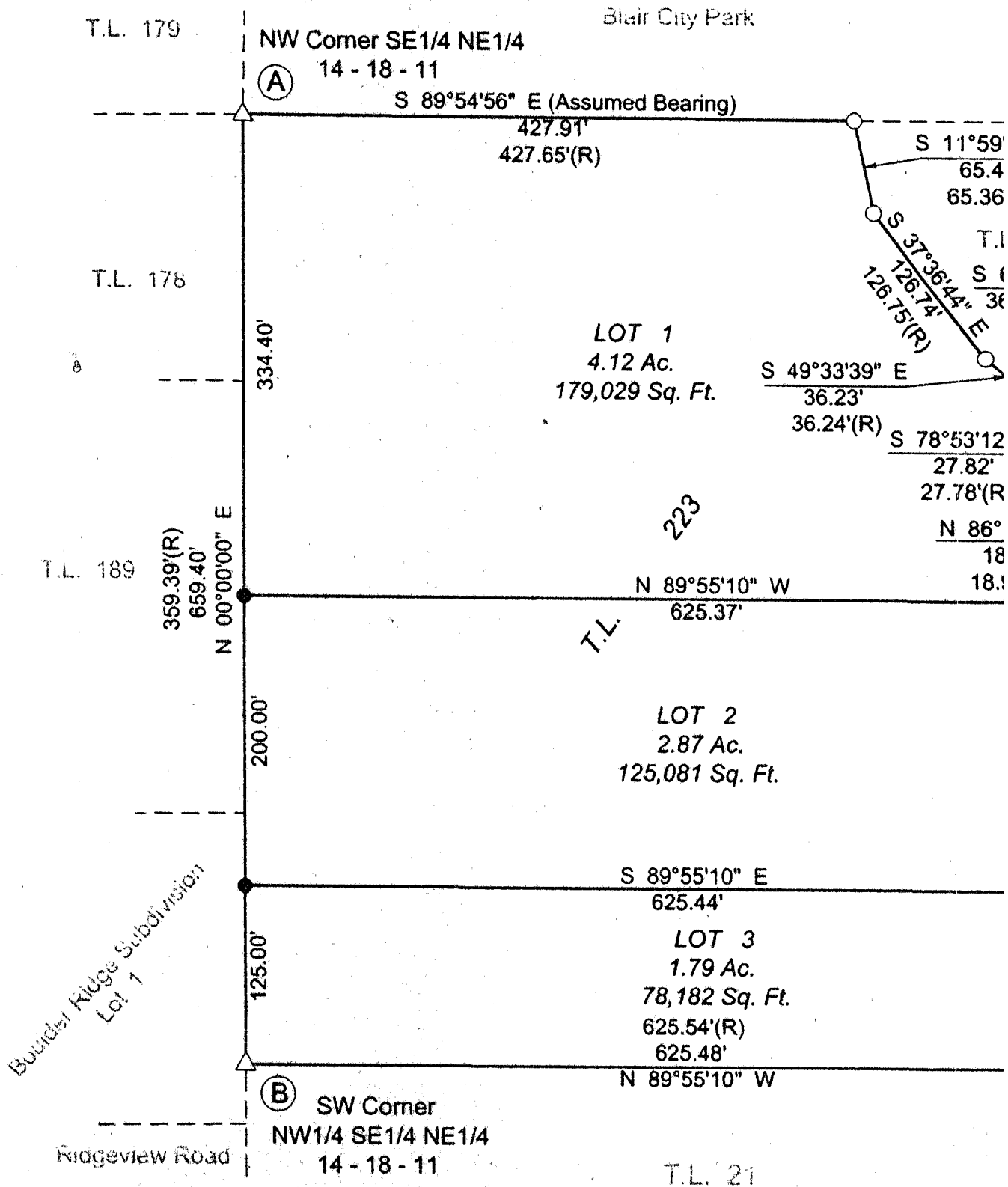


FILED

04 FEB 13 PM 4:23

CHARLOTTE L. IJERSEN
WASHINGTON COUNTY CLERK
BLAIR, NEBR.



FINAL PLAT Grand View Acres

A Subdivision of Tax Lot 223

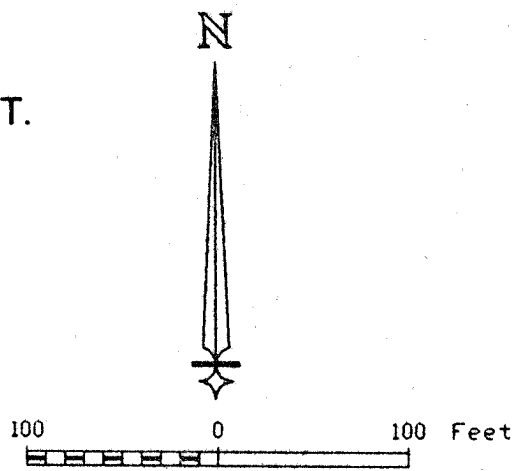
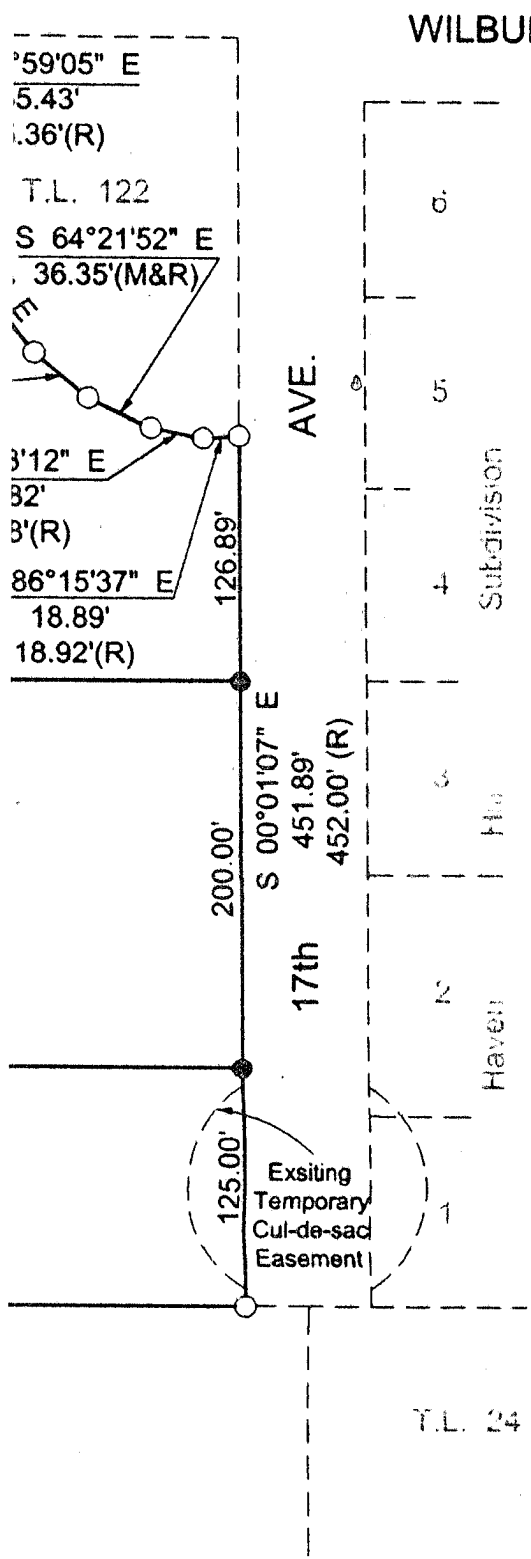
Lying in the NW1/4 of the SE1/4 of the NE1/4
of Section 14, Township 18 North, Range 11 East
of the 6th Principal Meridian, Washington County, Nebraska.

LEGAL DESCRIPTION:

All of Tax Lot 223 lying in the SE1/4 of Section 14, Township 18 North, Range 11 East, Washington County, Nebraska. Beginning at an iron found at the Southeast corner of said Tax Lot 223; thence S 89°54'56" E a distance of 427.91 feet to an iron found at the Southeast corner of Tax Lot 122 as follows: S 11°59'00" E a distance of 126.74 feet to an iron found; thence S 64°21'52" E a distance of 36.35 feet to an iron found; thence N 86°15'37" E a distance of 18.89 feet to an iron found at the Southeast corner of said Tax Lot 223; thence N 89°55'10" W along the southerly boundary line of said Tax Lot 223 a distance of 427.91 feet to an iron found at the Southwest corner of said Tax Lot 223; thence N 00°00'00" E along the westerly boundary line of said Tax Lot 223 a distance of 427.91 feet to an iron found at the Northwest corner of said Tax Lot 223. Beginning and containing 8.78 acres.

SURVEYOR:

I hereby certify that the above is a true and correct copy of the original plat as filed under my direction under the laws of the State of Nebraska.



LEGEND

- SCALE: 1 INCH = 100 FEET
- △ Subdivisional Corner Found
 - 1/2" Rebar Found
 - 5/8" x 24" Rebar With Plastic Cap Stamped LS-382 Set

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT:

John Cromwell, being the owner of the land described within the Land Subdivision embraced within this plat has caused said land to be subdivided into lots to be hereon, said subdivision to be hereafter known as Grand View Acres, a subdivision in the City of Blair, Nebraska; and do hereby ratify and approve the disposition of said property and further grant a perpetual easement to the Omaha Public Power District, Company, to Huntel Communications and to any company which has been authorized by the authority of the City Council of Blair, Nebraska, to provide a Cable Television service to be subdivided, their successors and assigns, to erect, operate, maintain, repair, and replace crossarms, downguys, and anchors, cables, conduits, and other related facilities for carrying and transmission of electric current for light, heat, and power and the transmission of signals and sounds of all kinds including signals provided by radio, television, and other means and the reception thereon, over, through, under and across a five foot (5') wide strip of land abutting all front and side boundary lot lines; and an eight foot (8') wide strip of land abutting all rear and side boundary lot lines; and do further grant a perpetual easement to the City of Blair, Nebraska, and its successors and assigns, to erect, install, operate, maintain, repair, and replace hydrants and other related facilities, and to extend thereon pipes for the transmission of water, gas, and other utilities, on, through, under and across a five foot (5') wide strip of land abutting all buildings, trees, retaining walls, or loose rock walls shall be placed in the abutting strip of land, but the same may be used for gardens, shrubs, landscaping, and other purposes, and shall not in any way or later interfere with the aforesaid uses or rights herein granted.

John Cromwell
John Cromwell, Owner

ACKNOWLEDGEMENT:

200400694

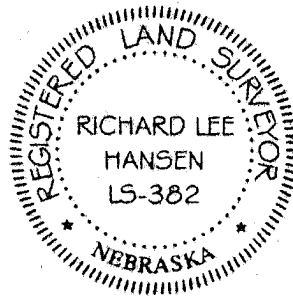
g in the SE1/4 of the NE1/4 of Section 14, Township 18 North, Range 11 East of the 6th Principal
 county, Nebraska, and more particularly described as follows:
 found at the Northwest corner of the SE1/4 of the NE1/4 of Section 14, Township 18 North, Range
 54'56" E (assumed bearing) along the northerly line of Tax Lot 223, lying in said Section 14, a
 an iron found at the Northwest corner of Tax Lot 122, lying in said Section 14; thence
 easterly and northerly lines of said Tax Lot 223 and along the westerly and southerly lines of said
 S 11°59'05" E a distance of 65.43 feet to an iron found; thence S 37°36'44" E a distance of
 and; thence S 49°33'39" E a distance of 36.23 feet to an iron found; thence S 64°21'52" E a
 an iron found; thence S 78°53'12" E a distance of 27.82 feet to an iron found; thence
 ce of 18.89 feet to an iron found on the westerly right-of-way line of 17th Avenue as platted in the
 and at the Southeast corner of said Tax Lot 122; thence S 00°01'07" E along said westerly
 along the easterly line of said Tax Lot 223 a distance of 451.89 feet to an iron found at the
 Tax Lot 223, said corner lying on the northerly line of Tax Lot 21 in said Section 14; thence
 the southerly line of said Tax Lot 223, along the northerly line of said Tax Lot 21 a distance of 625.48
 the Southwest corner of the NW1/4 of the SE1/4 of the NE1/4 of said Section 14; thence
 the westerly line of said NW1/4 of the SE1/4 of the NE1/4 a distance of 659.40 feet to the Point of
 g 8.78 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: January 12, 2004
 Client: John Cromwell
 Job No.: 03-156



FEB 17 2004

the Land Surveyor's Certificate and
 into lots to be numbered as shown
 acres, a subdivision in the City of Blair,
 said property as shown on this final plat;
 ver District, to the Blair Telephone
 has been granted a franchise under
 Cable Television System in the area to
 maintain, repair and renew poles, wires,
 related facilities; and to extend thereon
 or light, heat, and power, and for the
 provided by cable television systems,
 a foot (5') wide strip of land abutting the
 of land abutting the rear boundary line
 of Blair, and Aquila, a natural gas
 maintain, repair and renew, pipelines,
 for the transmission of gas and water
 butting all streets. No permanent
 ed in the above described easement
 ng, and other purposes that do not then

TREASURER'S CERTIFICATION:

This is to certify that I find no regular taxes due or
 delinquent against the property described in the Surveyor's
 Certificate and embraced within this plat as shown by the
 records of this office on this 30th day
 of January, A.D., 2004.

John Cromwell
 Washington County Treasurer

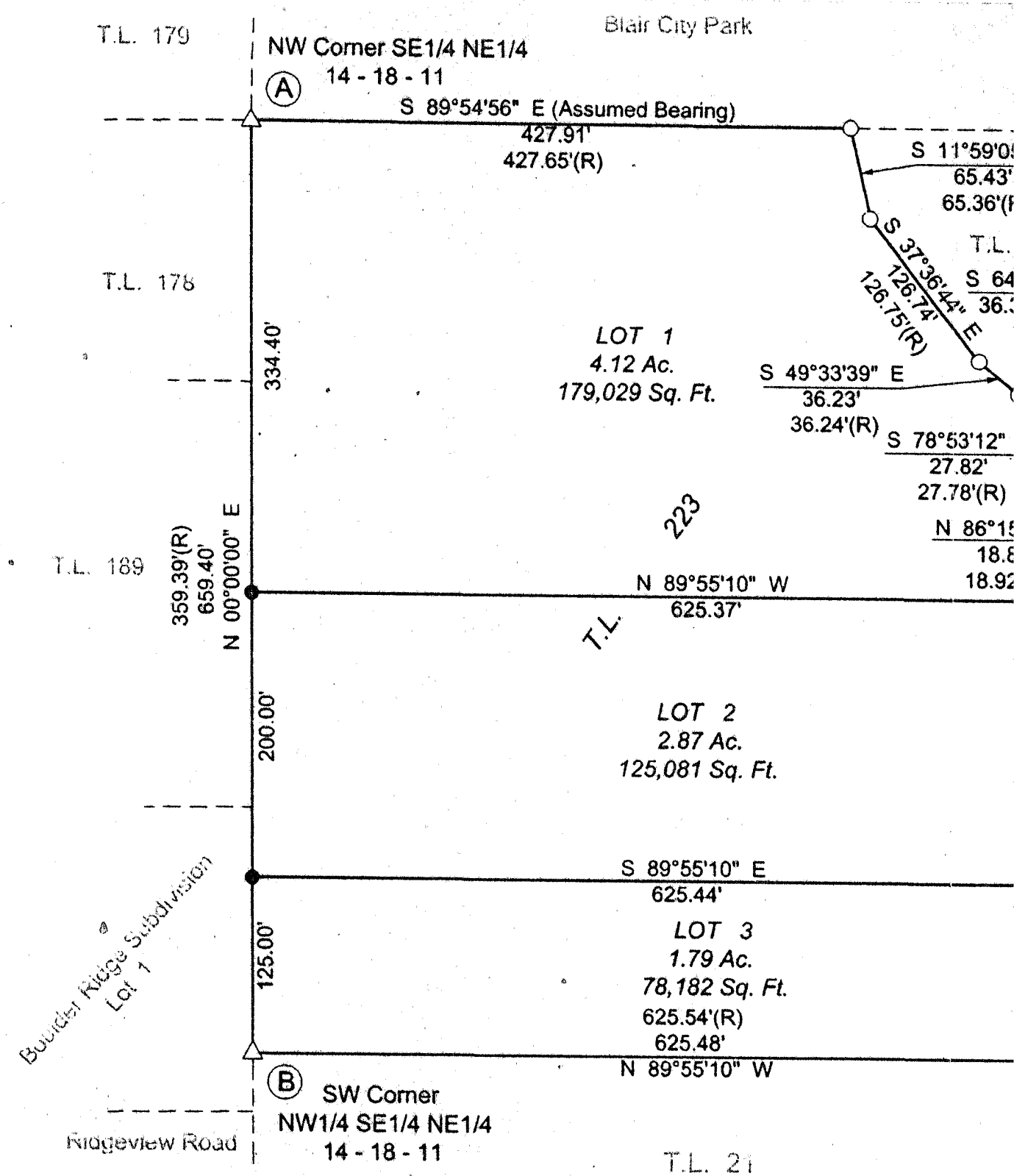
PLANNING COMMISSION APPROVAL:

This plat of "Grand View Acres" was approved by the
 City Planning Commission of the City of Blair, Washington
 County, Nebraska, on this 3 day
 of February, A.D., 2004.

Kenneth H. Rhoads
 Chairman

BLAIR CITY COUNCIL APPROVAL:

This plat of "Grand View Acres" was approved by the



- (A) NW Corner of the SW1/4 NE1/4 of Section 14-18-11
 FOUND 1/2" REBAR ON PROJECTION OF FENCE
 LINE FROM EAST, BURIED 1.0'
 1.5' N to fence line running west
 1' E to fence running south
 7.78' E to "x" nails in fence post
 10.22' S to "x" nails in corner post
 6.65' W to "x" nails in brace post

- (B) SW Corner of the NW1/4 of the SE1/4 of the NE1/4 of Section 14-18-11
 FOUND 1/2" REBAR ON PROJECTION OF FENCE LINE FROM EAST
 0.5' E to north-south fence line
 9.04' N to "x" nails in top of fence post
 0.51' E to "x" nails in corner fence post
 8.40' S to "x" nails in top of fence post

STATE OF
 COLORADO
 198.13
 at 4:30
Dea Root
 COUNTY
 OFFICE

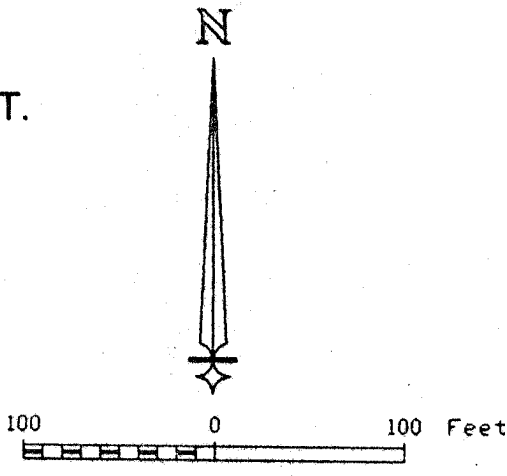
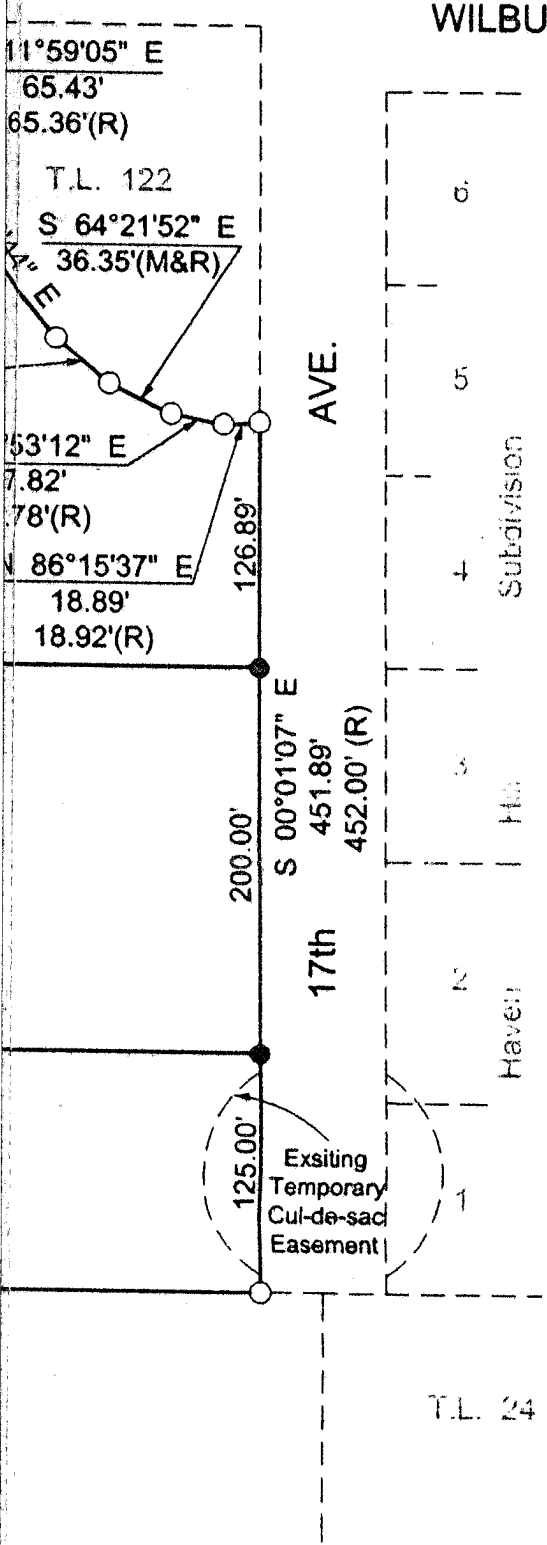
-B-
 94

Section 14-18-11

N 86°15'37" E a distance of 18 feet to the Southeast corner of said Tax Lot N 89°55'10" W along the south line of said Tax Lot N 00°00'00" E along the western boundary line of said Tax Lot N 89°55'10" W Beginning and containing 8.78 acres

SURVEYOR

I hereby certify that the above is a true and correct copy of the original under the laws of the State of Nebraska.



LEGEND

- SCALE: 1 INCH = 100 FEET
- △ Subdivisional Corner Found
- 1/2" Rebar Found
- 5/8" x 24" Rebar With Plastic Cap Stamped LS-382 Set

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT:

John Cromwell, being the owner of the land described within the Land embraced within this plat has caused said land to be subdivided into lots hereon, said subdivision to be hereafter known as Grand View Acres, a subdivision in the County of Washington, State of Nebraska; and do hereby ratify and approve the disposition of said property and further grant a perpetual easement to the Omaha Public Power District, to Huntel Communications and to any company which has been authorized by the City Council of Blair, Nebraska, to provide a Cable Television service, their successors and assigns, to erect, operate, maintain, repair, crossarms, downguys, and anchors, cables, conduits, and other related facilities, wires or cables for carrying and transmission of electric current for light, heat, and transmission of signals and sounds of all kinds including signals provided for television and the reception thereon, over, through, under and across a five foot (5') front and side boundary lot lines; and an eight foot (8') wide strip of land abutting all lots. We do further grant a perpetual easement to the City of Blair, Nebraska, a company, their successors and assigns, to erect, install, operate, maintain, hydrants and other related facilities, and to extend thereon pipes for the transmission, through, under and across a five foot (5') wide strip of land abutting all buildings, trees, retaining walls, or loose rock walls shall be placed in the ways, but the same may be used for gardens, shrubs, landscaping, and other uses, or later interfere with the aforesaid uses or rights herein granted.

John Cromwell

 John Cromwell, Owner

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
) ss
 WASHINGTON COUNTY)

On this 10th day of February, 2004, A.D., before me, a Notary Public in and for said County, personally came the above named John Cromwell, who is known to me to be the identical person whose name is affixed to the Dedication on this plat, and he acknowledges the execution thereof to be his voluntary act and deed as owner. WITNESS my hand and official seal the date last aforesaid.

Gregory B. Fugle

 Notary Public

My Commission Expires: June 20, 2004
 (Date)



200400694
 STATE OF NEBRASKA
 COUNTY OF WASHINGTON
 FILED FOR RECORD
 FEBRUARY 13th 2004
 4:33 PM
 COUNTY CLERK Charlotte L. Peterson
 Notary Karen Madson

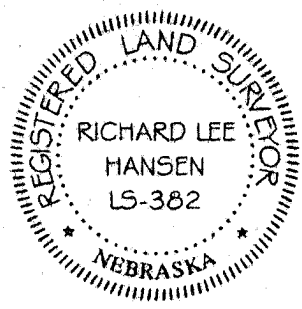
ce of 18.89 feet to an iron found on the westerly right-of-way line of 17th Avenue as platted in the
 nd at the Southeast corner of said Tax Lot 122; thence S 00°01'07" E along said westerly
 along the easterly line of said Tax Lot 223 a distance of 451.89 feet to an iron found at the
 Tax Lot 223, said corner lying on the northerly line of Tax Lot 21 in said Section 14; thence
 e southerly line of said Tax Lot 223, along the northerly line of said Tax Lot 21 a distance of 625.48
 e Southwest corner of the NW1/4 of the SE1/4 of the NE1/4 of said Section 14; thence
 e westerly line of said NW1/4 of the SE1/4 of the NE1/4 a distance of 659.40 feet to the Point of
 y 8.78 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: January 12, 2004
 Client: John Cromwell
 Job No.: 03-156



FEB 17 2004

The Land Surveyor's Certificate and
 into lots to be numbered as shown
 acres, a subdivision in the City of Blair,
 said property as shown on this final plat;
 ver District, to the Blair Telephone
 has been granted a franchise under
 Cable Television System in the area to
 maintain, repair and renew poles, wires,
 related facilities; and to extend thereon
 or light, heat, and power, and for the
 provided by cable television systems,
 foot (5') wide strip of land abutting the
 of land abutting the rear boundary line
 of Blair, and Aquila, a natural gas
 maintain, repair and renew, pipelines,
 for the transmission of gas and water
 cutting all streets. No permanent
 ed in the above described easement
 ng, and other purposes that do not then

TREASURER'S CERTIFICATION:

This is to certify that I find no regular taxes due or
 delinquent against the property described in the Surveyor's
 Certificate and embraced within this plat as shown by the
 records of this office on this 30 day
 of January, A.D., 2004.

John J. Wood
 Washington County Treasurer

PLANNING COMMISSION APPROVAL:

This plat of "Grand View Acres" was approved by the
 City Planning Commission of the City of Blair, Washington
 County, Nebraska, on this 3 day
 of February, A.D., 2004.

Wendell H. Rhoads
 Chairman

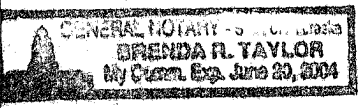
BLAIR CITY COUNCIL APPROVAL:

This plat of "Grand View Acres" was approved by the
 City Council of the City of Blair, Washington County, Nebraska,
 on this 10 day
 of February, A.D., 2004.

John J. Wood
 Mayor

ATTEST: *Brenda R. Taylor*
 Blair City Clerk

me the
 tical person
 nowledged



		BLAIR ENGINEERING & SURVEYING CO. INC. 936 GRANT ST., P.O. Box 100 BLAIR, NEBRASKA, 68008-0100 (402) 426-9414
JOB No.: 03-156/00-209	FILE No.: C:\EP14\PROJECTS\03156\03-156.DWG	
CLIENT: JOHN CROMWELL	DRAWN BY: KSF	DATE: 01/16/03