

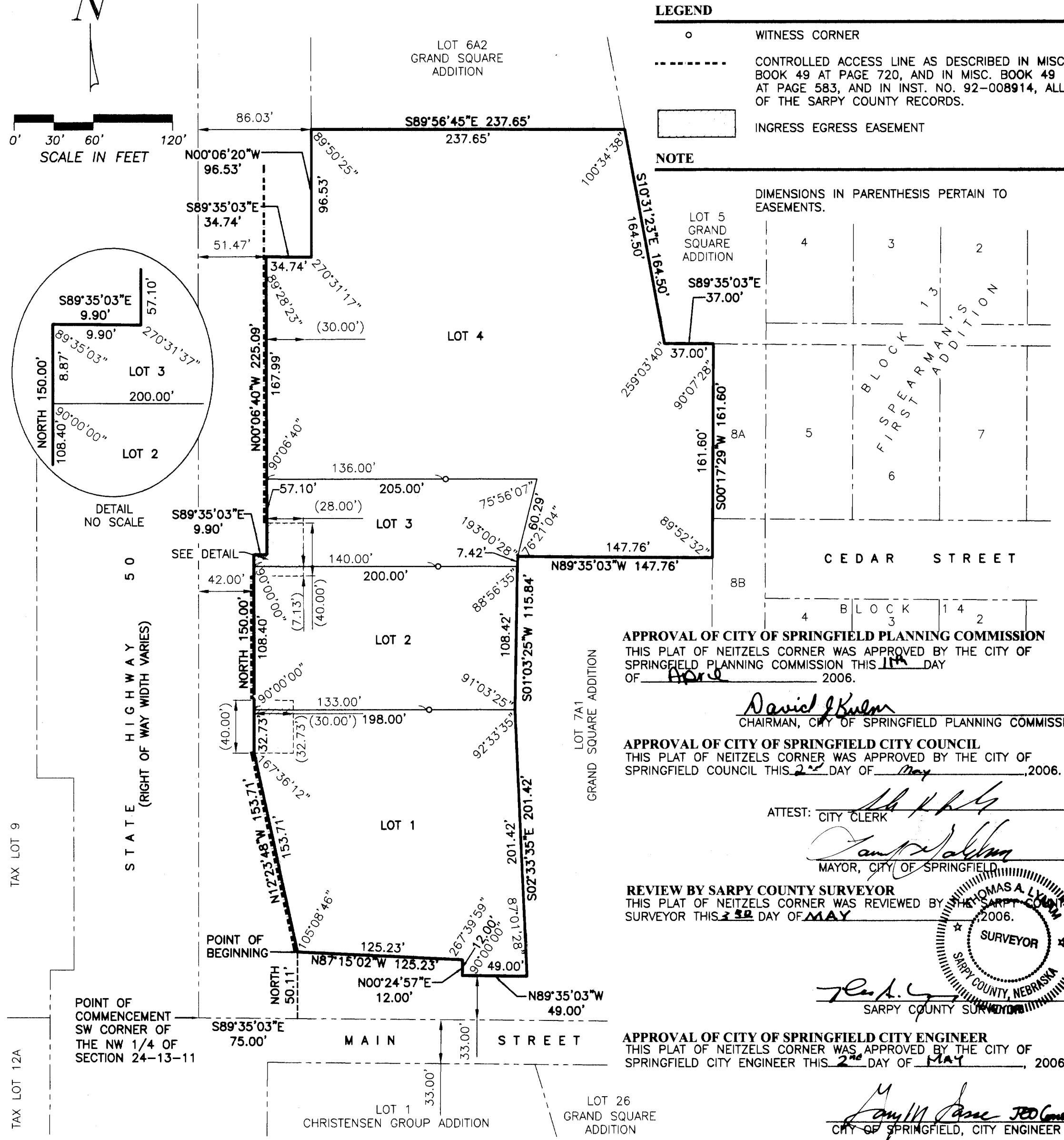
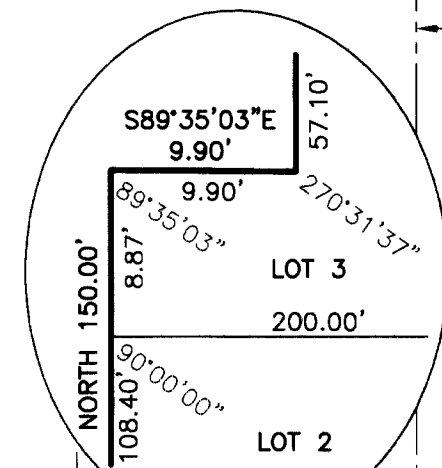
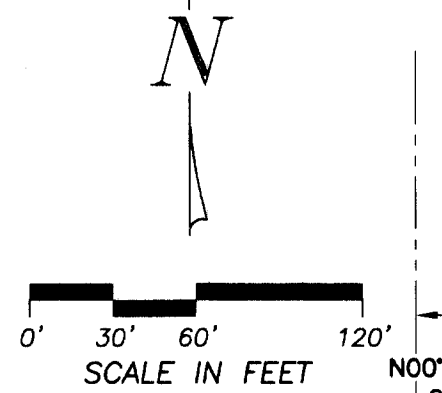
NEITZELS CORNER

LOTS 1 THROUGH 4

BEING A PLATTING OF TAX LOT 7B, TAX LOT 6C, TAX LOT 7A2A, TAX LOT 7A2B AND TAX LOT 6A1, IN THE NW 1/4 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA a/k/a LOT 7B, LOT 6C, LOT 7A2A, LOT 7A2B AND LOT 6A1 IN GRAND SQUARE ADDITION, AN ADDITION TO THE VILLAGE OF SPRINGFIELD, NEBRASKA, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA

ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS
 COUNTER LM C.E. [Signature] FILED FOR RECORD 54606 AT 11:20 AM
 VERIFY LMAS D.E. [Signature] INSTRUMENT 2006-16203
 PROOF P
 FEES \$ 19.50
 CHECK # _____
 CHARGE DAK CASH _____
 LLOYD J. DOWNING
 REGISTER OF DEEDS SARPY COUNTY, NE

2006-16203
 SCALE: 1" = 60'
 DATE: NOV. 30, 2005
 DRAWN BY: JKZ
 CHECKED BY: MMS
 REVISION



LEGEND
 ○ WITNESS CORNER
 - - - - - CONTROLLED ACCESS LINE AS DESCRIBED IN MISC. BOOK 49 AT PAGE 720, AND IN MISC. BOOK 49 AT PAGE 583, AND IN INST. NO. 92-008914, ALL OF THE SARPY COUNTY RECORDS.
 [] INGRESS EGRESS EASEMENT

NOTE
 DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL ACCESSIBLE CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL ACCESSIBLE LOT CORNERS AND ANGLE POINTS WITHIN SAID SUBDIVISION TO BE KNOWN AS NEITZELS CORNER, LOTS 1 THROUGH 4, BEING A PLATTING OF TAX LOT 7B, TAX LOT 7A2A, TAX LOT 7A2B AND TAX LOT 6A1, IN THE NW 1/4 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA a/k/a LOT 7B, LOT 6C, LOT 7A2A, LOT 7A2B AND LOT 6A1 IN GRAND SQUARE ADDITION, AN ADDITION TO THE VILLAGE OF SPRINGFIELD, NEBRASKA, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID NW 1/4; THENCE S89°35'03"E 75.00 FEET ON THE SOUTH LINE OF SAID NW 1/4; THENCE NORTH 50.11 FEET ON A LINE 75.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NW 1/4 TO THE POINT OF BEGINNING, SAID POINT BEING THE SW CORNER OF SAID TAX LOT 7A2A; THENCE NORTHERLY ON THE EAST LINE OF THE STATE HIGHWAY 50 RIGHT-OF-WAY ON THE FOLLOWING DESCRIBED SIX COURSES: THENCE N12°23'48"W 153.71 FEET ON THE WEST LINE OF SAID TAX LOT 7A2A TO THE NW CORNER THEREOF; THENCE NORTH 150.00 FEET ON THE WEST LINE OF SAID TAX LOT 7B AND ON A LINE 42.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NW 1/4 TO THE NW CORNER OF SAID TAX LOT 7B; THENCE S89°35'03"E 9.90 FEET ON THE NORTH LINE OF SAID TAX LOT 7B TO THE SW CORNER OF SAID TAX LOT 6C; THENCE N00°06'40"W 225.09 FEET ON THE WEST LINES OF SAID TAX LOTS 6C AND 6A1 TO A POINT 51.47 FEET EAST OF THE WEST LINE OF SAID NW 1/4; THENCE S89°35'03"E 34.74 ON THE WEST LINE OF SAID TAX LOT 6A1; THENCE N00°06'20"W 96.53 FEET ON THE WEST LINE OF SAID TAX LOT 6A1 TO THE NW CORNER THEREOF, SAID CORNER BEING 86.03 FEET EAST OF THE WEST LINE OF SAID NW 1/4; THENCE S89°56'45"E 237.65 FEET ON THE NORTH LINE OF SAID TAX LOT 6A1 TO THE NE CORNER THEREOF; THENCE SOUTH ON THE EAST LINES OF SAID TAX LOT 6A1 ON THE FOLLOWING DESCRIBED THREE COURSES: THENCE S10°31'23"E 164.50 FEET; THENCE S89°35'03"E 37.00 FEET; THENCE S00°17'29"W 161.60 FEET TO THE SE CORNER OF SAID TAX LOT 6A1; THENCE N89°35'03"W 147.76 FEET ON THE SOUTH LINE OF SAID TAX LOT 6A1 TO THE NE CORNER OF SAID TAX LOT 7A2B; THENCE S01°03'25"W 115.84 FEET ON THE EAST LINE OF SAID TAX LOT 7A2B; THENCE S02°33'35"E 201.42 FEET ON THE EAST LINE OF SAID TAX LOT 7A2B; THENCE N89°35'03"W 49.00 FEET ON THE SOUTH LINES OF SAID TAX LOTS 7A2B AND 7A2A TO THE EAST LINE OF STATE HIGHWAY 50 RIGHT-OF-WAY; THENCE N00°24'57"E 12.00 FEET ON THE SOUTH LINE OF SAID TAX LOT 7A2A AND ON THE EAST LINE OF STATE HIGHWAY 50 RIGHT-OF-WAY TO THE POINT OF BEGINNING.

CONTAINING 3.59 ACRES MORE OR LESS



MICHAEL J. SMITH
 NEBRASKA R.L.S. 565

NOVEMBER 30, 2005
 DATE:

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS: THAT WE, DONALD J. NEITZEL AND ROSE MARIE NEITZEL, HUSBAND AND WIFE, DUANE E. NEITZEL AND JOYCE A. NEITZEL, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS NEITZELS CORNER, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT BOUNDARY LOT LINES; A SEVEN (7') FOOT WIDE STRIP OF LAND ABUTTING THE SIDE BOUNDARY LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LOT LINES OF ALL LOTS. PERPETUAL EASEMENTS ARE GRANTED TO THE CITY OF SPRINGFIELD, AND AQUILA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING STATE HIGHWAY 50. 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, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

APPROVAL OF CITY OF SPRINGFIELD PLANNING COMMISSION
 THIS PLAT OF NEITZELS CORNER WAS APPROVED BY THE CITY OF SPRINGFIELD PLANNING COMMISSION THIS 11th DAY OF April, 2006.
 David E. Kulem
 CHAIRMAN, CITY OF SPRINGFIELD PLANNING COMMISSION

APPROVAL OF CITY OF SPRINGFIELD CITY COUNCIL
 THIS PLAT OF NEITZELS CORNER WAS APPROVED BY THE CITY OF SPRINGFIELD COUNCIL THIS 2nd DAY OF May, 2006.
 [Signature]
 CITY CLERK

REVIEW BY SARPY COUNTY SURVEYOR
 THIS PLAT OF NEITZELS CORNER WAS REVIEWED BY THOMAS A. LYNN, SURVEYOR THIS 2nd DAY OF MAY, 2006.
 [Signature]
 SARPY COUNTY SURVEYOR

APPROVAL OF CITY OF SPRINGFIELD CITY ENGINEER
 THIS PLAT OF NEITZELS CORNER WAS APPROVED BY THE CITY OF SPRINGFIELD CITY ENGINEER THIS 2nd DAY OF MAY, 2006.
 [Signature]
 CITY OF SPRINGFIELD, CITY ENGINEER

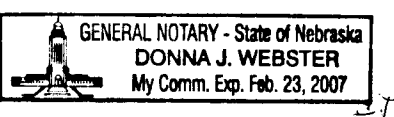
BY: Donald J. Neitzel
 DONALD J. NEITZEL

BY: Rose Marie Neitzel
 ROSE MARIE NEITZEL

BY: Duane E. Neitzel
 DUANE E. NEITZEL

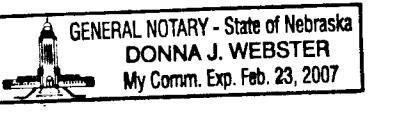
BY: Joyce A. Neitzel
 JOYCE A. NEITZEL

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
) s.s.
 COUNTY OF SARPY)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF May, 2006, BY DONALD J. NEITZEL AND ROSE MARIE NEITZEL, HUSBAND AND WIFE.



[Signature]
 NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
) s.s.
 COUNTY OF SARPY)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF May, 2006, BY DUANE E. NEITZEL AND JOYCE A. NEITZEL, HUSBAND AND WIFE.



[Signature]
 NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATE
 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 ON THE RECORDS OF THIS OFFICE THIS 10th DAY OF May, 2006.



[Signature]
 SARPY COUNTY TREASURER

NEITZELS CORNER
 FINAL PLAT

THOMPSON, DRESSEN & DORNER, INC.
 Consulting Engineers & Land Surveyors
 10836 OLD MILL ROAD OMAHA, NEBRASKA 68154
 TEL: (402)330-8860 FAX: (402)330-5866
 EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM



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