

WAGON TRAIN ESTATES

FINAL PLAT BASED ON WAGON TRAIN ESTATES PRELIMINARY PLAT #05013

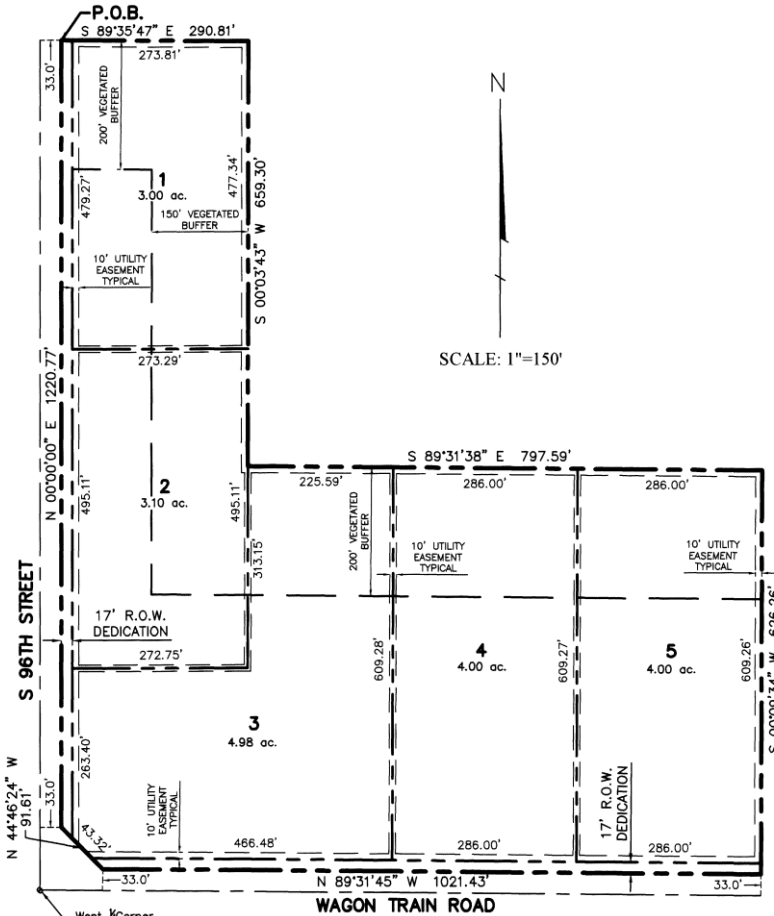
\$23.00
9

WATRES

#4383

CHG EST

Inst # 2006052345 Thu Oct 19 11:19:23 CDT 2006
Filing Fee: \$23.00
Lancaster County, NE Assessor/Register of Deeds Office PLAT
Page 1



SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked out the foregoing plat of "WAGON TRAIN ESTATES", a final plat of Lot 41 I.T., located in the NW 1/4 of Section 36, Township 8 North, Range 7 East, of the 6th P.M., Lancaster County, Nebraska and more particularly described as follows:

Beginning at the NW corner of said Lot 41 I.T., and extending thence S. 89°35'47" E., 290.81 feet;
Thence S. 00°03'43" W., 659.30 feet;
Thence S. 89°31'38" E., 797.59 feet;
Thence S. 00°09'34" W., 626.26 feet;
Thence N. 89°31'45" W., 1021.43 feet;
Thence N. 44°46'24" W., 91.61 feet;
Thence N. 00°00'00" E., 1220.77 feet to the point of beginning, containing an area of 19.97 acres, more or less.

Permanent monuments have been placed at the lot corners on the boundary of this subdivision.

All dimensions are chord measurements unless shown otherwise, and are in feet or decimals of a foot.

Signed this 15th day of September, 2006.

Lyle L. Loth

Lyle L. Loth, L.S. 314
601 Old Cheney Road, Suite 'A'
Lincoln, NE 68512
(402)421-2500



LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned holders of that certain lien against the real property described in the plat known as "WAGON TRAIN ESTATES" (hereinafter "Plat"), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. 2005-16884 (hereinafter "Lien"), does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements of streets or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all 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.

First National Bank of Omaha
Lien Holder
By: *James B. Fay*
Vice President
Title
Name of individual: James B. Fay

ACKNOWLEDGMENT

STATE OF Nebraska)
Lancaster COUNTY) SS

The foregoing instrument was acknowledged before me this 19 day of September, 2006, by Keri A. Grummett
Name
Private Banker on behalf of said First National Bank of Omaha
Title

Keri A. Grummett
NOTARY PUBLIC

My commission expires the 10 day of May, 2010.

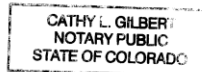
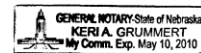
ACKNOWLEDGMENT

STATE OF Colorado)
Adams COUNTY) SS

On this 20 day of Sep, 2006, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Richard A. and Connie L. Roush, husband and wife, to me personally known to be the identical people whose names are affixed to the dedication of the foregoing plat and they acknowledged the same to be their voluntary act and deed.

Cathy L. Gilbert
NOTARY PUBLIC

My commission expires the 11 day of June, 2011.



PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Section 3.16 of the Lancaster County, Nebraska, Land Subdivision Resolution, hereby approves this Final Plat.

Lorie L. Parde
Planning Director

OCTOBER 16, 2006
Date

DEDICATION

The foregoing plat known as "WAGON TRAIN ESTATES", and as described in the Surveyor's Certificate is made with the free consent and in accordance with the desires of the undersigned, sole owners, and the easements shown thereon are hereby granted in perpetuity to the City of Lincoln, Nebraska, a municipal corporation, Altel, Time Warner Entertainment - Advance/Newhouse, Aquila, Norris Public Power, their successors and assigns, to allow entry for the purposes of construction, reconstruction, replacement, repair, operation and 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 an easement shown thereon shall be prohibited.

Lancaster County, Nebraska, 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 and the easements shown thereon are hereby granted in perpetuity to Lancaster County, Nebraska.

The additional right-of-way as shown hereon is hereby dedicated to Lancaster County.

Only one residential driveway access shall be permitted per each lot. Lots 4 and 5 shall share a joint single access to Wagon Train Road.

WITNESS OUR HANDS THIS 19th day of September, 2006.

Gary D. Kvasnicka
Gary D. Kvasnicka, husband

Darcie L. Kvasnicka
Darcie L. Kvasnicka, wife

Richard A. Roush
Richard A. Roush, husband

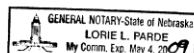
Connie L. Roush
Connie L. Roush, wife

ACKNOWLEDGMENT

STATE OF NEBRASKA)
Lancaster COUNTY) SS

On this 19 day of September, 2006, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Gary D. and Darcie L. Kvasnicka, husband and wife, to me personally known to be the identical people whose names are affixed to the dedication of the foregoing plat and they acknowledged the same to be their voluntary act and deed.

Lorie L. Parde
NOTARY PUBLIC



My commission expires the 4 day of May, 2009.