

INSTRUMENT # 3882 INSTRUMENT DATE 9-27-06

TYPE Plat

FILING DATE: 9-29-06

TIME: 9:52 a.m.

COMMENTS:

FEE: \$40⁰⁰

Plat Tube #9

CK PD *1015

Misc BK 63-210-211

CASH PD

RETURN

GRANTOR: Kirby & Betty McGill

GRANTEE: Public

LEGAL: Prairieview Estates Lots 1-21
NW 1/4 4-12-12

(for computer input on documents such as plats, tax liens, etc.)

Note: Instrument Data on Plat will be when Chuck signs (or Surveyor signs)

SCHOOL DATA FILE				
DATE	NAME	GRADE	SECTION	CELL
1	2477	7147	18.85	19.200
1	2477	7147	18.85	19.200

LIFE LINE DATA FILE				
DATE	NAME	GRADE	SECTION	CELL
1	2477	7147	18.85	19.200
1	2477	7147	18.85	19.200

FRONT YARD 25
REAR YARD 25
SIDE YARD 25
STREET SIDE YARD 25

PRAIRIEVIEW ESTATES

LOT 1 THRU 21 INCLUSIVE
BEING A PART OF THE NORTH TOWNSHIP 12 NORTH
RANGE 12 EAST OF THE 10TH P.M. CASS COUNTY, NEBRASKA

SURVIVORS CERTIFICATION

L. Robert Clark, *senior earth and environmental engineering professor at the University of Texas at Austin*, says that the study "represents a survey conducted by me or under my direct supervision on April 20, 2008. The only change from the description appearing in the list is that the material in the level contained in the blue plate is not labeled. But all measurements shown herein were made and checked with a standard and that position is correctly shown and that all dimensions and geographic data is correct."

Robert Oak LS 419



LEAD DESCRIPTION

[illegible]

UNIVERS CERTIFICATION

[illegible]

Wt 27 th day of SEP, 200

Kitty McGinn	<u> </u>	Betsy McCall
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Entered on transfer record this _____ day of _____, 2008.

 REGISTER OF DEEDS

REVIEW OF CLASS COUNTY SURVEYOR

The full PAYMENT/EVIDENCE (as outlined as above) was received by the office of the
Class County Surveyor on the 2nd day of September, 2008.

Charles P. Johnson
CLASS COUNTY SURVEYOR

2008 SEP 10 11:43 AM
CLASS COUNTY, MISSISSIPPI

[illegible]

VILLAGE BOARD OF CEDAR CREEK

This plan was approved by the Village Board of Cedar Creek, Nebraska, this 27th day of September, 2005.



WILLAGE BOARD CHAIR

ATTEST: Mary E. Jones

 A Notary Public in and for the State of New York
My Comm. Expires Dec. 31, 1911



ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF _____

Before me, the undersigned Notary Public, in and for the County and State, personally appeared Abby McGill and Betty McGill and each severally and jointly acknowledge the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my Hand and Noted Seal this 11th day of Feb, 2008.



FINAL PLAT

PRAIRIEVIEW ESTATES
CEDAR CREEK, NEBRASKA



E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES

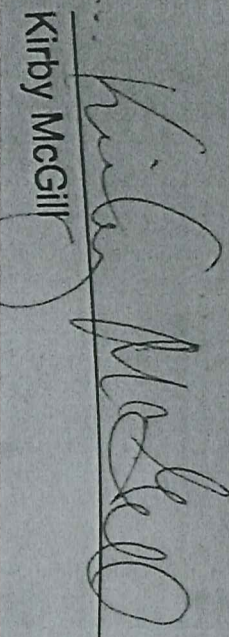
330 NORTH 117TH STREET OMAHA, NE 68154
PHONE: (402) 896-4700 FAX: (402) 896-5700

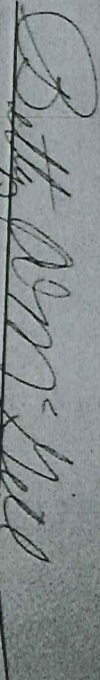
PC006 126 01	Permissions	
4-24-06	NO	Date
By: MAW		
TRE		
1" = 100'		
1 of 1		

OWNERS CERTIFICATION:

We the undersigned Kirby McGill and Betty McGill owner(s) of the real estate shown and described herein, do hereby certify that we have laid out, platted and subdivided, and do hereby lay out, plat and subdivide said real estate in accordance with this plat. This subdivision shall be known and designated as Prairieview Estates. All streets and alleys shown are to be developed as private streets, known as PrairieRidge Drive and PrairieRidge Circle. The sub dividers shall make adequate provision for an Owner's Association with direct responsibility to and control by the property owners of the Subdivision, to provide for the maintenance of all such private streets and alleys and the removal of debris and snow therefrom so as to maintain adequate access at all times for Fire, Police, Sanitation, Utility, and Emergency Vehicles. Legal assurances shall be provided which show that the Association is self-perpetuating and has the authority to collect assessments from owners of property within the subdivision to accomplish these and other related purposes. Other public lands, Cedar Creek Road, as shown and not heretofore dedicated are hereby reserved for public use. There are strips of ground shown on this plat and marked easement, reserved for the use of public utilities and subject to the paramount right of utility or Village to install, repair, replace and maintain its installations.

Witness our hands and this 27TH day of SEP, 2006.


Kirby McGill


Betty McGill

AIRVIEW ESTATES

LOTS 1 THRU 21 INCLUSIVE

BEING A PLATTING OF PART OF THE NW1/4 OF SECTION 4; TOWNSHIP 12 NORTH,
RANGE 12 EAST OF THE 6TH P.M., CASS COUNTY, NEBRASKA.

Kirby McGill et al
to
Public \$ 40.00 Doc#5882
FILED FOR RECORD 09/29/06 AT 9:52 A.M.
BOOK 63 OF Misc. PAGE 210 & 211
REGISTER OF DEEDS, CASS CO., NE *Cathy Manning*
(Filed in Plat Tube #9)

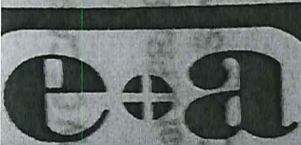
SURVEYORS CERTIFICATION:

I, Robert Clark, hereby certify that I am a professional land surveyor, registered in compliance with the laws of the State of Nebraska, that this plat correctly represents a survey conducted by me or under my direct supervision on April 20, 2006, that any changes from the description appearing in the last record transfer of the land contained in the final plat are so indicated, that all monuments shown thereon actually exist as described or will be installed and their position is correctly shown and that all dimensional and geodetic data is correct.

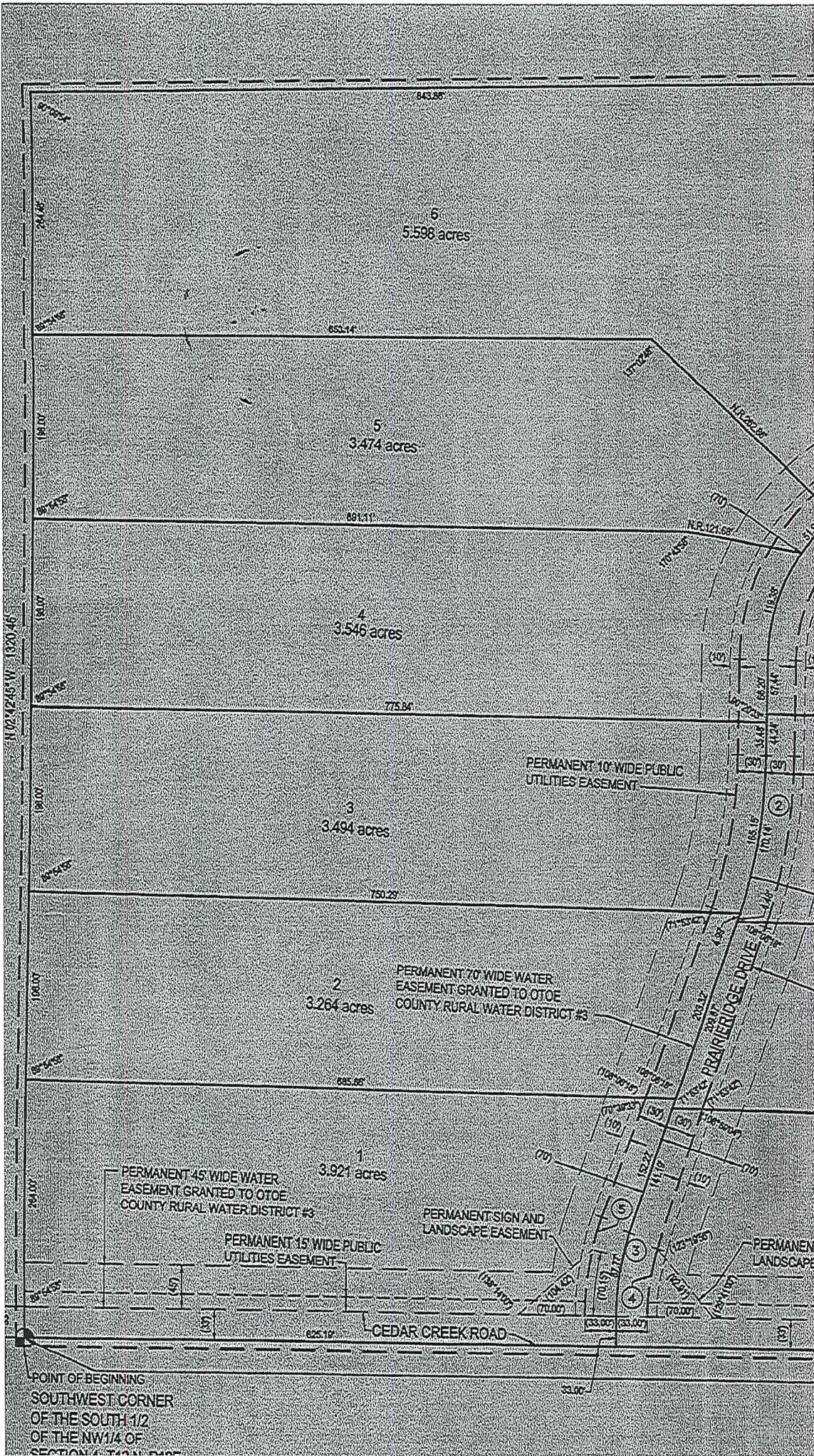
Robert Clark L.S. 419

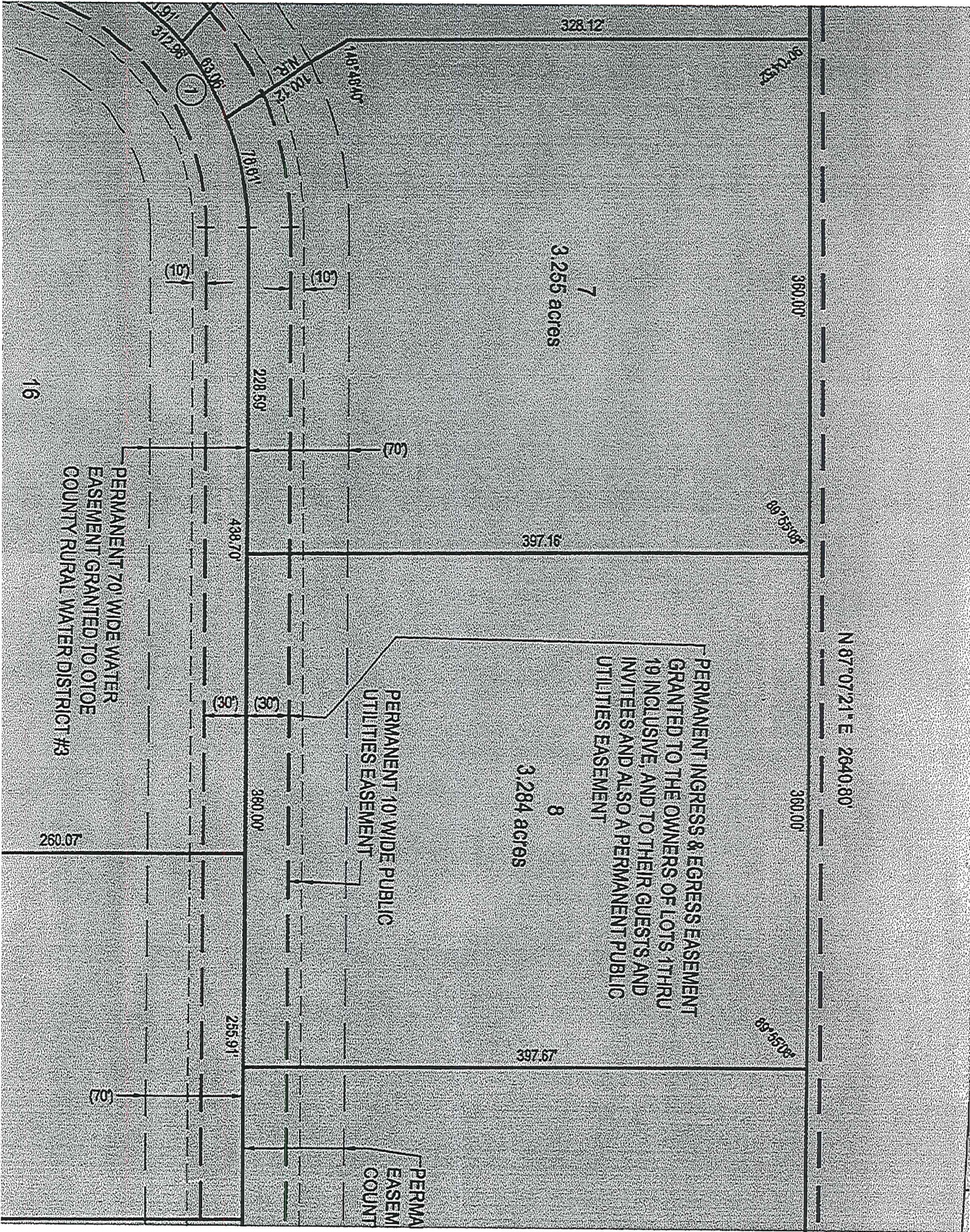
Date

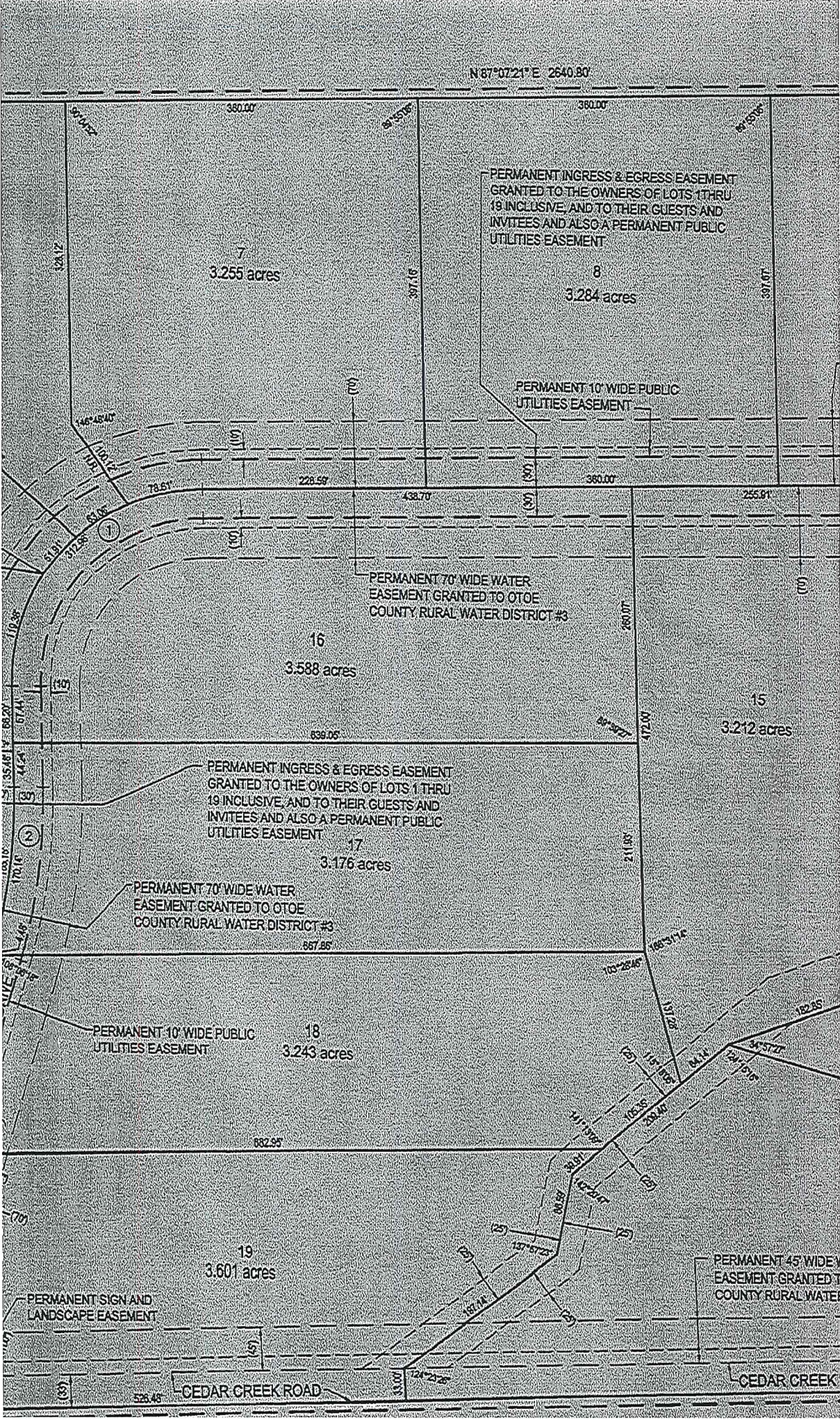
SEPT. 27, 2006

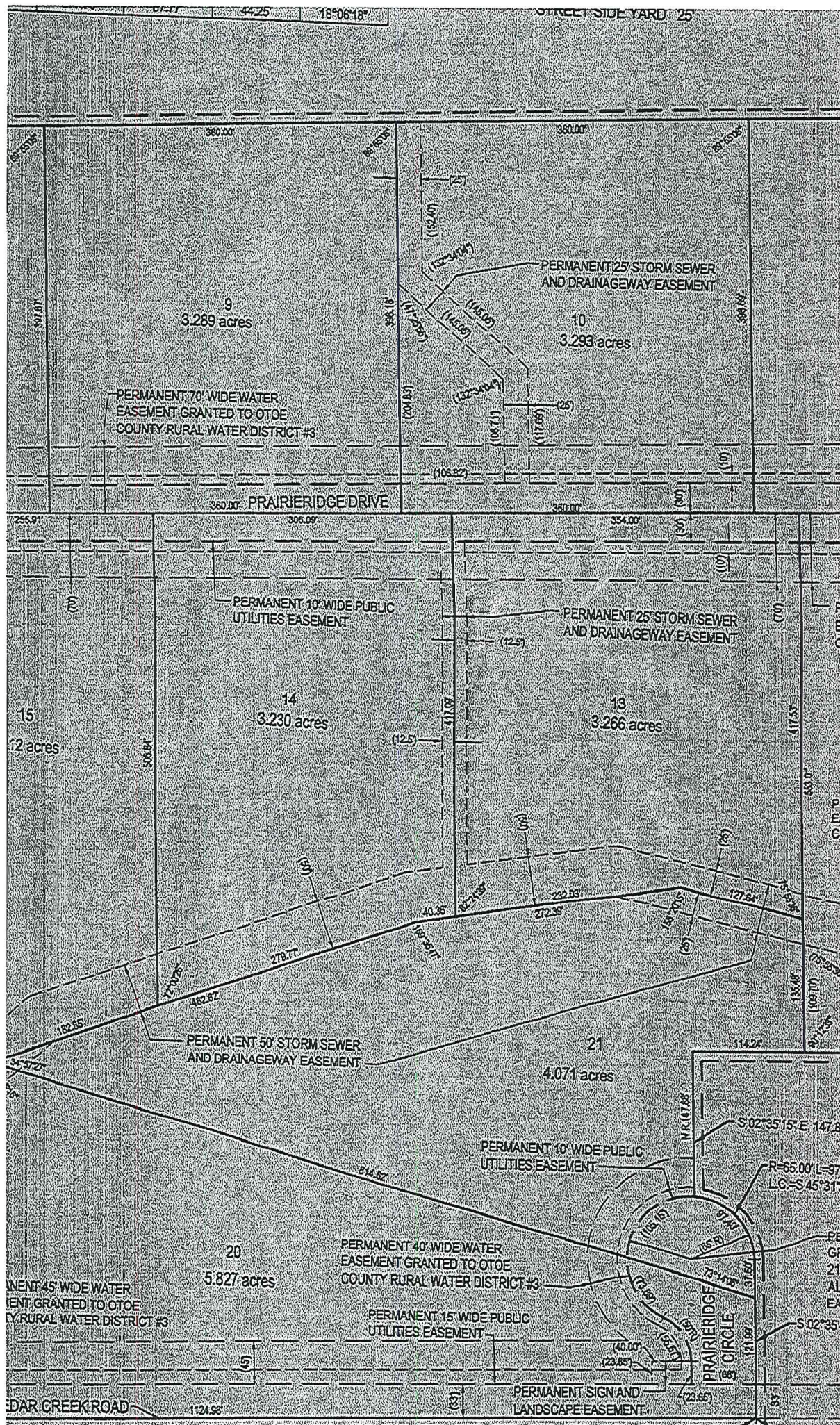


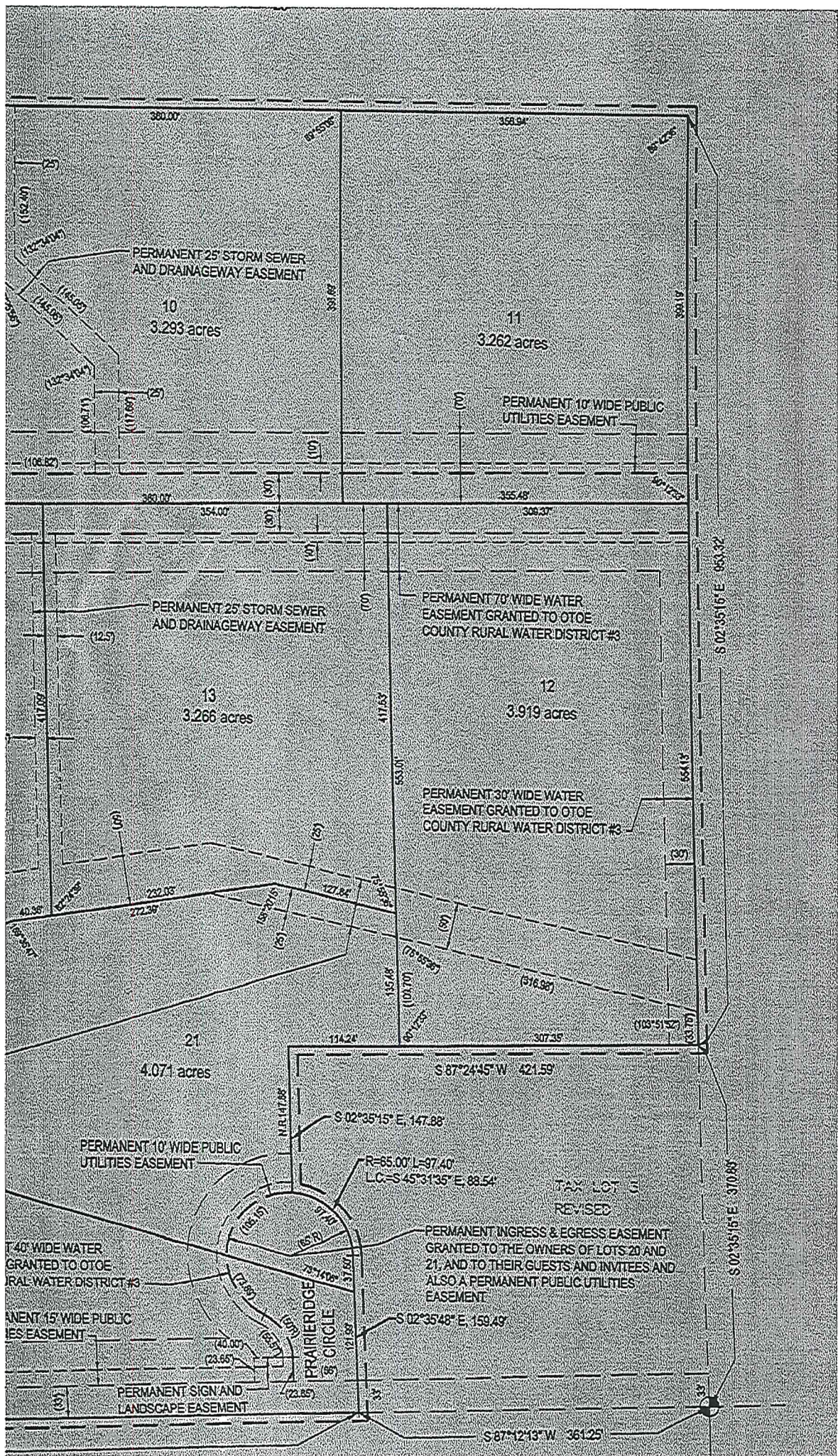
E&A CONSULTING GROUP, INC.
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LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 12 EAST OF THE 6TH P.M., CASS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NW1/4 OF SECTION 4, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE SW1/4 OF SAID SECTION 4, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SE1/4 OF SECTION 5, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE NE1/4 OF SAID SECTION 5, THENCE N02°42'45"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NW1/4 OF SECTION 4, SAID LINE ALSO BEING THE EAST LINE OF SAID NE1/4 OF SECTION 5, A DISTANCE OF 1320.46 FEET, THENCE N87°07'21"E, A DISTANCE OF 2640.80 FEET TO A POINT ON THE EAST LINE OF SAID NW1/4 OF SECTION 4, SAID LINE ALSO BEING THE WEST LINE OF THE NE1/4 OF SAID SECTION 4, THENCE S02°35'15"E ALONG SAID EAST LINE OF THE NW1/4 OF SECTION 4, SAID LINE ALSO BEING SAID WEST LINE OF THE NE1/4 OF SECTION 4, A DISTANCE OF 953.32 FEET TO THE NORTHEAST CORNER OF TAX LOT 3 REVISED, A SUBDIVISION LOCATED IN THE SE1/4 OF SAID NW1/4 OF SECTION 4; THENCE S87°24'45"W ALONG THE NORTH LINE OF SAID TAX LOT 3 REVISED, A DISTANCE OF 421.59 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 3 REVISED, THENCE S02°35'15"E ALONG THE WESTERLY LINE OF SAID TAX LOT 3 REVISED, A DISTANCE OF 147.88 FEET, THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE OF TAX LOT 3 REVISED ON A CURVE TO THE RIGHT WITH A RADIUS OF 65.00 FEET, A DISTANCE OF 97.40 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S45°31'35"E, A DISTANCE OF 88.54 FEET; THENCE S02°35'48"E ALONG SAID WESTERLY LINE OF TAX LOT 3 REVISED, A DISTANCE OF 159.49 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 3 REVISED, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID NW1/4 OF SECTION 4, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID SW1/4 OF SECTION 4, THENCE S87°12'13"W ALONG SAID SOUTH LINE OF THE NW1/4 OF SECTION 4, SAID LINE ALSO BEING SAID NORTH LINE OF THE SW1/4 OF SECTION 4, A DISTANCE OF 2276.85 FEET TO THE POINT OF BEGINNING.

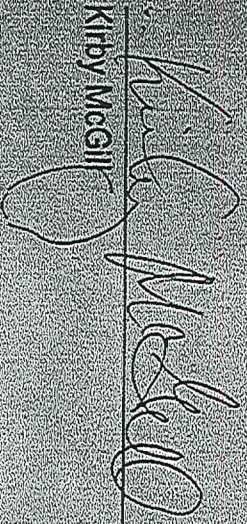
SAID TRACT OF LAND CONTAINS AN AREA OF 3,346,027 SQUARE FEET OR 76.814 ACRES, MORE OR LESS.

SAID TRACT OF LAND CONTAINS 75,131 SQUARE FEET OR 1.725 ACRES, MORE OR LESS, OF CREEK ROAD RIGHT-OF-WAY.

OWNERS CERTIFICATION:

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Witness our hands and this 27TH day of SEP, 2006.


Kirby McGill


Betty McGill