

**"FINAL PLAT"  
SUNSET ACRES**  
PART OF THE NORTH HALF  
OF THE NORTHEAST QUARTER OF  
SECTION 22, TOWNSHIP 15 NORTH, RANGE 9 EAST  
SAUNDERS COUNTY, NEBRASKA

OWNER: GLAD, L.L.C.  
C/O DAVID GEORGE  
512 5TH STREET  
YUTAN, NEBRASKA 68073

**PERIMETER DESCRIPTION:**  
THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 15 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA, DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, THENCE S00°00'00"E (ASSUMED BEARING), ON THE EAST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 434.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING S00°00'00"E, ON THE EAST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 881.79 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER; THENCE N89°45'01"W, ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 2424.59 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD; THENCE NORTHERLY ON THE ARC OF A 2814.79 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING OF N00°24'14"E, A DISTANCE OF 343.82 FEET; THENCE N03°53'31"E, ON THE EAST RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD, A DISTANCE OF 979.08 FEET TO A POINT ON THE NORTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER; THENCE S89°37'31"E, ON THE NORTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 1870.64 FEET TO THE NORTHWEST CORNER OF HANSEN'S SUBDIVISION AS SURVEYED, PLATTED AND RECORDED; THENCE S00°13'52"E ON THE WEST LINE OF HANSEN'S SUBDIVISION, A DISTANCE OF 392.80 FEET TO THE SOUTHWEST CORNER OF HANSEN'S SUBDIVISION; THENCE N89°36'57"E, ON THE SOUTH LINE OF HANSEN'S SUBDIVISION, A DISTANCE OF 427.21 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY OF THE COUNTY ROAD CONVEYED TO SAUNDERS COUNTY BY THE DEED RECORDED IN DEED BOOK 64, PAGE 149, THENCE S26°10'00"E, ON SAID RIGHT-OF-WAY, A DISTANCE OF 52.63 FEET, TO A POINT ON THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE COUNTY ROAD CONVEYED TO SAUNDERS COUNTY BY THE DEED RECORDED IN DEED BOOK 64, PAGE 149; THENCE S90°00'00"E, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 68.22 ACRES, MORE OR LESS.

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**DEDICATION:**  
KNOW ALL MEN BY THESE PRESENTS: THAT GLAD, L.L.C., BEING THE OWNER AND PROPRIETOR OF THE LAND DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "SUNSET ACRES". SAID OWNERS HEREBY RATEFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT, AND HEREBY DEDICATE TO THE PUBLIC FOR PERPETUAL PUBLIC USE STREETS TO BE KNOWN AS "SUNSET DRIVE" AND "COUNTY ROAD", AT THE LOCATIONS SHOWN ON THIS PLAT. SAID OWNERS FURTHER GRANT PERPETUAL UTILITY EASEMENTS TO THE VILLAGE OF YUTAN, AND ANY PUBLIC OR PRIVATE UTILITY FOR RECIPROCAL USE BY THE LICENSEES OF SAID SUBDIVISION TO BUILD, ERECT, MAINTAIN AND OR REPAIR THE FOLLOWING: SEWER LINES, SEPTIC TANKS, WATER LINES, DRAINAGE FACILITIES, WIRES AND CABLES FOR CARRYING TRANSMISSION OF ELECTRICAL CURRENT FOR LIGHT, HEAT AND POWER, AND FOR THE TRANSMISSION AND RECEPTION OF SIGNALS AND SOUNDS OF ALL KINDS ON, OVER, THROUGH, UNDER AND ACROSS STRIPS OF LAND LABELED AS UTILITY EASEMENTS ON THIS PLAT, AND ALL PLATTED STREETS. 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, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

STATE OF NEBRASKA

COUNTY OF SARPY  
BEFORE ME, A NOTARY PUBLIC QUALIFIED IN SAID COUNTY, PERSONALLY CAME DAVID S. GEORGE, A REPRESENTATIVE OF GLAD, L.L.C., KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL ON July 3 1997.



MY COMMISSION EXPIRES

*James L. Fautner*  
NOTARY PUBLIC

STATE OF NEBRASKA

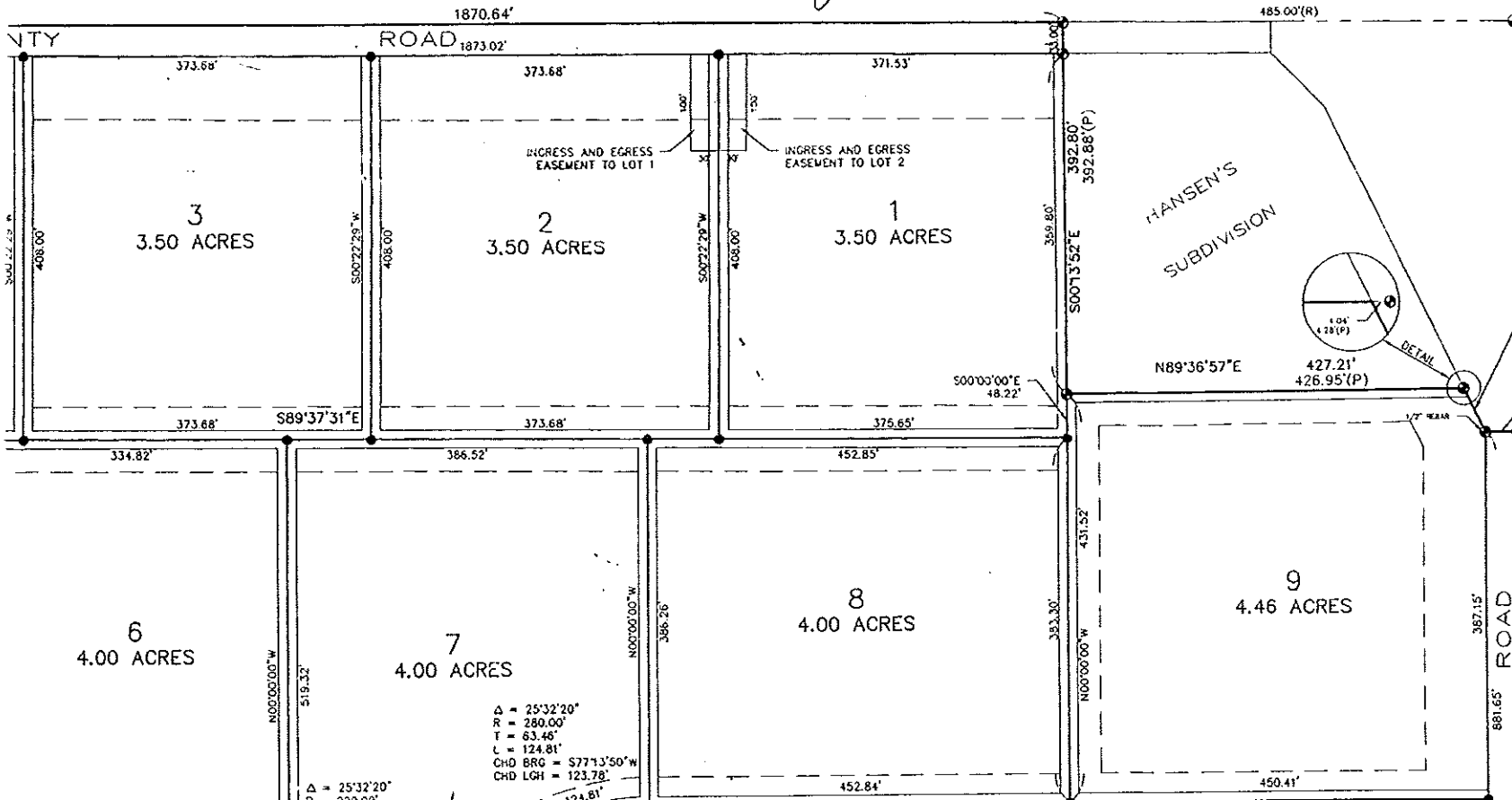
COUNTY OF SARPY  
BEFORE ME, A NOTARY PUBLIC QUALIFIED IN SAID COUNTY, PERSONALLY CAME THEODORE M. GEORGE, A REPRESENTATIVE OF GLAD, L.L.C., KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL ON Theodore M. George 1997.

*Karen S. Zerbe*  
NOTARY PUBLIC

*David S. George*  
DAVID S. GEORGE  
PARTNER

*Theodore M. George*  
THEODORE M. GEORGE  
PARTNER



APPROVAL OF THE VILLAGE PLANNING COMMISSION OF YUTAN, NE:  
THIS PLAT OF SUNSET ACRES HAS APPROVED BY THE VILLAGE PLANNING COMMISSION OF YUTAN, NEBRASKA THIS 10th DAY OF May 1997.

*Theodore M. George*  
PERSON

DON CLARK  
REGISTER OF DEEDS  
SAUNDERS CO. NEBR.

97 JUL 22 AM 9:49  
BOOK 3 PAGE 509  
OF PLAT INSTR. 244

S26°10'00"E  
52.63'  
53.16'(P)  
N90°00'00"E  
33.00'  
P.O.B.DETAIL  
1.04'  
170(P)427.21'  
426.95'(P)N89°36'57"E

APPROVAL OF THE VILLAGE BOARD OF YUTAN, NEBRASKA:  
THIS PLAT OF SUNSET ACRES WAS APPROVED AND ACCEPTED BY THE VILLAGE BOARD OF YUTAN, NEBRASKA THIS 20th DAY OF May 1997.

*Randy Turner*  
CHAIRPERSON

*Dawn Mumm*  
VILLAGE CLERK

SAUNDERS COUNTY TREASURER'S CERTIFICATE:  
I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE LAND DESCRIBED IN THE PERIMETER DESCRIPTION AS APPEARS ON THIS PLAT ON THE 3 DAY OF July 1997.

*James L. Fautner*  
SAUNDERS COUNTY TREASURER



SHEET: Dated 7-3-97  
"FINAL PLAT"

SUNSET ACRES  
21501  
ERS CO.

**JEO**  
**JOHNSON ERICKSON O'BRIEN**  
ENGINEERING ARCHITECTURE SURVEYING PLANNING  
402/443-4661  
P.O. BOX 207  
WABOO, NEBRASKA 68666  
BRANCH OFFICES:  
NEBRASKA CITY, NE 402/873-6766  
HASTINGS, NE 402/462-5657  
NEFOLK, NE 402/371-6418  
CARROLL IA 712/792-9711

ACCESS SHARE A IVE. ALL CCESS.

David S. George  
DAVID S. GEORGE  
PARTNER

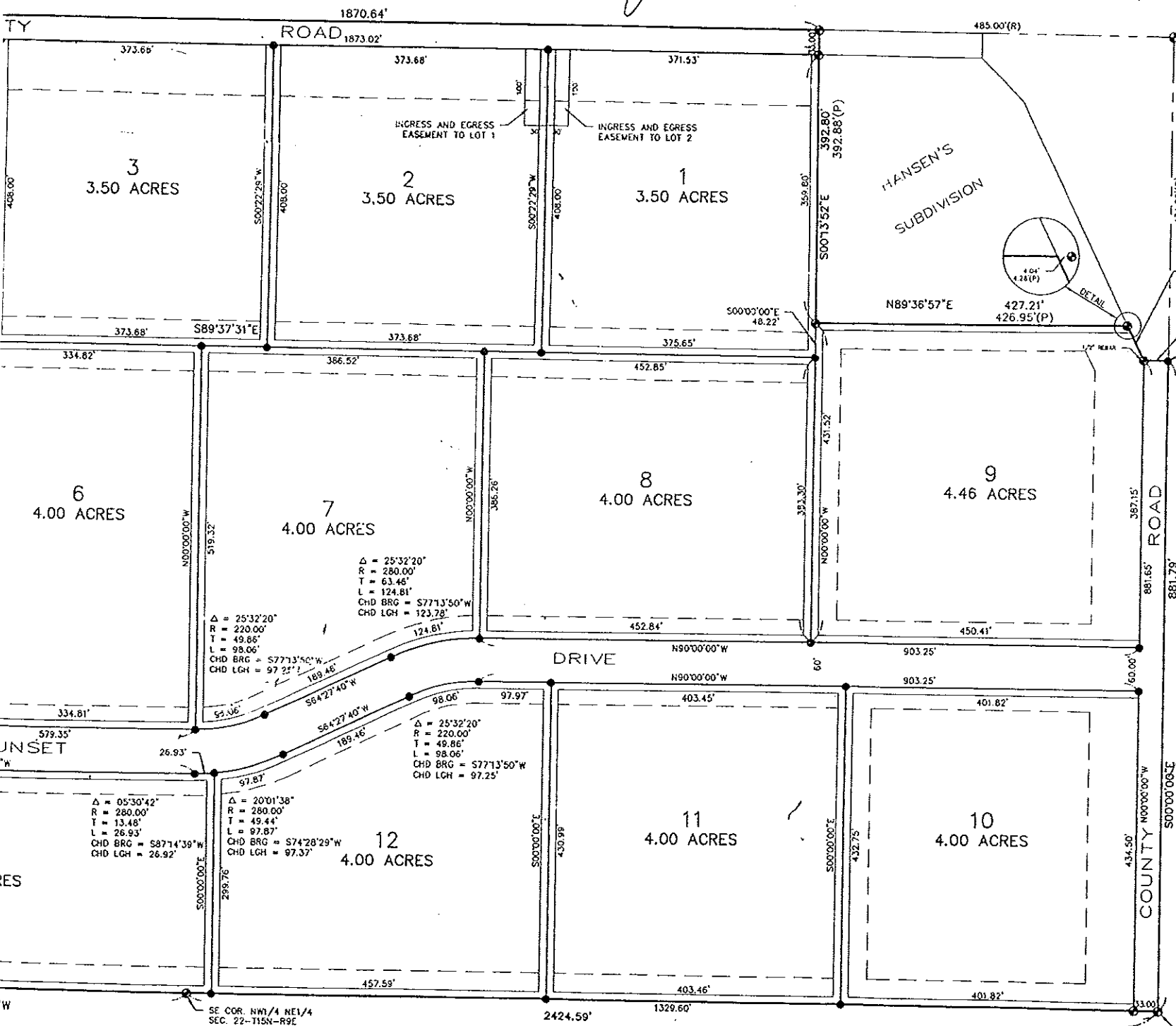
Theodore M. George  
THEODORE M. GEORGE  
PARTNER

James L. Fayer  
JAMES L. FAYER  
NOTARY PUBLIC

WITNESS MY HAND AND NOTARIAL SEAL ON July 3 1997.  
NOTARIAL SEAL OF JAMES L. FAYER  
NOTARY PUBLIC  
MY COMMISSION EXPIRES

AND DEED. WITNESS MY HAND AND NOTARIAL SEAL ON Theodore M. George 1997.  
KAREN S. ZORBE  
NOTARY PUBLIC

NORFOLK, NE  
402/371-6476  
CAPROLL, IA  
712/792-9711



APPROVAL OF THE VILLAGE PLANNING COMMISSION OF YUTAN, NE:  
THIS PLAT OF SUNSET ACRES WAS APPROVED BY THE VILLAGE PLANNING COMMISSION OF YUTAN, NEBRASKA THIS 10th DAY OF May 1997.

*Thomas Siefert*  
CHAIRPERSON

DON CLARK  
REGISTER OF DEEDS  
SAUNDERS CO., NEBR.  
97 JUL 22 AM 9:49  
BOOK 3 PAGE 509  
CF. PLAT INST. 294  
*Don*

APPROVAL OF THE VILLAGE BOARD OF YUTAN, NEBRASKA:  
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*Pandy Turner*  
CHAIRPERSON

*Donnie Mumm*  
VILLAGE CLERK

SAUNDERS COUNTY TREASURER'S CERTIFICATE:  
I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE LAND DESCRIBED IN THE PERIMETER DESCRIPTION AS APPEARS ON THIS PLAT ON THE 3 DAY OF July 1997.

*James L. Fayer*  
SAUNDERS COUNTY TREASURER



COUNTY SURVEYOR'S APPROVAL:  
I HEREBY APPROVE OF THE NUMBERING OF THE LOTS IN "SUNSET ACRES", LOCATED IN SECTION 22, TOWNSHIP 15 NORTH, RANGE 9 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA ON THIS 7th DAY OF JULY 1997.

*Louis L. Austin*  
LOUIS L. AUSTIN  
SAUNDERS COUNTY SURVEYOR

SURVEYOR'S STATEMENT:  
I, DANNY JOE W. MARTINEZ, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT "SUNSET ACRES" HAS BEEN SURVEYED BY ME OR UNDER MY SUPERVISION, AND THAT ALL LOT CORNERS OF SAID "SUNSET ACRES", HAVE BEEN MARKED WITH PERMANENT MONUMENTS, AND THAT THE LEGAL DESCRIPTION OF THE BOUNDARY OF SAID "SUNSET ACRES", IS AS STATED IN THE PERIMETER DESCRIPTION.

*Danny Joe W. Martinez*  
DANNY JOE W. MARTINEZ, L.S. 498



SE COR. N1/2 NE1/4  
SEC. 22-T15N-R9E

"FINAL PLAT"

SHEET:

PROJECT:  
SUNSET ACRES  
SEC. 22-T15N-R9E  
SAUNDERS CO., NE

DATE	04/21/97
SCALE	1" = 100'
DRAWN	CLE
JOB NO.	78SD23
FIELD BOOK	SAUNDERS CO. #74
FIELD CREW	JS/BF/NS
REVISIONS	
DRAWING NO.	

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