

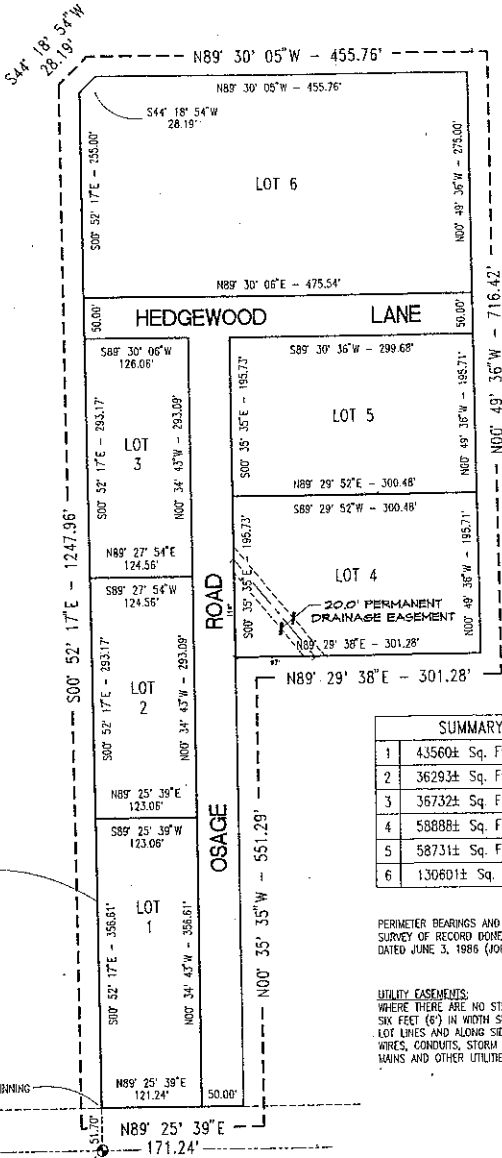
3/468

P/D

OSAGE ACRES

LOTS 1 THRU 6 INCLUSIVE

BEING A PLATTING OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26 TOWNSHIP 15 NORTH, RANGE 9 EAST OF THE 6TH PM, AS SURVEYED & RECORDED IN SAUNDERS COUNTY, NEBR.

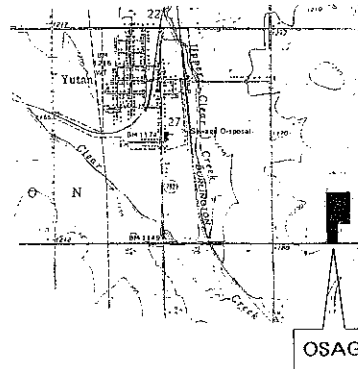


NORTH

1" = 100'

OWNER AND SUBDIVIDER:

MICHAEL & JANET NELSON
RR 1, BOX 7101
YUTAN, NEBR. 68075-9741



LOCATION MAP

| SUMMARY OF AREAS | | |
|------------------|-----------------|--------------|
| 1 | 43560± Sq. Ft. | 1.000± Acres |
| 2 | 36293± Sq. Ft. | 0.833± Acres |
| 3 | 36732± Sq. Ft. | 0.843± Acres |
| 4 | 58888± Sq. Ft. | 1.352± Acres |
| 5 | 58731± Sq. Ft. | 1.348± Acres |
| 6 | 130601± Sq. Ft. | 2.998± Acres |

BUILDING SETBACK REQUIREMENTS

| | |
|------------|---------|
| FRONT YARD | 30 FEET |
| SIDE YARD | 7 FEET |
| REAR YARD | 35 FEET |

PERIMETER BEARINGS AND DISTANCES AS SHOWN HEREON ARE TAKEN FROM SURVEY OF RECORD DONE BY JOHNSON ERICKSEN O'BRIEN & ASSOCIATES, DATED JUNE 3, 1986 (JOB NO. 50-854)

UTILITY EASEMENTS:
WHERE THERE ARE NO STREETS OR ALLEYS, EASEMENTS OF AT LEAST SIX FEET (6') IN WIDTH SHALL BE PROVIDED ON EACH SIDE OF ALL REAR LOT LINES AND ALONG SIDE LOT LINES WHERE NECESSARY FOR POLES, WIRES, CONDUITS, STORM AND SANITARY SEWERS, GAS, WATER AND HEAT MAINS AND OTHER UTILITIES.

REVIEW BY THE SAUNDERS COUNTY SURVEYOR

THIS PLAT OF OSAGE ACRES WAS REVIEWED BY THE SAUNDERS COUNTY SURVEYOR'S THIS 15th DAY OF SEPTEMBER, 1994.

Rouis P. Austin
SAUNDERS COUNTY SURVEYOR

APPROVAL OF YUTAN VILLAGE ENGINEER

I HEREBY APPROVE OF THIS PLAT OF OSAGE ACRES ON THIS 1st DAY OF Sept

Jan J. Ohi
VILLAGE ENG

CALCULATED AND PREPARED BY:

ARYLINE SURVEYS

SS & ASSOCIATES, INC.

Omaha, Ne. 68144 * (402) 334-2032

DRAWN: M. J. OEHME CHECKED: M. R. KAUSS

ED & PERRY CONSULTING ENGINEERS

SURVEYOR'S CERTIFICATE

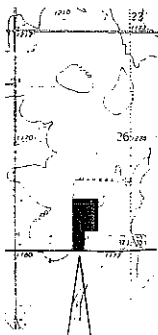
THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, REGISTERED LAND SURVEYOR, HAVE REVIEWED THE PERIMETER SURVEY OF JOHNSON, ERICKSON, O'BRIEN & ASSOC., DATED JUNE 3, 1986, RELATIVE TO THIS PROJECT AND FIND IT TO BE ACCURATE AND IN CONFORMANCE WITH ACCEPTED STANDARDS FOR LAND BOUNDARY SURVEYS. ACCORDINGLY I HAVE CONSTRUCTED THE SUBDIVISION PLAT SHOWN HEREON AND UPON ITS APPROVAL, I WILL SET PERMANENT MARKERS IN THE FIELD ON ALL CORNERS OF ALL LOTS AS REQUIRED BY STATE STATUTE. SAID SUBDIVISION TO BE KNOWN AS OSAGE ACRES, LOTS 1 THRU 6, INCLUSIVE, BEING A PLATTING OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, T15N, R9E, OF THE 6TH PM, AS SURVEYED AND RECORDED IN SAUNDERS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 15 NORTH, RANGE 9 EAST OF THE 6TH P.M., SAUNDERS COUNTY, NEBRASKA, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE N00° 52' 17" W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 51.70 FEET TO THE NORTH LINE OF THE STATE HIGHWAY NO. 92 RIGHT-OF-WAY, THIS BEING THE TRUE PLACE OF BEGINNING; THENCE N89° 25' 39" E ALONG SAID RIGHT-OF-WAY, 1712.24 FEET; THENCE N00° 35' 55" W, 551.26 FEET; THENCE N89° 29' 38" E, 301.28 FEET; THENCE N00° 49' 36" W, 716.42 FEET, TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE S89° 30' 05" W ALONG SAID LINE 455.76 FEET TO A POINT 20.00 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE S44° 18' 54" W, 28.19 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER, 20.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE S00° 52' 17" E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 1247.98 FEET TO THE PLACE OF BEGINNING.

9-15-94
DORIS LARK
REGISTERED PLAT
3 468
BY: [Signature]

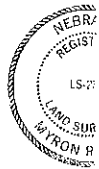
IPER:
LSON
5-4741



OSAGE ACRES

[Signature]
BYRON R. KAUBS
REG. LAND SURVEYOR - NEBR. LS-286

9-1-94
DATE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT MICHAEL AND JANET NELSON, HUSBAND & WIFE: BEING SOLE OWNERS AND MORTGAGE HOLDERS RESPECTIVELY OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITH THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, AND STREETS, TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS OSAGE ACRES, AND WE DO HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL LICENSE IN FAVOR OF AND GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND THE LINCOLN TELEPHONE AND TELEGRAPH COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR AND RENEW CABLES, CONDUITS, AND POLES WITH THE NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS-ARMS, GUYS AND ANCHORS, AND OTHER INSTRUMENTALITIES AND TO EXTEND THEREON WIRES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER, AND FOR ALL TELEPHONE AND TELEGRAPH AND MESSAGE SERVICE, OVER, UPON OR UNDER A 6-FOOT STRIP OF LAND ALONG EACH SIDE OF ALL REAR LOT LINES AND ALONG SIDE LOT LINES WHERE NECESSARY, SAID LICENSE BEING GRANTED FOR THE USE AND BENEFIT OF ALL PRESENT AND FUTURE OWNERS OF LOTS IN SAID SUBDIVISION; PROVIDED, HOWEVER THAT SAID UTILITY EASEMENT IS GRANTED UPON THE SPECIFIC CONDITION THAT IF BOTH SAID UTILITY COMPANIES FAIL TO CONSTRUCT POLES, WIRES OR CONDUITS ALONG ANY OF SAID UTILITY EASEMENT WITHIN 36 MONTHS OF THE DATE HEREOF, OR IF ANY POLES, WIRES OR CONDUITS ARE CONSTRUCTED BUT HEREAFTER REMOVED WITHOUT REPLACEMENT WITHIN 60 DAYS AFTER THEIR REMOVAL, THEN THIS UTILITY EASEMENT SHALL AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH UNUSED OF ABANDONED EASEMENT WAYS. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN 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 USED OR RIGHTS HEREIN GRANTED.

[Signature]
MICHAEL NELSON

[Signature]
JANET NELSON

ACKNOWLEDGEMENTS OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF SAUNDERS)

ON THIS 3rd DAY OF September, 1994, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED MICHAEL AND JANET NELSON WHO ARE PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED ABOVE, AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DECLARATION TO BE TRUE AND VALID.

REQUIREMENTS
30 FEET
7 FEET
35 FEET

6-13

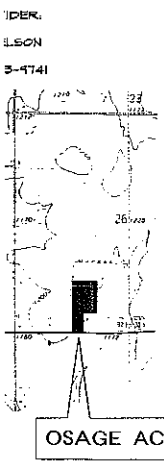
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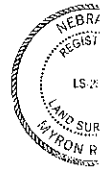
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9-15-94
DON CLARK
REGISTERED DEEDS
EX-100-20-100
JUL 19 10 19 94
3-10-94
OF PLAT 100-100-100
BY: [Signature]



[Signature]
MYRON R. KAUBS
REG. LAND SURVEYOR - NEBR. LS-286

9-1-94
DATE



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- REQUIREMENTS
- 30 FEET
- 7 FEET
- 35 FEET

6-13