

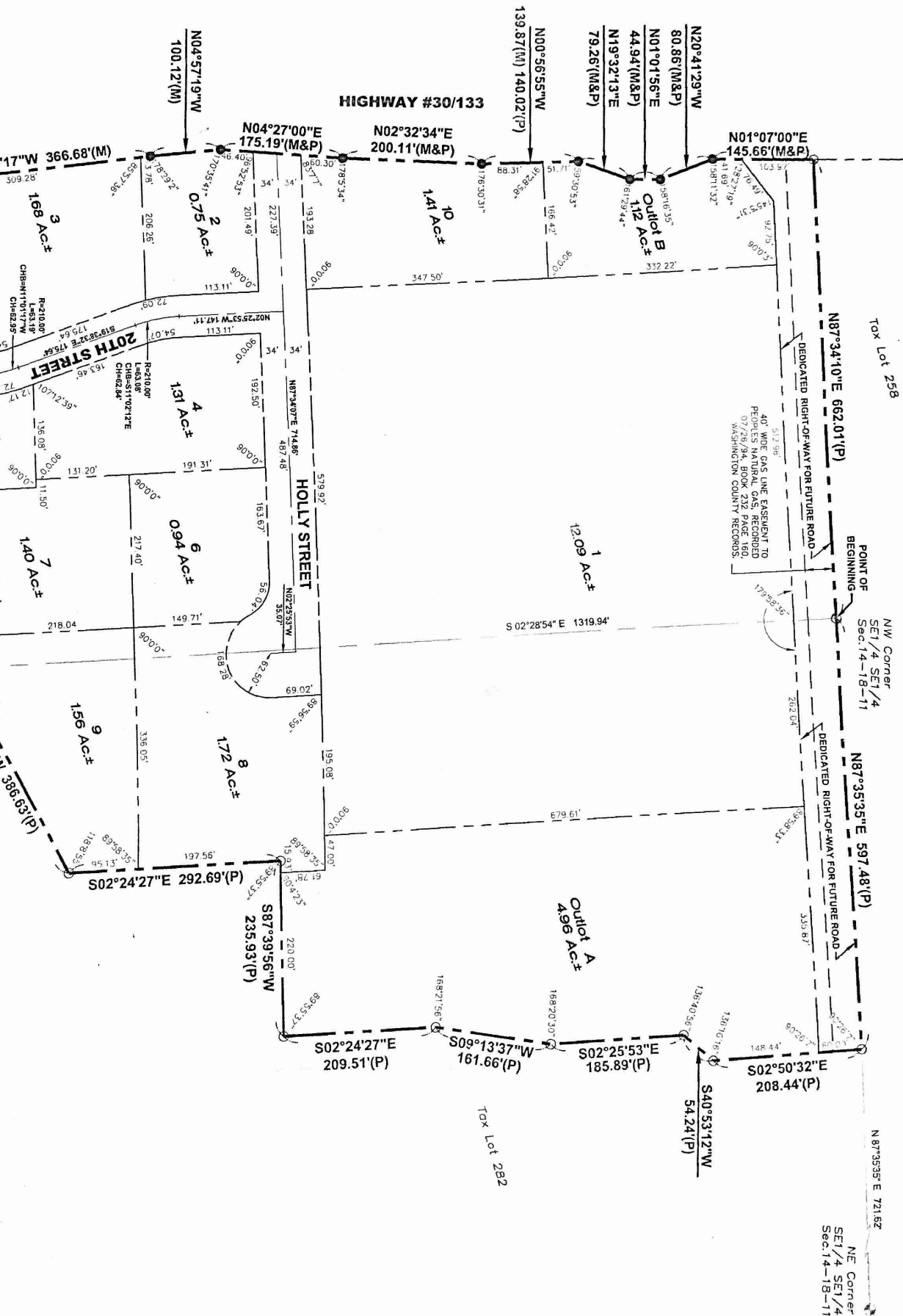
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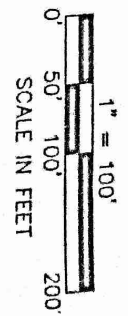
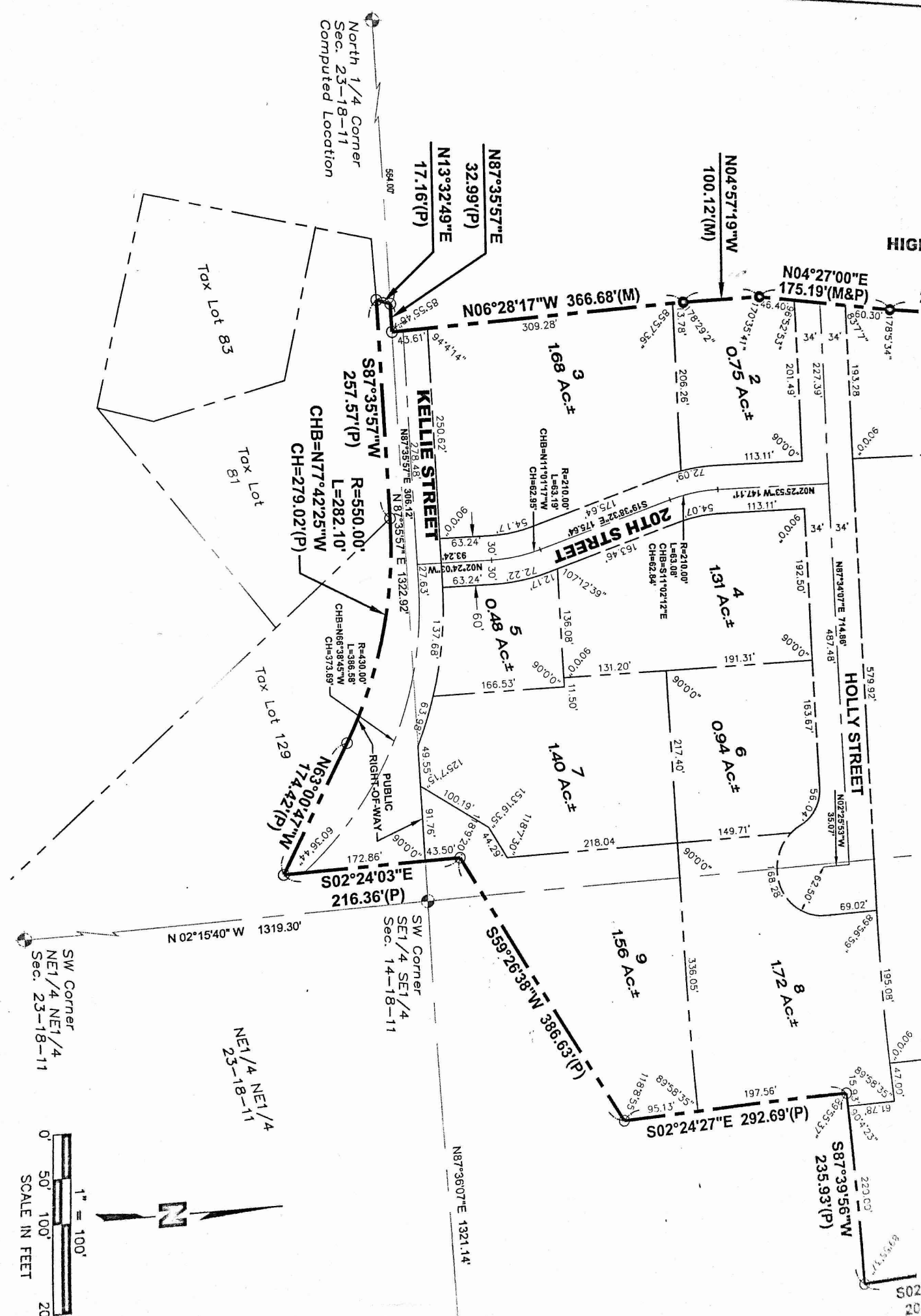
2023 JUL 10 PM 3:41
KAREN A. MANSSEN
WASHINGTON COUNTY
REGISTER OF DEEDS
BLAIR, NE

HAYDEN PLACE REPLAT ONE

BEING A REPLAT OF HAYDEN PLACE, LOTS 1-8 INCLUSIVE AND OUTLOTS A & B, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 11 EAST TOGETHER WITH PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH, P.M., WASHINGTON COUNTY, NEBRASKA. (LOTS 1 THRU 10, OUTLOT A AND OUTLOT B)

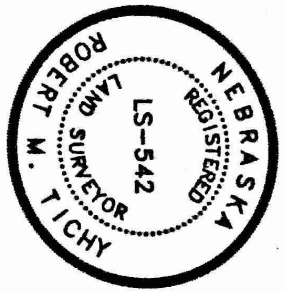
WASHINGTON COUNTY, NE
REGISTERED JULY 10, 2023
FILED 2:10 PM 2023
KAREN A. MANSSEN
REGISTER OF DEEDS





366.68 FEET (4) NORTH 04°57'19" WEST FOR 100.12 FEET (5) NORTH 04°27'00" EAST FOR 175.19 FEET (6) NORTH 04°44'54" WEST FOR 140.02 FEET (7) NORTH 19°32'13" EAST FOR 79.26 FEET (8) NORTH 01°01'56" EAST FOR 44.94 FEET (9) NORTH 20°00'00" WEST FOR 140.02 FEET (10) NORTH 19°32'13" EAST FOR 79.26 FEET (11) NORTH 01°01'56" EAST FOR 44.94 FEET (12) NORTH 04°57'19" WEST FOR 100.12 FEET (13) NORTH 04°27'00" EAST FOR 175.19 FEET (14) NORTH 04°44'54" WEST FOR 140.02 FEET (15) NORTH 19°32'13" EAST FOR 79.26 FEET (16) NORTH 01°01'56" EAST FOR 44.94 FEET (17) NORTH 01°07'00" EAST FOR 145.66 FEET, THENCE NORTH 87°34'10" EAST FOR 682.01 FEET ALONG THE NORTH LINE OF SAID THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE POINT OF BEGINNING. ABOVE DESCRIBED TRACT CONTAINS 34.44 ACRES, MORE OR LESS.

Robert M. Tichy
ROBERT M. TICHY, R.L.S. NO. 542



DATE 6/26/08

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, HAYDEN PLACE DEVELOPMENT L.L.C. AND CEDAR VALLEY PLACE L.L.C., BEING THE OWNERS AND LIBERTY BANK, FSB, BEING THE LIEN HOLDER OF THE PROPERTY DESCRIBED WITHIN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID PROPERTY TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED AND NUMBERED AS SHOWN. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "HAYDEN PLACE REPLAT ONE" AND WE HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN HEREON AND WE GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT, HUNTEL SYSTEMS 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 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 AND LIGHT, HEAT, POWER, AND FOR THE 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 A FIVE FOOT (5) WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT FOOT (8) WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS AND A SIXTEEN FOOT (16) WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN FOOT (16) EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8) WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. IT WILL ALSO BE REDUCED IF SAID SIXTEEN FOOT (16) IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. PERPETUAL EASEMENTS ARE GRANTED TO AQUILA, INC. (NATURAL GAS) AND THE CITY OF BLAIR (WATER), THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, INSTALL, 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 FOOT (5) WIDE STRIP OF LAND ABUTTING ALL CIRCLES, WHETHER PUBLIC OR PRIVATE, NO PERMANENT BUILDINGS, RETAINING WALLS, OR LOOSE ROCK SHALL BE PLACED IN SAID EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, TREES, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT, THEN OR LATER, INTERFERE WITH THE RIGHTS AND USES OF THE PROPERTY OWNERS OR ANY PERSONS WHO MAY BE GRANTED AS WITNESS HEREOF WE DO HEREBY SET OUR NAMES,

Mary Berg
MARY BERG, MANAGING MEMBER
HAYDEN PLACE DEVELOPMENT L.L.C.
CEDAR VALLEY PLACE, LLC.

DATE 6-26-08

ACKNOWLEDGMENT OF NOTARY

STATE OF Nebraska
COUNTY OF Washington

FINAL PLAT

REV. NO.