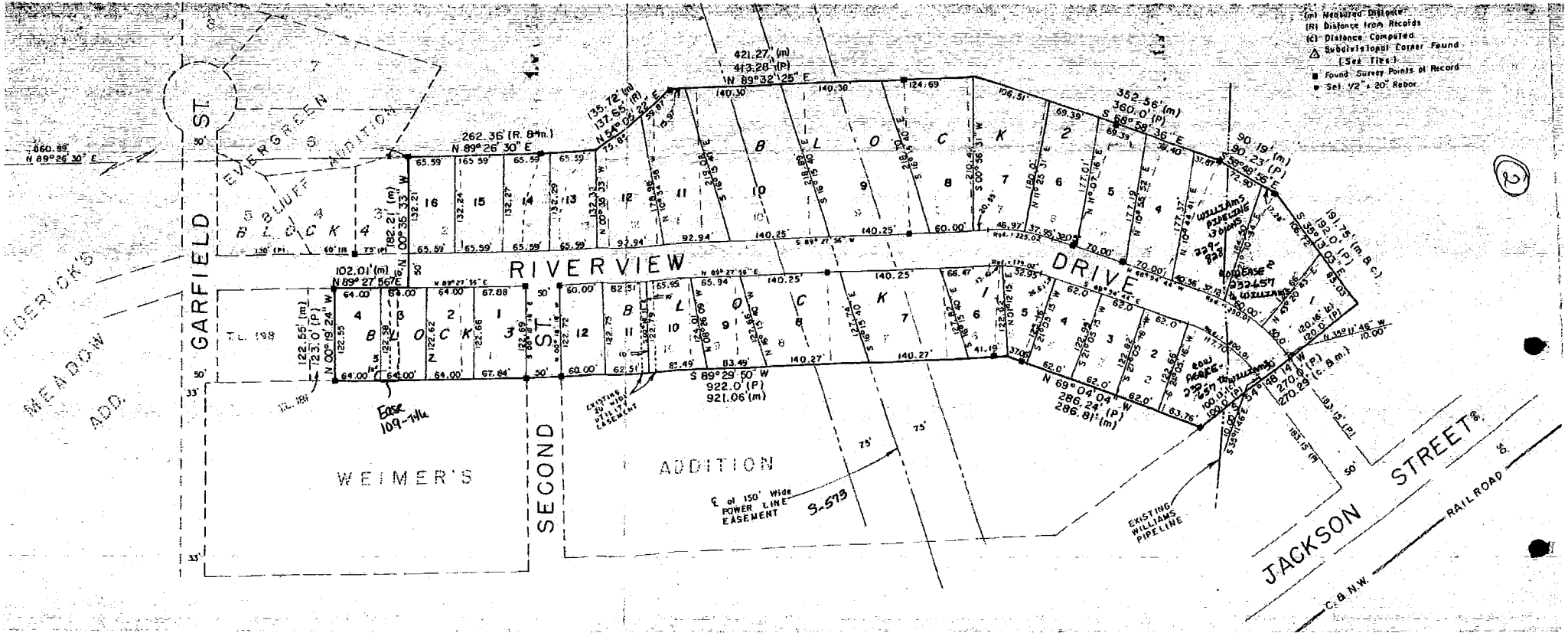


Richard L. Hansen
Richard L. Hansen
Registered Land Surveyor
Registration No. LS-382
Date: December 28, 1993
Client: Kenneth Rhoades

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT: Kenneth H. Rhoades, President of Evergreen Bluffs Corporation, a Nebraska Corporation, being the owner of the property described within the Surveyor's Certificate and embraced within this plat has caused said property to be subdivided into streets and lots and blocks to be named and numbered as shown hereon. Said subdivision to be hereafter known as Evergreen Bluff Addition Replat, and he does hereby ratify and approve of the disposition of said property as shown on this plat; and does hereby dedicate to the public, for public use, the streets as shown hereon and does further grant a perpetual easement to the Omaha Public Power District, The Blair Telephone Company, People's Natural Gas Company; and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, to their successors and assigns, to erect, operate, maintain, repair and renew wires, 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 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 through, under, and across a five foot (5') wide strip of land abutting all front and side boundary lot lines; and a ten foot (10') 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 Addition. No government buildings, trees, retaining walls or loose rock walls shall be placed in the said easement ways, but the same may be used for sidewalks, driveways, gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

M - 101 M.L.



- (m) Measured Distance
- (P) Distance from Records
- (C) Distance Computed
- (F) Subdivision Corner Found (See File)
- Found Survey Points of Record
- Set 1/2" x 20" Rebar

(8)