

Final Plat
Fitch East Addition
To the Village of Herman
Washington County, Nebraska

Part of Tax Lot 59, all that part lying in the SW1/4 of the
SE1/4 of Section 30, Township 20 North, Range 11 East of
the 6th Principal Meridian, Washington County, Nebraska.

LEGAL DESCRIPTION:
Part of Tax Lot 59, all that part lying in the SW1/4 of the SE1/4 of Section 30, Township 20 North, Range 11 East of the 6th Principal Meridian, Washington County, Nebraska and more particularly described as follows:
Beginning at an Iron found at the southwest corner of Roberts and Rose First Addition to the Village of Herman, as platted and recorded in the Washington County, Nebraska courthouse; thence N 89°50'52" E (assumed bearing) along the southerly line of said addition a distance of 140.00 feet; thence S 00°10'07" E a distance of 510.00 feet; thence S 89°50'52" W a distance of 140.00 feet to a point on the easterly right-of-way line of Fitch Drive, in the Village of Herman, as platted and recorded in the Washington County, Nebraska courthouse; thence N 00°10'07" W along said easterly drive right-of-way line a distance of 510.00 feet to the Point of Beginning and containing 1.64 Acres, more or less.

SURVEYOR'S CERTIFICATION:

I hereby certify that the survey shown and described hereon was made under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Richard L. Hansen
Richard L. Hansen
Registered Land Surveyor
Registration No. LS-382
Date: June 1, 2003
Client: Nels Christensen
Job No.: 03-053



DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT:

Nels D. Christensen and Susan M. Christensen, being the owners of the land described within the Land Surveyor's Certificate and embraced within this plat have caused said land to be subdivided into lots to be numbered as shown hereon, said replat to be hereafter known as "Fitch East Addition", to the Village of Herman and do hereby ratify and approve the disposition of said property as shown on this final plat; and further grant a perpetual easement to the Omaha Public Power District, to Great Plains Communications, and Huntel Cablevision, and to any company which has been granted a franchise under the authority of the Village Communications, to provide a Cable Television System in the area to be subdivided, their successors and assigns, to Board of Herman, Nebraska, 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, downguys, and anchors, cables, conduits, and other related facilities; and to extend thereon wires or cables for carrying and transmission of electric current for light, heat, and power, and for the transmission of signals and sounds of all kinds including signals provided by cable television systems, and the reception thereon, over, through, under and across a five foot (5') wide strip of land abutting the front and side boundary lot lines; and an eight foot (8') wide strip of land abutting the rear boundary line of all lots, said eight foot (8') wide strip of land abutting the rear boundary line of all lots may also be used for the installation and maintenance of a sanitary sewer line if so deemed necessary by the Village of Herman. We do further grant a perpetual easement to the Village of Herman and their successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines, hydrants 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 streets. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above described easement ways, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

LEGEND
SCALE:
ONE INCH = 100 FEET

- 5/8" Open-top Pipe Found
- 1" Open-top Pipe Found
- 1" x 24" Open-top Pipe With Plastic Cap Stamped LS-382 Set
- Computed Point
- (P) Platted Distance
- (C) Computed Distance
- (R) Record Distance

PLANNING COMMISSION APPROVAL:

The Final Plat of "FITCH EAST ADDITION" shown and described hereon was approved by the Village of Herman Planning Commission on this ___ day of ___, A.D., 2003.

Chairman of the Village of Herman Planning Commission

VILLAGE BOARD APPROVAL:

The Final Plat of "FITCH EAST ADDITION" as shown and described hereon was approved and accepted by the Village of Herman Board on this ___ day of ___, A.D., 2003.

Chairman of the Village of Herman Board

TREASURER'S CERTIFICATION:

This is to certify that I find no regular or special taxes due or delinquent against the property described in the legal description on this Surveyor's Certificate and embraced within this plat as shown by the records of this office on this ___ day of ___, A.D., 2003.

Washington County Treasurer

ATTEST:

Village Clerk

Nels D. Christensen, Owner

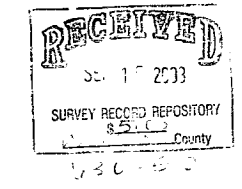
Susan M. Christensen, Owner

ACKNOWLEDGEMENT:
STATE OF NEBRASKA)
WASHINGTON COUNTY) ss

On this ___ day of ___, 2003, A.D., before me, a Notary Public in and for said County, personally came the above named Nels D. Christensen and Susan M. Christensen, who are known to me to be the identical persons whose names are affixed to the Dedication on this plat, and they acknowledged the execution thereof to be their voluntary act and deed as owners.
WITNESS my hand and official seal the date last aforesaid.

Notary Public

My Commission Expires: ___ (Date)



BLAIR ENGINEERING & SURVEYING CO. INC. 936 GRANT ST., P.O. BOX 100 BLAIR, NEBRASKA 68009-0100 (402) 426-9114	
JOB NO.: 03-053	FILE NO.: C:\P\PL\PROJECTS\03053\03-053.DWG
CLIENT: NELS CHRISTENSEN	DRAWN BY: KSP
DATE: 05/29/03	