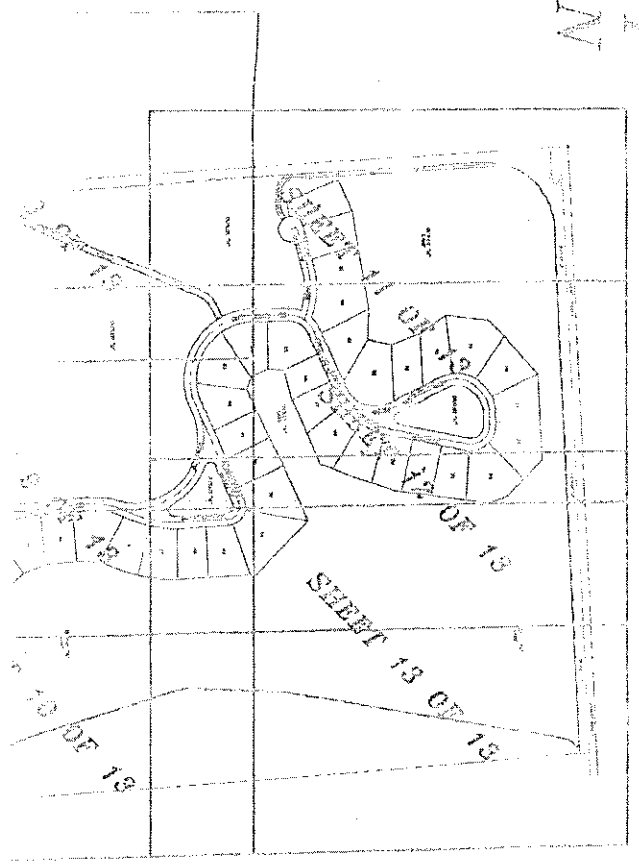


**BIG SANDY
DEVELOPMENT
1ST ADDITION
FINAL PLAT**

4-562

Filed 5-20-05

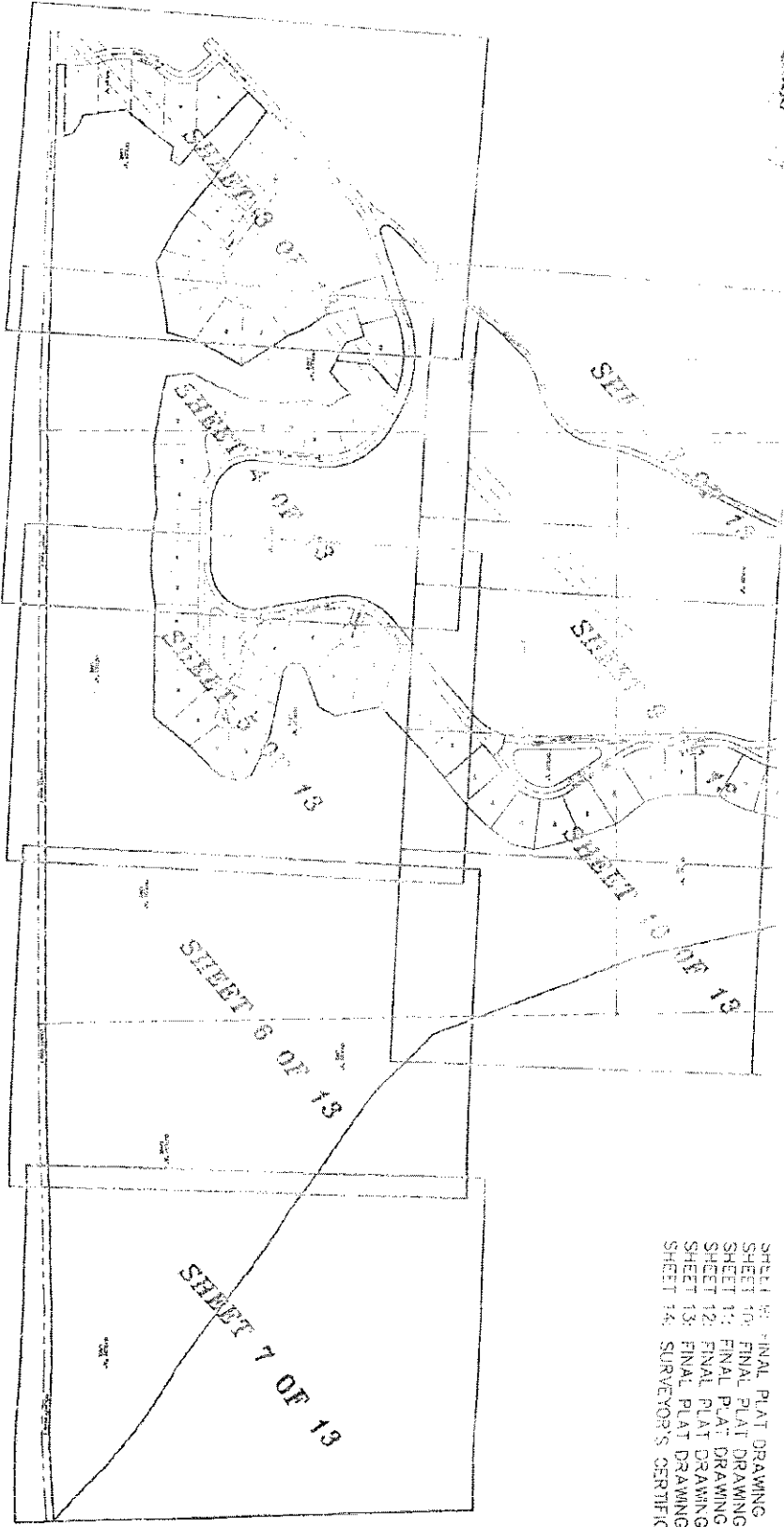


INVESTIGATION
BY: [Signature]
DATE: MAY 20 74 11:51
BY: [Signature]
DATE: [Signature]

- INDEX OF SHEETS**
- SHEET 1: COVER SHEET, VICINITY DRAWING
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 - COUNTY TREASURER'S APPROVAL
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 - SHEET 7: FINAL PLAT DRAWING, LOT AREA TABLE
 - SHEET 8: FINAL PLAT DRAWING
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 - SHEET 11: FINAL PLAT DRAWING
 - SHEET 12: FINAL PLAT DRAWING
 - SHEET 13: FINAL PLAT DRAWING
 - SHEET 14: SURVEYOR'S CERTIFICATE

NY

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- SHEET 8: FINAL PLAT DRAWING
- SHEET 9: FINAL PLAT DRAWING
- SHEET 10: FINAL PLAT DRAWING
- SHEET 11: FINAL PLAT DRAWING
- SHEET 12: FINAL PLAT DRAWING
- SHEET 13: FINAL PLAT DRAWING
- SHEET 14: SURVEYOR'S CERTIFICATE



SCALE: N.T.S.

APPROVAL BY SAUNDERS COUNTY BOARD

THE SAUNDERS COUNTY BOARD, NEBRASKA, APPROVED THIS SUBDIVISION OF BIG SANDY DEVELOPMENT 1ST ADDITION ON THIS 30th DAY OF May, 2005.

Kenneth R. Fench

CHAIR PERSON
SAUNDERS COUNTY BOARD

ATTEST:

Patricia Griggs
SAUNDERS COUNTY CLERK



SAUNDERS COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE FOUND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT OF BIG SANDY DEVELOPMENT 1ST ADDITION AS SHOWN BY THE RECORDS OF THIS OFFICE ON THIS 20 DAY OF May, 2005.

Carmel M. Fisher, Deputy Co. Treas.
SAUNDERS COUNTY TREASURER

APPROVAL OF SAUNDERS COUNTY PLANNING COMMISSION

THE SAUNDERS COUNTY PLANNING COMMISSION APPROVED THIS SUBDIVISION OF BIG SANDY DEVELOPMENT 1ST ADDITION ON THIS 1st DAY OF April, 2005.

Chris of Proffers

CHAIR PERSON
SAUNDERS COUNTY PLANNING COMMISSION

APPROVAL OF SAUNDERS COUNTY SURVEYOR

THE OFFICE OF THE SAUNDERS COUNTY SURVEYOR'S OFFICE APPROVED THIS PLAT OF BIG SANDY DEVELOPMENT 1ST ADDITION ON THIS 28th DAY OF May, 2005.

David L. Austin
SAUNDERS COUNTY SURVEYOR

DE
15'

NOTES

- OUTLOT "A": LAKE
- OUTLOT "B": PRIVATE ROADWAY, PUBLIC ACCESS EASEMENT
BLANKET UTILITY EASEMENT.
- OUTLOT "C": OPEN GREEN SPACE, BLANKET UTILITY EASEMENT
- OUTLOT "D": OPEN GREEN SPACE, BLANKET UTILITY EASEMENT
- OUTLOT "E": OPEN GREEN SPACE, BLANKET UTILITY EASEMENT
- OUTLOT "O": EMERGENCY ACCESS EASEMENT
- OUTLOT "P": OPEN GREEN SPACE, RECREATION AREA, BLANKET
UTILITY AND DRAINAGE WAY EASEMENT
- OUTLOT "Q": OPEN GREEN SPACE, RECREATION AREA, BLANKET
UTILITY AND DRAINAGE WAY EASEMENT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, CHUCK NORRIS, MEMBER, FOR BIG SANDY DEVELOPMENT COMPANY, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THE PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS BIG SANDY DEVELOPMENT 1ST ADDITION, (THE LOTS NUMBERED AS SHOWN) AND I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF MY PROPERTY AS SHOWN ON THE PLAT, AND I DO HEREBY GRANT ACCESS AS SHOWN ON THIS PLAT. I DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, ALLTEL COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR CARRYING AND TRANSMISSION OF ELECTRICAL CURRENT FOR LIGHT, HEAT AND POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, AND I FURTHER GRANT A PERPETUAL EASEMENT TO BIG SANDY DEVELOPMENT COMPANY, L.L.C., THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPE LINES, HYDRANTS AND OTHER RELATED FACILITIES, NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

BLOCK LENGTH SHALL EXCEED THE MAXIMUM ALLOWED, DUE TO THE LAKE FRONTAGE.
 THE ACCESS POINTS TO BIG SANDY DEVELOPMENT SHALL BE GRANTED WITH PERMITTED ACCESS TO RESIDENTS, RESIDENTS GUEST, EMERGENCY VEHICLES, COUNTY OFFICIALS, AND UTILITY COMPANIES.
 DIRECT VEHICULAR ACCESS TO COUNTY ROAD E & COUNTY ROAD F IS HEREBY RELINQUISHED.
 NO SIDEWALKS WILL BE BUILT ALONG EITHER SIDE OF THE PRIVATE ROADWAYS.
 THE DEDICATION OF ANY EXISTING UTILITIES SHALL BE COORDINATE WITH THE RESPECTIVE UTILITY

IN WITNESS WHEREOF I DO SET MY HAND THIS 17 DAY OF May, 2005.

CHUCK NORRIS, MEMBER
 BIG SANDY DEVELOPMENT COMPANY, L.L.C.
 A NEBRASKA LIMITED LIABILITY COMPANY

A Notarial Notary - State of Neb.
 CHARLES R. CARLS
 My Comm. Exp. May 17, 2007

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
 COUNTY OF Lincoln

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF May, 2005, BY CHUCK NORRIS, MEMBER, ON BEHALF OF BIG SANDY DEVELOPMENT COMPANY, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY.

Charles R. Carls
 NOTARY PUBLIC

BIG SANDY DEVELOPMENT 1ST ADDITION

FINAL PLAT

SECTION CORNER TIES

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AND ASSIGNS, TO
AND OTHER RELATED
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BY DEVELOPMENT
MAINTAIN, REPAIR
BUILDINGS OR
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COMPANIES.

ISHED.

THE UTILITY

NORTH QUARTER CORNER SECTION 6-T13N-R10E
FOUND 5/8" REBAR
ENE 22.44' "L" STAMPED IN 9" STEEL GATE POST
SE 26.52' "L" STAMPED IN 9" STEEL GATE POST
ESE 45.60' "L" STAMPED IN 9" STEEL GATE POST
POWERLINE SOUTH BEARS EAST 21.5'

NORTHEAST CORNER SECTION 6-T13N-R10E
FOUND 5/8" REBAR
NW 61.71' 5/8" REBAR UNDER FENCE
W 55.20' "X" NAILS IN BRACE POST
CENTERLINE DIKE BEARS SOUTHEAST 11.5'
FENCE WEST BEARS 4.0'

WEST QUARTER CORNER SECTION 6-T13N-R10E
FOUND 5/8" REBAR
NE 37.50' NAIL TOP CORNER FENCE POST
ESE 38.35' BLAZED FENCE POST
SE 53.35' BLAZED FENCE POST
NW 36.50' NAIL TOP CORNER FENCE POST

EAST QUARTER CORNER SECTION 6, T13N R10E
FOUND 5/8" REBAR
S 2651.29 5/8" REBAR FOR SE COR. SECT. 6
N 2591.64' 5/8" REBAR FOR NE COR. SECT. 6
FENCE EAST BEARS SOUTH 1.0'

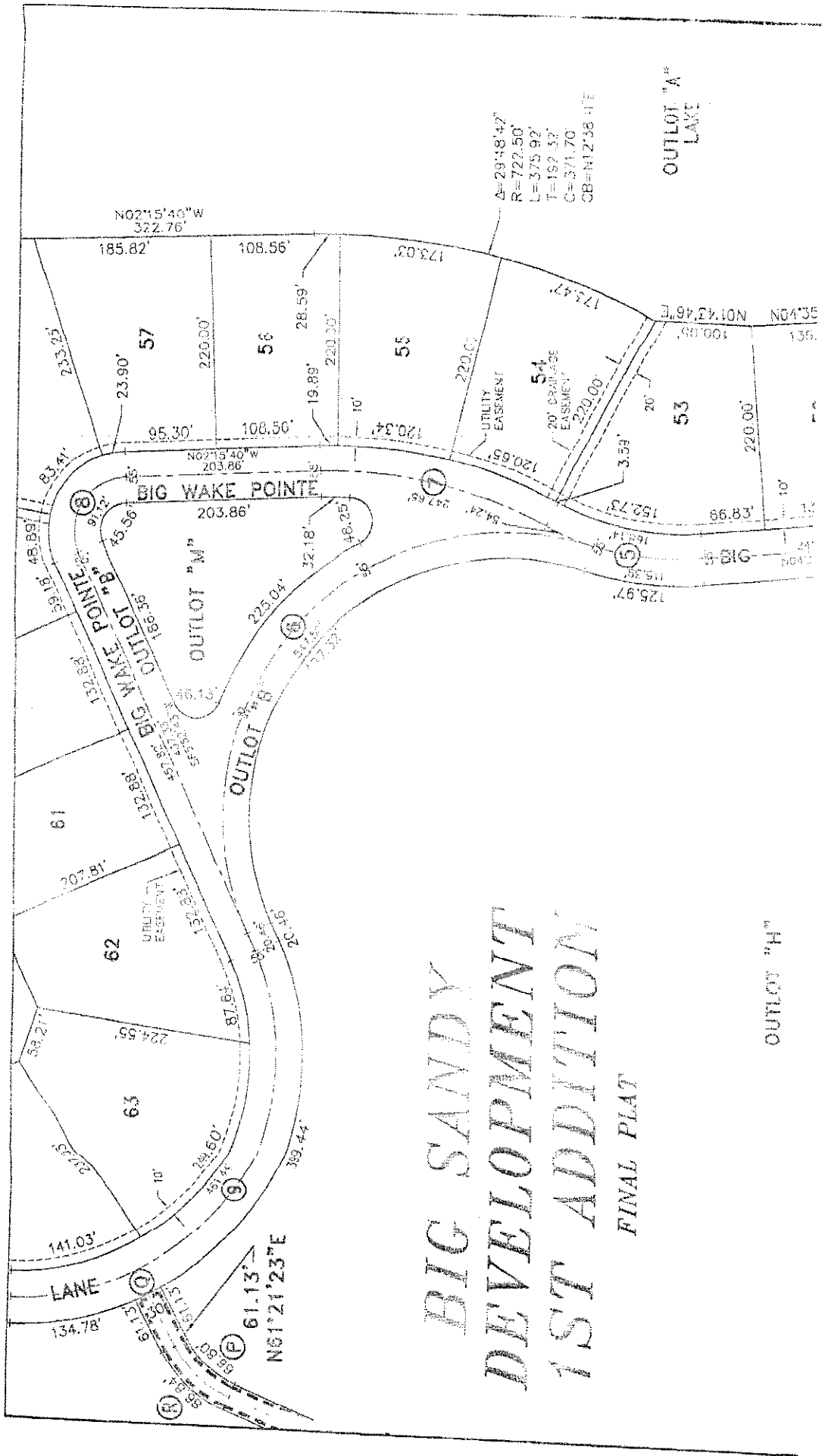
SOUTHWEST CORNER SECTION 9-T13N-R-10E
FOUND 5/8" REBAR
SE 46.44' BRASS CAP ON MONITOR WELL
NE 48.90' BK NAIL NW FACE OF CORNER POST
W 176.41' RB SPIKE IN TOP OF POST
NE BR. W WINDOW
S 141.53' STREET SIGN 3/E

NORTH QUARTER CORNER SECTION 6 T13N-R10E
FOUND 5/8" REBAR
SW 36.06' 5/8" REBAR, 3' FROM CROPS
SE 39.02' 5/8" REBAR, 3' FROM CROPS
NE 40.01' 5/8" REBAR
NW 34.25' 5/8" REBAR

SOUTHEAST CORNER SECTION 6-T13N-R10E
FOUND 5/8" REBAR
NW 52.01' 5/8" REBAR ROW LINE
NE 44.08' 5/8" REBAR
SE 36.17' 5/8" REBAR
SW 31.87' 5/8" REBAR

POINT ON SOUTH LINE SECT. 5 AT CENTER OF DIKE
FOUND 5/8" REBAR
S. 27.69' "X" NAILS IN RAILROAD TIE FENCE POST
SE 28.37' "X" NAILS TOP RAIL ROAD TIE GATE POST

LLC, A



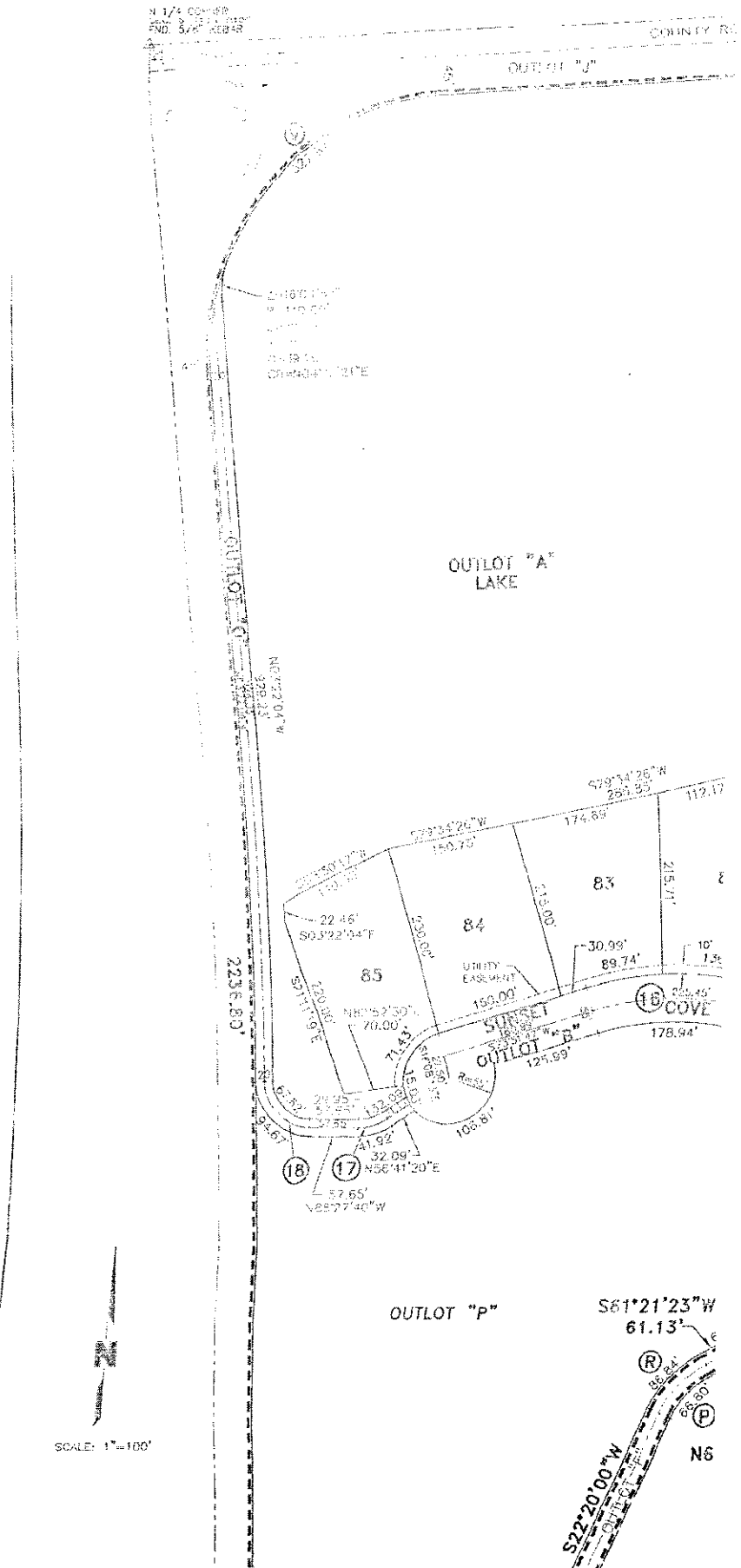
**BIG SANDY
DEVELOPMENT
1ST ADDITION**

FINAL PLAT

OUTLOT "H"

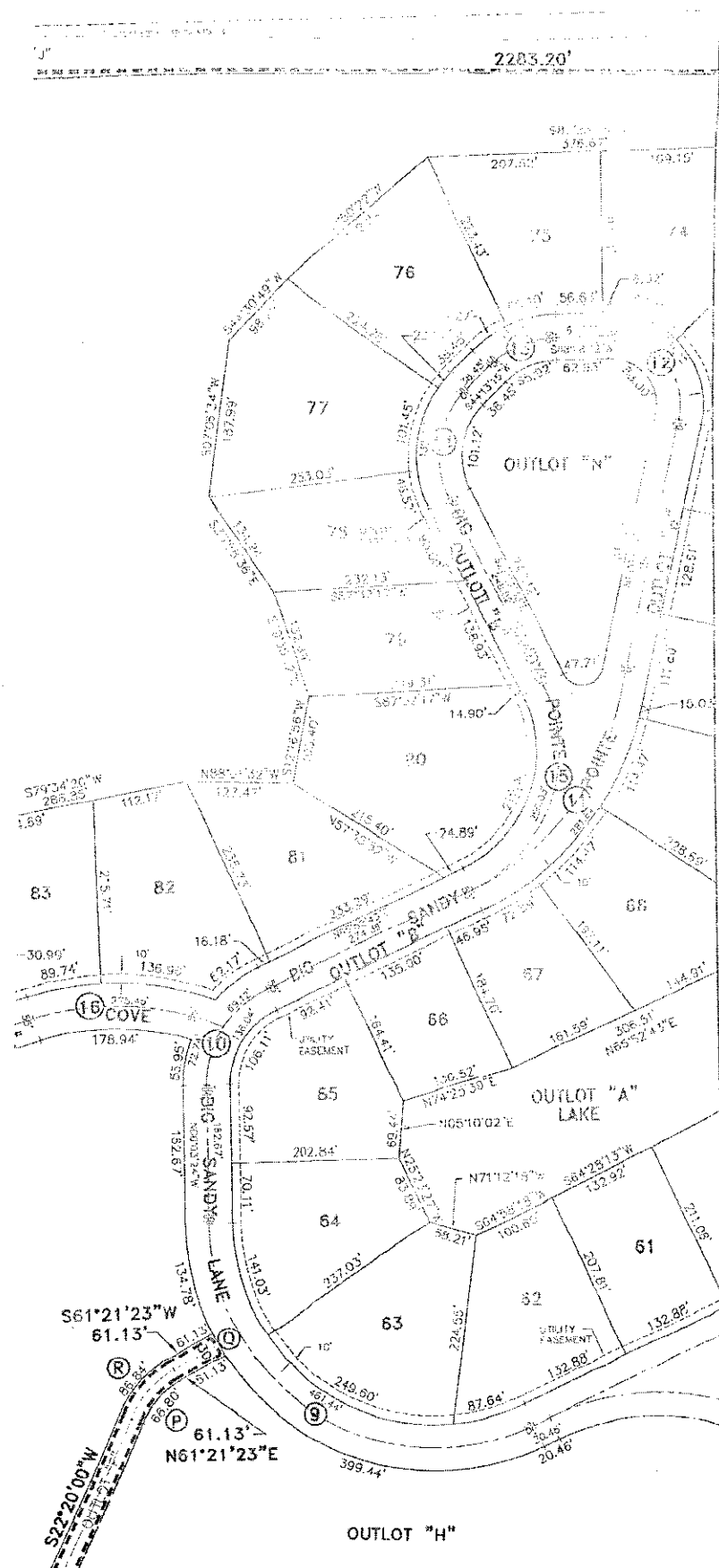
OUTLOT "A"
LAKE

BIG SANDY DEVELOPM. 1ST ADDITION FINAL PLAT

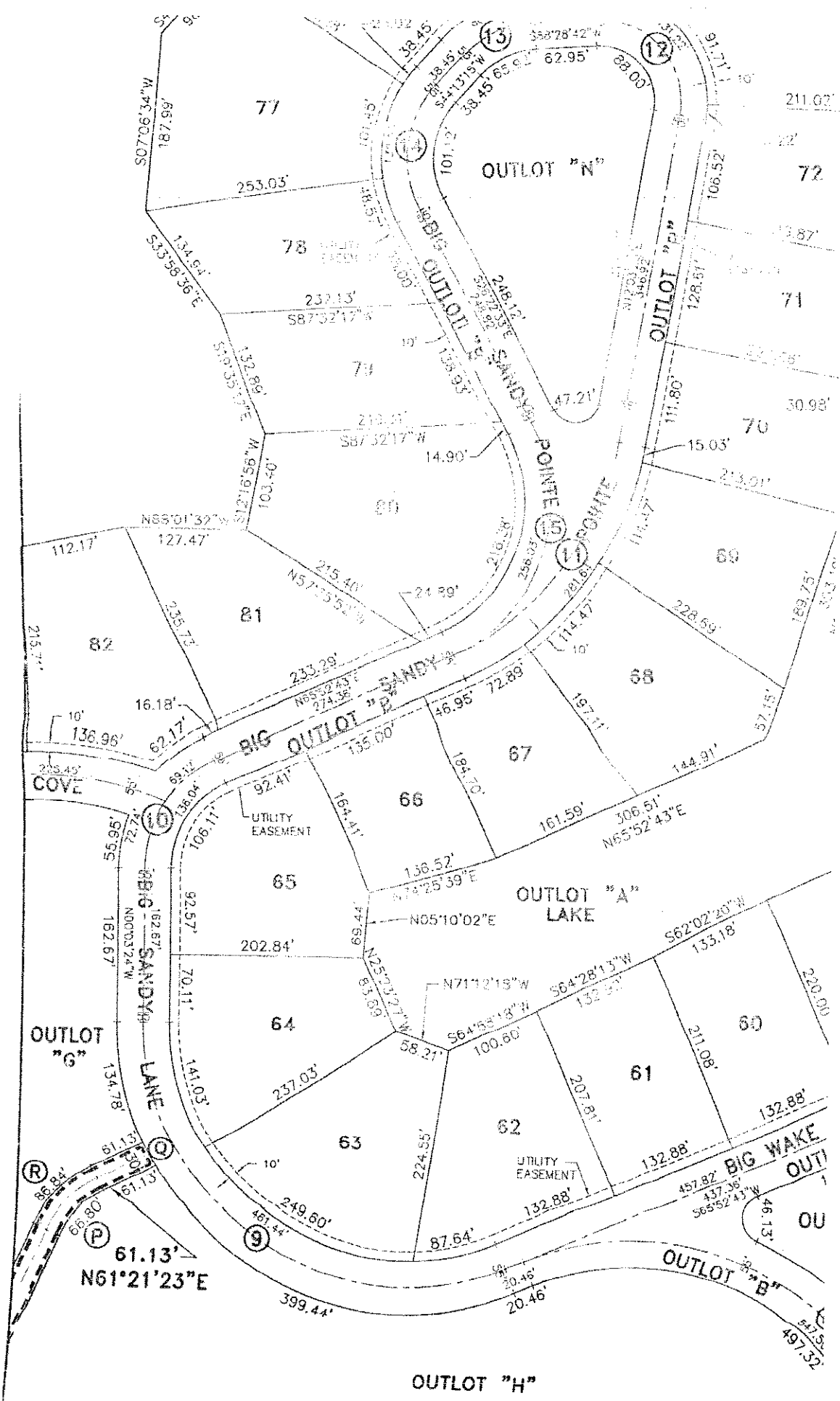


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L PLAT

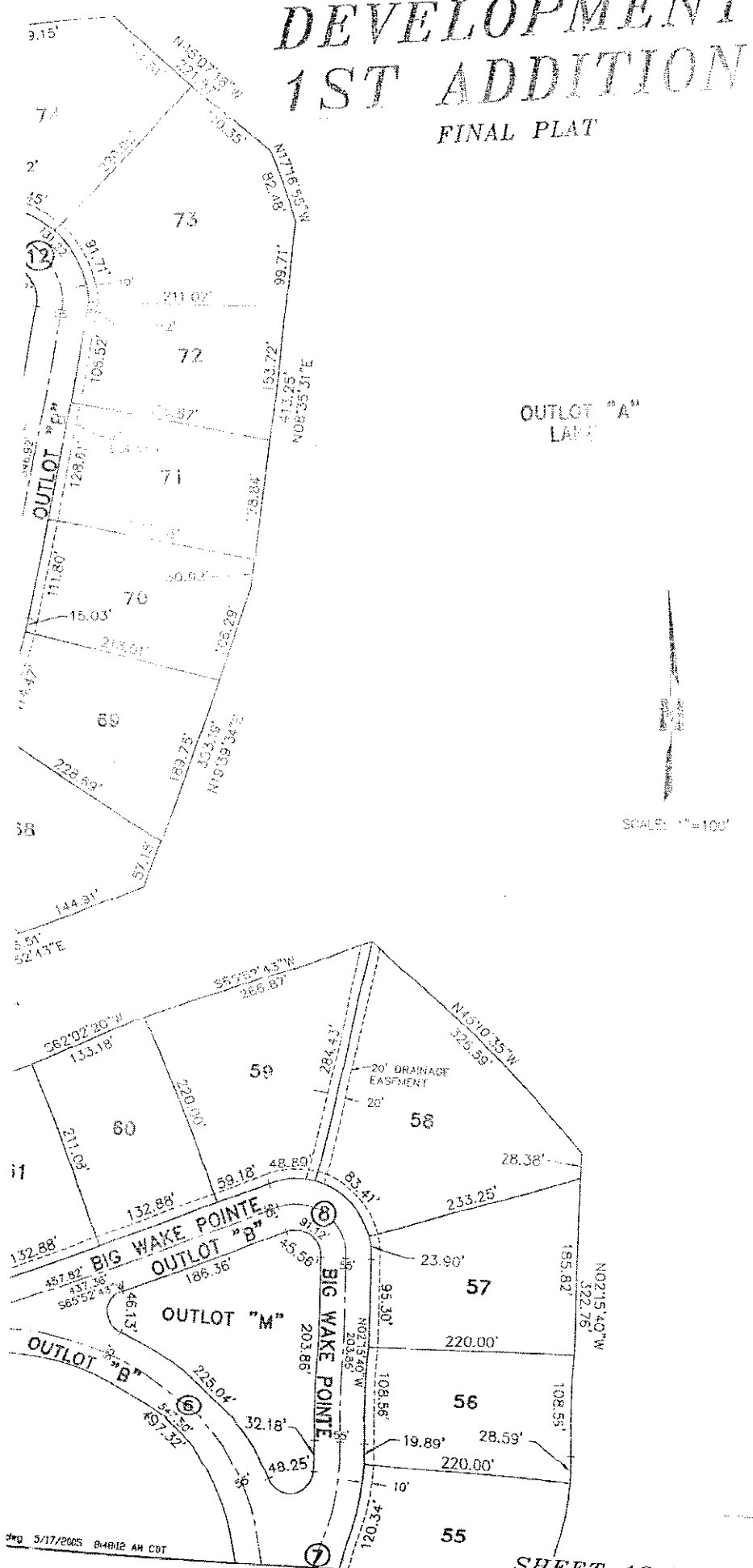


2283.20'



200315-12

BIG SANDY DEVELOPMENT 1ST ADDITION FINAL PLAT



OUTLOT "A"
LATE

SCALE: 1" = 100'