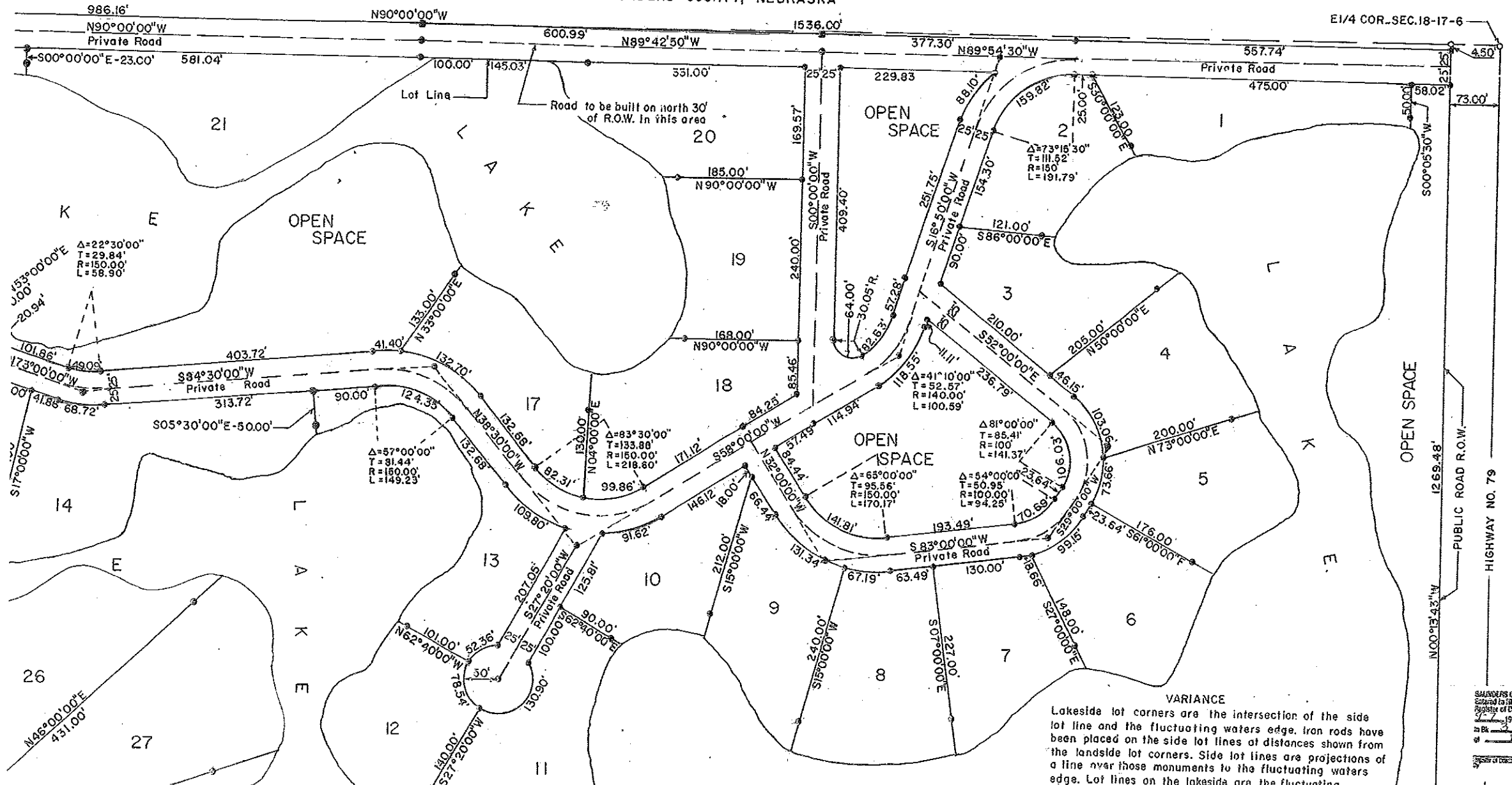


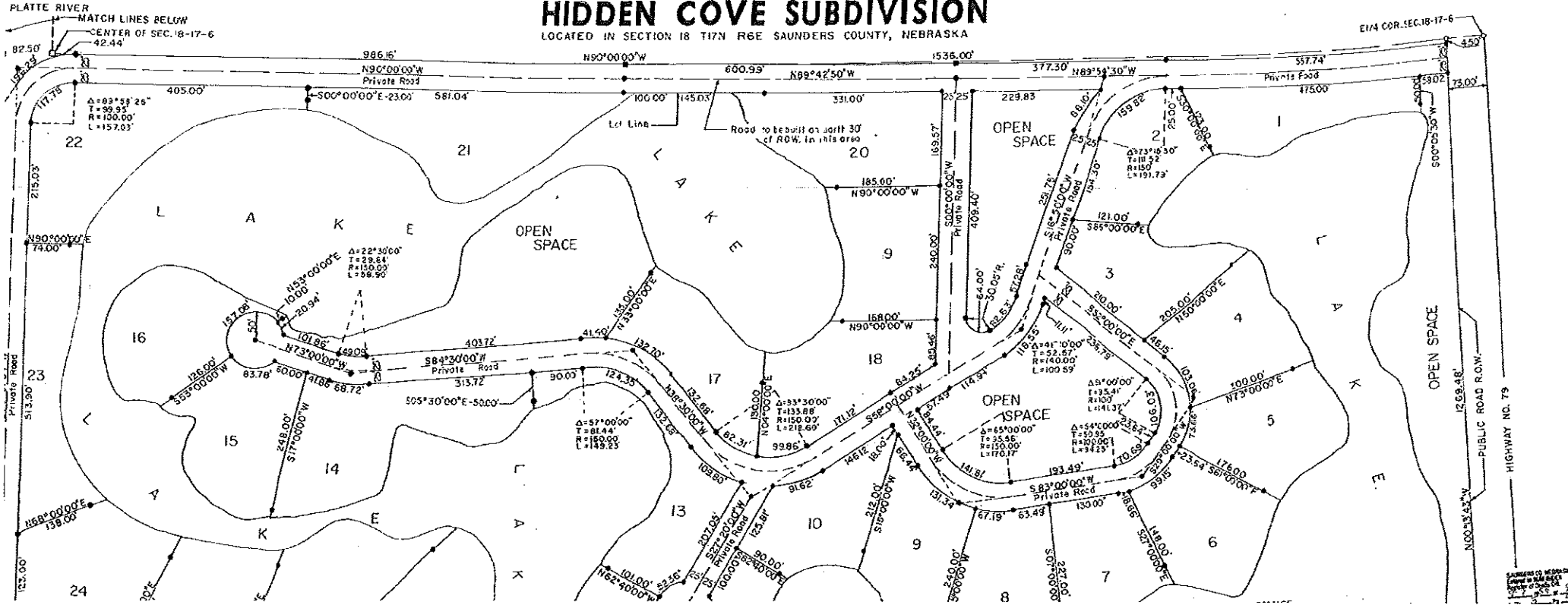
FINAL PLAT
HIDDEN COVE SUBDIVISION
 LOCATED IN SECTION 18 T17N R6E SAUNDERS COUNTY, NEBRASKA



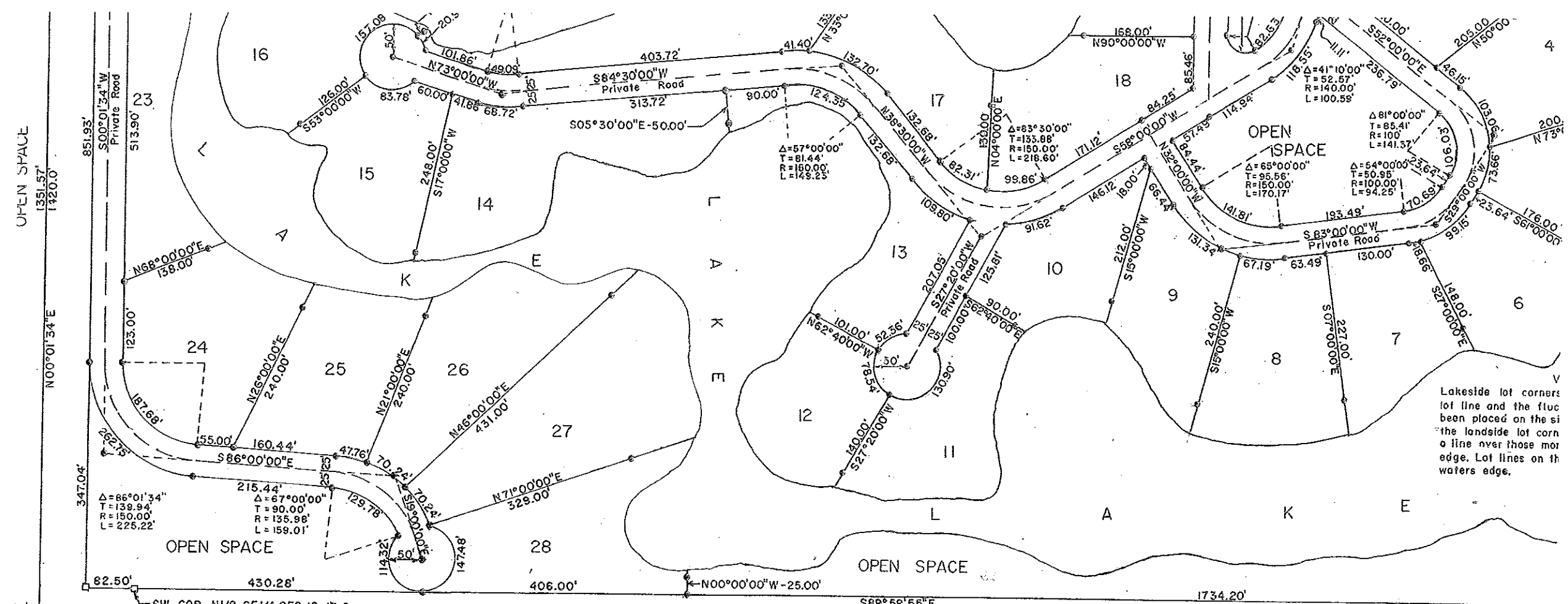
VARIANCE
 Lakeside lot corners are the intersection of the side lot line and the fluctuating waters edge. Iron rods have been placed on the side lot lines at distances shown from the landside lot corners. Side lot lines are projections of a line over those monuments to the fluctuating waters edge. Lot lines on the lakeside are the fluctuating

SAUNDERS CO. NEBRASKA
 Entered in Public Records
 State of Nebraska
 on 10/27/1927 at 2:44 P.M.
 by [Signature]
 PLATS

FINAL PLAT
HIDDEN COVE SUBDIVISION
 LOCATED IN SECTION 18 T17N R6E SAUNDERS COUNTY, NEBRASKA



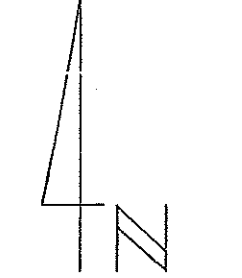
Examined by me this 25th day of _____ 19__
 Notary Public in and for the State of Nebraska



Lakeside lot corners of line and the fluc been placed on the si the landside lot corn o line over those mor edge. Lot lines on th waters edge.

50' CENTER OF SEC. 18-17-6

MATCH LINES ABOVE



MARKERS FOUND
 MARKERS FOUND (REPLACED
 WITH 5/8"x36" IRON ROD)
 MARKERS PLACED
 1/2"x24" IRON ROD)
 MARKERS PLACED
 1/2"x36" IRON ROD)

SURVEYOR'S CERTIFICATE

I, the undersigned Licensed Land Surveyor, do hereby certify that Hidden Cove Subdivision has been surveyed under my supervision and that the outer boundaries of said Subdivision are marked with permanent monuments as shown on plat and that the legal description of the outer boundaries of this Subdivision are as stated herein.

Date 8-9-89 By Marvin L. Winkelman



OUTER BOUNDARY DESCRIPTION

A tract of land located in the NE 1/2 of the SE 1/4, the NE 1/4 of the SW 1/4, and the E 1/2 of the NW 1/4 of Section 18, Township 17 North, Range 6 East of the 6th P.M., Saunders County, Nebraska, being described as follows: Commencing at the E 1/4 Corner of said Section 18 and going thence N90°00'00"W (on an assumed bearing) along the north margin of the NE 1/2 SE 1/4 of said Section 18 for a distance of 73.00 feet to a point on the westerly R.O.W. of a public road; thence S00°13'43"E along said R.O.W., parallel to the east margin of said NE 1/2 SE 1/4 for a distance of 4.50 feet to the point of beginning; thence N89°54'30"W for a distance of 935.04 feet; thence N89°42'50"W for a distance of 600.99 feet to a point on the north margin of the NE 1/2 SE 1/4 of said Section 18; thence N90°00'00"W, along said north margin, for a distance of 1028.60 feet to the Center of said Section 18; thence N00°01'34"E along the east margin of the E 1/2 NW 1/4 of said Section 18 for a distance of 91.70 feet, thence S00°01'34"W, parallel to and 82.50 feet distant from the east margin of said E 1/2 NW 1/4, for a distance of 1380.0 feet to a point on the south margin of said E 1/2 NW 1/4; thence continuing S00°01'34"W, parallel to and 82.50 feet distant from the east margin of the NE 1/4 SW 1/4 of said Section 18, for a distance of 1323.91 feet to a point on the south margin of said NE 1/4 SW 1/4; thence S89°59'55"E, along the south margins of the NE 1/4 SW 1/4 and NE 1/2 SE 1/4 of said Section 18, for a distance of 2652.98 feet to a point on the westerly R.O.W. of a public road, 73.00 feet west of east margin of said Section 18; thence N00°13'43"W, along said R.O.W. parallel to the east margin of NE 1/2 SE 1/4, for a distance of 1319.48 feet to the point of beginning.

DEDICATION

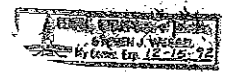
Know all men by these presents that I the undersigned, owner and proprietor of the real estate described in the Surveyor's Certificate hereinafter set forth and attached to this plat do hereby dedicate said real estate to be platted into lots as shown on this plat to be hereinafter known as HIDDEN COVE SUBDIVISION, a subdivision in Section 18, Township 17 North, Range 6 East of the 6th P.M., Saunders County, Nebraska, and I do hereby dedicate to the owners of the lots within said subdivision for their and their assigns exclusive use of those areas shown as "Private Road", "Lake" and "Open Space", and said dedication is made with the free consent and in accordance with the desires of the land owner thereof.

Don Rogert
 Don Rogert

STATE OF NEBRASKA)
) SS
 COUNTY OF SAUNDERS)

Before me, a Notary Public qualified in said County, personally came Don Rogert, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed.

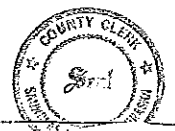
Witness my hand and notarial seal on August 9, 1989.
Notary Public

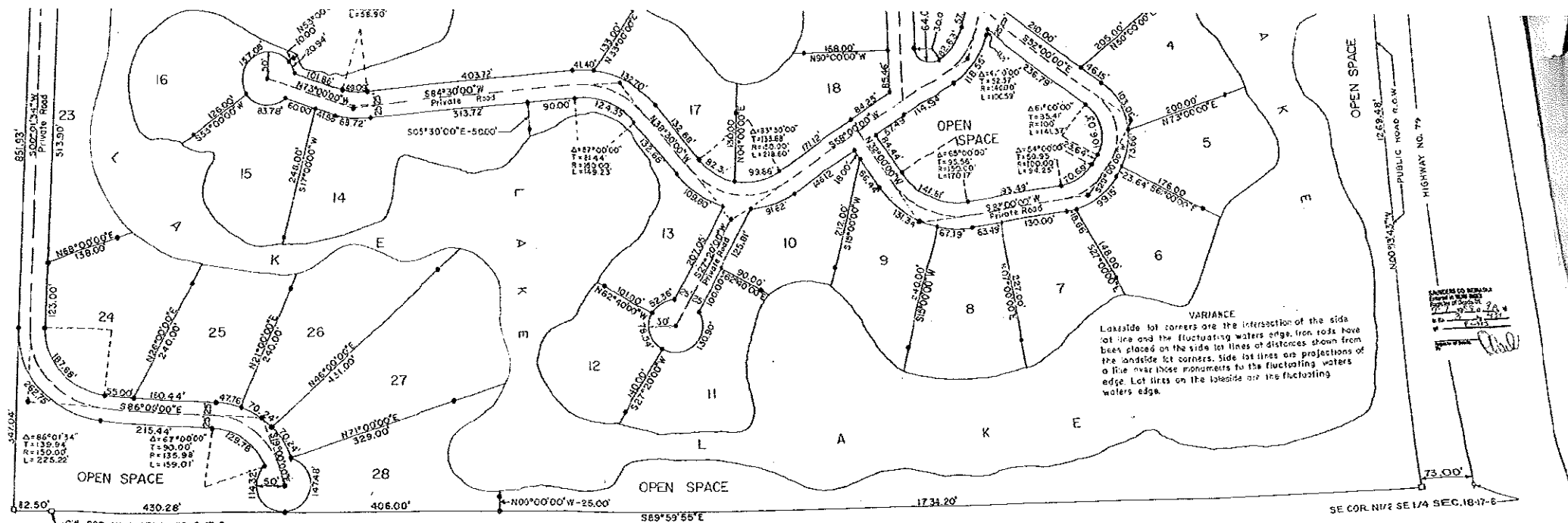


COUNTY SURVEYOR'S A
 I hereby approve the number
 Hidden Cove Subdivision, in
 Township 17 North, Range
 Saunders County, Nebraska
 day of August

By Louis Aug Saunders

APPROVAL OF COUNTY BOARD
 The above plat was approved
 Saunders County Board of
 Date _____ By _____





VARIANCE
 Lakeside lot corners are the intersection of the side lot line and the fluctuating waters edge. Iron rods have been placed on the side lot lines at distances shown from the lakeside lot corners. Side lot lines are projections of a line over those monuments to the fluctuating waters edge. Lot lines on the lakeside are the fluctuating waters edge.

STATE OF NEBRASKA
 COUNTY OF SAUNDERS
 I, _____
 County Surveyor,
 do hereby certify that the above is a true and correct copy of the original plat on file in my office.

 County Surveyor

SW COR. 1/2 SEC. 18-17-6
 SE COR. 1/2 SE 1/4 SEC. 18-17-6
 SURVEYOR'S CERTIFICATE
 I, the undersigned Licensed Land Surveyor, do hereby certify that Hidden Cove Subdivision

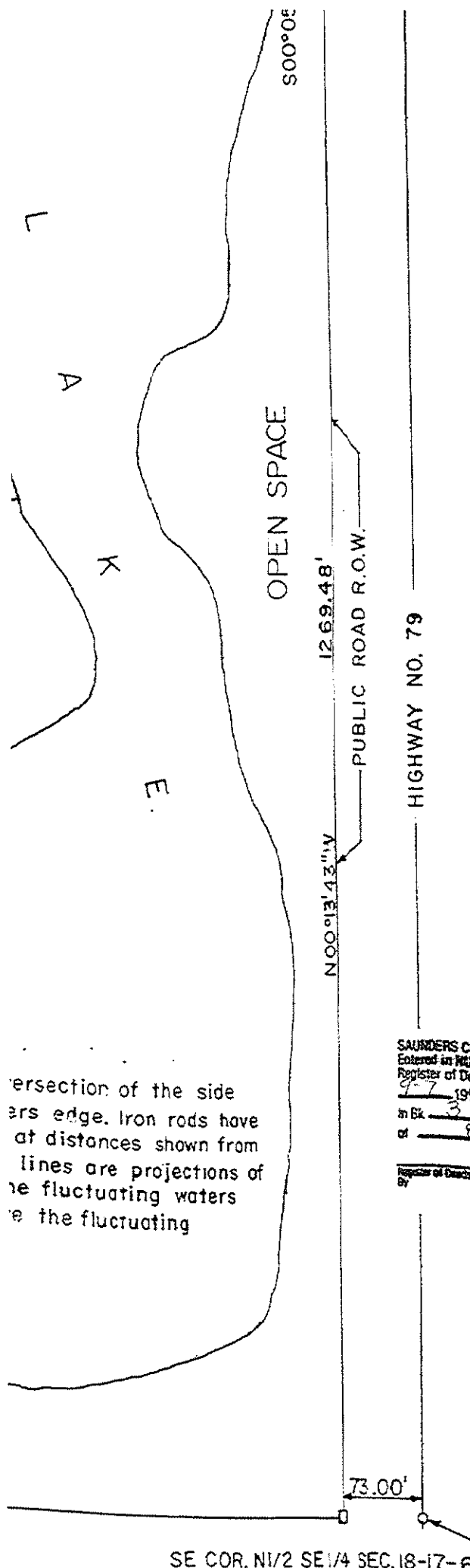
OUTER BOUNDARY DESCRIPTION
 A tract of land located in the NW/2 of the SE 1/4, the NE 1/4 of the SW 1/4, and the E 1/2 of the NW 1/4 of Section 18, Township 17 North, Range 6 East of the 6th P.M., Saunders County, Nebraska, being described as follows: Commencing at the E 1/4 Corner of said Section 18 and going thence N90°00'00"W for an assumed bearing along the north margin of the NW 2 SE 1/4 of said Section 18 for a distance of 73.00 feet to a point on the westerly R.O.W. of a public road; thence S00°13'43"E along said R.O.W., parallel to the east margin of said NW 2 SE 1/4 for a distance of 4.50 feet to the point of beginning; thence N55°54'50"W for a distance of 935.04 feet; thence N89°42'50"W for a distance of 600.99 feet to a point on the north margin of the NW 2 SE 1/4 of said Section 18; thence N90°00'00"W along said north margin, for a distance of 1028.50 feet to the center of said Section 18; thence N00°01'34"E along the east margin of the E 1/2 NW 1/4 of said Section 18 for a distance of 1420.00 feet to waters edge of the Platte River; thence S64°03'19"W along said waters edge for a distance of 91.70 feet; thence S00°01'34"W parallel to said waters edge for a distance of 1734.20 feet to the

COUNTY SURVEYOR'S APPROVAL
 I hereby approve the numbering of Lots in Hidden Cove Subdivision, in Section 18, Township 17 North, Range 6 East, Saunders County, Nebraska, this 11th day of August, 1988.

 County Surveyor

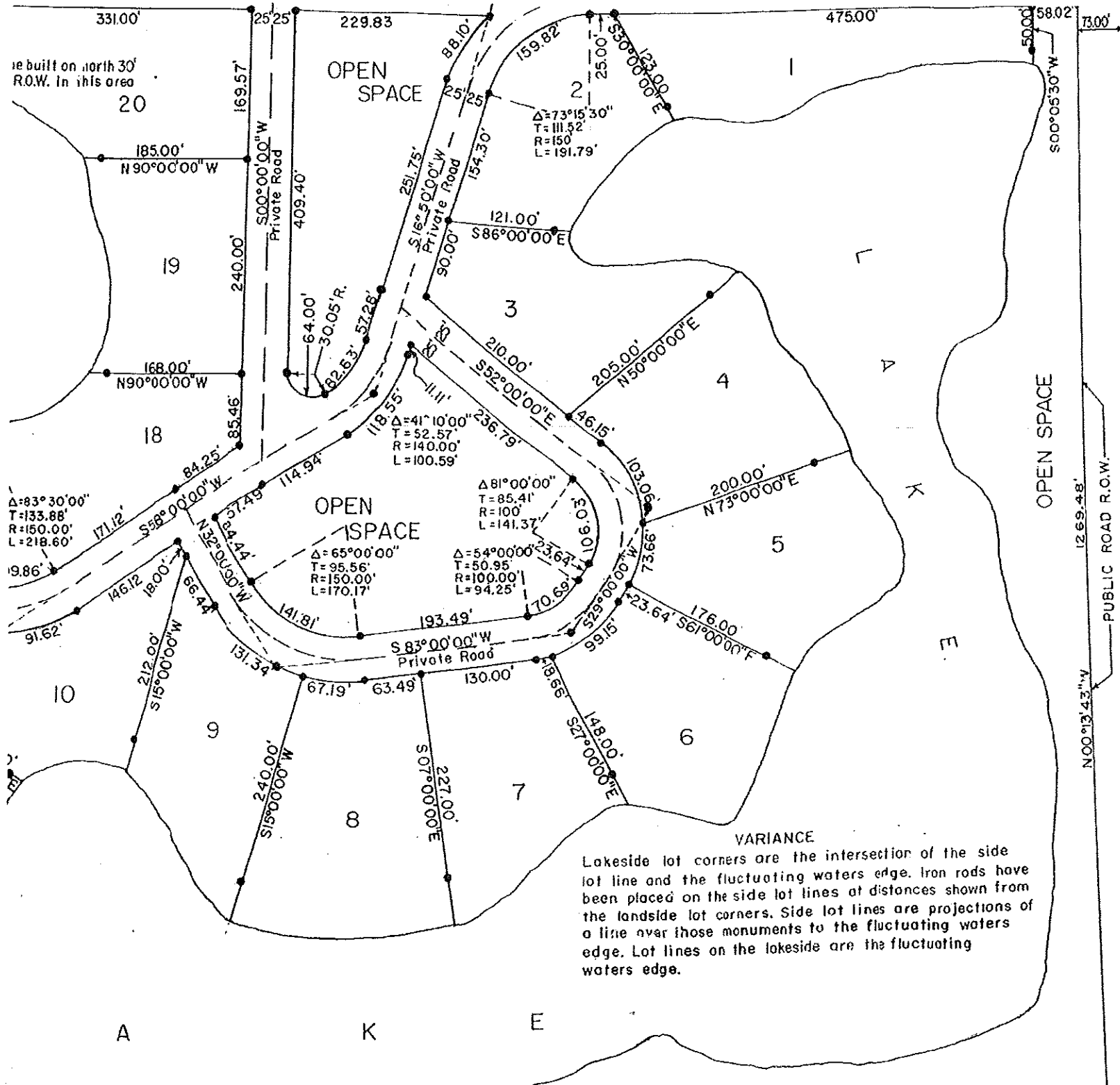
TREASURER'S CERTIFICATE
 This is to certify that I found no regular or special taxes, due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat, as shown by the records of this office. _____

 Treasurer

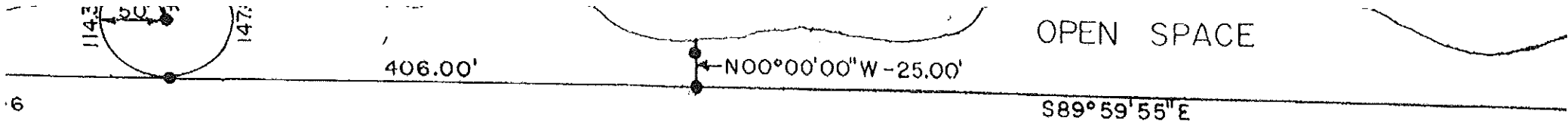


Intersection of the side
 bars edge. Iron rods have
 at distances shown from
 lines are projections of
 the fluctuating waters
 the fluctuating

SE COR. N1/2 SE 1/4 SEC. 18-17-6



SAUNDERS &
 Entered as an Act
 Register of D.
 1919
 in Bk 5
 p. 10
 Register of Deeds



OPEN SPACE

OUTER BOUNDARY DESCRIPTION

A tract of land located in the N1/2 of the SE 1/4, the NE1/4 of the SW1/4, and the E1/2 of the NW1/4 of Section 18, Township 17 North, Range 6 East of the 6th P.M., Saunders County, Nebraska, being described as follows: Commencing at the E1/4 Corner of said Section 18 and going thence N90°00'00"W (on an assumed bearing) along the north margin of the N1/2 SE1/4 of said Section 18 for a distance of 73.00 feet to a point on the westerly R.O.W. of a public road; thence S00°13'43"E along said R.O.W., parallel to the east margin of said N1/2 SE1/4 for a distance of 4.50 feet to the point of beginning; thence N89°54'30"W for a distance of 935.04 feet; thence N89°42'50"W for a distance of 600.99 feet to a point on the north margin of the N1/2 SE1/4 of said Section 18; thence N90°00'00"W, along said north margin, for a distance of 1028.60 feet to the Center of said Section 18; thence N00°01'34"E along the east margin of the E1/2 NW1/4 of said Section 18 for a distance of 1420.0 feet to waters edge of the Platte River; thence S64°08'19"W, along said waters edge, for a distance of 91.70 feet, thence S00°01'34"W, parallel to and 82.50 feet distant from the east margin of said E1/2 NW1/4, for a distance of 1380.0 feet to a point on the south margin of said E1/2 NW1/4; thence continuing S00°01'34"W, parallel to and 82.50 feet distant from the east margin of the NE1/4 SW1/4 of said Section 18, for a distance of 1323.91 feet to a point on the south margin of said NE1/4 SW1/4; thence S89°59'55"E, along the south margins of the NE1/4 SW1/4 and N1/2 SE1/4 of said Section 18, for a distance of 2652.98 feet to a point on the westerly R.O.W. of a public road, 73.00 feet west of east margin of said Section 18; thence N00°13'43"W, along said R.O.W. parallel to the east margin of N1/2 SE1/4, for a distance of 1319.48 feet to the point of beginning.

STA-
COUL
B
Cour
me t
foreg
exec
deed:

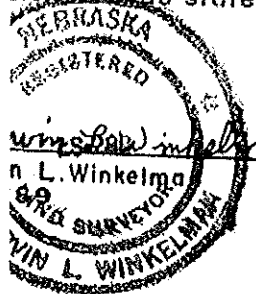
DEDICATION

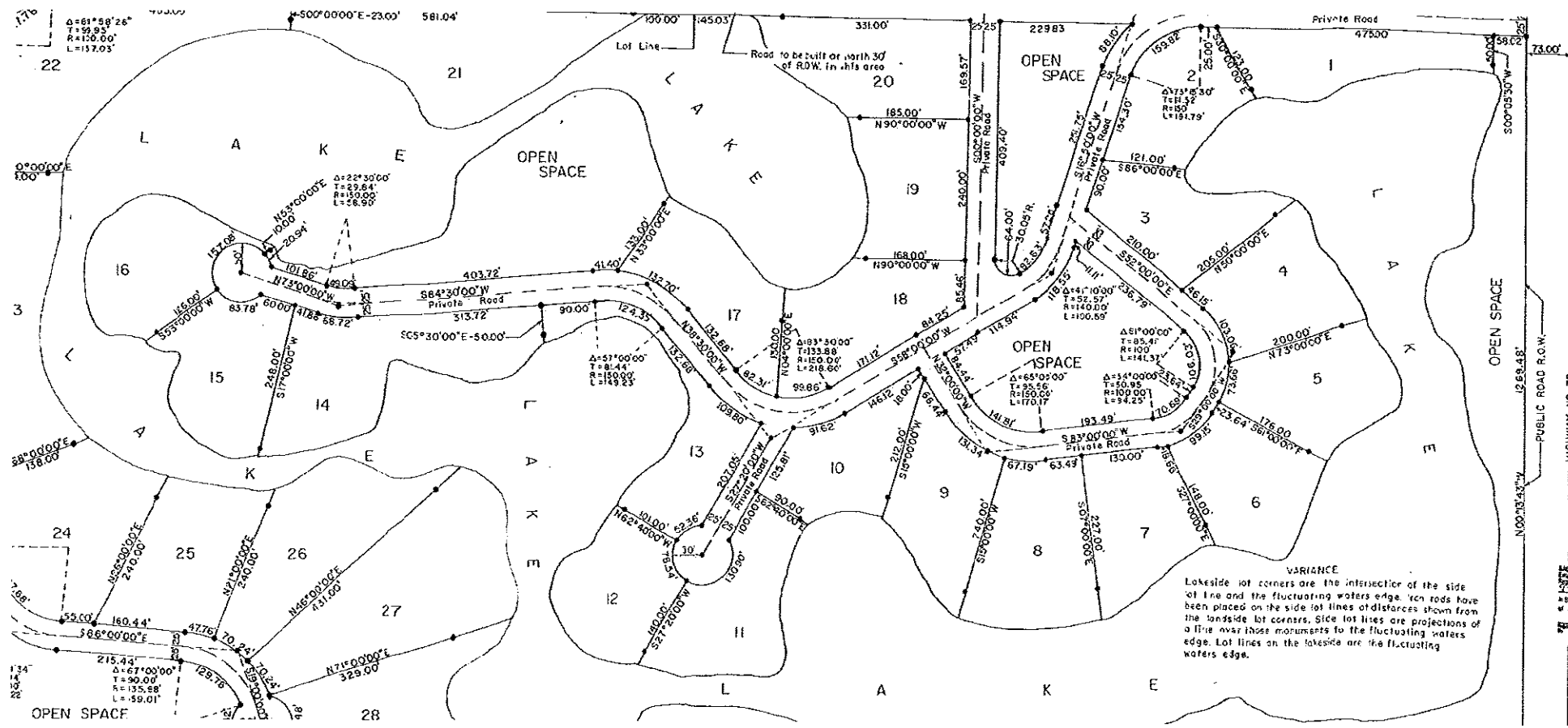
Know all men by these presents that I the undersigned, owner and proprietor of the real estate described in the Surveyor's Certificate hereinafter set forth and attached to this plat do hereby dedicate said real estate to be platted into lots as shown on this plat to be hereinafter known as HIDDEN COVE SUBDIVISION, a subdivision in Section 18, Township 17 North, Range 6 East of the 6th P.M., Saunders County, Nebraska, and I do hereby dedicate to the owners of the lots within said subdivision for their and their assignees exclusive use of those areas shown as "Private Road", "Lake" and "Open Space", and said dedication is made with the free consent and in accordance with the practice of the State of Nebraska.

W
Au
S-

CERTIFICATE

I, the undersigned, a Licensed Land Surveyor, do hereby certify that the above described Cove Subdivision and the boundaries of said Subdivision are correct and conform to the monuments as shown on the attached plat and description of the outer boundary of the subdivision are as stated.





JAMES CO. ENGINEERS
 Survey of 28 lots
 1/27/2014
 J.C.