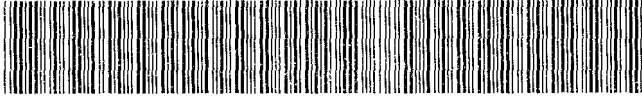


DEED 2004028332



MAR 04 2004 13:20 P 11

Nebr Doc Stamp Tax
3-4-04
Date
ex04
<i>[Signature]</i>

Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
3/4/2004 1:20:50 PM



2004028332

**THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT**

*52 SW
51 WSE* *[Signature]*

53 FEE 82.50 FB New - 01-60000-0 LD

BKP 10-15-10 CIO _____ COMP W

DEL MS SCAN _____ FV _____

*BKPs 3-5-04
W*

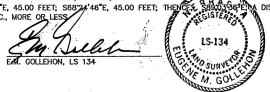
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY, AND THAT TEMPORARY MARKERS SHALL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION, TO BE KNOWN AS "HOMES AT RIVER ROAD", LOTS 1 THRU 53, AND OUTLOT "A", INCLUSIVE, UPON COMPLETION OF THE GRADING, SAID TRACT OF LAND BEING LOCATED IN THE SW 1/4 OF THE SE 1/4, AND THE SE 1/4 OF THE SW 1/4, ALL IN SEC. 10-15-10, EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTIONS

COMMENCING AT THE SW CORNER OF THE SE 1/4, THENCE: N09°56'29"E (ASSUMED BEARING), ALONG THE WEST LINE OF SAID SE 1/4, A DISTANCE OF 445.22 FEET, TO THE TRUE POINT OF BEGINNING, THENCE, CONTINUING N09°56'29"E, ALONG SAID WEST LINE, A DISTANCE OF 320.00 FEET, THENCE, S89°03'36"E, A DISTANCE OF 600.00 FEET, THENCE, S00°56'24"W, A DISTANCE OF 80.00 FEET, THENCE, S89°03'36"E, A DISTANCE OF 217.46 FEET, TO A POINT ON THE WEST R.O.W. LINE OF RIVER ROAD, THENCE, N05°57'57"W, ALONG SAID WEST R.O.W. LINE OF RIVER ROAD, A DISTANCE OF 434.48 FEET, THENCE, N09°53'00"W, A DISTANCE OF 771.52 FEET TO A POINT ON THE WEST LINE OF THE SE 1/4, SEC. 10-15-10, THENCE, N09°54'30"W, A DISTANCE OF 501.49 FEET, THENCE, N07°20'05"E, TO A POINT ON THE NORTH LINE OF THE SE 1/4, SEC. 10-15-10, A DISTANCE OF 211.38 FEET, THENCE, N03°33'50"W, ALONG SAID NORTH LINE, A DISTANCE OF 421.23 FEET TO A POINT ON THE EAST R.O.W. LINE OF 2ND STREET, THENCE, S00°45'00"W, ALONG SAID 2ND STREET R.O.W., A DISTANCE OF 334.85 FEET, THENCE, S89°53'36"E, A DISTANCE OF 58.33 FEET, THENCE, S00°56'29"W, A DISTANCE OF 390.63 FEET, THENCE, S89°03'31"E, A DISTANCE OF 320.00 FEET, THENCE, ALONG THE FOLLOWING BEARINGS AND DISTANCES: S00°56'29"W, 60.00 FEET; S37°32'22"E, 60.08 FEET; S63°13'35"E, 45.00 FEET; S87°14'48"E, 45.00 FEET; THENCE, S89°03'36"E, A DISTANCE OF 425.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 20.93 AC., MORE OR LESS.

Feb 24, 2004
DATE



DEDICATION

Know all men by these presents that Donald F. Day and Jess R. Berglund, being Managers of Homes at River Road, L.L.C., Thomas Fischer, and Elizabeth Boulton, all owners of the lands described within the Surveyor's Certificate and embraced within the plat here caused said lands to be subdivided into lots and streets, to be numbered and named as shown, said subdivision to be hereinafter known as "HOMES AT RIVER ROAD", Lots 1-53, and Outlot "A", inclusive, and they do hereby ratify and approve of the disposition of this property as shown on the plat, and they hereby dedicate to the public for public use the streets, avenues, and circles, and they do hereby grant easements as shown on this plat, and they do further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications 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 install, operate, maintain, repair, replace, upgrade, modify, and to extend thereon wires and 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 but not limited to cable television systems, and the position of, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines, an eight-foot (8') wide strip of land abutting the rear boundary lot lines, and to install thereon pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all streets, avenues and circles, whether public or private. No permanent buildings or retaining walls shall be placed in the said easement way, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the easement, or rights herein granted.

BY: *Donald F. Day* (Manager - Homes at River Road, L.L.C.)
BY: *Jess R. Berglund* (Manager - Homes at River Road, L.L.C.)
BY: *Thomas Fischer* (Thomas Fischer)
BY: *Elizabeth Boulton* (Elizabeth Boulton)

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
ON THIS 24th DAY OF Feb 2004, before me, a Notary Public, duly qualified and commissioned in and for said county and state, personally appeared DONALD F. DAY AND JESS R. BERGLUND, MANAGERS OF HOMES AT RIVER ROAD, L.L.C., AND THOMAS FISCHER AND ELIZABETH BOULTON, OWNERS, WHO ARE PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE REFERRED TO IN THE FOREGOING INSTRUMENT AS OWNERS, OF "HOMES AT RIVER ROAD", AND THEY DO ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING CERTIFICATION TO BE THEIR VOLUNTARY ACT AND DEED AS SUCH OWNERS OF SAID PROPERTY.
USA Naylor (Notary Public)

APPROVAL OF MORTGAGEES

Know all men by these presents that Walter D. Greer and Randall L. Greer, being mortgagees of the lands described within the Surveyor's Certificate and embraced within the plat do hereby approve of the disposition of the property as shown on this Plat.
BY: *Walter D. Greer* (Walter D. Greer)
BY: *Randall L. Greer* (Randall L. Greer)

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
ON THIS 24th DAY OF Feb 2004, before me, a Notary Public, duly qualified and commissioned in and for said county and state, personally appeared WALTER D. GREER AND RANDALL L. GREER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE REFERRED TO IN THE FOREGOING INSTRUMENT AS MORTGAGEES OF SAID PROPERTIES, AND THEY DO ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING CERTIFICATION TO BE THEIR VOLUNTARY ACT AND DEED AS SUCH MORTGAGEES OF SAID PROPERTY.
Walter D. Greer (Walter D. Greer)
Randall L. Greer (Randall L. Greer)

COUNTY TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE.
THIS 24th DAY OF Feb 2004
Don Dismore (Douglas County Treasurer)

APPROVAL OF VILLAGE CLERK OF WATERLOO

THIS PLAT OF "HOMES AT RIVER ROAD" WAS APPROVED BY THE VILLAGE CLERK OF WATERLOO, THIS 24th DAY OF February 2004
Ann Dicks (Village Clerk)

APPROVAL OF VILLAGE OF WATERLOO PLANNING BOARD

THIS PLAT OF "HOMES AT RIVER ROAD" WAS APPROVED BY THE VILLAGE OF WATERLOO PLANNING BOARD, THIS 26th DAY OF Feb 2004
David [Signature] (Board President)

APPROVAL OF VILLAGE OF WATERLOO BOARD OF TRUSTEES

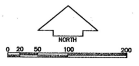
THIS PLAT OF "HOMES AT RIVER ROAD" WAS APPROVED AND ACCEPTED BY THE VILLAGE OF WATERLOO BOARD OF TRUSTEES, THIS 26th DAY OF Feb 2004
Stanley [Signature] (Chairman)

REVIEW BY DOUGLAS COUNTY ENGINEERS

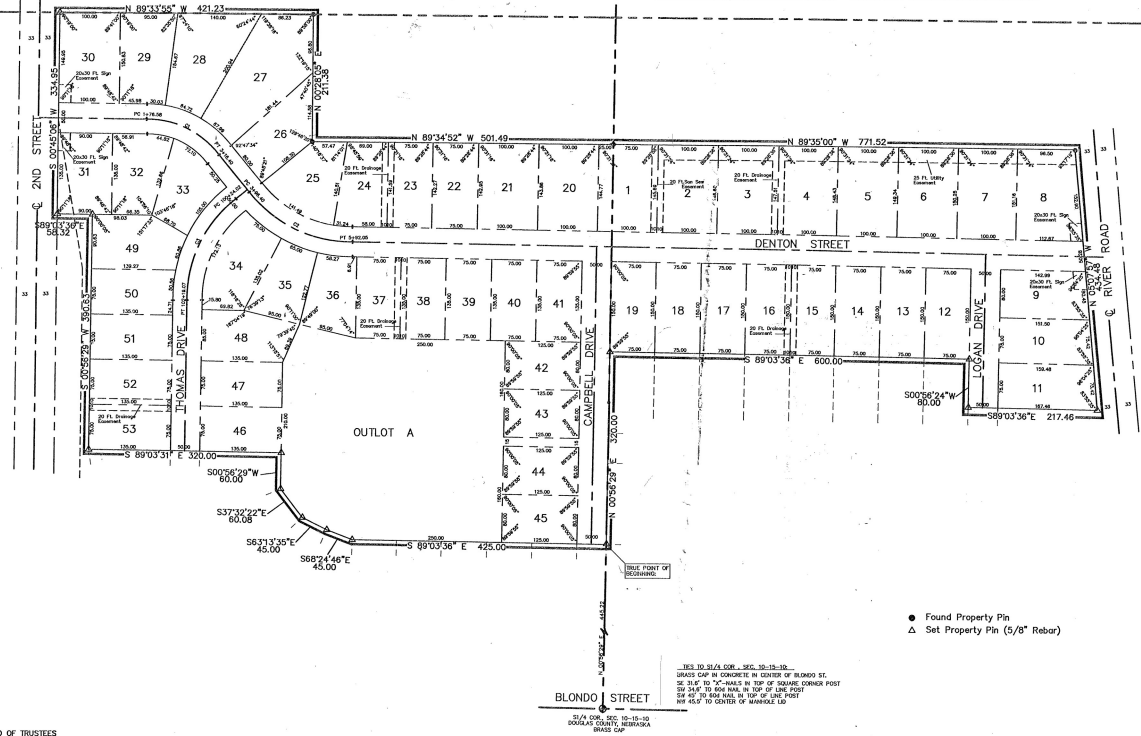
THIS PLAT OF "HOMES AT RIVER ROAD" WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEERS' OFFICE OF THE DOUGLAS COUNTY ENGINEERS' OFFICE, THIS 24th DAY OF Feb 2004
[Signature] (Douglas County Engineer)

HOMES AT RIVER ROAD

LOCATED IN THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4 ALL IN SECTION 10, T15N, R10E OF THE 6TH P.M., AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

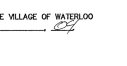


CURVE DATA	ARC	DELTA	R	DEG	CH	T
C1	139.831	52°29'49"	152.611	37°32'39"	134.99	75.95
C2	195.64	52°29'48"	213.52	26°50'01"	188.87	105.29
C3	195.04	52°29'44"	212.87	26°54'57"	188.29	104.97



- Found Property Pin
- ▲ Set Property Pin (5/8" Rebar)

THIS IS TO BE A CONCRETE IN CENTER OF BLK 100 ST. TO BE SET IN "X" MARK IN TOP OF SQUARE CORNER POST. SET 1/2" TO 3/4" FROM TOP OF POST. SET 1/2" TO 3/4" FROM TOP OF POST. SET 1/2" TO 3/4" FROM TOP OF POST. SET 1/2" TO 3/4" FROM TOP OF POST.



DRAWN BY EJM	PE/LS, INC. CIVIL ENGINEERING SURVEYING	PROJECT NO. 03-019
DESIGNED BY EJM	6000 W. 100TH STREET, SUITE 100, OMAHA, NEBRASKA 68114	DATE 2/10/04
HOMES AT RIVER ROAD		SHEET NO. 1 OF 1
FINAL PLAT		