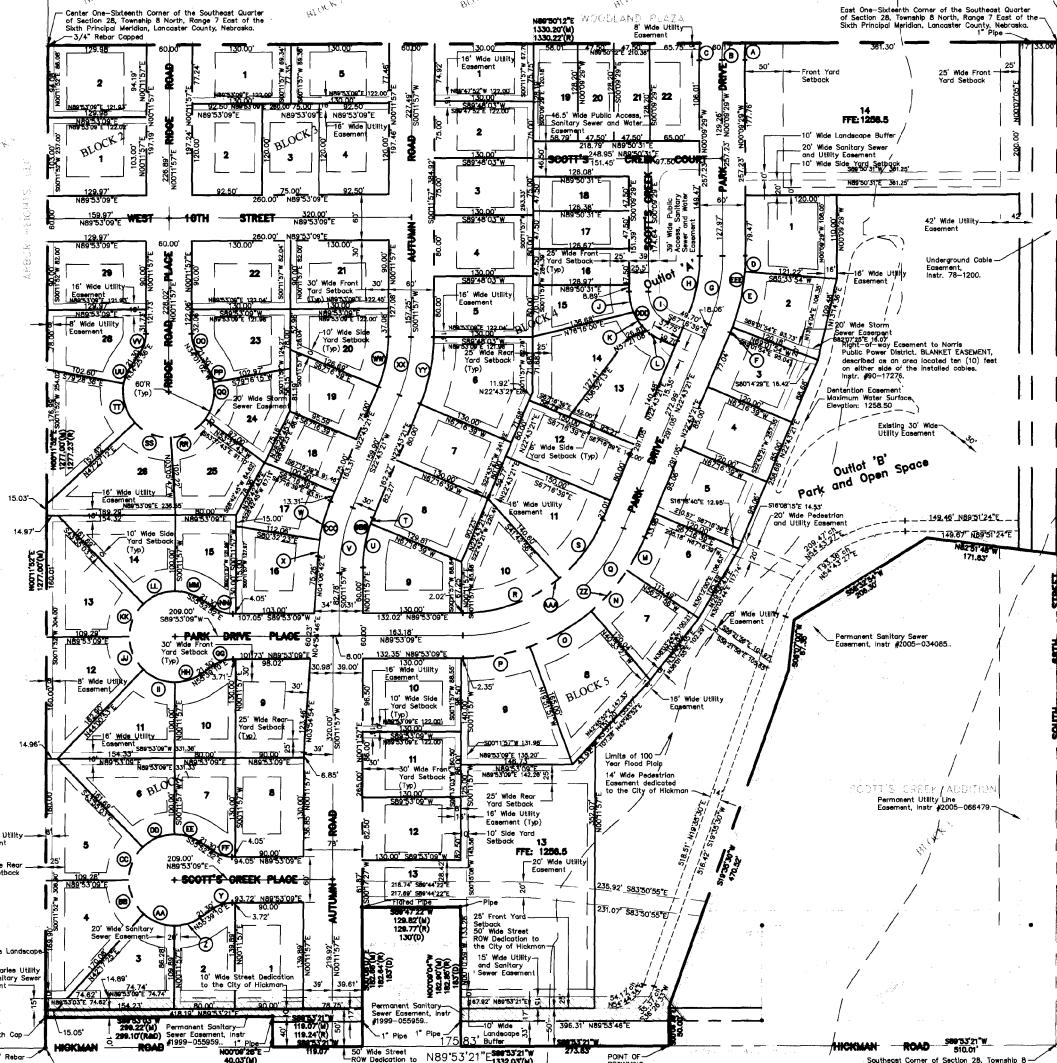


\$98.00

SCCR1

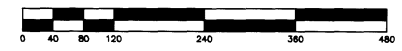
#4396

SCOTT'S CREEK FIRST ADDITION FINAL PLAT



LOT SUMMARY			
BLOCK 1	SQUARE FEET	BLOCK 4	SQUARE FEET
Lot 1 Single Family	12,590.04	Lot 1 Single Family	9,794.34
Lot 2 Single Family	9,983.19	Lot 2 Single Family	9,750.00
Lot 3 Single Family	11,778.83	Lot 3 Single Family	9,750.00
Lot 4 Single Family	14,162.78	Lot 4 Single Family	10,400.00
Lot 5 Single Family	13,288.25	Lot 5 Single Family	10,400.00
Lot 6 Single Family	10,960.29	Lot 6 Single Family	15,408.82
Lot 7 Single Family	9,206.81	Lot 7 Single Family	10,400.00
Lot 8 Single Family	11,700.18	Lot 8 Single Family	11,729.73
Lot 9 Single Family	12,192.37	Lot 9 Single Family	12,080.57
Lot 10 Single Family	9,191.67	Lot 10 Single Family	11,140.95
Lot 11 Single Family	10,969.37	Lot 11 Single Family	13,512.46
Lot 12 Single Family	13,298.62	Lot 12 Single Family	11,999.74
Lot 13 Single Family	13,289.62	Lot 13 Townhouse	10,568.56
Lot 14 Single Family	10,960.08	Lot 14 Townhouse	11,079.28
Lot 15 Single Family	9,206.86	Lot 15 Townhouse	6,768.93
Lot 16 Single Family	11,280.87	Lot 16 Townhouse	6,024.58
Lot 17 Single Family	8,480.12	Lot 17 Townhouse	6,010.51
Lot 18 Single Family	7,353.65	Lot 18 Townhouse	5,996.45
Lot 19 Single Family	8,335.49	Lot 19 Townhouse	7,486.23
Lot 20 Single Family	10,123.36	Lot 20 Townhouse	6,089.37
Lot 21 Single Family	11,700.18	Lot 21 Townhouse	6,089.58
Lot 22 Single Family	11,700.18	Lot 22 Townhouse	8,338.99
Lot 23 Single Family	10,781.46	Outlot 'A'	28,373.27
Lot 24 Single Family	8,824.35	BLOCK 5	
Lot 25 Single Family	10,988.71	Lot 1 Single Family	12,627.40
Lot 26 Single Family	13,326.60	Lot 2 Single Family	10,868.81
Lot 27 Single Family	12,488.34	Lot 3 Single Family	10,421.38
Lot 28 Single Family	10,764.04	Lot 4 Single Family	10,200.00
Lot 29 Single Family	11,697.07	Lot 5 Single Family	11,407.51
BLOCK 2		Lot 6 Single Family	10,844.68
Lot 1 Single Family	13,387.02	Lot 7 Single Family	10,005.63
Lot 2 Single Family	12,183.84	Lot 8 Single Family	16,326.76
BLOCK 3		Lot 9 Single Family	17,453.07
Lot 1 Single Family	10,048.22	Lot 10 Single Family	12,545.18
Lot 2 Single Family	11,100.17	Lot 11 Single Family	11,180.16
Lot 3 Single Family	9,000.13	Lot 12 Single Family	10,724.53
Lot 4 Single Family	11,100.17	Lot 13 Multi Family	56,887.55
Lot 5 Single Family	10,062.76	Lot 14 Commercial Business	72,334.05
		Outlot 'b'	232,365.70
		Outlot 'c'	8,076.95

SCALE: 1"=120'



SCOTT'S CREEK FIRST ADDITION FINAL PLAT

LEGAL DESCRIPTION

A Legal description of Lots 48 and 49 Irregular Tract of the Southeast Quarter of Section 28 Township 8 North Range 7 East of the Sixth Principal Meridian, Lancaster County, Nebraska, and more particularly described by metes and bounds as follows:

Referring to a found LGS Cop, being the Southeast Corner of Section 28, Township 8 North, Range 7 East of the Sixth Principal Meridian, Lancaster County, Nebraska; (an assumed bearing), and on the South Line of the Southeast Quarter of said Section 28, a distance of 510.01 feet to a found PK Nail, being the Southeast Corner of Lot 48, Irregular Tract of said Section 28 and also the POINT OF BEGINNING; Thence continuing on the last described course, S 89°52'11" W, and on the South Line of Lot 48 Irregular Tract and the Southeast Quarter of said Section 28, a distance of 273.63 feet to a point, being the Southwest Corner of Lot 48 or the Northeast Corner of Lot 11 Irregular Tracts of said Section 28; Thence N 00°09'04" W, and on the West Line of Lot 48 or the East Line on Lot 11 Irregular Tracts of said Section 28, a distance of 182.90 feet to a found pipe; Thence S 89°47'22" W, and on the South Line of Lot 48 or the North Line of Lot 11, Irregular Tracts of said Section 28, a distance of 129.62 feet to a found pinched top pipe, being the Southwest Corner of Lot 48 or the Northwest Corner of Lot 11 Irregular Tracts of said Section 28; Thence S 00°08'07" E, and on the East Line of Lot 48 or the West Line of Lot 11 Irregular Tracts of said Section 28, a distance of 182.68 feet to a point, being the Southeast Corner of Lot 49 or the Southwest Corner of Lot 11 Irregular Tracts of said Section 28 and also said point is on the South Line of the Southwest Quarter of said Section 28; Thence S 89°53'31" W, and on the South Line of the Southwest Quarter and Lot 49 Irregular Tract of said Section 28, a distance of 119.07 feet to a point, being the Southwest Corner of Lot 49 Irregular Tract of said Section 28 and also said point is on the East Right-of-way Line of Hickman Road; Thence N 00°09'25" E, and on the West Line of Lot 49 Irregular Tract of said Section 28 or the East Right-of-way Line of Hickman Road, a distance of 40.03 feet to a found 1" pipe; Thence S 89°53'03" W, and on the South Line of Lot 49 Irregular Tract of said Section 28 or the North Right-of-way Line of Hickman Road, a distance of 299.22 feet to a point, being the Southwest Corner of Lot 49 Irregular Tract of said Section 28 and also said point is 0.98 feet south of a found 1" Pipe with cap, set by Victor A. Beentzen, RLS #461 per survey completed on December 30th, 2004 and on the West Line of the Southeast Quarter of the Southeast Quarter of said Section 28; Thence N 00°11'52" E, and on the West Line of Lot 49 Irregular Tract and the Southeast Quarter of the Southeast Quarter of said Section 28, a distance of 1277.00 feet to a found capped 3/4" rebar, being the Northwest Corner of Lot 49 Irregular Tract and the Center One-Sixteenth Corner of the Southeast Quarter of Section 28; Thence N 89°50'12" E and on the North Line of Lot 49 Irregular Tract and the Southeast Quarter of the Southeast Quarter of Section 28, a distance of 1330.20 feet to a point, being the Northeast Corner of Lot 49 Irregular Tract and the East One-Sixteenth Corner of the Southeast Quarter of Section 28; Thence S 00°07'05" W and on the East Line of Lot 49 Irregular Tract and the Southeast Quarter of said Section 28, a distance of 672.65 feet to a found PK Nail, being the Southeast Corner of Lot 49 Irregular Tract of said Section 28; Thence N 82°51'48" W, and on the South Line of Lot 49 Irregular Tract of said Section 28 or the North Line of Scott's Creek Addition, a distance of 206.30 feet to a found capped 5/8" rebar; Thence S 08°07'00" W, and on the East Line of Lot 48 Irregular Tract of said Section 28 or the West Line of said Scott's Creek Addition, a distance of 67.35 feet to a found capped 5/8" rebar; Thence S 19°35'30" W, and on the East Line of Lot 48 Irregular Tract of said Section 28 or the West Line of said Scott's Creek Addition, a distance of 470.52 feet to a found capped 5/8" rebar, being a point on the North Right-of-way Line of said Hickman Road; Thence S 00°08'39" E, and on the East Line of Lot 48 Irregular Tract of said Section 28, a distance of 50.00 feet to the point of beginning and containing a calculated area of 1,452,073.95 square feet or 33.333 acres, more or less.

DEDICATION

The foregoing Plat, is known as "Scott's Creek First Addition", a subdivision composed of Lots 48 and 49 Irregular Tracts, located in the Southeast Quarter of Section 28, Township 8 North, Range 7 East of the Sixth Principal Meridian, Lancaster County, Nebraska, and is more particularly described in the Legal Description. This dedication is made with the free consent and in accordance with the desires of the undersigned, sole owner(s), and the easements shown thereon are hereby granted in perpetuity to the City of Hickman, a municipal corporation, North Public Power District, Galaxy Cablevision, Alltel Communications, Aquila, Inc., their successors and assigns, to allow entry for the purpose of maintenance of wires, cables, conduits, fixtures, poles, towers, pipes, and equipment for the distribution of electricity and gas; telephone and cable television; wastewater collectors; storm drains; water mains and all appurtenances thereto, over, upon or under the easements as shown on the foregoing Plat.

The construction or location of any building or structure, excluding fences, over, upon, or under any easement shown thereon shall be prohibited. The construction or location of any fence or other improvement which obstructs drainage, shall be prohibited over, upon, or under any storm drain easement or drainage easement shown thereon.

The City of Hickman, its successors or assigns are hereby held harmless for the cost of replacement or damage to any improvement or vegetation over, upon, or under any easement shown thereon.

The streets shown are hereby dedicated to the Public. The Public access easements, pedestrian way easements and open spaces shown thereon shall be used for Public access and the Public is hereby granted the right of such use. Direct vehicular access to So. 68th Street and Hickman Road is hereby relinquished, other than as specifically authorized and shown on the Plat.

The foregoing Plat meets with my approval on this 30 day of OCT, 2006.

Dan Kubr, President of Kubr Construction, Inc.

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA SS
COUNTY OF LANCASTER SS

On this 30 day of OCT, 2006, before me, the undersigned, a Notary Public, duly Commissioned, qualified for residing in the county, personally came Dan Kubr, President of Kubr Construction, Inc., to me personally known to be the identical person whose name is affixed to the Dedication of this Plat, and he acknowledges the same to be his voluntary act and deed.

Dan Kubr 5-30-08
Notary Public Commission Expiration

GENERAL NOTARY - State of Nebraska
BILLIE R. KENT
My Comm. Exp. May 30, 2008

SURVEYOR'S CERTIFICATE

I, Mark A. Streit, a Professional Registered Land Surveyor, under the laws of the State of Nebraska, do hereby certify that I have accurately surveyed this subdivision to be known as Scott's Creek First Addition, and that it was executed by me, or under my direct supervision, and all boundary monuments have been found or set as shown. All lots, blocks, streets, avenues, long lots, and other grounds will be accurately staked and marked with a permanent monument after the final plat of this subdivision and all the site improvements has been completed. No such lots and/or blocks shall be conveyed until the plat is recorded and all the corner monuments have been set. Once the permanent monuments have been set and completed for the plat, a letter of completion will be forward to the City Clerk indicating that the permanent monuments have been set. All dimensions shown along curves are chord measurements, unless otherwise shown and are in feet and do not include the arc length.

Signed *Mark A. Streit* of SEPTEMBER, 2006.

Mark A. Streit
Mark A. Streit, Surveyor

CURVE DATA

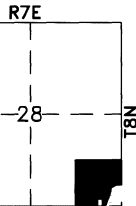
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
A	04°43'00"	270.00	22.23	11.12	N02°12'01"E	22.22
B	04°14'36"	300.00	22.22	11.11	N01°57'49"E	22.21
C	03°51'24"	330.00	22.21	11.11	N01°46'13"E	22.21
D	04°35'35"	260.00	20.84	10.43	N02°08'18"E	20.84
E	16°32'01"	260.00	75.03	37.78	N12°42'06"E	74.77
F	01°45'15"	260.00	7.96	3.98	N21°50'44"E	7.96
G	22°52'50"	230.00	91.85	46.54	N11°16'56"E	91.24
H	22°52'50"	200.00	79.87	40.47	N11°16'56"E	79.34
I	67°07'10"	43.50	50.96	26.86	S33°43'04"E	48.09
J	22°55'33"	69.00	27.61	13.99	S11°37'16"E	27.43
K	23°58'43"	69.00	28.88	14.65	S35°04'23"E	28.67
L	20°12'54"	69.00	24.34	12.30	S57°10'12"E	24.22
M	10°54'42"	260.00	49.52	24.83	N28°10'42"E	49.44
N	15°48'26"	260.00	71.73	36.09	N41°32'17"E	71.50
O	20°41'39"	260.00	93.91	47.47	N59°47'19"E	93.40
P	19°56'01"	260.00	90.46	45.69	N79°55'08"E	90.00
Q	67°09'47"	230.00	269.61	152.71	N56°18'15"E	254.44
R	39°19'10"	200.00	137.25	71.45	N70°13'33"E	134.57
S	27°50'37"	200.00	97.19	49.58	N36°38'40"E	96.24
T	02°41'14"	170.00	7.97	3.99	S21°22'44"W	7.97
U	19°50'11"	170.00	58.86	29.73	N10°07'02"E	58.56
V	22°31'25"	220.00	88.45	44.80	S11°27'39"W	87.88
W	16°01'00"	230.00	60.28	30.31	N15°21'51"E	60.12
X	03°35'39"	230.00	14.43	7.22	N05°54'32"E	14.43
Y	34°32'48"	44.00	26.29	13.55	N72°46'09"E	25.90
Z	34°32'48"	60.00	36.18	18.66	N72°55'33"E	35.63
AA	42°05'27"	60.00	44.08	23.09	S88°45'20"E	43.09
BB	47°35'45"	60.00	49.84	26.48	S23°54'44"E	48.42
CC	46°11'50"	60.00	48.38	25.59	N22°59'04"E	47.08
DD	44°06'48"	60.00	46.20	24.31	N68°08'28"E	45.07
EE	33°58'12"	60.00	35.52	18.30	S72°50'27"E	35.00
FF	34°41'00"	44.00	26.29	13.55	S72°59'51"E	25.90
GG	34°41'00"	44.00	26.29	13.55	N72°46'09"E	25.90
HH	34°32'48"	60.00	36.18	18.66	N72°55'33"E	35.63
II	43°48'51"	60.00	45.88	24.13	S67°53'38"E	44.77
JJ	45°52'11"	60.00	48.04	25.39	S23°03'02"E	46.76
KK	46°11'48"	60.00	48.38	25.59	N22°59'03"E	47.08
LL	44°07'00"	60.00	46.20	24.31	N68°08'27"E	45.07
MM	33°58'12"	60.00	35.52	18.30	S72°50'27"E	35.00
NN	34°41'00"	44.00	26.29	13.55	S72°59'51"E	25.90
OO	34°41'00"	44.00	26.29	13.55	N65°55'03"W	25.90
PP	46°11'48"	60.00	23.33	11.81	N22°53'50"W	23.18
QQ	46°07'54"	60.00	50.40	26.80	N12°18'20"E	48.93
RR	50°31'56"	60.00	52.92	28.32	N61°38'15"E	51.22
SS	50°32'59"	60.00	52.94	28.33	N67°49'17"W	51.24
TT	53°04'11"	60.00	55.57	29.96	N16°00'42"W	53.61
UU	23°54'33"	60.00	25.04	12.70	N22°28'40"E	24.86
VV	34°41'00"	44.00	26.29	13.55	N17°18'57"E	25.90
WW	22°31'25"	170.00	66.83	33.85	N11°27'39"E	66.40
XX	22°31'25"	200.00	78.62	39.83	S11°27'39"W	78.12
YY	22°31'25"	230.00	90.42	45.80	N11°27'39"E	89.83
ZZ	67°09'47"	260.00	304.78	172.62	S56°18'15"W	287.62
AAA	67°09'47"	200.00	234.44	132.79	N56°18'15"E	221.29
BBB	22°31'25"	170.00	66.83	33.85	N11°27'39"E	66.40
CCC	16°38'38"	230.00	74.71	37.69	N132°02'02"E	74.38
DDD	67°07'01"	69.00	80.83	45.77	S33°43'04"E	72.29
EEE	22°52'50"	260.00	103.83	52.62	N11°16'56"E	103.14

DEVELOPER'S ENGINEER

ROSS ENGINEERING, INC.
Ronald E. Ross, PE No. E-4334
201 N. 8th Street, Suite 401
Lincoln, Nebraska 68508

LEGEND

- = Section & 1/16 Corner
- = Corner Set
- = Corner Found
- (P) = Platted Distance
- (M) = Measured Distance
- (D) = Deeded Distance
- (R) = Recorded Distance
- FPE = Finish Floor Elevation (Minimum)



Location Sketch
Not to Scale

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against the real property described in the Plat known as Scott's Creek First Addition (hereinafter "Plat"), said lien being recorded in the Office of the Register of Deeds of Lancaster County, Nebraska as Instrument Nos. 2005-50307 and 2005-50308 (hereinafter "Lien"), does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electrical, cable TV, telephone, natural gas) easements, or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all as shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

By: *Horley P. Scott* and *Lola M. Scott*
Horley P. Scott, Beneficiary Lola M. Scott, Beneficiary

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA SS
COUNTY OF LANCASTER SS

On this 31 day of OCT, 2006, before me, the undersigned, a Notary Public, duly Commissioned, qualified for residing in the county, personally came Horley P. and Lola M. Scott, to me personally known to be the identical persons whose names are affixed to the Dedication of this Plat, and he acknowledges the same to be his voluntary act and deed.

Billie R. Kent 5-30-08
Notary Public Commission Expiration

GENERAL NOTARY - State of Nebraska
BILLIE R. KENT
My Comm. Exp. May 30, 2008

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against the real property described in the Plat known as Scott's Creek First Addition (hereinafter "Plat"), said lien being recorded in the Office of the Register of Deeds of Lancaster County, Nebraska as Instrument Nos. 2005-50305 (hereinafter "Lien"), does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electrical, cable TV, telephone, natural gas) easements, or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all as shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

By: *Paula Hill* President
Bank Officer First State Bank of Hickman

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA SS
COUNTY OF LANCASTER SS

On this 30th day of October 2006, before me, the undersigned, a Notary Public, duly Commissioned, qualified for residing in the county, personally came *Paula Hill*, to me personally known to be the identical person whose name is affixed to the Dedication of this Plat, and he acknowledges the same to be his voluntary act and deed.

Paula Hill Nov. 10, 2007
Notary Public Commission Expiration

GENERAL NOTARY - State of Nebraska
PAULA J. HALL
My Comm. Exp. Nov. 10, 2007

ADOPTED BY THE BOARD OF SUPERVISORS
TOWNSHIP OF HICKMAN
TOWN OF HICKMAN

PLANNING COMMISSION APPROVAL

The Planning Commission hereby approves the Scott's Creek First Addition Final Plat.

Ronald Mowbrick
Chairperson

Attested: *Jamox E. Jymorech*
Secretary of Planning Commission

CITY COUNCIL APPROVAL

The City Council hereby approves the Scott's Creek First Addition Final Plat and accepts the offer of Dedication.

Steve Manna
Mayor

Attested: *P.R. Baker*
City Clerk

REGISTER OF DEEDS

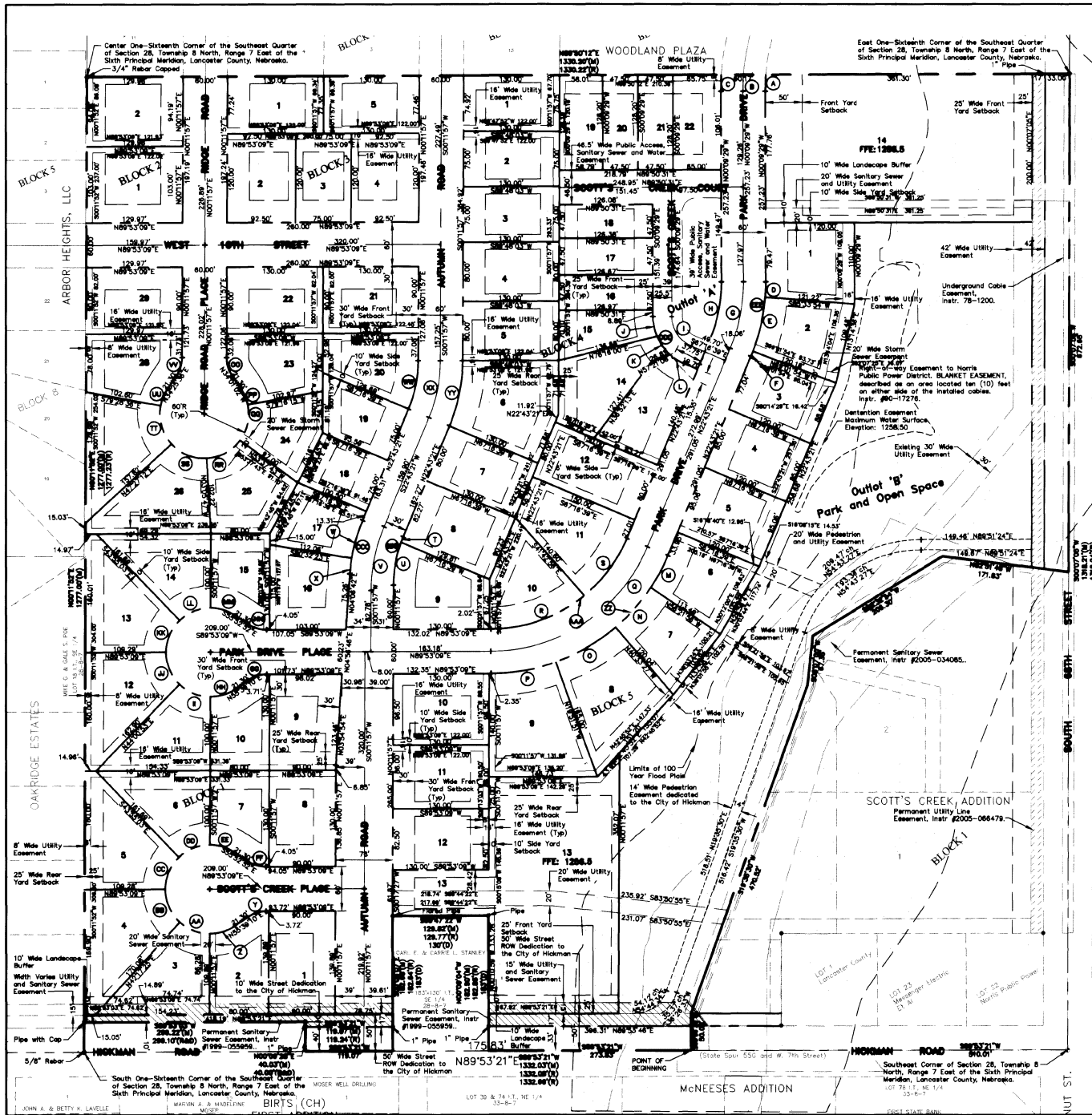
Entered on transfer record this day of , 2006.

Register of Deeds

CITY ENGINEER'S APPROVAL

The City Engineer hereby approves the Scott's Creek First Addition Final Plat.

City Engineer



SCOTT'S CREEK FIRST ADDITION FINAL PLAT



SCALE: 1"=100'

