

OWNER'S CERTIFICATION

I, THE UNDERSIGNED, BARRY FOWLER, MANAGING MEMBER OF ARBOR HEIGHTS L.L.C., OWNER OF THE REAL ESTATE HEREIN SHOWN, HAVE CAUSED THIS INSTRUMENT TO BE PREPARED AND RECORDED, AND DO HEREBY GIVE NOTICE TO ALL PERSONS THAT THE REAL ESTATE HEREIN SHOWN IS THE SAME AS THAT SHOWN IN THE PLAT AND SUBDIVISION, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS ARBOR RIDGE. IN ADDITION TO THE CITY OF HICKMAN, NEBRASKA, ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITIES SPECIFICALLY NOTED HEREIN. OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY RESERVED FOR PUBLIC USE.

CEAS TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. ANY ENCUMBRANCES OR SPECIAL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF HICKMAN, NEBRASKA, AND THE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF HICKMAN, A MUNICIPAL CORPORATION, NORRIS PUBLIC DISTRICT, GALAXY CABLEVISION, ALTEL, COMMUNICATIONS, AQUILA, INC., THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE OF MAINTENANCE OF WIRING, CABLES, CONDUITS, FIBERS, TOWERS, PIPES, AND EQUIPMENT FOR THE DISTRIBUTION OF ELECTRICITY AND GAS, TELEPHONE AND CABLE TELEVISION, WASTEWATER COLLECTORS, STORM DRAINAGE, AND ALL APPOINTMENTS THERE TO, 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.

ACCESS FROM LOTS 26 AND 27, BLOCK 1, AND FROM LOTS 1, 2, AND 3, BLOCK 2 TO HICKMAN ROAD IS HEREBY RELINQUISHED.

WITNESS MY HAND AND THIS 4th DAY OF August 2005

Barry Fowler Managing Member
BARRY FOWLER
MANAGING MEMBER, ARBOR HEIGHTS L.L.C.

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF LANCASTER) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED BARRY FOWLER, MANAGING MEMBER OF ARBOR HEIGHTS L.L.C., AND SEPARATELY AND SEVERALLY THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 4th DAY OF August 2005

MY COMMISSION EXPIRES ON THE 5th DAY OF July 2005

Notary Public
[Signature]

LIEN HOLDER CONSENT & SUBORDINATION

I, MICHAEL G. ULRICH, VICE PRESIDENT OF CITY BANK & TRUST COMPANY, AND HOLDER OF THAT CERTAIN LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT TO BE KNOWN AS ARBOR RIDGE, SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA DO HEREBY CONSENT TO DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY EASEMENTS, OR STREETS OR PEDESTRIAN WAY EASEMENTS AND RELINQUISHMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE.

WITNESS MY HAND AND THIS 5 DAY OF August 2005

Michael G. Ulrich
VICE PRESIDENT, CITY BANK & TRUST COMPANY

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF LANCASTER) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED MICHAEL G. ULRICH, VICE PRESIDENT OF CITY BANK & TRUST COMPANY, AND SEPARATELY AND SEVERALLY THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 5th DAY OF August 2005

MY COMMISSION EXPIRES ON THE 18th DAY OF September 2007

Notary Public
Karen Hooper
[Signature]

HICKMAN CITY ENGINEER APPROVAL

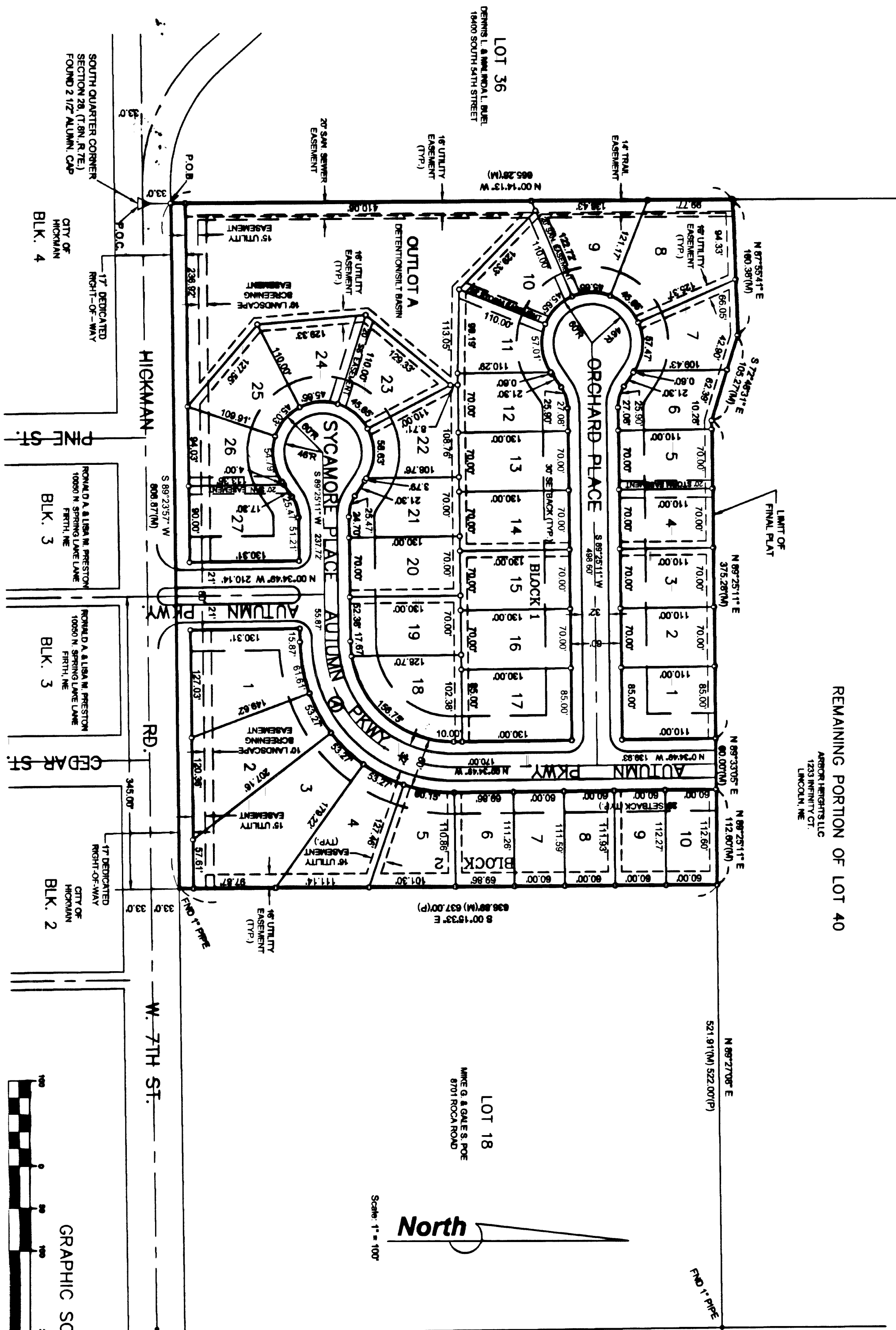
THIS PLAT OF ARBOR RIDGE HAS BEEN SUBMITTED TO AND APPROVED BY THE HICKMAN CITY ENGINEER.

THIS 9th DAY OF August 2005

James Cunningham
CITY ENGINEER

ARBOR RIDGE
FINAL PLAT

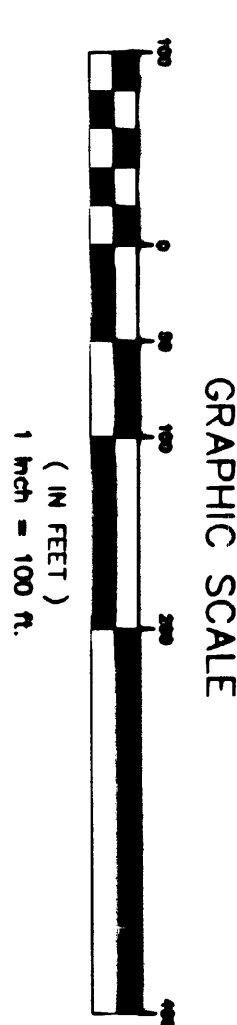
BASED ON ARBOR RIDGE PRELIMINARY PLAT / RESOLUTION 2004-13



REMAINING PORTION OF LOT 40

ARBOR HEIGHTS L.L.C.
LANCASTER, NE

North

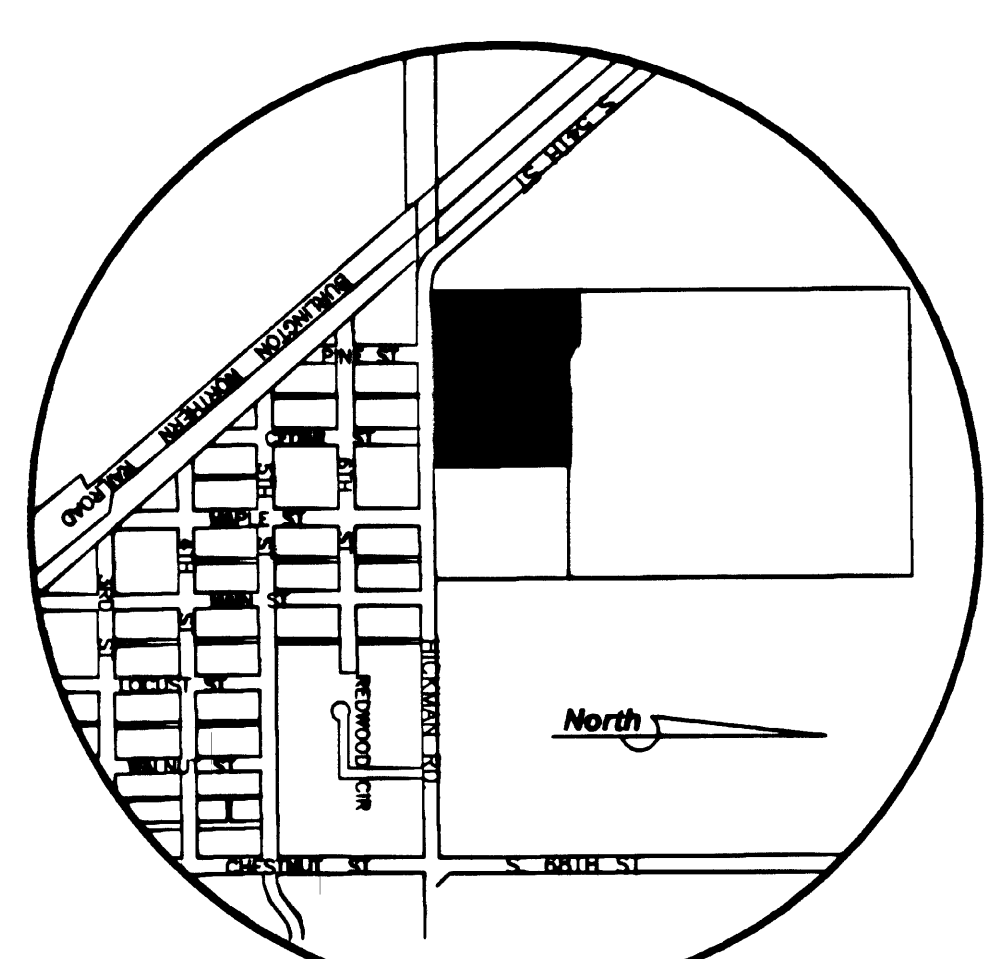


- Legend**
- o = CORNER SET (6" X 24" REBAR W/ CAP #10)
 - = CORNER FOUND
 - Δ = BEARING POINT
 - Δ = BEARING POINT (SEE DESCRIPTION)
 - (M) = MEASURED DISTANCE
 - (P) = PLATTED DISTANCE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
- LOT 17**
- HARDY & ALLEN M. WESTON
1800 SOUTH 14TH STREET
LANCASTER, NE 68501
- CURVE DATA**
- ① R = 150.00
 - L = 256.62
 - A = 97.00°
 - C.M. = 144.2511'E
- GENERAL NOTES:**
1. HICKMAN PLANNING COMMISSION APPROVAL FOR LOTS 11, 23, 24, AND 25, BLOCK 1, IS 1245.00 FEET.
 2. EXISTING ZONING FOR BLOCK 1 IS R-1
 3. EXISTING ZONING FOR BLOCK 2 IS R-2

LOT AREA TABLE					
BLK	LOT	SF	BLK	LOT	SF
1	1	9,350	2	1	13,742
	2	7,700		2	13,863
	3	7,700		3	18,360
	4	7,700		4	11,351
	5	7,700		5	8,283
	6	7,689		6	7,759
	7	6,172		7	6,655
	8	15,113		8	6,706
	9	10,241		9	6,726
	10	6,762		10	6,746
	11	7,949	OUTLOT A		56,030
	12	8,797			
	13	9,100			
	14	9,100			
	15	9,100			
	16	9,100			
	17	11,050			
	18	10,226			
	19	9,092			
	20	9,100			
	21	8,743			
	22	8,899			
	23	8,782			
	24	8,782			
	25	8,682			
	26	7,849			
	27	11,495			

GENERAL NOTES:

1. MINIMUM OPENINGS EL
23, 24, AND 25 BLOCK 1.
2. EXISTING ZONING FOR
2. EXISTING ZONING FOR



VICINITY MAP

SURVEYOR'S CERTIFICATE

I, JAMES B. BLODGETT, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION ON AUGUST 10, 2005, THAT ANY CHANGES FROM THE DESCRIPTION APPEARING IN THE LAST RECORDED TRANSFER OF THE LAND CONTAINED IN THE FINAL PLAT ARE SO INDICATED, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED OR WILL BE INSTALLED AND THEIR POSITION IS CORRECTLY SHOWN AND THAT ALL DIMENSIONAL AND GEODETIC DATA IS CORRECT.

ALL DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT. ARC DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN.

J. L. Blodgett 8/6/05
JAMES BLODGETT, L.S. #610 DATE

HICKMAN PLANNING COMMISSION APPROVAL

THIS PLAT OF ARBOR RIDGE HAS BEEN SUBMITTED TO AND APPROVED BY THE HICKMAN PLANNING COMMISSION.

THIS 12 DAY OF August 2005

David A. Marshall
CHAIRPERSON

HICKMAN CITY COUNCIL APPROVAL

THIS PLAT OF ARBOR RIDGE HAS BEEN APPROVED BY THE CITY COUNCIL OF HICKMAN

THIS 9 DAY OF August 2005

Jim Marshall
MAYOR

ATTEST

James Cunningham
CITY CLERK

LANCASTER COUNTY REGISTER OF DEEDS

ENTERED ON TRANSFER RECORD

THIS DAY OF

REGISTER OF DEEDS

