

## SOUTHFORK ADDITION TO CITY OF BLAIR

The following is a list of the exceptions, things to watch for when doing Southfork Addition to the City of Blair.

The first policy we did was on Lot 1, which came out of Tax Lot 187 in Section 14-18-11. The exceptions listed below are just the exceptions we had on the Lot 1 policy; exceptions may change depending on which lot we are doing. The master file contains searches on each Tax Lot that Southfork came out of, however only Tax Lot 187 was completely gone through; the other lots will need to be gone through before doing any lot that does not come out of Tax Lot 187.

SPECIAL ASSESSMENTS - PD # 153  
WD # 31  
SD # 49

*Dedication Recd  
233-846  
(NA to 215)*

Needs to be checked for each individual lot.

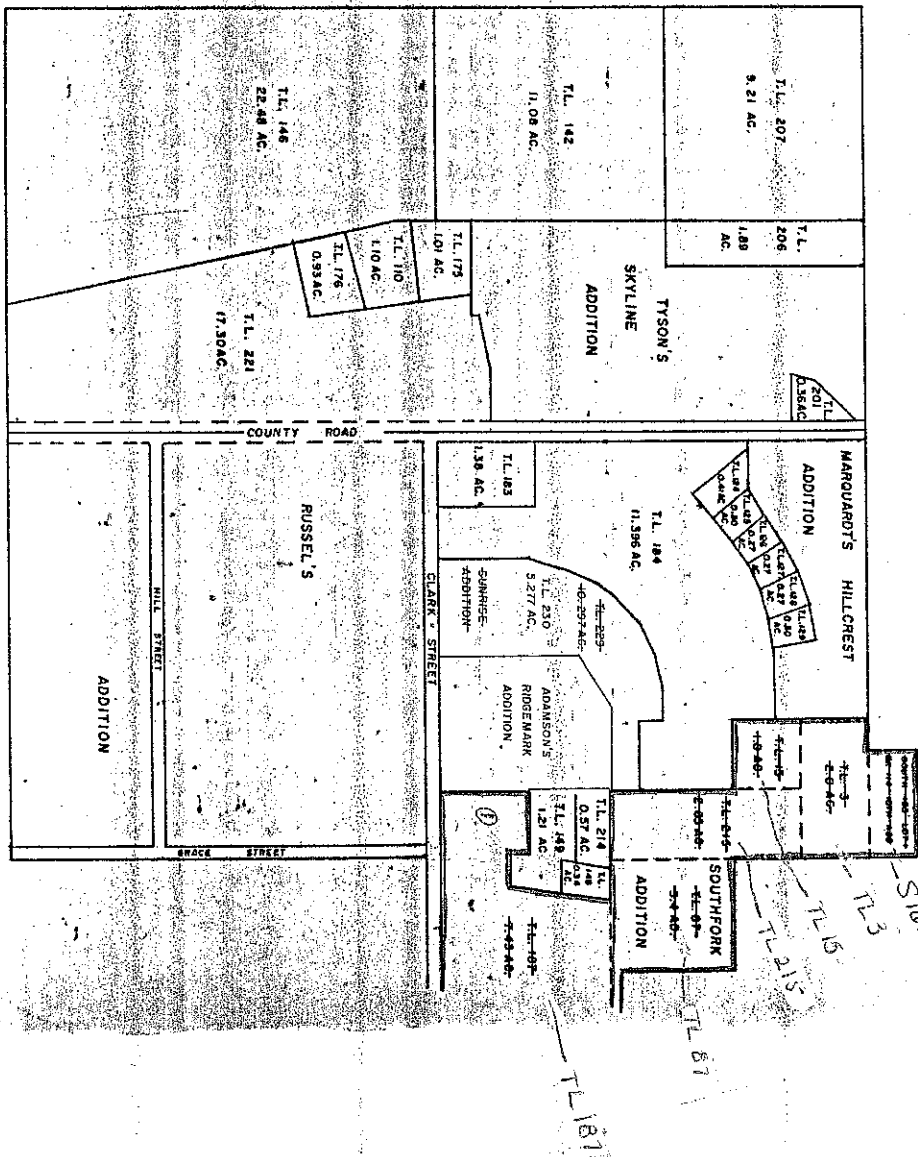
1. Any and all easements shown on Plat of Southfork Addition recorded in Plat Book 2, Pages 719-728, filed June 30, 1994: RE: Driveway Easement on Lot 1 detailed on said Plat; Perpetual easements to Omaha Public Power District, Blair Telephone Company, Peoples Natural Gas Company and any company which has been granted a franchise to provide cable television system in the area, their successors and assigns. (ON ALL LOTS)
2. Declaration of Covenants, Conditions and Restrictions For Southfork Addition, Blair, Washington County, Nebraska recorded in Book 233, pages 407-415 filed August 29, 1994. (ON ALL LOTS)
3. Right of Entry For Pavement, Sewer and Water Construction and Grading in Book 234, Pages 277-278, dated September 21, 1994, filed September 22, 1994 by and between The City of Blair, Nebraska and Desert Mountain, Inc., a Nebraska Corporation and Mark Schreffler. (ON ALL LOTS)
4. RIGHTS OF THE PUBLIC, State of Nebraska, County of Washington, and the City of Blair in and to that portion of subject land taken or used for road purposes. (ON ALL LOTS BORDERING A DEDICATED STREET)
5. EASEMENT FOR RIGHT OF WAY recorded in Book R, Page 234, filed May 12, 1965, given by John J. Jensen and Etta L. Jensen to the Blair Telephone Company, its successors and assigns. (indexed against Tax Lot 187 - need to check to see if its indexed against the other tax lots that Southfork came out of) (TL 3 14-18-11 also)
6. EASEMENT recorded in Book U, Pages 174-175, dated February 28, 1970, filed March 5, 1970, given by Stanley Wangberg and Dorothy M. Wangberg, husband and wife, to Wilbur C. Adams and Grace L. Adams, husband and wife. (indexed against Tax Lot 187 - need to check to see if its indexed against the other tax lots that Southfork came out of) (NA to 215)
7. RIGHT OF WAY EASEMENT recorded in Book 203, Pages 556-557, dated March 31, 1992, filed May 14, 1992, given by Mark Schreffler, to the Omaha Public Power District, its successors and assigns. (indexed against Tax Lot 187 - need to check to see if its indexed against the other tax lots that Southfork came out of) (NA to 215)
8. CONSTRUCTION EASEMENT recorded in Book X, Pages 395-396, dated March 20, 1974, filed April 4, 1974, given by the Stanley Wangberg to the City of Blair. (indexed against Tax Lot 187 - need to check to see if its indexed against the other tax lots that Southfork came out of) (NA to 215)
9. CITY OF BLAIR ZONING/RESOLUTIONS/ORDINANCES/REGULATIONS: Ordinance #1064 in Book 71, Page 467, dated August 22, 1972, filed October 13, 1972; Amendment in Book 134, Page 496, dated December 29, 1981, filed January 8, 1982; ANY AND ALL AMENDMENTS THERETO. (ON ALL LOTS)

*Recheck Eas 233-283 on extreme northern lots  
to see if it might touch 14, 15, 16, 17. (NA to 215)*

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NW 1/4  
SECTION 14 T18N R11E

