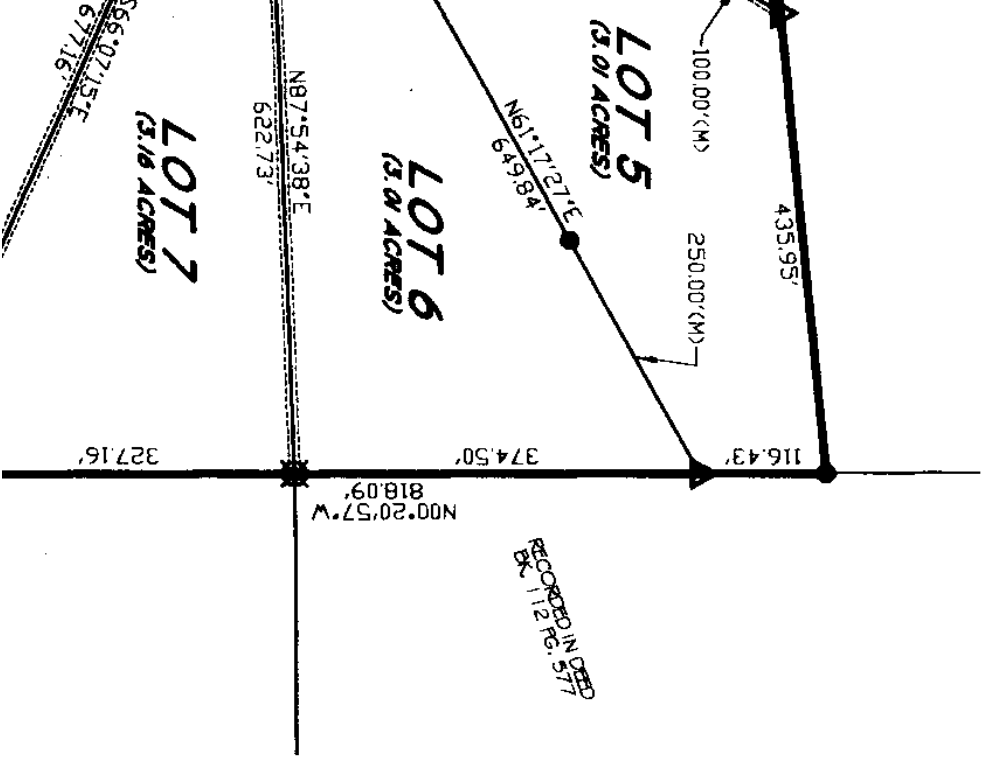


ESTATES II

ENTER OF SECTION 34, TOWNSHIP
SAUNDERS COUNTY, NEBRASKA.



SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS "HIDDEN TIMBERS ESTATES", A SUBDIVISION OF THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:

DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, THENCE N00°14'38"E (ASSUMED BEARING), ON THE WEST LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 36.80 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY No. 109, THENCE S89°53'59"E, ON SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING S89°53'59"E, ON SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 1012.86 FEET TO THE SOUTHWEST CORNER OF THE TRACT CONVEYED BY THE DEED RECORDED IN DEED BOOK 110, PAGE 106, THENCE N00°09'49"W, ON THE WEST LINE OF SAID TRACT AND ITS NORTHERLY EXTENSION THEREOF, A DISTANCE OF 248.90 FEET, THENCE S89°49'01"E, A DISTANCE OF 150.30 FEET TO A POINT ON THE WEST LINE OF THE TRACT CONVEYED BY THE DEED RECORDED IN DEED BOOK 103, PAGE 667, THENCE N00°10'41"E, ON THE WEST LINE OF SAID TRACT, A DISTANCE OF 49.84 FEET TO THE NORTHWEST CORNER OF SAID TRACT, THENCE N89°57'30"E, ON THE NORTH LINE OF SAID TRACT, A DISTANCE OF 407.48 FEET, THENCE N00°20'57"W, A DISTANCE OF 327.18 FEET TO THE SOUTHWEST CORNER OF THE TRACT CONVEYED BY THE DEED RECORDED IN DEED BOOK 112, PAGE 577, THENCE CONTINUING N00°20'57"W, ON THE WEST LINE OF SAID TRACT, A DISTANCE OF 490.93 FEET, THENCE S84°30'16"W, A DISTANCE OF 1080.31 FEET, THENCE S89°04'11"W, A DISTANCE OF 120.82 FEET, THENCE S20°38'56"E, A DISTANCE OF 570.48 FEET, THENCE S64°13'51"W, A DISTANCE OF 81.78 FEET, THENCE N20°38'56"W, A DISTANCE OF 580.28 FEET, THENCE S69°04'11"W, A DISTANCE OF 216.80 FEET, THENCE S44°17'14"W, A DISTANCE OF 151.29 FEET, THENCE S00°14'36"W, A DISTANCE OF 717.48 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 32.08 ACRES MORE OR LESS.

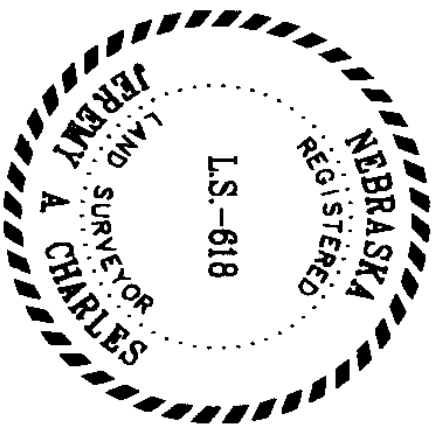
THIS IS A TRUE AND ACCURATE PLAT OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS AS SHOWN ON THE PLAT AND ARE DESCRIBED IN THE LEGEND. ALL BEARINGS SHOWN ON THE PLAT ARE ASSUMED AND WERE USED FOR DESCRIPTIVE PURPOSES ONLY, THEY SHOULD NOT BE RELIED ON TO DETERMINE CARDINAL DIRECTIONS. ALL DIMENSIONS ARE CHORD MEASUREMENTS AND ARE IN FEET AND DECIMALS OF A FOOT.

SIGNED THIS 23RD DAY OF January 2018
JEREMY A CHARLES
L.S. 618

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, WEST LIMITED LLC, A MISSOURI LIMITED LIABILITY COMPANY BEING THE OWNER AND PROPRIETOR OF THE REAL ESTATE DESCRIBED IN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE PLATTED INTO LOTS AND STREETS AS SHOWN HEREIN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "HIDDEN TIMBERS ESTATES" AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY INTO LOTS AND STREETS AS SHOWN ON THIS PLAT. WE DO ALSO GRANT TO THE PUBLIC FOR PUBLIC OWNERSHIP AND USE OF THE STREET AS SHOWN HEREIN, WE DO ALSO GRANT TO HOMEOWNERS ASSOCIATION, WE DO ALSO GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT, CENTURY LINK COMMUNICATIONS AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE CABLE TELEVISION AND/OR INTERNET SYSTEMS IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, 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 OR INTERNET SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ADJOINING THE SIDE BOUNDARY OF LOT LINES, EXCEPT BETWEEN LOTS 5 AND 6, AND A TEN FOOT (10') FOOT WIDE STRIP OF LAND ADJOINING THE FRONT SIDE BOUNDARY LOT LINES OF EACH LOT, 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, SIDEWALKS, DRIVEWAYS, FENCES AND OTHER PURPOSES THAT DO NOT THEN LATER INTERFERE WITH THE AFORESAID USES OR RIGHT HERIN GRANTED.

ROGER HARDERS, MANAGER
WEST LIMITED LLC



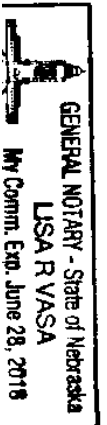
DON CLARK
REGISTER OF DEEDS
SAUNDERS CO. NEBR
2018 JAN 30 A 8:02
BOOK 112 PAGE 1
OF PLAT INST# 390
D. Clark

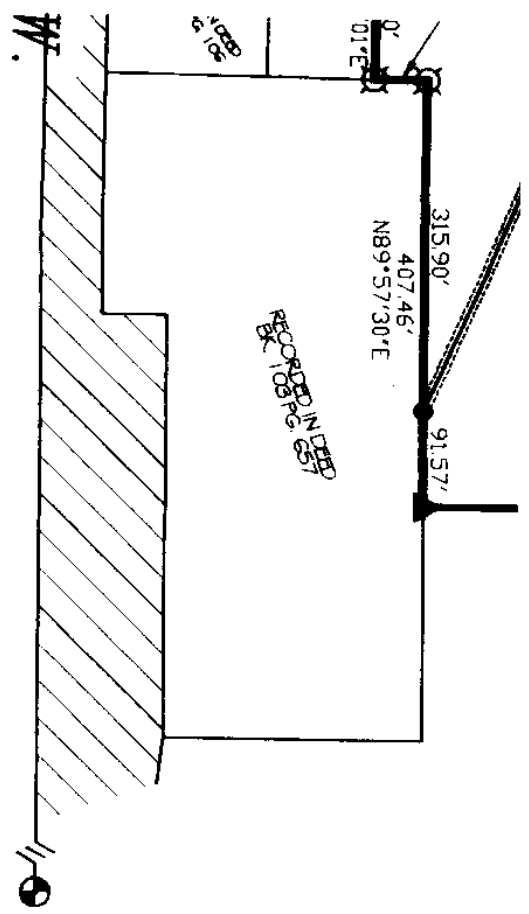
ACKNOWLEDGE OF NOTARY:

STATE OF NEBRASKA)
COUNTY OF SAUNDERS) SS.

ON THIS 29 DAY OF January 2018 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, QUALIFIED IN SAID COUNTY, PERSONALLY CAME, ROGER HARDERS, MANAGER OF WEST LIMITED LLC, KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAME IS AFFIXED TO THE FOREGOING PLAT AND DEDICATION, ACKNOWLEDGE THE EXECUTION OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED, WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

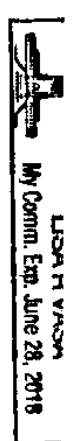
NOTARY PUBLIC





SE COR
SW 1/4

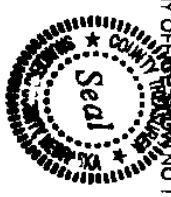
NOTARY PUBLIC



TREASURER:

I HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE CONTAIN NO TAXES DELINQUENT ON THE LAND ENCOMPASSED BY THE OUTER BOUNDARY DESCRIPTION WHICH APPEARS ON THIS PLAT

Amber G. Seaton, Deputy Treasurer
COUNTY TREASURER



REGISTER OF DEEDS:

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED IN PLAT BOOK 7 PAGE 1 IN THE SAUNDERS COUNTY REGISTER OF DEEDS OFFICE ON THE 27th DAY OF January 2018

Christina M. Murphy
REGISTER OF DEEDS

COUNTY SURVEYOR:

I HEREBY APPROVE THE NUMBERING OF LOTS IN "HIDDEN TIMBERS ESTATES", LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA, THIS 30th DAY OF January 2018

Paul A. ...
COUNTY SURVEYOR

SAUNDERS COUNTY PLANNING COMMISSION:

THIS PLAT OF "HIDDEN TIMBERS ESTATES" WAS APPROVED BY THE SAUNDERS COUNTY PLANNING COMMISSION AT ITS MEETING ON THE 6th DAY OF November 2017

Chris Brunkow
CHAIRPERSON

SAUNDERS COUNTY BOARD OF SUPERVISORS:

THIS PLAT OF "HIDDEN TIMBERS ESTATES" WAS APPROVED BY THE SAUNDERS COUNTY BOARD OF SUPERVISORS AT ITS MEETING ON THE 28th DAY OF November 2017

Josh G. ...
CHAIRPERSON

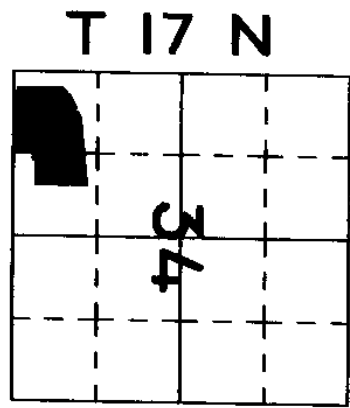
(CAP)

SHOULD NOT SET
AS IN RAVINE)

HT-OF-WAY

LINE EASEMENT

VICINITY SKETCH
R 8 E



REQUIREMENTS:

CURVE DATA

No.	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
1	60.00'	73.56'	69.04'	N23°43'44"E
2	60.00'	100.86'	89.39'	S72°59'29"E
3	60.00'	115.88'	98.69'	N30°29'33"E
4	60.00'	35.12'	34.62'	S77°24'42"E
1-4	60.00'	325.42'	50.00'	S36°01'12"E

WITH 2 FOOT
GUTTER

CHARLES SURVEYING LLC.
JEREMY A. CHARLES
21 N. 3RD CIRCLE
MEAD NE 68041
(402) 443-6955

FINAL PLAT
"HIDDEN TIMBERS ESTATES"

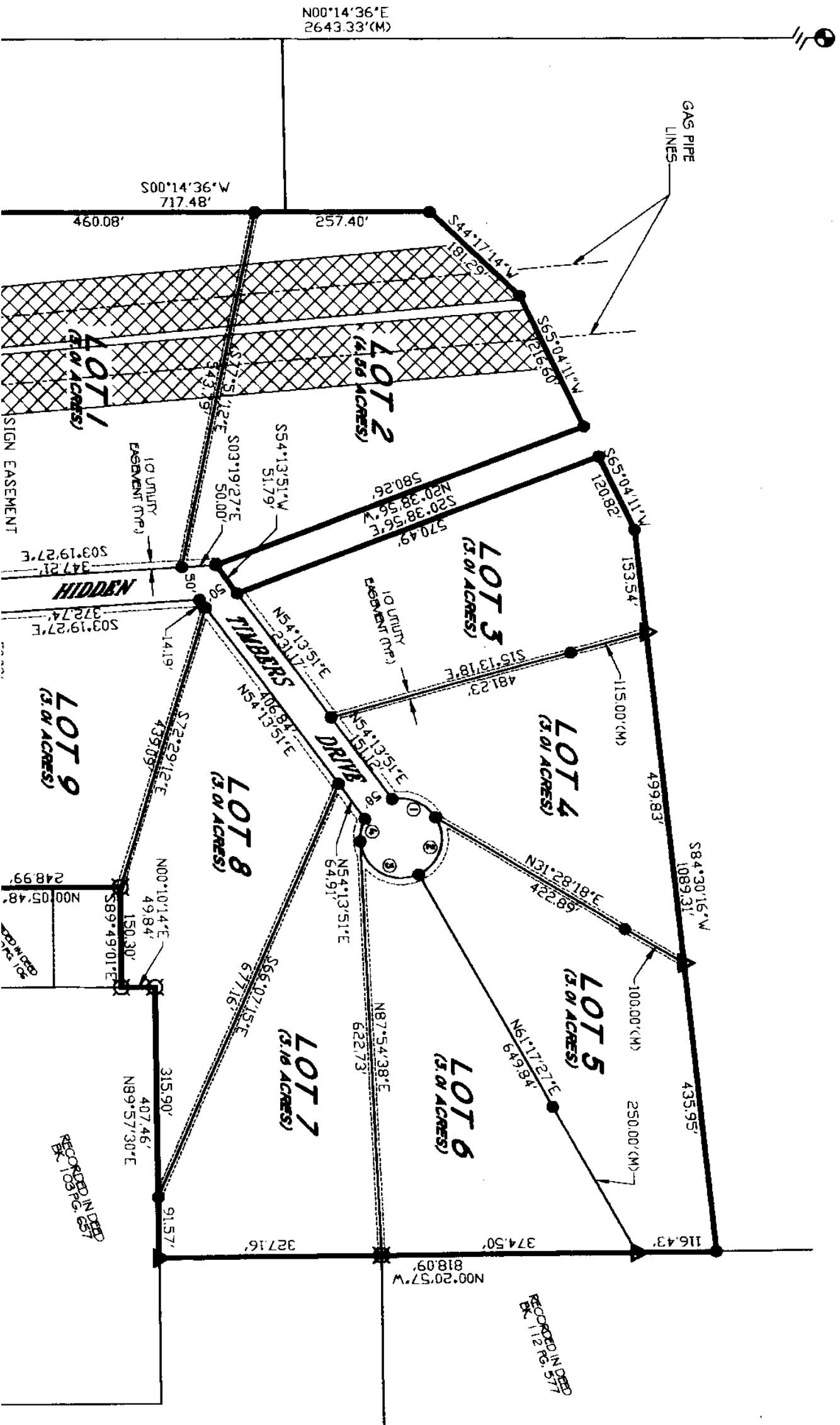
A SUBDIVISION IN THE S1/2 SW1/4 SECTION 34 TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., SAUNDERS COUNTY, NEBRASKA.

scale:	1"=200'
date:	01/23/2018
drawn by:	JC
fieldwk by:	JC/JC/NK
sheet:	1 of 1

FINAL PLAT "HIDDEN TIMBERS ESTATES"

A SUBDIVISION IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA.

NW COR
SW 1/4



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE TOWNSHIP 17 NORTH DESCRIBED AS CONTAINED IN SAID NORTH RIGHT SAID TRACT AND ITS DEED BOOK 103, PAGE DISTANCE OF 407.46 N00°20'57"W, ON THE FEET; THENCE S64°11'30" W, A DISTANCE

THIS IS A TRUE AND FAITHFUL COPY OF ALL CORNERS AS SHOWN ON THE SURVEY AND DESCRIBED IN THE PLAT IN FEET AND DECIMALS.

SIGNED THIS 23rd DAY OF JULY 2011
 JEREMY CHARLES

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT I, JEREMY CHARLES, DO HEREBY DEDICATE AND APPROVE OF THE FRANCHISE TO PROVIDE OTHER RELATED FACILITIES OF ALL KINDS, INCLUDING BUT NOT LIMITED TO, LOOSE ROCK WALLS AND THE APRESAID USE OF THE APRESAID USE

ROGER HARDERS, MANAGER
 WEST LIMITED LLC.

ACKNOWLEDGE OF STATE OF NEBRASKA

COUNTY OF SAUNDERS
 ON THIS 29th DAY OF JULY 2011, I DO HEREBY CERTIFY THAT THE IDENTICAL NOTARIAL SEAL THEREOF

TREASURER:
 I HEREBY CERTIFY THAT

REGISTER OF DEEDS
 THIS IS TO CERTIFY

NONTARIAL SEAL THE DAY AND YEAR ABOVE

TREASURER:

I HEREBY CERTIFY THAT THE RECORDS IN M

REGISTRAR OF DEEDS:

THIS IS TO CERTIFY THAT THIS INSTRUMENT

COUNTY SURVEYOR:

I HEREBY APPROVE THE NUMBERING OF LC MERIDIAN SAUNDERS COUNTY, NEBRASKA

SAUNDERS COUNTY PLANNING COMMISSION

THIS PLAT OF "HIDDEN TIMBERS ESTATES"

SAUNDERS COUNTY BOARD OF SUPERVISORS

PLAT OF "HIDDEN TIMBERS ESTATES"

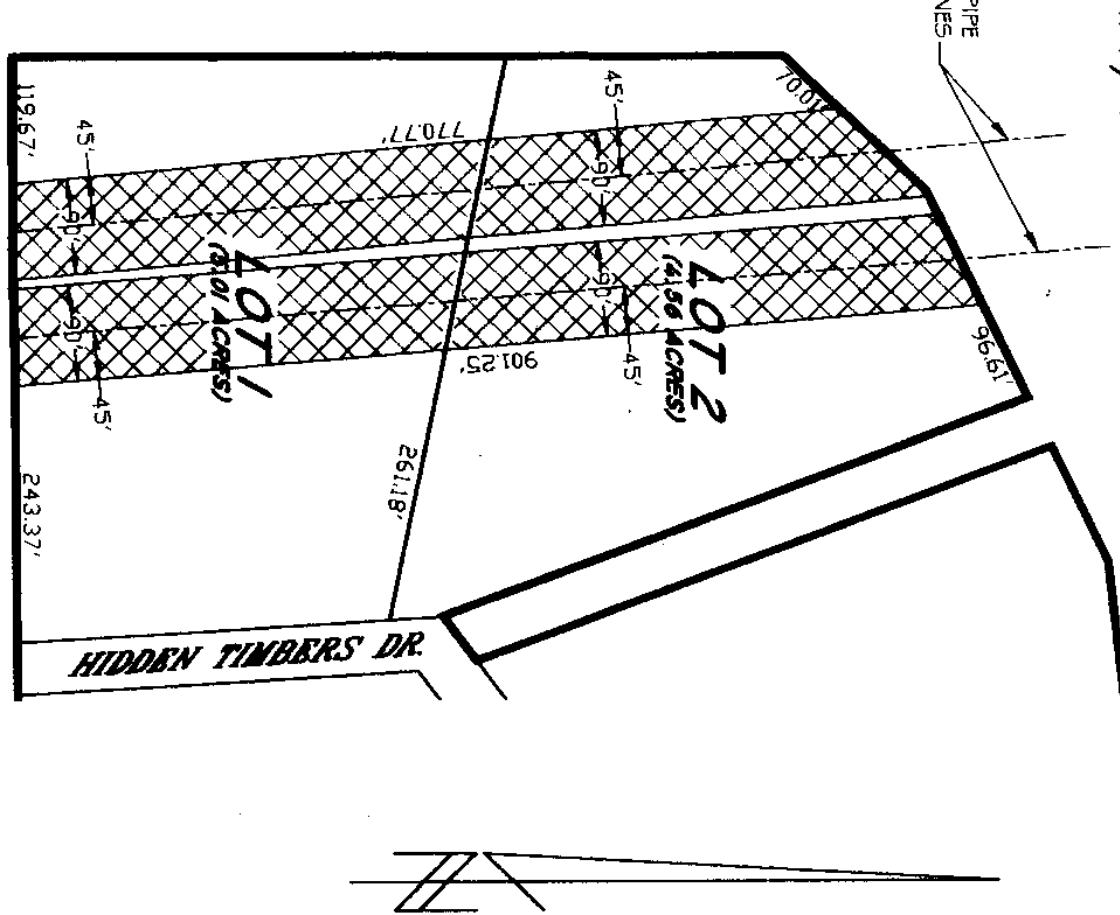
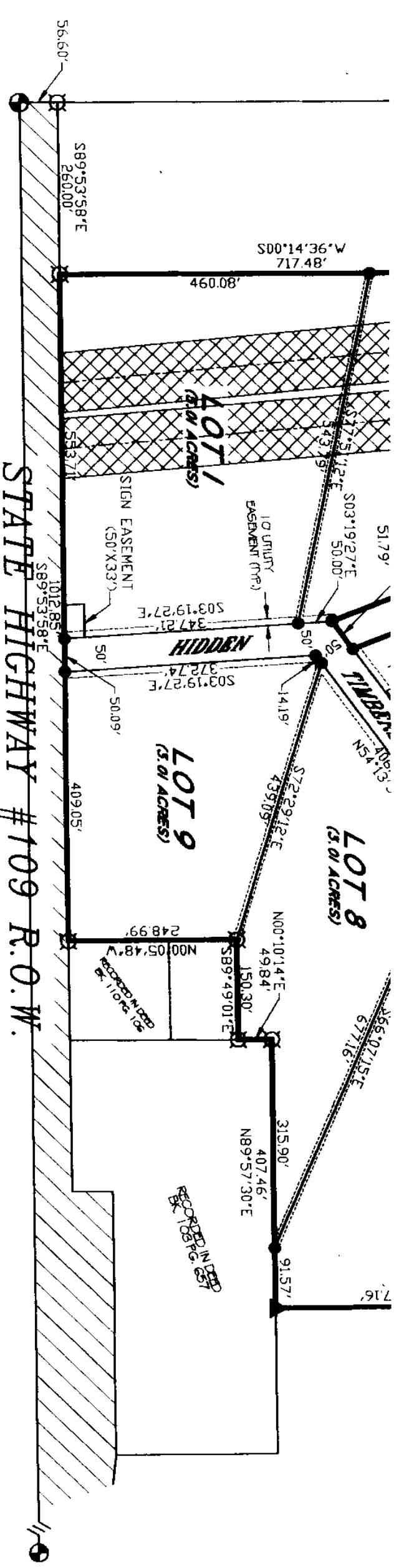


[Signature]
COUNTY CLERK

SW COR
SW 1/4

SE COR
SW 1/4

STATE HIGHWAY #109 R.O.W.



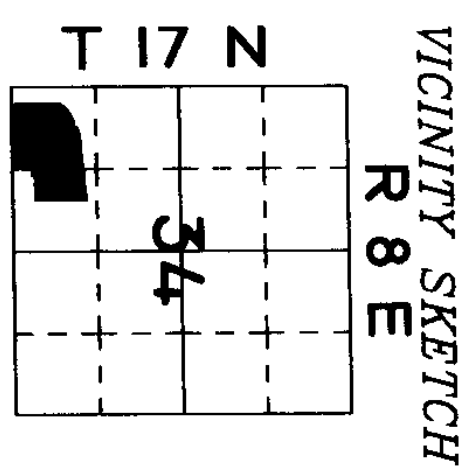
- LAND CORNER FOUND
- PIN FOUND
- PIN SET
- ▲ TEMPORARY POINT
- (CORNER COMPUTED COULD NOT SET BECAUSE POSITION FALLS IN RAVINE)
- ▨ STATE HIGHWAY RIGHT-OF-WAY
- ▩ EXISTING GAS PIPE LINE EASEMENT

BUILDING SETBACK REQUIREMENTS:

- 50' FRONT YARD
- 10' SIDERYARD
- 20' REARYARD

REQUESTED WAIVER

ROAD IS TO BE PAVED 20 FEET WIDE WITH 2 FOOT ROCK SHOULDER WITHOUT CURB AND GUTTER



CURVE DATA

No.	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
1	60.00'	73.56'	69.04'	N23°43'44E
2	60.00'	100.86'	89.39'	S72°59'29"E
3	60.00'	115.88'	98.69'	N30°29'33"E
4	60.00'	35.12'	34.62'	S77°24'42"E
1-4	60.00'	325.42'	50.00'	S36°01'12"E

GAS LINE EASEMENT DETAIL