

PLAT
Iron Horse, LLC
to
Public

FILED: 08 February 2000 9:00 A.M.
Patricia Meisinger, Register of Deeds
\$ 138.00 Doc.#148

(Filed in Plat Tube #6)

IRON HORSE
ASHLAND, NEBRASKA
FINAL PLAT

SURVEYOR'S CERTIFICATE

I, RONALD D. HILL, THE UNDERSIGNED REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND WILL STAKE WITH IRON PINS ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINT AND ENDS OF CURVES IN IRON HORSE, A SUBDIVISION LOCATED IN PART OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 12 NORTH, RANGE 10 EAST, OF THE 6th P.M., CASS COUNTY, NEBRASKA; AND A TRACT LOCATED IN PART OF THE EAST 1/2 OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 9 EAST, OF THE 6th P.M., SAUNDERS COUNTY, NEBRASKA; AND A TRACT LOCATED IN PART OF THE WEST 1/2 OF SECTION 31, TOWNSHIP 13 NORTH, RANGE 10 EAST, OF THE 6th P.M., SAUNDERS COUNTY, NEBRASKA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 6-12-10, CASS COUNTY; THENCE S 00° 23' 48" E, (ASSUMED BEARING) 1,796.36 FEET ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6-12-10, CASS COUNTY; THENCE S 82° 15' 31" W, 780.94 FEET; THENCE S 24° 45' 17" W 781.14 FEET; THENCE S 11° 47' 30" W, 189.75 FEET; THENCE S 35° 08' 27" W, 256.06 FEET; THENCE N 58° 58' 38" W, 2015.63 FEET; THENCE N 01° 42' 42" W 319.27 FEET; THENCE S 89° 10' 40" W, 509.81 FEET; THENCE N 00° 14' 56" W 50.00 FEET; THENCE S 89° 10' 40" W, 91.87 FEET; THENCE N 00° 24' 59" W, 40.97 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 6; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE E FOLLOWING TEN (10) COURSES: (1) N45°25'09" E 498.96 FEET, (2) THEN E S 44°38'42" E 65.00 FEET; (3) THENCE N 45°28'23" E 761.50 FEET; (4) THENCE S 86°48'02" E, 148.66 FEET; (5) THENCE N 54° 1'41" E 223.21 FEET; (6) THENCE N 50° 01' 25" E 436.28 FEET; (7) THENCE N 55° 08' 15" E 504.92 FEET; (8) THENCE N 37° 23' 26" E 185.1 FEET; (9) THENCE N 57° 06' 35" E 322.84 FEET; (10) THENCE N 57° 14" E 368.95 FEET; THENCE S 01° 13' 40" E 512.23 FEET TO THE NORTH LINE OF SAID SECTION 6-12-10, CASS COUNTY; THENCE N 89° 07' 13" E 897.96 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 153.73 ACRES, MORE OR LESS.

DATE 2/02/00 Ronald D Hill
RONALD D. HILL, L.S. NO. 373



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, IRON HORSE L.L.C. BEING THE OWNER OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACE WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE PLATTED INTO LOTS AS SHOWN HEREIN. SAID ADDITION TO BE HEREAFTER KNOWN AS "IRON HORSE" AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO ALSO GRANT TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREON. WE DO ALSO GRANT TO SANITARY AND IMPROVEMENT DISTRICT, NO. 9 OF CASS COUNTY, NEBRASKA AND THE CITY OF ASHLAND, NEBRASKA THE SANITARY SEWER EASEMENTS, STORM SEWER EASEMENTS AND WATER LINE EASEMENTS AS SHOWN HEREON. WE DO ALSO GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT AND 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 ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT AND LIGHT, HEAT, POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ADJOINING THE FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT FOOT (8') WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LOT LINE. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

27 DAY OF Jan, 2000.
Tim Young
IRON HORSE L.L.C.

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA)

COUNTY OF SARPY)

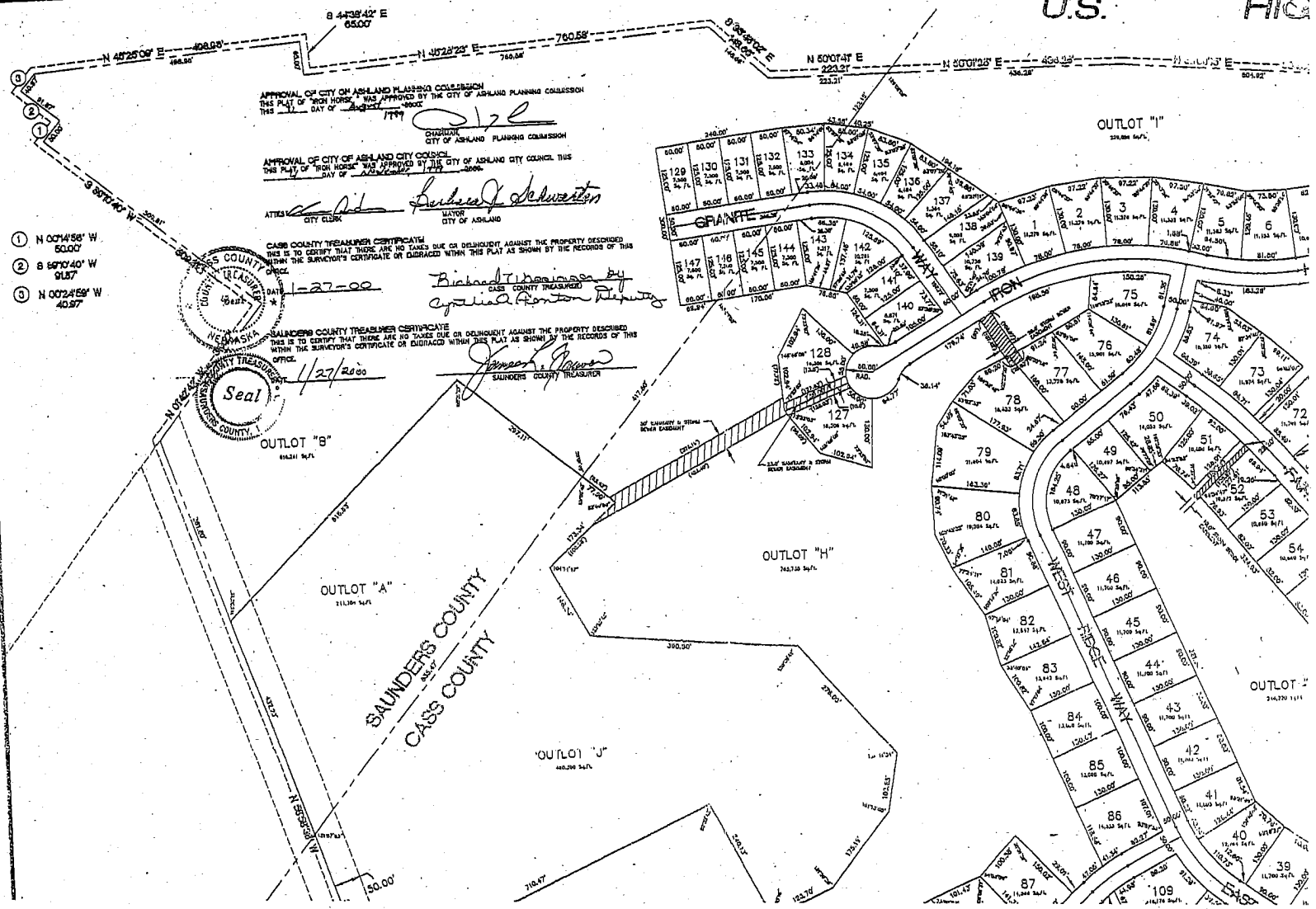
ON the 27 DAY OF January, 2000, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME TIM YOUNG, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE DEDICATION ON THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMM. EXPIRES 6/17/2000
A GENERAL NOTARY State of Nebraska
My Comm. Exp. 6/17/2000

William M. Boyer
NOTARY PUBLIC

Blue Borden
100% CHALK PAPER

U.S. HIGHWAY



APPROVAL OF CITY OF ASHLAND PLANNING COMMISSION
THIS PLAT OF "IRON HORSE" WAS APPROVED BY THE CITY OF ASHLAND PLANNING COMMISSION
THIS DAY OF August 1999

APPROVAL OF CITY OF ASHLAND CITY COUNCIL
THIS PLAT OF "IRON HORSE" WAS APPROVED BY THE CITY OF ASHLAND CITY COUNCIL THIS
DAY OF August 2000

ATTEST: [Signature]
CITY CLERK
CITY OF ASHLAND

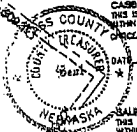
CASS COUNTY TREASURER CERTIFICATE
THIS IS TO CERTIFY THAT THERE ARE NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED
WITHIN THE SURVEYOR'S CERTIFICATE OR ENLARGED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS
OFFICE: 1-27-00

[Signature]
CASS COUNTY TREASURER

SAUNDERS COUNTY TREASURER CERTIFICATE
THIS IS TO CERTIFY THAT THERE ARE NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED
WITHIN THE SURVEYOR'S CERTIFICATE OR ENLARGED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS
OFFICE: 1/27/2000

[Signature]
SAUNDERS COUNTY TREASURER

- ① N 00°14'58" W
50.00'
- ② S 89°10'40" W
91.87'
- ③ N 00°24'59" W
40.87'



OUTLOT "B"
624.11 S.F.

OUTLOT "A"
211.04 S.F.

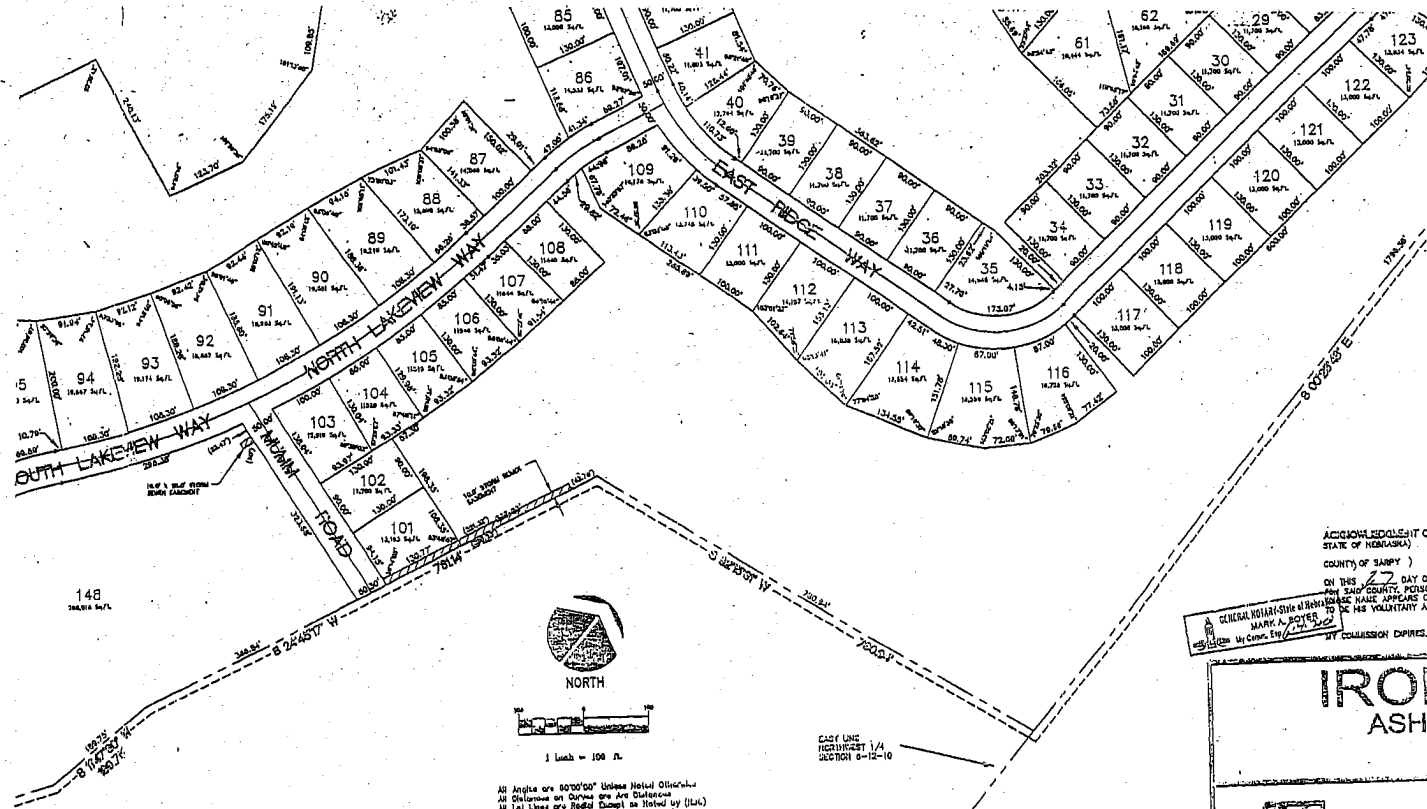
SAUNDERS COUNTY
AND
CASS COUNTY

OUTLOT "J"
60.28 S.F.

OUTLOT "H"
161.78 S.F.

OUTLOT "I"
230.84 S.F.

OUTLOT "K"
214.70 S.F.



DEDICATION
 SHOW ALL LOTS BY THESE PRECEDENTS THAT MR. IRON HORSE L.L.C. BEING THE OWNER OF
 THE PROPERTY DESCRIBED WITHIN THE SUBDIVISION CERTIFICATE AND EMBODIED WITHIN
 THIS PLAT, HAVE CAUSED SAID LAND TO BE PLATTED INTO LOTS AS SHOWN HEREIN.
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 INTERFERE WITH THE FOREGOING USES OR RIGHTS HEREBY GRANTED.
 2000

Scotty W. Ferguson
 IRON HORSE L.L.C.

ACKNOWLEDGMENT OF NOTARY
 STATE OF NEBRASKA
 COUNTY OF SARPY)

ON THIS 27 DAY OF February 2000, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND
 FOR SAID COUNTY, PERSONALLY CALLED THE FORSAID, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON
 WHOSE NAME APPEARS ON THE DEDICATION OF THIS PLAT AND HE DO ACKNOWLEDGE THE EXECUTION THEREOF
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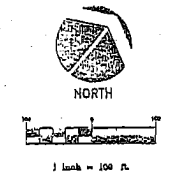
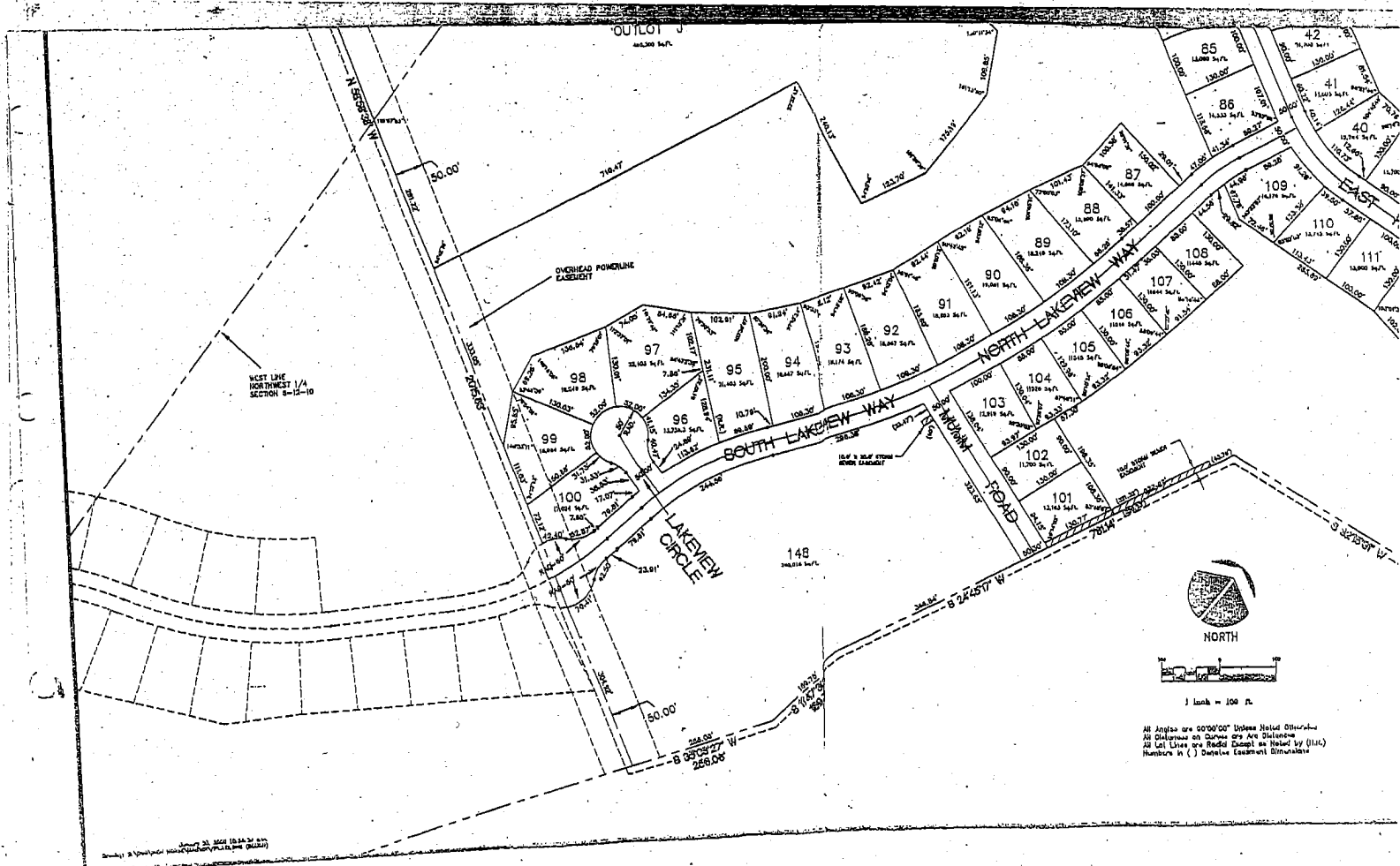
GENERAL NOTARY STATE OF NEBRASKA
 MARK A. ROYER
 My Comm. Exp. 1/1/03
 MY COMMISSION EXPIRES 1-1-2003 *Mark A. Royer*
 NOTARY PUBLIC

IRON HORSE
 ASHLAND, NEBRASKA
 FINAL PLAT

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Hill-Farrell Associates, Inc.
 Engineers, Architects, Land Surveyors, Land Planners
 1000 Lincoln Rd., Bellevue, NE 68005 402-261-8100



All Angles are 00°00'00" Unless Noted Otherwise
 All Distances on Curves are Arc Distances
 All Lot Lines are Red (Except as Noted by (114))
 Numbers in () Denote Encumbrance Dimensions

Surveyed by [illegible] 1955 [illegible]