# PRAIRIE VIEW SUBDIVISION

## FINAL PLAT

STATE OF NEBRASKA, COUNTY OTOE, Filed for record in the REGISTER OF DEEDS ____, 20__ at __ M, recorded in slide __ of ____ Page ____ Register of Deeds FEE: $ ____ By ____ Deputy. Entered ____ Indexed ____ Paged ____ Compared ____

### DISPOSITION

WE, THE UNDERSIGNED, Gerald L. Fletcher and Karen J. Fletcher, husband and wife, being the sole owners and proprietors of the land described in the Surveyor's Certificate and to be known as PRAIRIE VIEW SUBDIVISION, as appears on the plat do hereby ratify and approve the disposition of our property as shown and dedicate the easements to the public for public use. A 60.00 foot permanent ingress and egress easement for private and public use, is hereby created for the lots shown. Said easement is not to be construed as to be a county road now or in the future.

The disposition of the said real estate as described on this plat is made with the undersigned owners free consent and in accordance with their desires.

Gerald L. Fletcher

Karen J. Fletcher

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA } S.S.
COUNTY OF OTOE }

COMMUNITY LAND SURVEYING

LINCOLN OFFICE
1228 High Street, Suite 9
Lincoln, NE 68502
Phone: (402)441-7980

On this ___ day of Feb., 2000, before me a Notary Public, personally appeared Gerald L. Fletcher and Karen J. Fletcher, husband and wife, on their own right and acknowledged the execution of this plat as their voluntary act and deed.

GENERAL NOTARY - State of Nebraska
[illegible]

Notary Public

My commission expires

### APPROVAL OF THE OTOE COUNTY PLANNING COMMISSION

This plat was accepted and approved by the Planning Commission Otoe County, Nebraska on this 17 day of February, 2000.

Chairperson

### APPROVAL OF THE OTOE COUNTY COMMISSIONERS

This plat was accepted and approved by the Commissioners of Otoe County, Nebraska on this ___ day of February, 2000.

Chairperson

County Clerk

### OTOE COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular special taxes due or delinquent against the property described in this plat as shown by the records of this office as of February, 2000

Treasurer

### SURVEYOR'S CERTIFICATE

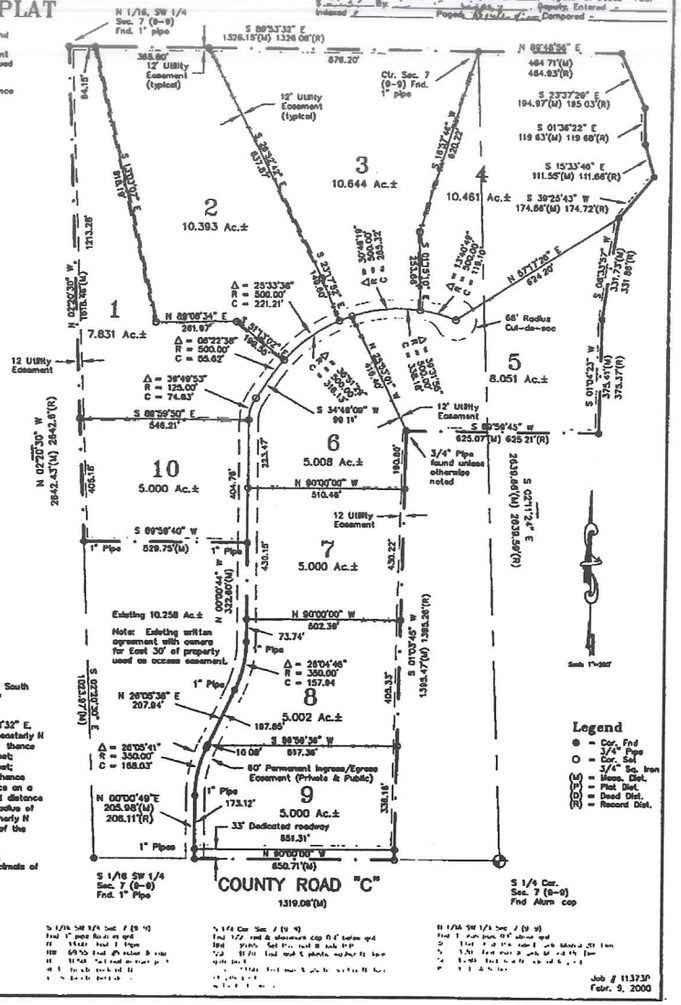
I hereby certify that I have surveyed and staked the following plat, to be known as "PRAIRIE VIEW SUBDIVISION", being a part of the South half of Section 7, Township 9 North, Range 9 East, of the 6th Principal Meridian, Otoe County, Nebraska and being more particularly described as follows:

Beginning at the North sixteenth of the Southwest Quarter, a 1" iron pipe found; thence easterly on an assumed bearing of S 88°53'32" E, on the North line of the Southwest Quarter of Section 7, 1328.15 feet, to the Center of said section, a 1" iron pipe found; thence easterly N 88°48'58" E, on the North line of the Southeast Quarter of Section 7, 484.71 feet; thence southeasterly S 23°37'26" E, 194.97 feet; thence southerly S 01°36'22" E, 119.63 feet; thence southeasterly S 15°33'46" E, 111.55 feet; thence southwesterly S 39°25'43" W, 174.66 feet; thence southerly S 08°33'07" W, 331.73 feet; thence southerly S 01°04'23" W, 375.41 feet; thence easterly S 89°59'45" W, 625.07 feet; thence southerly S 01°03'45" W, 1393.47 feet, to a point of intersection on the South line of the Southeast Quarter of Section 7; thence westerly N 90°00'00" W, on said South line, 850.71 feet; thence northerly N 00°00'49" E, 205.98 feet, to a point of curvature; thence on a curve to the right, having a radius of 350.00 feet, and a central angle of 28°05'41", with a chord bearing of N 13°03'39" E, a chord distance of 158.03 feet; thence northeasterly N 26°05'39" E, 207.84 feet, to a point of curvature; thence on a curve to the left, having a radius of 350.00 feet, and a central angle of 28°04'46", with a chord bearing of N 12°58'53" E, a chord distance of 157.84 feet; thence northerly N 00°00'44" W, 322.60 feet; thence westerly S 89°59'40" W, 529.75 feet, to a point of intersection on the West line of the East half of the Southwest Quarter of Section 7; thence northerly N 02°20'30" W, on said West line, 1618.46 feet, to the true point of beginning.

Containing a total calculated area of 72.884 acres, more of less. Subject to all easements, restrictions, and reservations of record. Permanent monuments will be set at all lot corners upon final approval of this plat. Distances shown are measured in feet and decimals of a foot. All curve distances shown are chord measurements unless otherwise noted.

Jayme M. Malone
L.S. #440

Date



# 175 STATE OF NEBRASKA COUNTY OF OTOE, File for records in the REGISTER OF DEEDS Feb 17, 2000 at 2:22 P. M recorded in Book # 77-A of MISC Page 377 Debora Quigg Register of Deeds, Fee: $5.50 By: _____, Deputy Entered ✓ Indexed ✓ Paged ✓ Compared ✓

## EASEMENT DESCRIPTION

For One Dollar and other valuable consideration, Grantors Tim and Amy Prusha, husband and wife, record owners of the real property hereinafter set forth below, does hereby grant, remise and relinquish unto Grantee, Karen J. Fletcher, her heirs, successors, and assigns a Permanent easement of ingress and egress over the easterly thirty (30) feet of such property more particularly described as follows:

That part of the East half of the Southwest Quarter of Section 7, Township 9 North, Range 9 East, of the 6th Principal Meridian, Otoe County, Nebraska and more particularly described as follows:

For the purpose of this legal description the Wet line of the East Half of the Southwest Quarter, has an assumed bearing of N 02°20'24" W.

Beginning at the South sixteenth of the Southwest Quarter of Section 7; thence northerly N 02°20'24" W, on the West line of the East half of the Southwest Quarter of Section 7, 1023.95 feet, to a 1" iron pipe set for corner; thence easterly N 90°00'00" E, 529.80 feet, to a 1" iron pipe set for corner; thence southerly S 00°00'00" W, 322.43 feet, to a 1" pipe set for corner, also being a point of curvature; thence on a curve to the right, having a radius of 350.00 feet, and a central angle of 26°05'41", and a chord distance 158.03 feet, to a 1" iron pipe set for corner; thence southerly S 26°05'39" W, 207.86 feet, to a 1" iron pipe set for corner, also being a point of curvature; thence on a curve to the left, having a radius of 350.00 feet, a central angle of 26°05'14", and a chord distance of 158.03 feet, to a 1" iron pipe set for corner; thence southerly S 00°00'00' E, 206.09 feet to a 1" iron pipe set for corner, also being a point of intersection on the South line of the Southwest Quarter of Section 7; thence westerly N 90°00'00' W, on said line, 325.22 feet, to the true point of beginning. Said easement to run with the described land.

Dated this 16th day of February, 2000.

Grantors:

Tim Prusha _____ Amy Prusha _____

Tim Prusha Amy Prusha

STATE OF NEBRASKA )
) S.S.
COUNTY OF OTOE )

The foregoing Easement was acknowledged before me this 16 day of Feb., 2000, by Tim and Amy Prusha, Grantors.

GENERAL NOTARY-State of Nebraska
JAYME M. MALONE
My Comm. Exp. Aug. 19, 2001

Jayme M Malone
Notary Public