

ITAN PARKVIEW

LOTS 1 (A & B) THROUGH 5 (A & B) AND LOTS 6 THROUGH 26 AND OUTLOT A

A REPLATTING OF LOTS 8 AND 9 OF FUCHSER'S LOTS IN THE NE 1/4 OF SECTION 27, T15N, R9E OF THE 64 P.M., SAUNDERS COUNTY, NEBRASKA, AS DESIGNATED BY THIS PLAT FILED IN BOOK "L" AT PAGE 155, EXCEPT THE EAST 50.00 FEET OF SAID LOT 8, TOGETHER WITH THE 16.00 FOOT WIDE STRIP OF LAND LYING BETWEEN SAID LOTS 8 AND 9, TOGETHER WITH PART OF THE NE 1/4 OF SAID SECTION 27 LYING NORTH OF SAID FUCHSER'S LOTS

| CURVE | DELTA | ANGLES | LENGTH | RADIUS |
|-------|----------|---------|---------|---------|
| 1 | 21.58248 | 57.56° | 108.87' | 150.00' |
| 2 | 42.18230 | 136.58° | 359.21' | 500.00' |

NOTES:
1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO COUNTY ROAD A (HILLSIDE AVENUE) ACROSS THE NORTH LINES OF LOTS 15 AND 16, THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO EAST WIDE STREET ACROSS THE SOUTH LINE OF LOT 14.

2. OUTLOT A IS RESERVED FOR DRAINAGE AND RECREATIONAL USES.

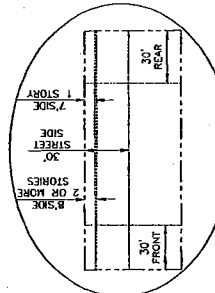
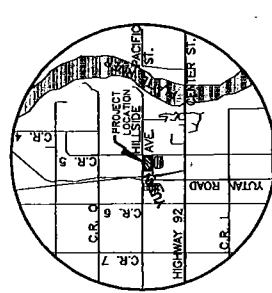
LEGEND:
* CORNERS FOUND (1' COMPROMISED TOP PIPE UNLESS NOTED)
○ WATER LINE EASEMENT
▨ SEWER AND DRAINAGE EASEMENT

APPROVAL OF YUTAN PLANNING COMMISSION
THIS PLAT OF ITAN PARKVIEW WAS APPROVED BY THE YUTAN PLANNING COMMISSION THIS _____ DAY OF _____ 2006.

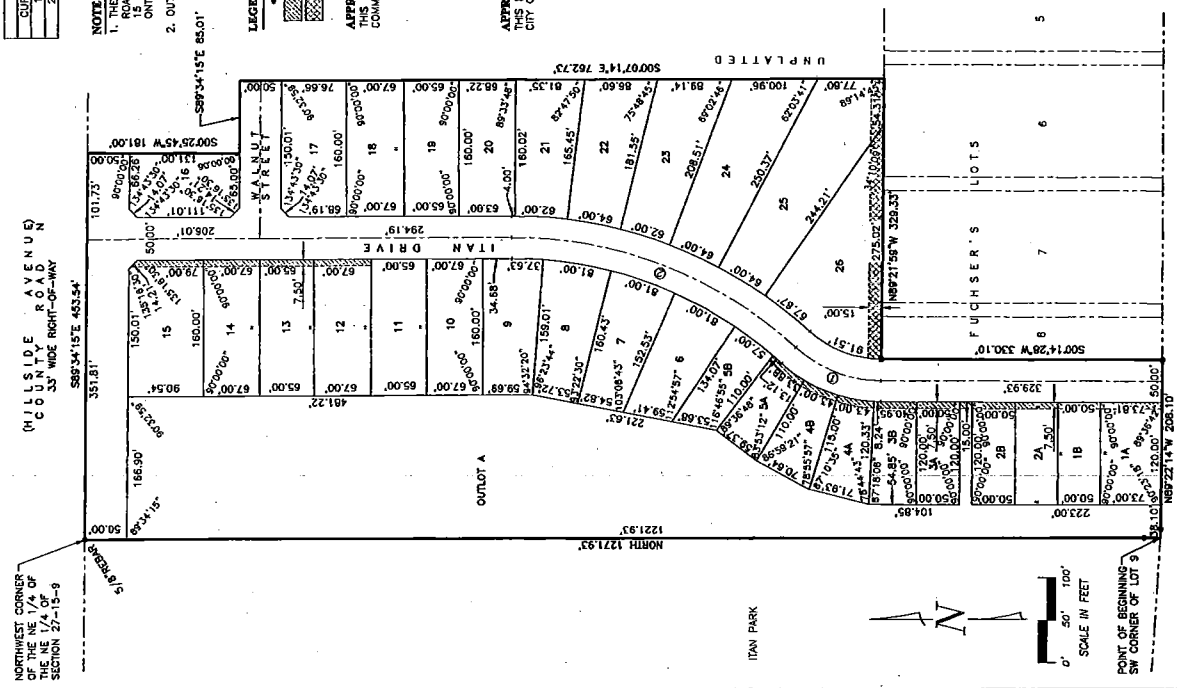
SECRETARY _____
CHAIRPERSON _____

APPROVAL OF YUTAN CITY COUNCIL
THIS PLAT OF ITAN PARKVIEW WAS APPROVED AND ACCEPTED BY THE YUTAN CITY COUNCIL THIS _____ DAY OF _____ 2006.

BY: MAYOR _____
ATTORNEY: CITY ADMINISTRATOR _____



NOTE: NO MINIMUM SETBACK REQUIREMENT ON LOT LINES BETWEEN LIKE NUMBERED A AND B LOTS.



| | | | | |
|------------------|---------------------|---------------|-----------------|-------------------------|
| SCALE: 1" = 100' | DATE: JUNE 12, 2006 | DRAWN BY: JKI | CHECKED BY: DNM | REVISION: JULY 17, 2006 |
|------------------|---------------------|---------------|-----------------|-------------------------|

FINAL PLAT

ITAN PARKVIEW

CON CLARK OF DEEDS SAUNDERS COUNTY, NE REGISTER OF DEEDS SAUNDERS COUNTY, NE I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY FOR THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A 5/8" REBAR WITH A PLASTIC CAP STAMPED WITH THE L.S. 475 WILL BE SET AT ALL LOT CORNERS, MOLE POINTS AND AT THE ENDS OF THE STRIPS OF LAND... (text continues with detailed survey description)

RECEIVED DEC 12 2006 SURVEY RECORD REPOSITORY SAUNDERS COUNTY NEBRASKA

DAVID H. REEF NEBRASKA R.L.S. 475

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, TINCHER INVESTMENTS CO., INC. BEING THE OWNERS, AND PINNACLE BANK BEING THE GRANTEE, DO HEREBY DEDICATE AND CONVEY TO THE PUBLIC... (text continues with dedication details)

MARK A. TINCHER, PRESIDENT
STEVEN M. TOOLEY, EXECUTIVE VICE PRESIDENT

ACKNOWLEDGMENT OF NOTARY
COUNTY OF _____ STATE OF NEBRASKA

APPROVAL OF MUNICIPAL ENGINEER
I HEREBY APPROVE THIS PLAT OF ITAN PARKVIEW ON THIS _____ DAY OF _____ 2006.

COUNTY TREASURER'S CERTIFICATE
I HEREBY CERTIFY THAT NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND AS SHOWN BY THE RECORDS OF THIS OFFICE.

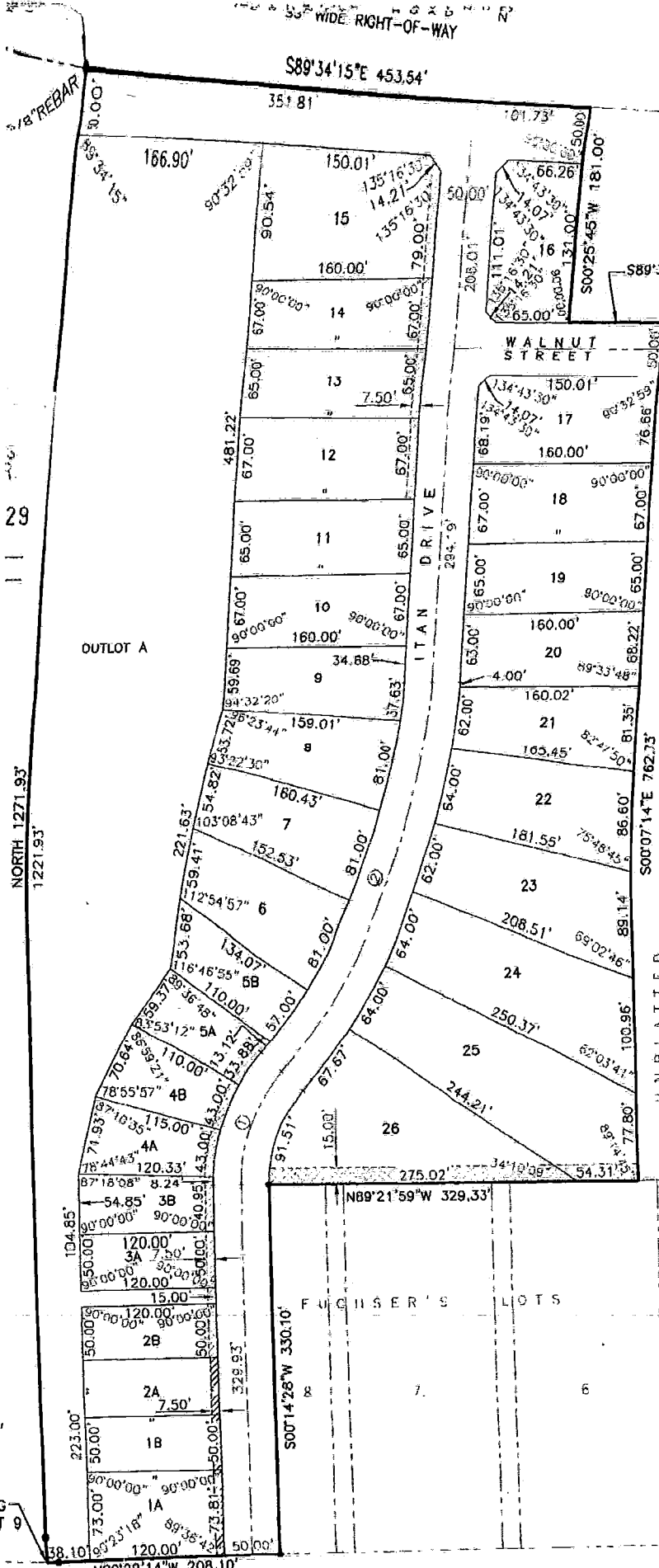
REVIEW BY THE SAUNDERS COUNTY SURVEYOR
THIS PLAT OF ITAN PARKVIEW WAS REVIEWED BY THE SAUNDERS COUNTY SURVEYOR THIS _____ DAY OF _____ 2006.

THOMPSON, DRESSSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10839 OLD MILL ROAD OMAHA, NEBRASKA 68154
TEL: (402)330-9990 FAX: (402)330-9999
EMAIL: TD2MAL@TD2CO.COM WEB: WWW.TD2CO.COM

1030-119
A103018ADW3

LOTS 1 (A & B) THROUGH 5 (A & B) AND LOTS 6 THROUGH 26 AND O

THIS PLAT OF LOTS 1 (A & B) THROUGH 5 (A & B) AND LOTS 6 THROUGH 26 AND O IS THE NE 1/4 OF SECTION 27, T15N, R9E OF THE 6th P.M., S2
 BETWEEN SAID LOTS 8 AND 9, TOGETHER WITH PART OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 27 LYING NORTH



| CURVE | DELTA | CL |
|-------|-----------|----|
| 1 | 41°56'48" | |
| 2 | 42°18'30" | |

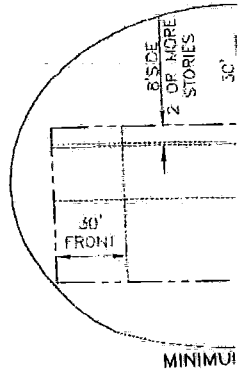
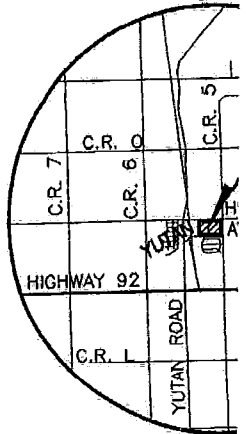
NOTE
 1. THERE SHALL BE NO DIRECT ROAD N (HILLSIDE AVENUE) A ROAD 15 AND 16. THERE SHALL BE ONTO EAST VINE STREET ACROSS
 2. OUTLOT A IS RESERVED FOR

LEGEND
 • CORNERS FOUND (1" CI)
 [Symbol] WATER LINE EASEMENT
 [Symbol] SEWER AND DRAINAGE

APPROVAL OF YUTAN PLANNING
 THIS PLAT OF ITAN PARKVIEW WAS COMMISSIONED THIS 10TH DAY OF [Month] BY
[Signature]
 SECRETARY
[Signature]
 CHAIRPERSON

APPROVAL OF YUTAN CITY COUNCIL
 THIS PLAT OF ITAN PARKVIEW WAS APPROVED BY CITY COUNCIL THIS 22ND DAY OF [Month]

BY: *[Signature]*
 MAYOR
 ATTEST: *[Signature]*
 CITY ADMINISTRATOR



29

NORTH 1271.93'
1221.93'

UNPLATTED

FUCHSNER'S LOTS

VICINITY

MINIMUM

IPARKVIEW

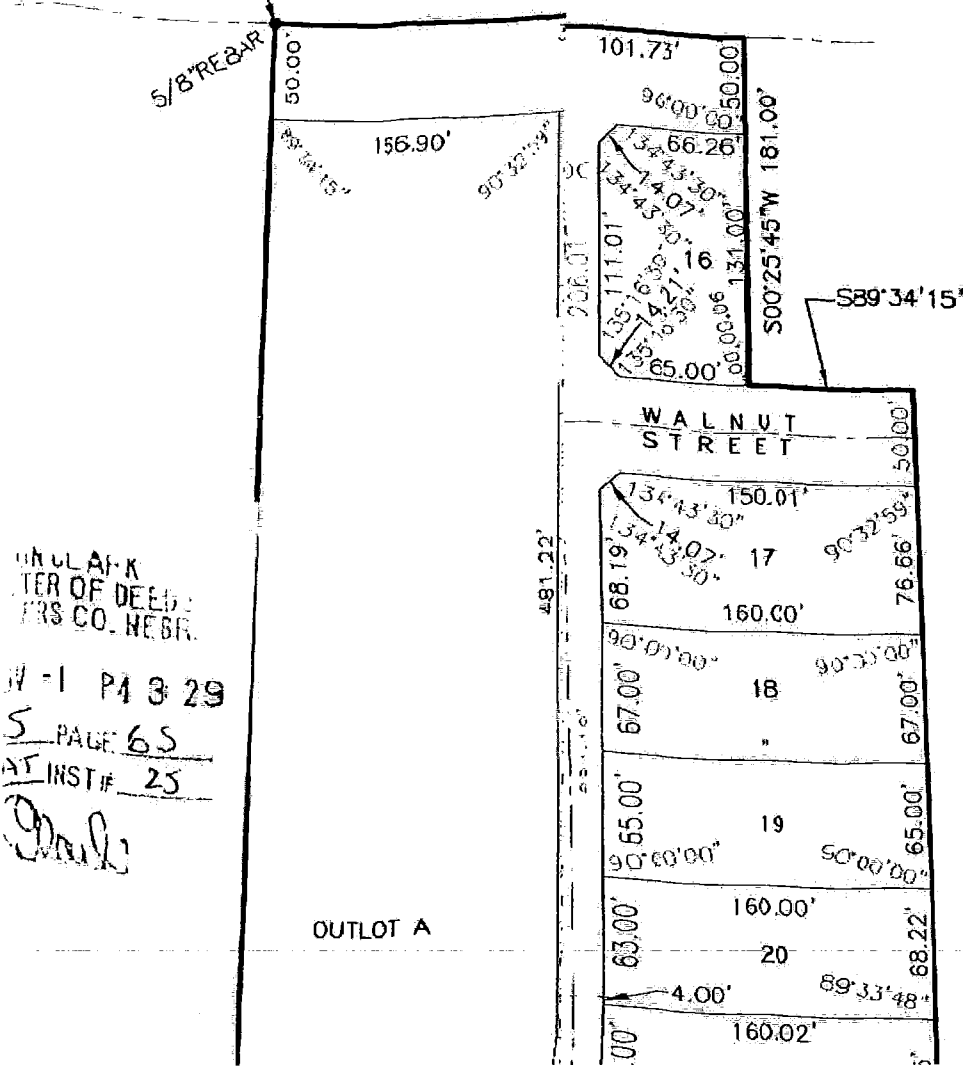
LOTS 1 (A & B) & B) AND LOTS 6 THROUGH 26 AND OUTLOT A

A REPLATTING OF LOTS 8 AND 9 OF FUCHS OF THE NE 1/4 OF SECTION 27, T15N, R9E OF THE 6th P.M., SAUNDERS COUNTY, MISSOURI, DESIGNATED BY THE PLAT FILED IN BOOK 15 EAST 50.00 FEET OF SAID LOT 8, TOGETHER WITH THE 16.00 FOOT WIDE STRIP BETWEEN SAID LOTS 8 AND 9, THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 27 LYING NORTH OF SAID FUCHS

THE WEST CORNER OF THE NE 1/4 OF SECTION 27-15-9

(HILL) CO. N

| CURVE TABLE | | | |
|-------------|-----------|---------|----|
| CURVE | DELTA | TANGENT | LE |
| 1 | 41°56'48" | 57.50' | 10 |
| 2 | 42°18'30" | 193.48' | 36 |



NOTE

1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO ROAD N (HILLSIDE AVENUE) ACROSS THE NORTH 15 AND 16. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO EAST VINE STREET ACROSS THE SCOUT
2. OUTLOT A IS RESERVED FOR DRAINAGE AND

LEGEND

- CORNERS FOUND (1" CRIMPED TOP)
- [Shaded Box] WATER LINE EASEMENT
- [Dotted Box] SEWER AND DRAINAGE EASEMENT

APPROVAL OF YUTAN PLANNING COMMISSION
THIS PLAT OF IPARKVIEW WAS APPROVED BY THE COMMISSION THIS 10TH DAY OF JULY

Mary M. Bramer
SECRETARY
[Signature]
CHAIRPERSON

APPROVAL OF YUTAN CITY COUNCIL
THIS PLAT OF IPARKVIEW WAS APPROVED BY THE CITY COUNCIL THIS 22ND DAY OF JULY

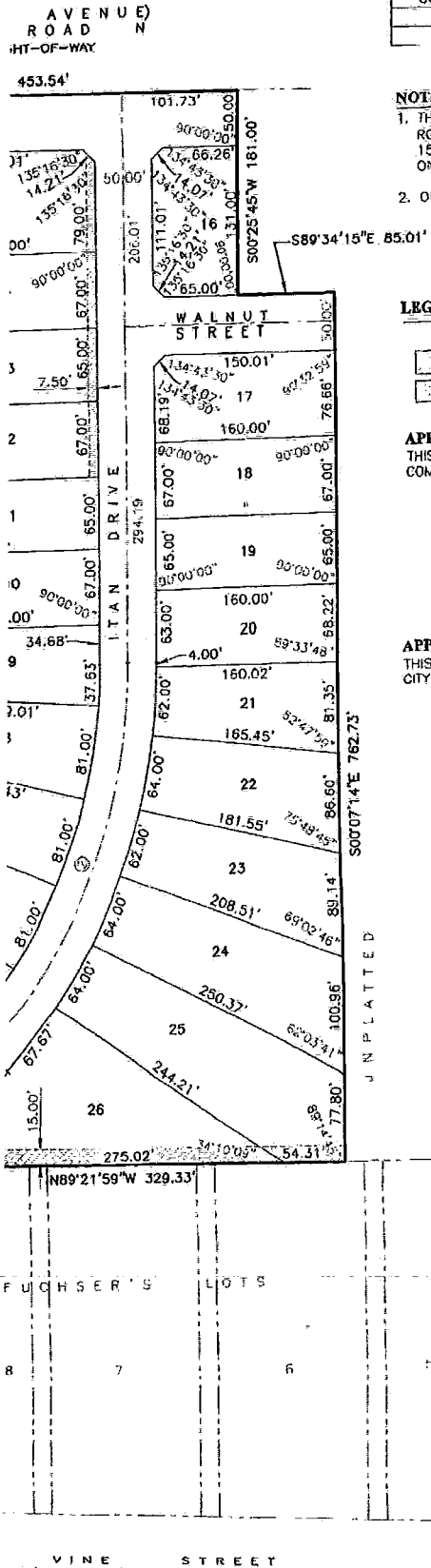
UNCLARK
REGISTER OF DEEDS
SAUNDERS CO. MISSOURI
W-1 P4 3 29
PAGE 65
AT INST # 25
[Signature]

ITAN PARKVIEW

LOT 15 (A & B) AND LOTS 6 THROUGH 26 AND OUTLOT A

S IN THE NE 1/4 OF THE NE 1/4 OF SECTION 27, T15N, R9E OF THE 6th P.M., SAUNDERS COUNTY, NEBRASKA, AS SHOWN ON PLAT 155, EXCEPT THE EAST 50.00 FEET OF SAID LOT 8, TOGETHER WITH THE 16.00 FOOT WIDE STRIP OF LAND LYING NORTH PART OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 27 LYING NORTH OF SAID FUCHSBER'S LOTS

| CURVE TABLE | | | | |
|-------------|-----------|---------|---------|---------|
| CURVE | DELTA | TANGENT | LENGTH | RADIUS |
| 1 | 41°56'48" | 57.50' | 109.82' | 150.00' |
| 2 | 42°18'30" | 193.48' | 369.21' | 500.00' |



NOTE

1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO COUNTY ROAD N (HILLSIDE AVENUE) ACROSS THE NORTH LINES OF LOTS 15 AND 16. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO EAST VINE STREET ACROSS THE SOUTH LINE OF LOT 1A.
2. OUTLOT A IS RESERVED FOR DRAINAGE AND RECREATIONAL USES.

LEGEND

- CORNERS FOUND (1" CRIMPED TOP PIPE UNLESS NOTED)
- [Pattern] WATER LINE EASEMENT
- [Pattern] SEWER AND DRAINAGE EASEMENT

APPROVAL OF YUTAN PLANNING COMMISSION

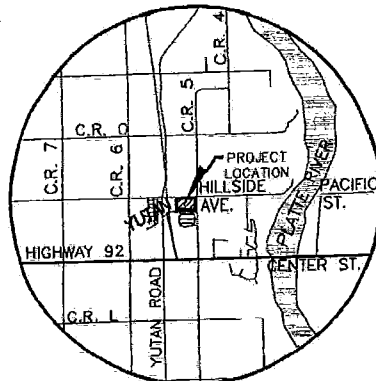
THIS PLAT OF ITAN PARKVIEW WAS APPROVED BY THE YUTAN PLANNING COMMISSION THIS 10TH DAY OF JULY 2006.

[Signature]
SECRETARY
[Signature]
CHAIRPERSON

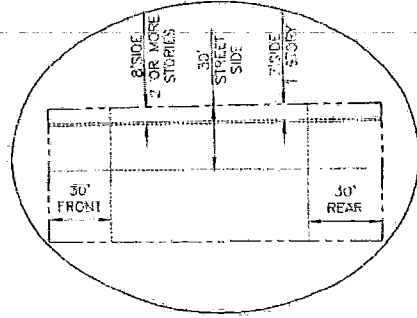
APPROVAL OF YUTAN CITY COUNCIL

THIS PLAT OF ITAN PARKVIEW WAS APPROVED AND ACCEPTED BY THE YUTAN CITY COUNCIL THIS 22ND DAY OF AUGUST 2006.

BY: *[Signature]*
MAYOR
ATTEST: *[Signature]*
CITY ADMINISTRATOR



VICINITY MAP



MINIMUM SETBACKS

ACCEPTANCE BY SAUNDERS COUNTY REGISTRY OF DEED... THIS PLAT OF ITAN PARKVIEW WAS FILED FOR RECORD THIS... DAY... OF... 300K... INST. #...

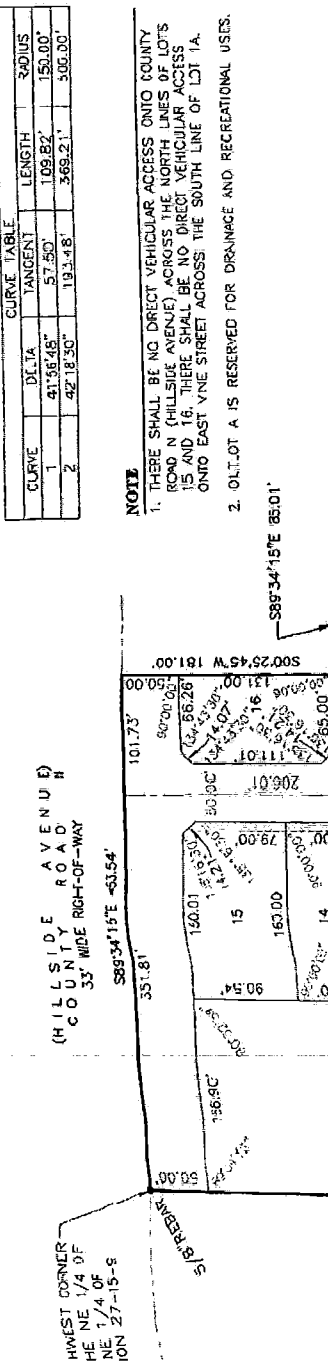
ITAN PARKVIEW

LOTS 1 (A & B) THROUGH 5 (A & B) AND LOTS 6 THROUGH 26 AND OUTLOT A

SAUNDERS COUNTY, NEBRASKA, AS A REPLATTING OF LOTS 8 AND 9 OF FUCHSER'S LOTS IN THE NE 1/4 OF SECTION 27, T15N, R09E OF THE 6th P.M., SAUNDERS COUNTY, NEBRASKA, AS DESIGNATED BY THE PLAT FILED IN BOOK "L" AT PAGE 15, EXCEPT THE EAST 50.00 FEET OF SAID LOT 8, TOGETHER WITH THE 16.00 FOOT WIDE STRIP OF LAND LYING BETWEEN SAID LOTS 8 AND 9, TOGETHER WITH PART OF THE NE 1/4 OF SAID SECTION 27 LYING NORTH OF SAID FUCHSER'S LOTS

Curve Table with columns: CURVE, DELTA, TANGENT, LENGTH, RADIUS. Rows 1 and 2.

NOTE: 1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO COUNTY ROAD N (HILLSIDE AVENUE) ACROSS THE NORTH LINES OF LOTS 15 AND 16. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO EAST VINE STREET ACROSS THE SOUTH LINE OF LOT 1A.



LEGEND: CORNERS FOUND (1" CRIMPED TOP PIPE UNLESS NOTED). WATER LINE EASEMENT. SEWER AND DRAINAGE EASEMENT.

APPROVAL OF YUTAN PLANNING COMMISSION: THIS PLAT OF ITAN PARKVIEW WAS APPROVED BY THE YUTAN PLANNING COMMISSION THIS 20th DAY OF JULY, 2006.

Signature of Chairperson: M. J. Bannister, CHAIRPERSON.

APPROVAL OF YUTAN CITY COUNCIL: THIS PLAT OF ITAN PARKVIEW WAS APPROVED AND ACCEPTED BY THE YUTAN CITY COUNCIL THIS 22nd DAY OF AUGUST, 2006.

SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY FOR THE SAID... PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNER EASERS... WITH A PLASTIC CAP STAMPED T02 LS 475' WILL BE SET AT ALL... OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS ITAN PARKVIEW... AND LOTS 6 THROUGH 26 AND OUTLOT A, BEING A REPLATTING OF LOTS 8... 1/4 OF THE NE 1/4 OF SECTION 27, T15N, R09E OF THE 6th P.M., SAUND... BY THE PLAT FILED IN BOOK "L" AT PAGE 15, EXCEPT THE EAST 50.00 F... 16.00 FOOT WIDE STRIP OF LAND LYING BETWEEN SAID LOTS 8 AND 9, TOG... THE NE 1/4 OF SAID SECTION 27 LYING NORTH OF SAID FUCHSER'S LOTS... FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9; HENCE... ON THE WEST LINE OF SAID LOT 5 AND ON THE WEST LINE OF SAID LOT 1... CORNER THEREOF; THENCE S89°34'15"E 453.54 FEET ON THE NORTH LINE... 59°25'45" 181.00 FEET; THENCE S89°34'15"E 85.01 FEET; THENCE S07°0... OF SAID FUCHSER'S LOTS; THENCE N89°21'59"W 329.33 FEET ON THE NORTH... THENCE S07°14'28"W 130.10 FEET ON THE WEST LINE OF "C" EAST 50.00... OF SAID LOT 8; THENCE N89°22'4"W 208.10 FEET ON THE SOUTH LINE OF... BEGINNING.

CONTAINING 12.87 ACRES MORE OR LESS.

JUNE 12, 2006 DATE.

DEDICATION: KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED INVESTMENTS CO., A BANK BEING THE MORTGAGEE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEY... WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SURVEYED, BOUNDARIES... NUMBERED AND LETTERS SHOWN SAID SUBDIVISION TO BE KNOWN AS ITAN... HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS... DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREON... PERPETUAL EASEMENT FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM, THE... BEEN GRANTED FRANCHISE TO ERRECT, OPERATE, MAINTAIN, REPAIR AND REN... SUCCESSORS OR ASSIGNS, TO ERRECT, OPERATE, MAINTAIN, REPAIR AND REN... CABLES AND ARCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND... GUY Wires AND THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR... TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION... BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, I... A WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LINES: AN... LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SW... ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS, THE TERM... THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDI... WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FOOT WIDE STRIP OF LAN... SURVEYED, PLATTED AND RECORDED AS SAID SIXTEEN (16) FOOT EASEMENT... AND IF REQUESTED BY THE OWNER, NO PERMANENT BUILDINGS, TREES, FURNITURE... AND IN ACCORDANCE WITH SAID EASEMENT, HOWEVER, THE SAME MAY BE USED FOR...

Stamp: JUN - 1 PM 3:29, SALE 65, DISTRICT 25, and signature.

ITAN

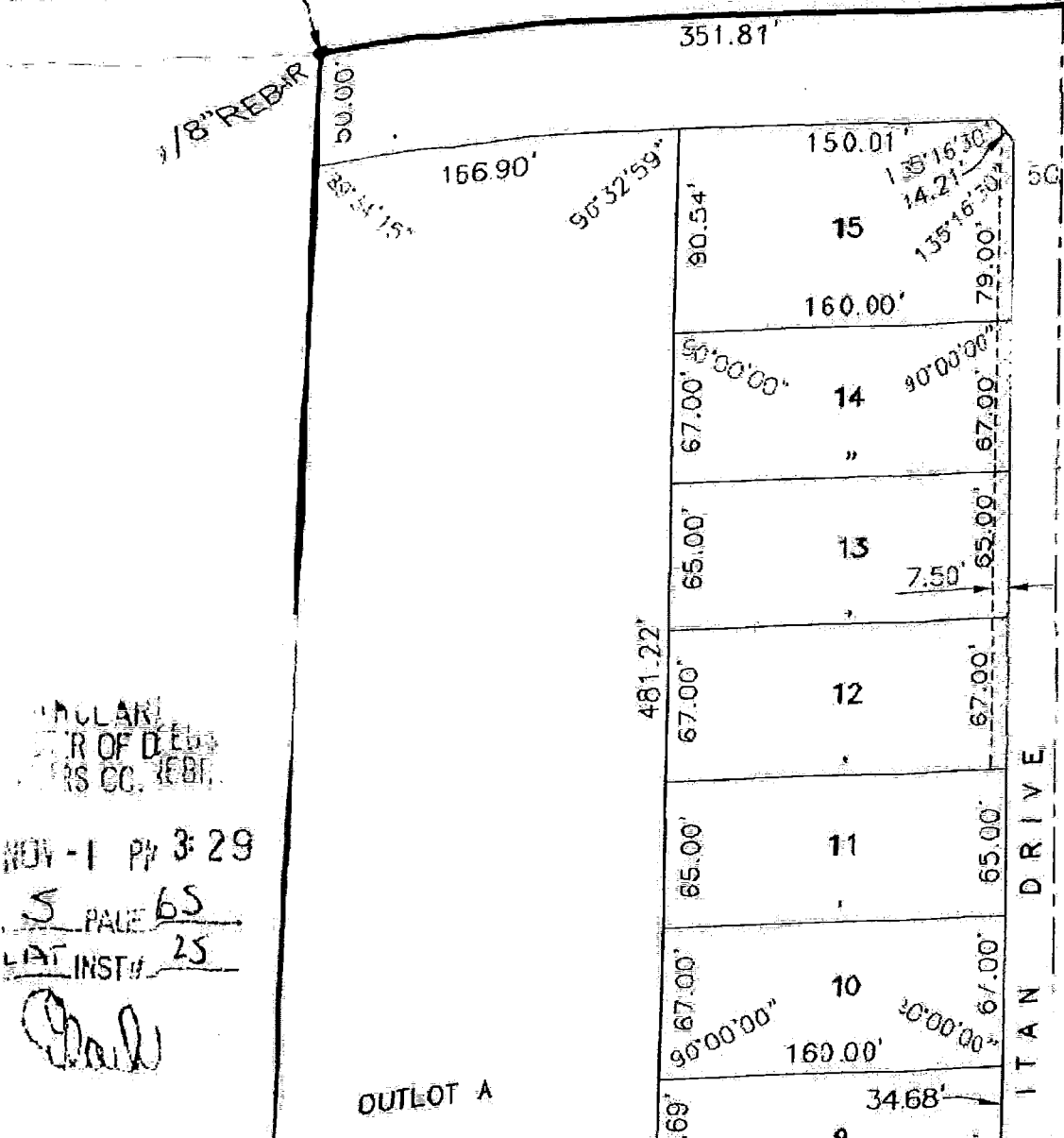
LOTS 1 (A & B) THROUGH 5 (A & B)

A RESETTING OF LOTS 8 AND 9 OF FUCHSER'S LOTS IN THE NE 1/4 DESIGNATED BY THE PLAT FILED IN BOOK "L" AT PAGE 155, EXCEPT BETWEEN SAID LOTS 8 AND 9, TOGETHER WITH PART OF

THE WEST CORNER
OF THE NE 1/4 OF
SECTION 27-1-9

(HILLSIDE AVENUE
COUNTY ROAD
33' WIDE RIGHT-OF-WAY

S89°34'15"E 453.54'



DECLARATION
OF DEED
RECORDS
NOV-1 PM 3:29
PAGE 65
LAT INST# 25
Paul

OUTLOT A