

FINAL PLAT

ADDITION TO SURREY HILLS

DIVISION OF VACATED LOTS 22, 23, AND 24, IN SURREY HILLS SUBDIVISION, TOGETHER WITH ALL OF TAX LOT 45, ALL LYING IN SECTION 35, TOWNSHIP 17 NORTH, RANGE 12 EAST OF THE 6th P.M., WASHINGTON COUNTY, NEBRASKA.

LEGAL DESCRIPTION:

FIRST ADDITION TO SURREY HILLS, A SUBDIVISION OF LOTS 22, 23, AND 24, IN SURREY HILLS SUBDIVISION TOGETHER WITH ALL OF TAX LOT 45, ALL LYING IN THE SW 1/4 NE 1/4 OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 12 EAST OF THE 6th P.M., WASHINGTON COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SW 1/4 NE 1/4 OF SAID SECTION 35, TOWNSHIP 17 NORTH, RANGE 12 EAST, AND ASSUMING THE SOUTH LINE OF SAID SW 1/4 NE 1/4 TO BEAR S 89°51'46" W; THENCE ALONG A 62.5 FOOT RADIUS CURVE TO THE LEFT, INITIAL TANGENT WHICH BEARS N 00°08'14" W, AN ARC DISTANCE OF 196.35 FEET TO A POINT ON THE SOUTH LINE OF SAID SW 1/4 NE 1/4; THENCE S 89°51'46" W ALONG SAID SOUTH LINE A DISTANCE OF 532.48 FEET TO THE SOUTHWEST CORNER OF LOT 22 IN SAID SURREY HILLS SUBDIVISION; THENCE N 00°08'08" W A DISTANCE OF 1322.86 FEET TO THE NORTHWEST CORNER OF LOT 24 IN SURREY HILLS SUBDIVISION; THENCE N 89°52'52" E A DISTANCE OF 657.62 FEET TO THE CENTER OF THE NE 1/4 OF SAID SECTION 35; THENCE N 89°59'01" E A DISTANCE OF 329.86 FEET TO THE NORTHEAST CORNER OF TAX LOT 45 IN SAID SECTION 35; THENCE S 00°07'44" E A DISTANCE OF 1320.94 FEET TO THE SOUTHEAST CORNER OF SAID TAX LOT 45; THENCE S 89°41'16" W A DISTANCE OF 329.84 FEET TO THE POINT OF BEGINNING; AND CONTAINING 29.84 ACRES, MORE OR LESS.

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and across Lot 2, on the S 1/4 NE 1/4 of the 6th P.M., Washington County, Nebraska, follows: From the southwest corner of the Surrey Hills, a subdivision, S 89°51'56" W along a line to the Point of Beginning; thence easterly right-of-way southerly parallel to the north line of Lot 1 a distance of 219.61 feet; thence S 89°51'56" W along said line as follows: a distance of 202.94 feet; thence S 89°51'46" W along said line as follows: a distance of 202.94 feet; thence S 89°51'46" W along said line a distance of 202.94 feet;

10') in width, over and across Lots 1 and 2, Surrey Hills, a subdivision lying in the SW 1/4 NE 1/4 of Section 35, Township 17 North, Range 12 East of the 6th P.M., Washington County, Nebraska, and more particularly described as follows: From the southwest corner of said Section 35, T 17 N, R 12 E, and SW 1/4 NE 1/4 to bear S 89°51'46" W; thence S 89°51'46" W to the left, initial tangent of which bears N 00°08'14" W, an arc distance of 196.35 feet to the Point of Beginning; thence S 89°51'46" W a distance of 532.48 feet; thence N 00°08'08" W a distance of 1322.86 feet along a 62.5-foot radius curve to the right; thence N 00°08'08" W a distance of 1322.86 feet; thence N 89°52'52" E a distance of 657.62 feet; thence N 89°59'01" E a distance of 329.86 feet; thence S 00°07'44" E a distance of 1320.94 feet; thence S 89°41'16" W a distance of 329.84 feet to the Point of Beginning; and containing 29.84 acres, more or less.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT: JAMES J. LUKAS, AND MARGARET J. LUKAS, HUSBAND AND WIFE; RALPH J. KRAMPER, AND CAROL A. KRAMPER, HUSBAND AND WIFE; AND DENNIS E. DALEY, A SINGLE PERSON; BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THIS PLAT, HAVE CAUSED SAID LANDS TO BE PLATTED INTO LOTS TO BE NUMBERED AS SHOWN HEREON, AND SAID PLAT TO BE HEREAFTER KNOWN AS "FIRST ADDITION TO SURREY HILLS", AND DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF SAID PROPERTY AS SHOWN ON THIS PLAT; AND DO HEREBY GRANT A PERPETUAL ACCESS EASEMENT KNOWN AS SHADY OAKS LANE AS SHOWN HEREON TO THE OWNERS OF LOTS 1, 2, AND 3, INCLUSIVE. WE DO ALSO GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT, TO THE BLAIR TELEPHONE COMPANY, AND TO ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE PLATTED AND TO THEIR SUCCESSORS AND ASSIGNS. TO ERRECT, OPERATE, MAINTAIN, REPAIR, AND RENEW CABLES, CONDUITS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT, LIGHT, HEAT, AND POWER, AND FOR ALL TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH, UNDER, AND ACROSS AN EIGHT FOOT (8') EASEMENT ON THE SIDE AND FRONT, AND SIXTEEN FEET (16') EASEMENT ON THE REAR STRIP OF LAND ADJOINING ALL THE BOUNDARY LINES OF THESE LOTS; AND THAT NO BUILDINGS OR RETAINING WALLS WILL BE CONSTRUCTED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR NAMES THIS 7th DAY OF August, A.D., 1992.

James J. Lukas, Margaret J. Lukas, Ralph J. Kramper, Carol A. Kramper, Dennis E. Daley

ACKNOWLEDGEMENT:

STATE OF NEBRASKA) COUNTY) SS

On this 7th day of August, A.D., 1992, before me, a Notary Public duly commissioned and qualified in and for said County, personally appeared

LOT 3

12.48 Acres

1322.86' (m)
1323.52' (R)
N 00° 08' 08" W

571.89

S 37° 03' 39" E
771.89

549.85'
N 89° 51' 4"

S 51° 27' 39" E
560.40

EASEMENT

WELL

LOT 2 (9.23 Acres)

LANE

SHADY OAKS

LOT 1 (8.12 Acres)

549.84'
N 89° 51' 4"

637.25

(PLATTED PRIVATE DRIVE)

Arc = 196.35'

532.48' (m)
532.28' (R)

S 89° 51' 46" W (Assumed Bearing)

657.48' (m)

62.5' rad., 62.5' rad.

COUNTY TREASURER'S CERTIFICATION:

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 within this Plat as shown by the Records of this Office.

Date: 8-27-92

James L. Miller
WASHINGTON COUNTY TREASURER

COUNTY SURVEYOR'S REVIEW:

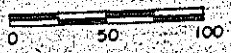
This Plat of "First Addition to Surrey Hills", was reviewed by the Washington County Surveyor's Office.

Date: 8-11-92

Richard J. Hansen
WASHINGTON COUNTY SURVEYOR

66'

DALEY DRIVE



- LEGEND**
SCALE 1" = 100'
- △ Subdivisional Corner Found (See Ties)
 - (R) Distance on Record
 - (m) Measured Distance
 - Found 1/2" Rebar
 - Found 5/8" Rebar
 - Found 3/4" Open-top Pipe
 - Set 1/2" x 20" Rebar

3. No New Construction Shall Be Permitted Over The Water Line Easement As Shown Hereon.

SURVEYOR'S CERTIFICATION:

I hereby certify that I have accurately surveyed "First Addition to Surrey Hills" as shown hereon, or found iron pins on the corners of all the lots shown; I further certify that I am a duly Registered Surveyor under the laws of the State of Nebraska.

Richard L. Hansen
RICHARD L. HANSEN

REGISTERED LAND SURVEYOR
REGISTRATION NO. LS-382
DATE: May 22, 1992
CLIENT: James Lukas

WATER LINE EASEMENT DESCRIPTION:

A strip of land twenty feet (20') in First Addition to Surrey Hills, a subdivision in Section 35, Township 17 North, Range 12 East, County, Nebraska, and more particularly the northeast corner of Lot 2 in First Addition to the S1-NE1/4 of Section 35, T17-N, R12-E, the north line of said Lot 2 a distance of 20.00 feet Beginning, said point lying 20.00 feet east of line of Shady Oaks Lane in said subdivision and 20.00 feet east of said easterly line S 00° 55' 02" E a distance of 16.17 feet along a 263.54 foot radius curve to the thence S 46° 49' 41" W a distance of 79.17 feet in said First Addition to Surrey Hills; thence north line a distance of 20.21 feet to Shady Oaks Lane; thence along said easterly line N 46° 49' 41" E a distance of 82.40 feet along a 243.54 foot radius curve to the thence N 00° 55' 02" W a distance of 16.17 feet of said Lot 2; thence N 89° 51' 56" E a distance of 20.00 feet to the Point Of Beginning.

PRIVATE DRIVE ROAD

A tract of land in the First Addition to Surrey Hills, a subdivision in Section 35, Township 17 North, Range 12 East, County, Nebraska, an southeast corner of said subdivision assuming the south line of said subdivision along a 62.5 foot radius curve to the right an arc distance of 196.35 feet to a point of beginning; thence N 00° 08' 14" W, a distance of 103.00 feet to a point of beginning; thence N 89° 44' 40" W, a distance of 180.84 feet to a point of beginning; thence N 00° 55' 02" W, a distance of 16.44 feet to the Point of Beginning; thence westerly along the line of Shady Oaks Lane a distance of 20.21 feet; thence S 00° 55' 02" E, a distance of 16.17 feet; thence S 46° 49' 41" W, a distance of 79.17 feet; thence N 46° 49' 41" E, a distance of 82.40 feet; thence N 00° 55' 02" W, a distance of 16.17 feet; thence N 89° 51' 56" E, a distance of 20.00 feet to the Point of Beginning.

549.85'
N 89° 51' 46" E
525.68

674.37

S 00° 07' 44" E
(321.35' (R))
1320.94' (m)

360.54

549.84
N 89° 51' 46" E

286.03

(9.23 Acres)

329.84' (m)
329.85' (R)
S 89° 41' 16" W

TIES TO SUBDIVISIONAL CORNERS:

- Ⓐ FOUND 3/4" PINCHED-TOP PIPE BURIED 0.2' DEEP
0.5' North to projection of fenceline from east
17.69' NE to 'x' nails in 20
9' West to centerline of
18.97' West to 'x' Nails in
10.68' NNW to 'x' nails in g
- Ⓑ FOUND 1/2" REBAR FLUSH WITH GROUND
23.22' East to 'x' nails in
twin 18" elm
3.05' SSE to duplex nail in
twin 8" Elm
4.8' South to east-west fence
2' West to projection of
line from south-south
14.25' NW to 'x' nails in 20

PLANNING COMMISSION APPROVAL:

This Plat of "First Addition to Surrey Hills", was approved by the Washington County Planning Commission on this 11th day of June, A.D., 1992.

Frank Dyer
CHAIRMAN

DALEY DRIVE

SE Corner of SW 1/4 NE 1/4 Sec. 35-17-12

to the office.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 17 NORTH, RANGE 12 EAST, AND ASSUMING THE SOUTH LINE OF SAID SW 1/4 NE 1/4 TO BEAR S 89°51'46" W; THENCE ALONG A 62.5 FOOT RADIUS CURVE TO THE LEFT, INITIAL TANGENT WHICH BEARS N 00°08'14" W, AN ARC DISTANCE OF 196.35 FEET TO A POINT ON THE SOUTH LINE OF SAID SW 1/4 NE 1/4; THENCE S 89°51'46" W ALONG SAID SOUTH LINE A DISTANCE OF 532.48 FEET TO THE SOUTHWEST CORNER OF LOT 22 IN SAID SURREY HILLS SUBDIVISION; THENCE N 00°08'08" W A DISTANCE OF 1322.86 FEET TO THE NORTHWEST CORNER OF LOT 24 IN SURREY HILLS SUBDIVISION; THENCE N 89°52'52" E A DISTANCE OF 657.62 FEET TO THE CENTER OF THE NE 1/4 OF SAID SECTION 35; THENCE N 89°59'01" E A DISTANCE OF 329.86 FEET TO THE NORTHEAST CORNER OF TAX LOT 45 IN SAID SECTION 35; THENCE S 00°07'44" E A DISTANCE OF 1320.94 FEET TO THE SOUTHEAST CORNER OF SAID TAX LOT 45; THENCE S 89°41'16" W A DISTANCE OF 329.84 FEET TO THE POINT OF BEGINNING; AND CONTAINING 29.84 ACRES, MORE OR LESS.



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KNOW ALL MEN BY THESE PRESENTS THAT: JAMES J. LUKAS, AND MARGARET J. LUKAS, HUSBAND AND WIFE; RALPH J. KRAMPER, AND CAROL A. KRAMPER, HUSBAND AND WIFE; AND DENNIS E. DALEY, A SINGLE PERSON; BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THIS PLAT, HAVE CAUSED SAID LANDS TO BE PLATTED INTO LOTS TO BE NUMBERED AS SHOWN HEREON, AND SAID PLAT TO BE HEREAFTER KNOWN AS "FIRST ADDITION TO SURREY HILLS", AND DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF SAID PROPERTY AS SHOWN ON THIS PLAT; AND DO HEREBY GRANT A PERPETUAL ACCESS EASEMENT KNOWN AS SHADY OAKS LANE AS SHOWN HEREON TO THE OWNERS OF LOTS 1, 2, AND 3, INCLUSIVE. WE DO ALSO GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT, TO THE BLAIR TELEPHONE COMPANY, AND TO ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE PLATTED AND TO THEIR SUCCESSORS AND ASSIGNS. TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW CABLES, CONDUITS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT, LIGHT, HEAT, AND POWER, AND FOR ALL TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH, UNDER, AND ACROSS AN EIGHT FOOT (8') EASEMENT ON THE SIDE AND FRONT, AND SIXTEEN FEET (16') EASEMENT ON THE REAR STRIP OF LAND ADJOINING ALL THE BOUNDARY LINES OF THESE LOTS; AND THAT NO BUILDINGS OR RETAINING WALLS WILL BE CONSTRUCTED WITHIN SAID EASEMENTS.

and across Lot 2, the S 1/4 NE 1/4 of P.M., Washington Hills, a subdivision as follows: From the point of beginning S 89°51'56" W along a starchy right-of-way easterly parallel to the north line of said Lot 2, a distance of 219.61 feet; then north line of Lot 1 S 27°39' W along said O.W. line of said Lot 2, a distance of 202.94 feet; then north line a distance

IN WITNESS WHEREOF, WE DO HEREBY SET OUR NAMES THIS 7th DAY OF August, A.D., 1992.

James J. Lukas

Margaret J. Lukas

Ralph J. Kramper

Carol A. Kramper

Dennis E. Daley

ACKNOWLEDGEMENT:

STATE OF NEBRASKA) COUNTY) SS

On this 7th day of August, A.D., 1992, before me, a Notary Public duly commissioned and qualified in and for said County, personally appeared James J. Lukas, and Margaret J. Lukas; Ralph J. Kramper, and Carol A. Kramper; and Dennis E. Daley, who are known to me to be the identical persons whose names are affixed to the Dedication of this Plat, and who acknowledge the execution of said instrument to be their voluntary act and deed.

WITNESS my hand and official seal the date last aforesaid.

[Signature]
Notary Public

My Commission Expires:

10-1-94
(date)



BOARD OF SUPERVISOR'S ACCEPTANCE:

This Plat of "First Addition to Surrey Hills", was approved and accepted by the Washington County Board of Supervisors on this 23rd day of June, A.D., 1992.

[Signature]
Chairman of the Board
[Signature]
WASHINGTON COUNTY CLERK

	BLAIR ENGINEERING & SURVEYING CO. INC. 1570 Washington Street P.O. Box 100 Blair, Nebraska 68008
	Blair (402)426-9414

STATE OF NEBRASKA COUNTY OF WASHINGTON 3412
 ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
 THIS 27th DAY OF August 1992
 AT 12:46 O'CLOCK P.M.
 COUNTY CLERK *[Signature]*
 DEPUTY *[Signature]*