

OWNER & DEVELOPER

ARBOR HEIGHTS, L.L.C.
1233 INFINITY COURT
LINCOLN, NE 68512
402.420.2950

SURVEYOR

N-LINE LAND SURVEYING
P.O. BOX 173
CENTRAL CITY, NE 68826
308.940.1980

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, BARRY FOWLER, MANAGING MEMBER OF ARBOR HEIGHTS, L.L.C., OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I HAVE LAID OUT, PLATTED AND SUBDIVIDED AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS ARBOR RIDGE FIRST ADDITION, AN ADDITION TO THE CITY OF HICKMAN, NEBRASKA. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC UNLESS SPECIFICALLY NOTED HEREIN. OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY RESERVED FOR PUBLIC USE.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. ANY ENCUMBRANCES OR SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS: CITY BANK AND TRUST IS HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT AND KNOWN AS ARBOR RIDGE FIRST ADDITION.

THIS DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, SOLE OWNER(S), AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF HICKMAN, A MUNICIPAL CORPORATION, NORRIS PUBLIC POWER DISTRICT, GALAXY CABLEVISION, ALLTEL COMMUNICATIONS, AZURA, INC., THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE OF MAINTENANCE OF WIRES, CABLES, CONDUITS, FIBER OPTIC CABLES, TELEPHONE AND CABLE TELEVISION, WASTE WATER COLLECTORS, STORM DRAINS, WATER MAINS AND ALL APPURTENANCES THEREON, 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.

WITNESS MY HAND THIS 6th DAY OF September, 2008

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 ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 6th DAY OF September, 2008

My Commission Expires on the 9th DAY OF July, 2009

NOTARY PUBLIC

LIEN HOLDER CONSENT & SUBORDINATION

I, THE UNDERSIGNED, MICHAEL G. ULRICH, VICE PRESIDENT OF CITY BANK & TRUST COMPANY, AND HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT TO BE KNOWN AS ARBOR RIDGE FIRST ADDITION, 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 THIS 5th DAY OF October, 2008

Michael G. Ulrich
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 ACKNOWLEDGE 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 October, 2008

My Commission Expires on the 18th DAY OF Sept 2007.

Karen Hoppen
NOTARY PUBLIC

HICKMAN CITY ENGINEER APPROVAL

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

THIS 10th DAY OF October, 2008

James Summers
CITY ENGINEER

HICKMAN PLANNING COMMISSION APPROVAL

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

THIS 11th DAY OF October, 2008

Qualk D. Manschall
CHAIRPERSON

HICKMAN CITY COUNCIL APPROVAL

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

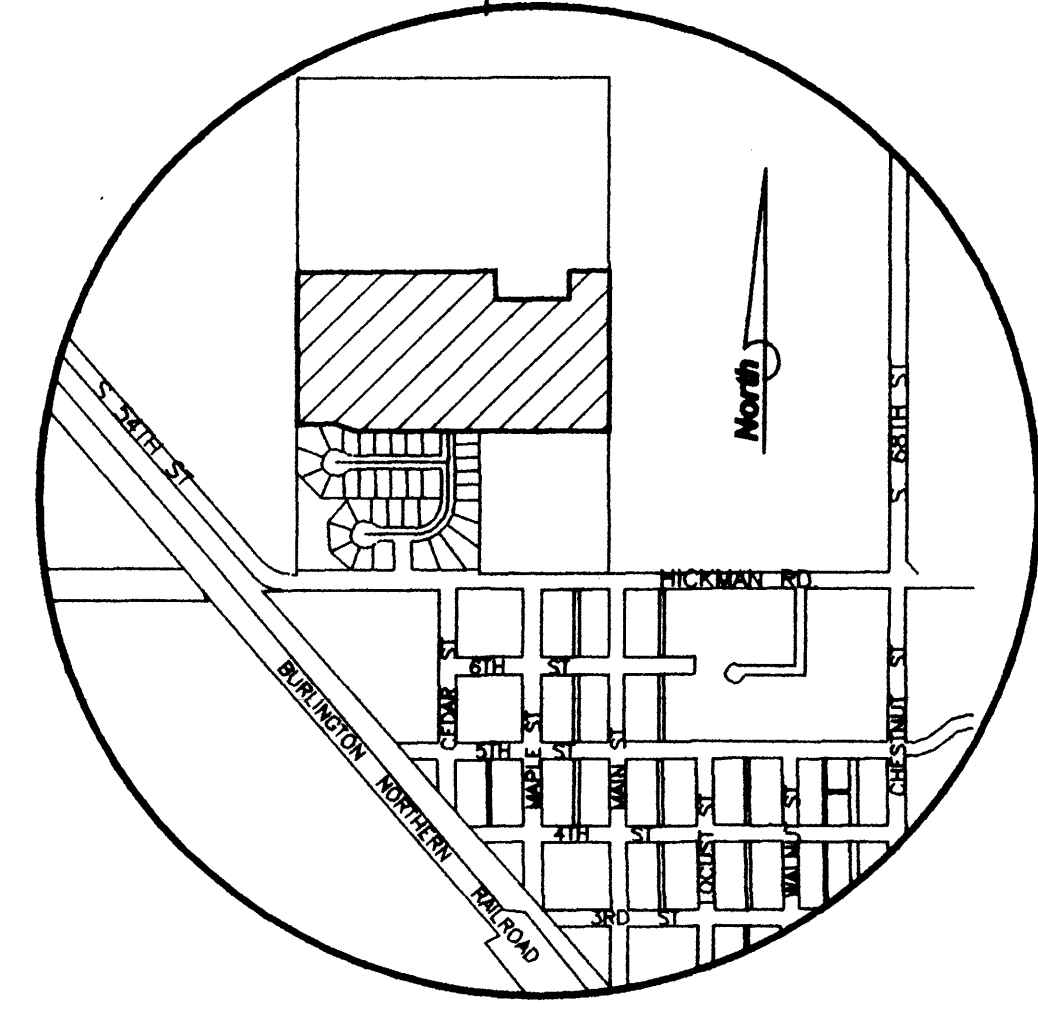
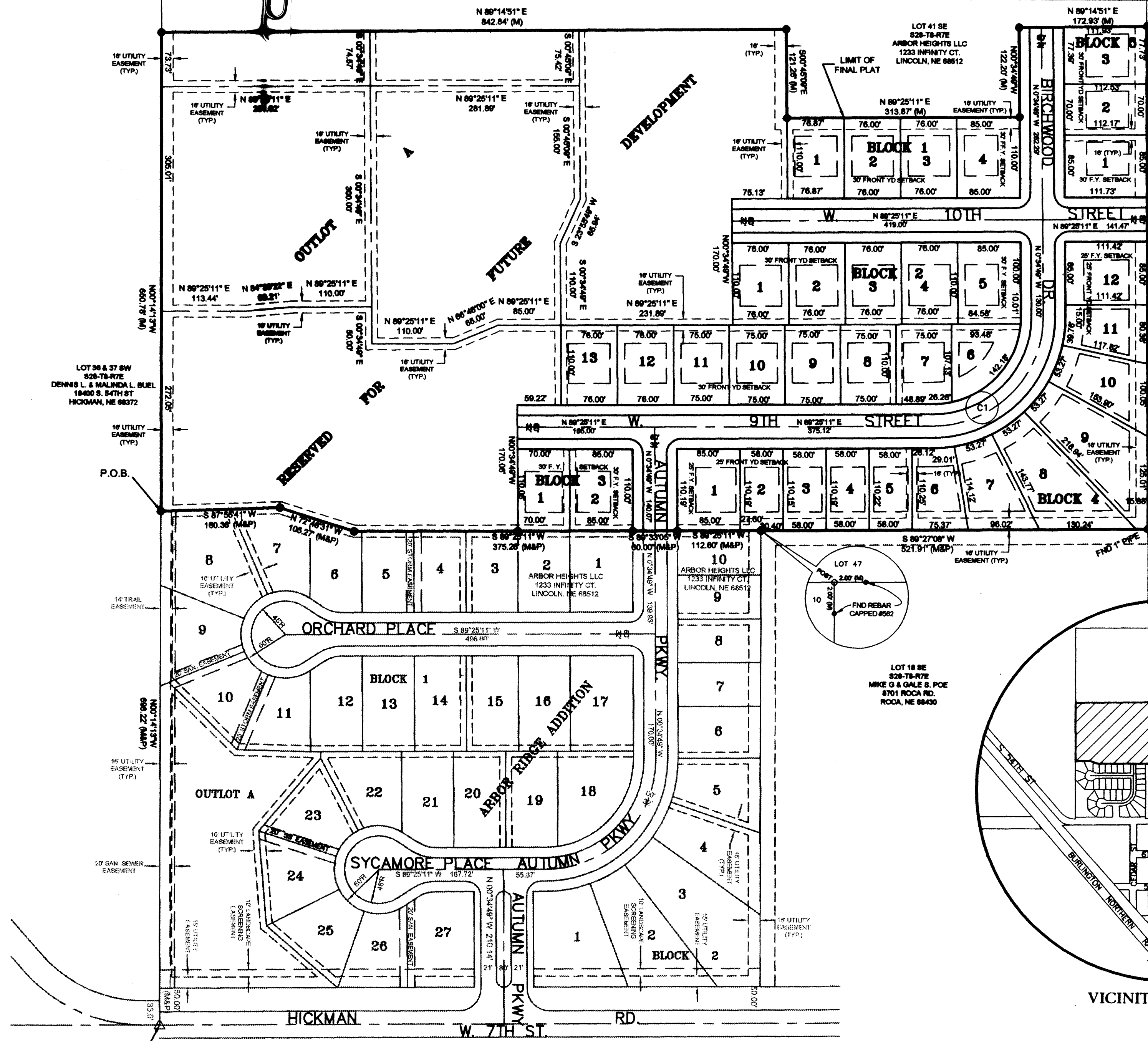
THIS 10th DAY OF October, 2008

Mayor
ATTEST: B.P. Baker
CITY MANAGER

LANCASTER COUNTY REGISTER OF DEEDS

ENTERED ON TRANSFER RECORD
THIS DAY OF

REGISTER OF DEEDS



CURVE DATA TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	150.00'	90°00'00"	N44°23'11"E	212.13'	235.62'

LOT AREA - ZONING - SET BACK TABLE

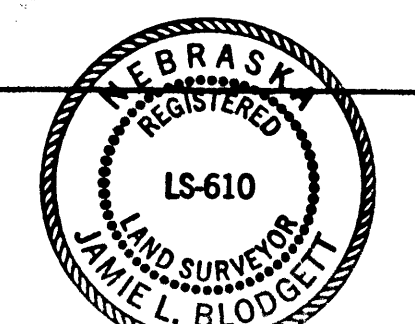
BLOCK	LOT	S.F.	ACRE	ZONING	FRONT	SIDE	REAR	
1	1	8,425.43		R-1	25'	10'	25'	
	2	8,360.00		R-1	25'	10'	25'	
	3	8,360.00		R-1	25'	10'	25'	
	4	9,350.00		R-1	25'	10'	25'	
	2	1	8,360.00		R-1	25'	10'	25'
		2	8,360.00		R-1	25'	10'	25'
		3	8,360.00		R-1	25'	10'	25'
		4	8,360.00		R-1	25'	10'	25'
		5	9,348.88		R-1	25'	10'	25'
		6	7,263.85		R-1	25'	10'	25'
		7	8,225.11		R-1	25'	10'	25'
		8	8,250.00		R-1	25'	10'	25'
		9	8,250.00		R-1	25'	10'	25'
10		8,250.00		R-1	25'	10'	25'	
3	1	8,360.00		R-1	25'	10'	25'	
	2	8,360.00		R-1	25'	10'	25'	
	3	9,354.83		R-1	25'	10'	25'	
	4	9,348.88		R-2	25'	6'	25'	
	5	6,389.93		R-2	25'	6'	25'	
	6	6,391.93		R-2	25'	6'	25'	
	7	6,393.73		R-2	25'	6'	25'	
	8	7,343.99		R-2	25'	6'	25'	
	9	7,323.78		R-2	25'	6'	25'	
	10	14,062.58		R-2	25'	6'	25'	
4	1	15,674.19		R-2	25'	6'	25'	
	2	9,740.67		R-2	25'	6'	25'	
	3	7,587.50		R-2	25'	6'	25'	
5	1	9,451.97		R-2	25'	6'	25'	
	2	9,515.49		R-1	25'	10'	25'	
	3	7,864.42		R-1	25'	10'	25'	
OUTLOT A		459,588.84	10.55	R-1	25'	10'	25'	

LEGAL DESCRIPTION

THE FOREGOING PLAT, KNOWN AS ARBOR RIDGE FIRST ADDITION, A SUBDIVISION CONSISTING OF LOT 47, SECTION 28, TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE 6TH PRINCIPAL MERIDIAN, HICKMAN, LANCASTER COUNTY, NEBRASKA AND IS MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 28; THENCE IN A NORTHERLY DIRECTION ON AN ASSIGNED BEARING OF N00°14'13"W, A DISTANCE OF 688.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID BEARING, A DISTANCE OF 680.76 FEET; THENCE N89°14'51"E, A DISTANCE OF 842.84 FEET; THENCE S00°45'00"E, A DISTANCE OF 121.28 FEET; THENCE N89°25'11"E, A DISTANCE OF 313.87 FEET; THENCE N00°24'49"W, A DISTANCE OF 122.20 FEET; THENCE N89°14'51"E, A DISTANCE OF 172.83 FEET; THENCE S00°15'30"E, A DISTANCE OF 683.17 FEET; THENCE S89°27'08"W, A DISTANCE OF 581.91 FEET; THENCE S89°25'11"W, A DISTANCE OF 112.80 FEET; THENCE S89°33'00"W, A DISTANCE OF 80.00 FEET; THENCE S89°25'11"W, A DISTANCE OF 375.88 FEET; THENCE N72°48'31"W, A DISTANCE OF 105.27 FEET; THENCE S87°35'41"W, A DISTANCE OF 190.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 34 LOTS, 1 OUTLOT, AND AN AREA OF 19.77 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, JAMIE L. 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, THAT ANY CHANGES FROM THE DESCRIPTION APPEARING IN THE LAST RECORD 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 POSITIONS 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.
JAMIE L. BLODGETT L.S. #610 DATE 3/28/2008



ARBOR RIDGE FIRST ADDITION
FINAL PLAT

BASED ON ARBOR RIDGE PRELIMINARY PLAT/RESOLUTION 2004-13

No.	Revision/Issue	Date
1	City Review	8/4/06

Firm Name and Address
N-LINE
LAND SURVEYING
P.O. BOX 173
CENTRAL CITY, NE 68826
308.940.1980

Project Name and Address
ARBOR RIDGE
1ST ADDITION
FINAL PLAT
HICKMAN, NEBRASKA

Project 062606 Sheet
Date AUG 22, 2006 1 OF 1
Scale 1" = 100'

#73 09

Inst # 2007001397 Tue Jan 09 10:23:04 CST 2007
Filing Fee: \$73.00
Lancaster County, NE Assessor/Register of Deeds Office PLAT
Pages 2



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#4419

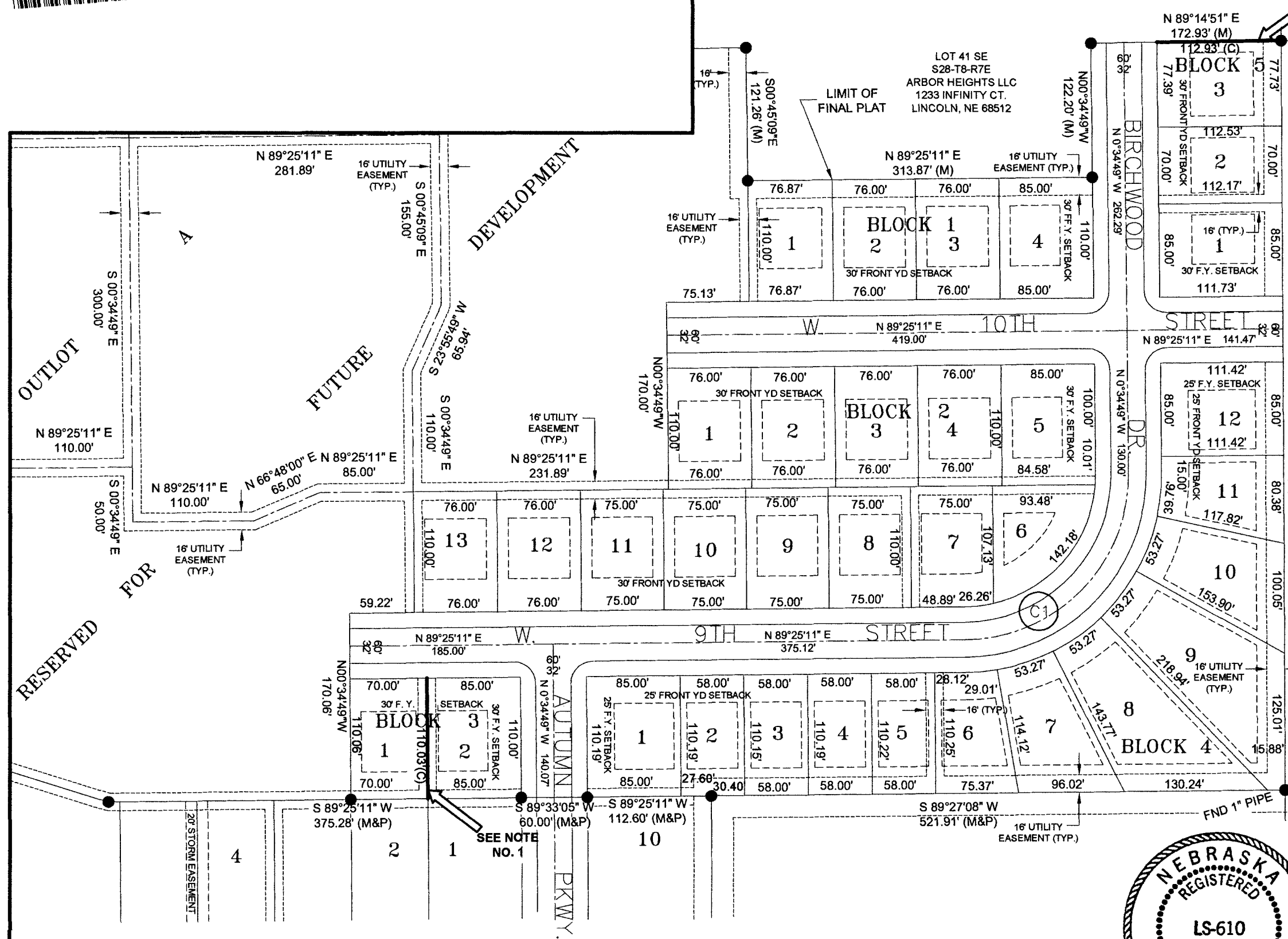
AFFIDAVIT SURVEY RECORD TO INSTRUMENT NO 2007-001397 ARBOR RIDGE FIRST ADDITION FINAL PLAT



LAND SURVEYING

P.O. BOX 173
 Central City, NE 68826
 Phone: 308-940-1980

Located in the Southeast Quarter (SE1/4), Section 28
 Township 8 North, Range 7 East Lancaster County, Nebraska



SEE NOTE NO. 2

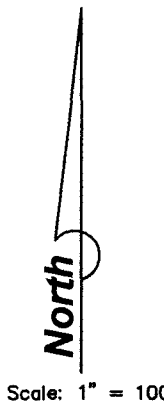
Surveyor's Notes:

Affidavit Survey Record represents and Corrects **ARBOR RIDGE FIRST ADDITION FINAL PLAT** recorded in Lancaster County Register of Deeds Office, Instrument Number 2007-001397.

All dimensions and monuments shown hereon reflect **ARBOR RIDGE FIRST ADDITION FINAL PLAT**. Corrected dimensions are noted below:

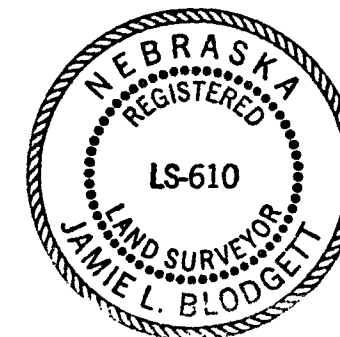
1. The Lot line common with Lot 1 and Lot 2, Block 3, **ARBOR RIDGE FIRST ADDITION FINAL PLAT**, was not recorded. The distance of said Lot line is 110.03 feet.
2. The North line of Lot 3, Block 5, **ARBOR RIDGE FIRST ADDITION FINAL PLAT**, was recorded as 111.93 feet. The correct distance is 112.93 feet.

This document's intent is to correct two Lot dimensions recorded on **ARBOR RIDGE FIRST ADDITION FINAL PLAT**. This Document is not intended to replace the Original Plat.



Legend

- = Corner Fnd. 5/8" x 24" Rebar w/ Cap #610 or see description
- (C) = Corrected Distance
- (M) = Measured Distance



I hereby certify that this land surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Jamie L. Blodgett 1/29/07

Jamie L. Blodgett Date:
 License Number 610
 Pages covered by this seal 1