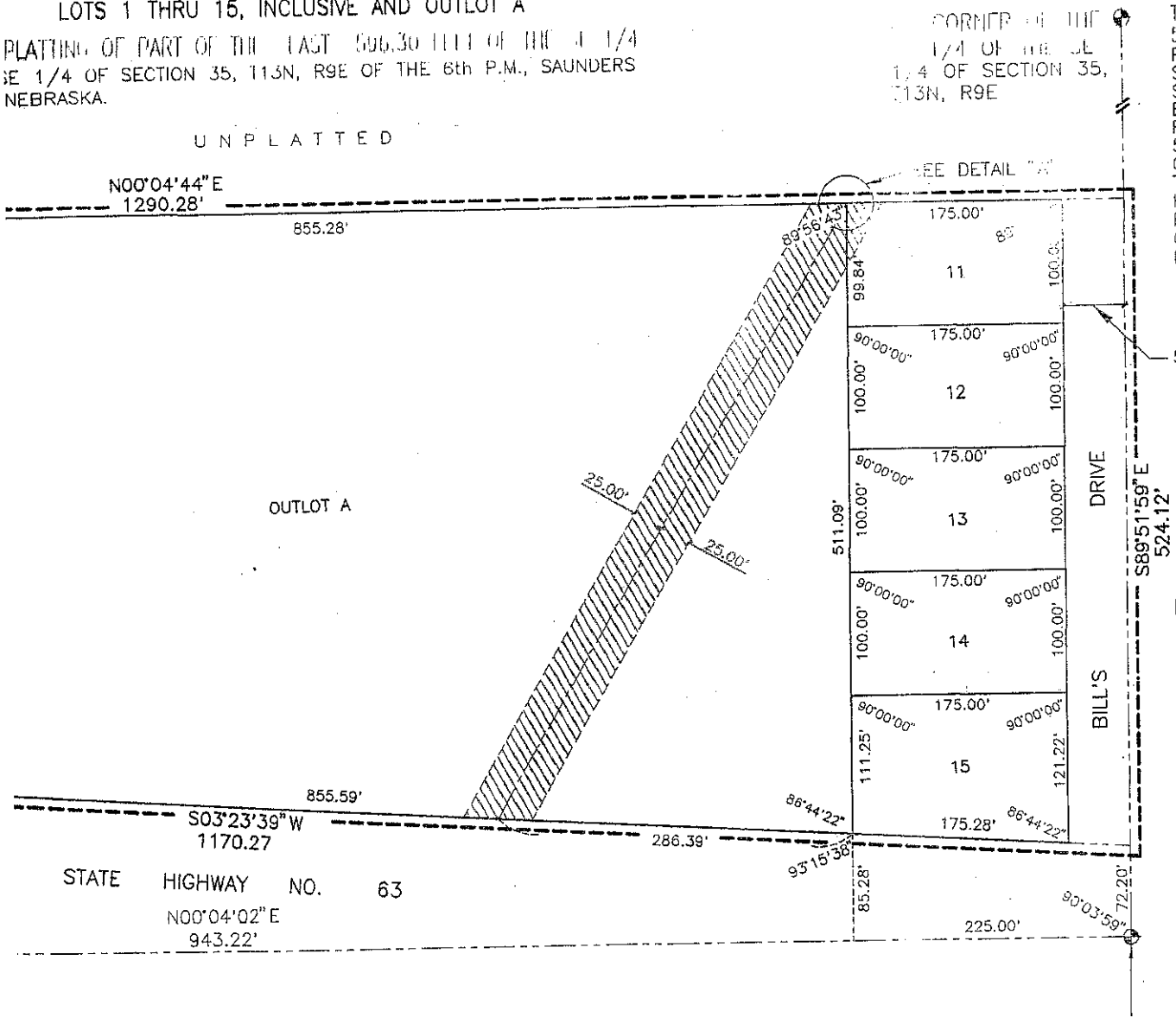
OXBOW ADDITION

LOTS 1 THRU 15, INCLUSIVE AND OUTLOT A

PLATTING OF PART OF THE EAST 596.30 FEET OF THE SE 1/4 OF THE SE 1/4 OF SECTION 35, T13N, R9E OF THE 6th P.M., SAUNDERS COUNTY, NEBRASKA.



DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN F
CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS
LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS OXBC
THRU 15, INCLUSIVE, AND OUTLOT "A", BEING A PLATTING OF THA
596.30 FEET OF THE SE 1/4 OF THE SE 1/4 OF SECTION 35, T1
P.M., SAUNDERS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:
SE CORNER OF SAID SE 1/4; THENCE WEST (ASSUMED BEARING)
SOUTH LINE OF SAID SE 1/4; THENCE NORTH 33.00 FEET
BEGINNING; THENCE WEST 370.15 FEET ON A LINE 33.00 FI
PARALLEL WITH THE SOUTH LINE OF SAID SE 1/4 TO THE WES
596.30 FEET OF SAID SE 1/4; THENCE N00°04'44"E 1290.28 FEE
OF THE EAST 596.30 FEET OF SAID SE 1/4; THENCE S89°51'59
THE NORTH LINE OF SAID SE 1/4 TO THE WESTERLY RIGHT-OF-
HIGHWAY NO. 63; THENCE S03°23'29"W 1170.27 FEET
RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 63; THENCE S35°34
ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO.
BEGINNING.

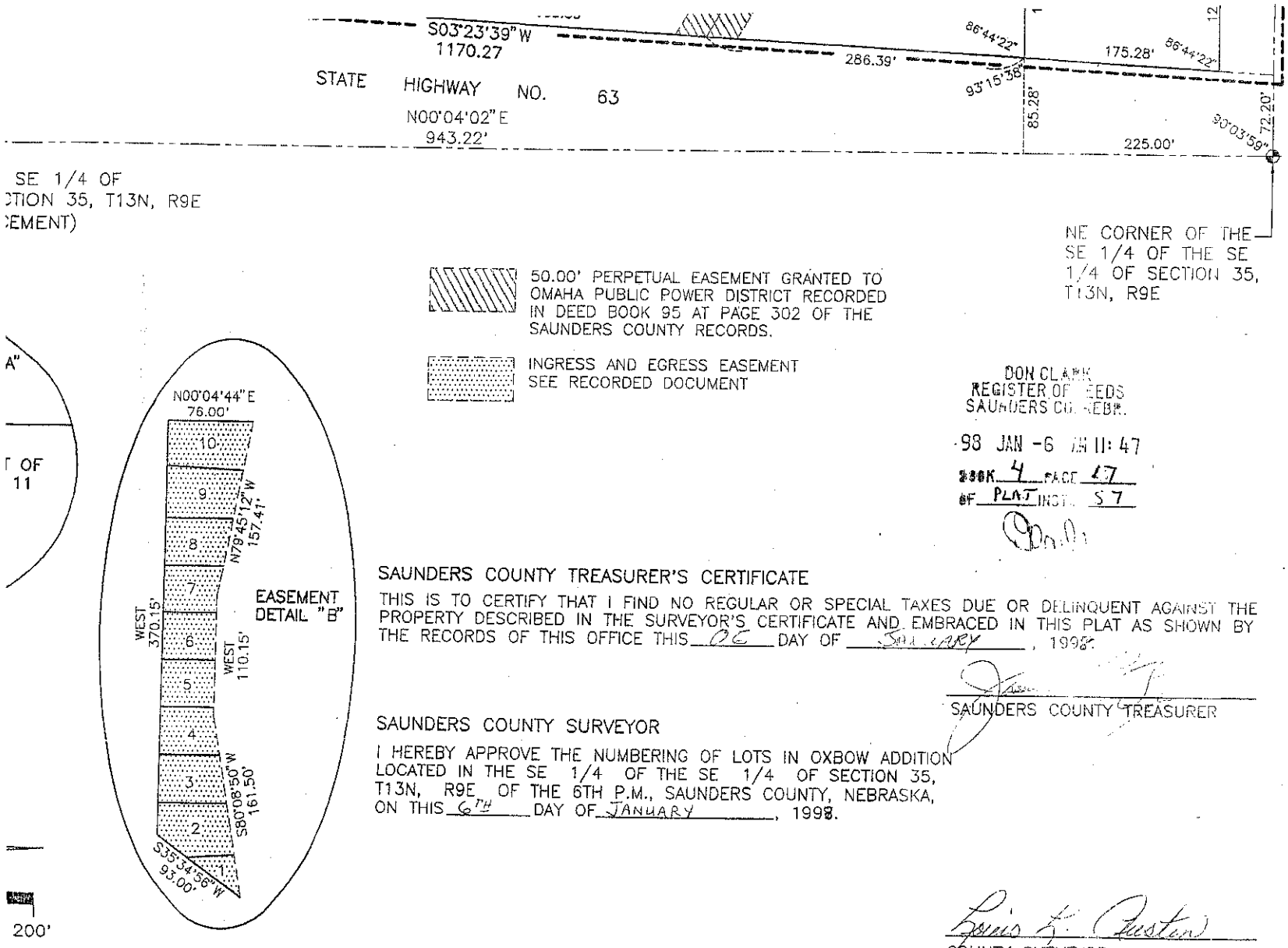
CONTAINING 14.30 ACRES.

APRIL 2, 1997
DATE:

CHF
NEBR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, WILLIAM D. SAPP A
HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DE
SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAV
TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND N
SAID SUBDIVISION TO BE HEREAFTER KNOWN AS OXBOW ADDITION
RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS
AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO OI
DISTRICT AND ALIANT COMMUNICATIONS, AND ANY COMPANY WHICI
A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE ARI
THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN
POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CAE
OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES
CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGH
FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS
THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISIO
RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5'
LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES AN
STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL
SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BO
EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS
THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION



DISTRICT AND ALIANT COMMUNICA
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POLES, WIRES, CROSSARMS, D
OTHER RELATED FACILITIES AND
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FOR THE TRANSMISSION OF SIGN
THEREOF, INCLUDING SIGNALS P
RECEPTION, ON, OVER, THROUGH,
LAND ABUTTING ALL FRONT AND
STRIP OF LAND ADJOINING THE F
SIXTEEN (16') FOOT WIDE STRIP C
EXTERIOR LOTS. THE TERM EXTERI
THE OUTER PERIMETER OF THE
FOOT WIDE EASEMENT WILL BE RE
ADJACENT LAND IS SURVEYED, P
EASEMENT IS NOT OCCUPIED BY
NO PERMANENT BUILDINGS, TREES
PLACED IN SAID EASEMENT WAYS,
LANDSCAPING, SIDEWALKS, DRIVEV
LATER INTERFERE WITH THE AFORE

DON CLARK
REGISTER OF DEEDS
SAUNDERS CO. NEBR.
'98 JAN -6 AM 11:47
BOOK 4 PAGE 17
OF PLAT INST. 57

WILLIAM D. SAPP

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF Sarpy)

THE FOREGOING DEDICATION WAS
OF December, 199
HUSBAND AND WIFE.

GENERAL NOTARY
ALLEN
My Comm. Ex

SAUNDERS COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE THIS 06 DAY OF January, 1998.

SAUNDERS COUNTY TREASURER

SAUNDERS COUNTY SURVEYOR

I HEREBY APPROVE THE NUMBERING OF LOTS IN OXBOW ADDITION LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 35, T13N, R9E OF THE 6TH P.M., SAUNDERS COUNTY, NEBRASKA, ON THIS 6TH DAY OF JANUARY, 1998.

COUNTY SURVEYOR

APPROVAL OF THE CITY PLANNI

THIS PLAT OF OXBOW ADDITION W
OF ASHLAND NEBRASKA THIS 29t

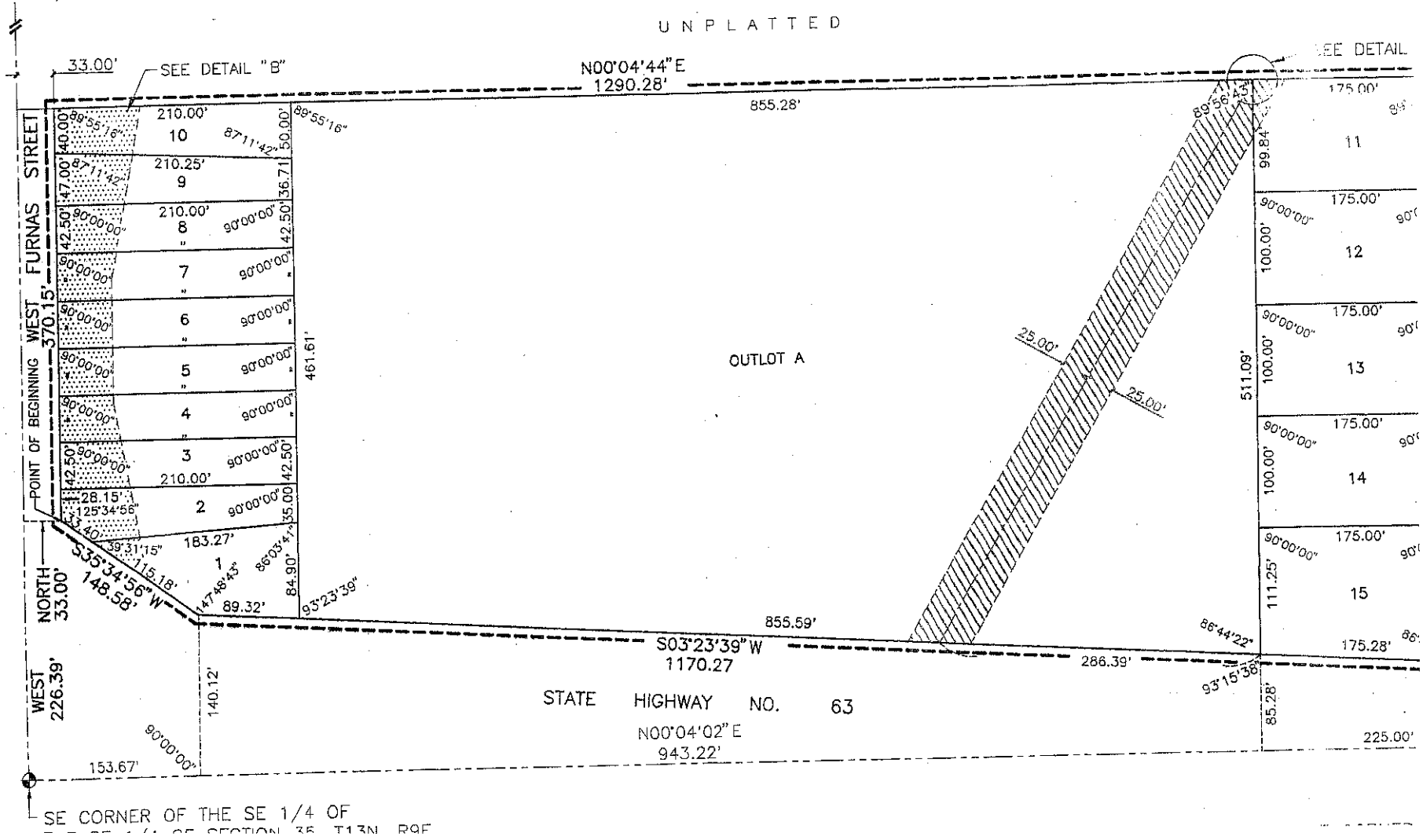
APPROVAL OF THE CITY COUNCI

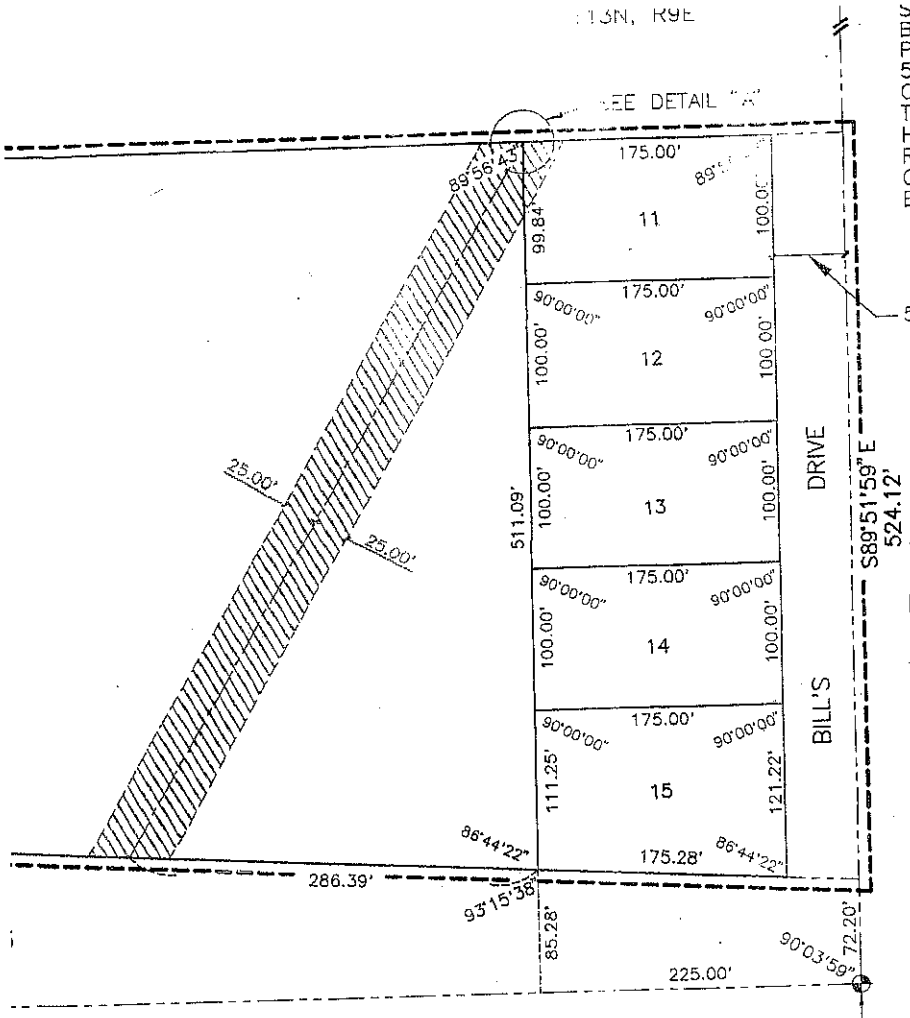
THIS PLAT OF OXBOW ADDITION WA
COUNCIL OF ASHLAND NEBRASKA

UADOW ADDITION

LOTS 1 THRU 15, INCLUSIVE AND OUTLOT A

BEING A PLATTING OF PART OF THE EAST 596.30 FEET OF THE S 1/4 OF THE SE 1/4 OF SECTION 35, T13N, R9E OF THE 6th P.M., SAUNDERS COUNTY, NEBRASKA.





RPETUAL EASEMENT GRANTED TO
JBLIC POWER DISTRICT RECORDED
BOOK 95 AT PAGE 302 OF THE
COUNTY RECORDS.

SOUTH LINE OF SAID SE 1/4 [illegible] ON A LINE 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SE 1/4 TO THE WEST LINE OF THE EAST BEGINNING; THENCE WEST 370.15 FEET ON A LINE 33.00 FEET NORTH OF AND 596.30 FEET OF SAID SE 1/4; THENCE N00°04'44"E 1290.28 FEET ON THE WEST LINE OF THE EAST 596.30 FEET OF SAID SE 1/4; THENCE S89°51'59"E 524.12 FEET ON THE NORTH LINE OF SAID SE 1/4 TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 63; THENCE S03°23'29"W 1170.27 FEET ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 63; THENCE S35°34'56"W 148.58 FEET ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 63 TO THE POINT OF BEGINNING.

CONTAINING 14.30 ACRES.

NEBRASKA REGISTERED L.S.-507 LAND SURVEYOR CHRIS E. DORNER

APRIL 2, 1997
DATE:

CHRIS E. DORNER
NEBRASKA R.L.S 507

DEDICATION

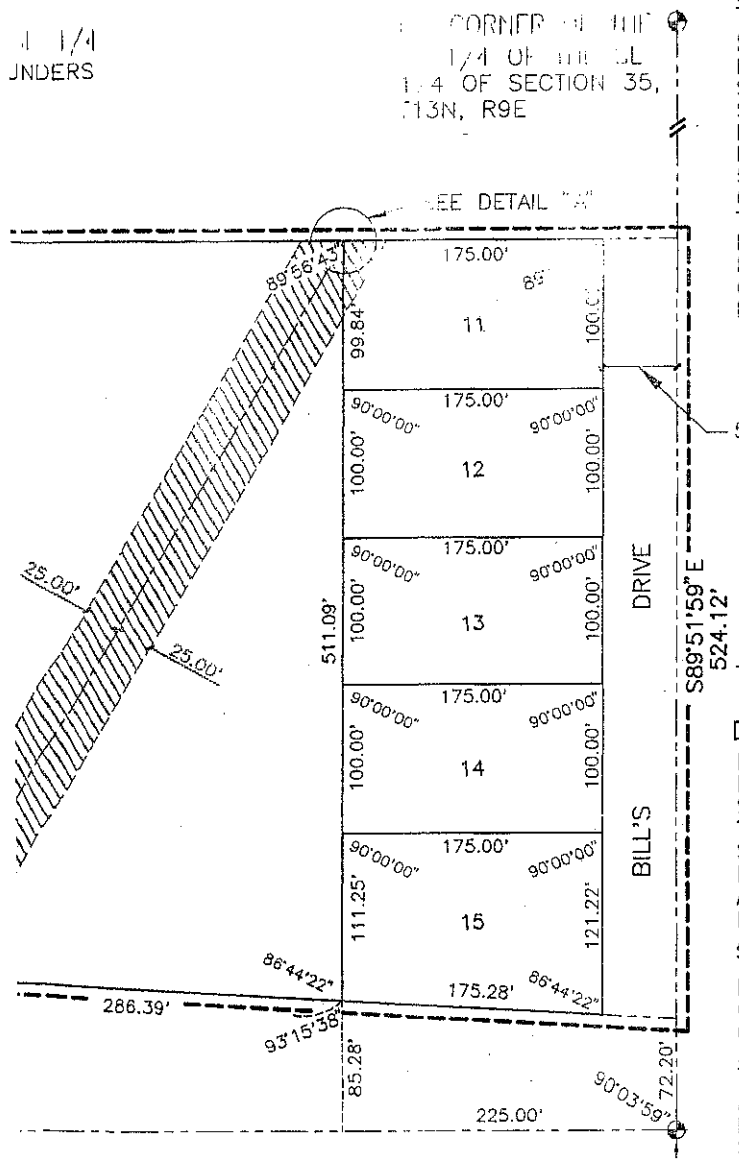
KNOW ALL MEN BY THESE PRESENTS: THAT WE, WILLIAM D. SAPP AND LUCILLE M. SAPP, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS OXBOW ADDITION, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT AND ALIANT 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 POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, 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, 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 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.

SCALE:	AS SHOWN
DATE:	APRIL 2, 19
DRAWN BY:	JKZ
CHECKED BY:	CED
REVISIONS:	

OXBOW ADDITION
ASHLAND, NEBRASKA

FINAL PLAT

R, INC.
veyors



I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS OXBOW ADDITION, LOTS 1 THRU 15, INCLUSIVE, AND OUTLOT "A", BEING A PLATTING OF THAT PART OF THE EAST 596.30 FEET OF THE SE 1/4 OF THE SE 1/4 OF SECTION 35, T13N, R9E OF THE 6TH P.M., SAUNDERS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID SE 1/4; THENCE WEST (ASSUMED BEARING) 226.39 FEET ON THE SOUTH LINE OF SAID SE 1/4; THENCE NORTH 33.00 FEET TO THE POINT OF BEGINNING; THENCE WEST 370.15 FEET ON A LINE 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SE 1/4 TO THE WEST LINE OF THE EAST 596.30 FEET OF SAID SE 1/4; THENCE N00°04'44"E 1290.28 FEET ON THE WEST LINE OF THE EAST 596.30 FEET OF SAID SE 1/4; THENCE S89°51'59"E 524.12 FEET ON THE NORTH LINE OF SAID SE 1/4 TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 63; THENCE S03°23'29"W 1170.27 FEET ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 63; THENCE S35°34'56"W 148.58 FEET ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 63 TO THE POINT OF BEGINNING.

CONTAINING 14.30 ACRES.

NEBRASKA REGISTERED L.S.-507 LAND SURVEYOR CHRIS E. DORNER

APRIL 2, 1997
DATE:

CHRIS E. DORNER
NEBRASKA R.L.S 507

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DATE:	APRIL 2, 1997
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REVISIONS:	

OXBOW ADDITION
ASHLAND, NEBRASKA

FINAL PLAT