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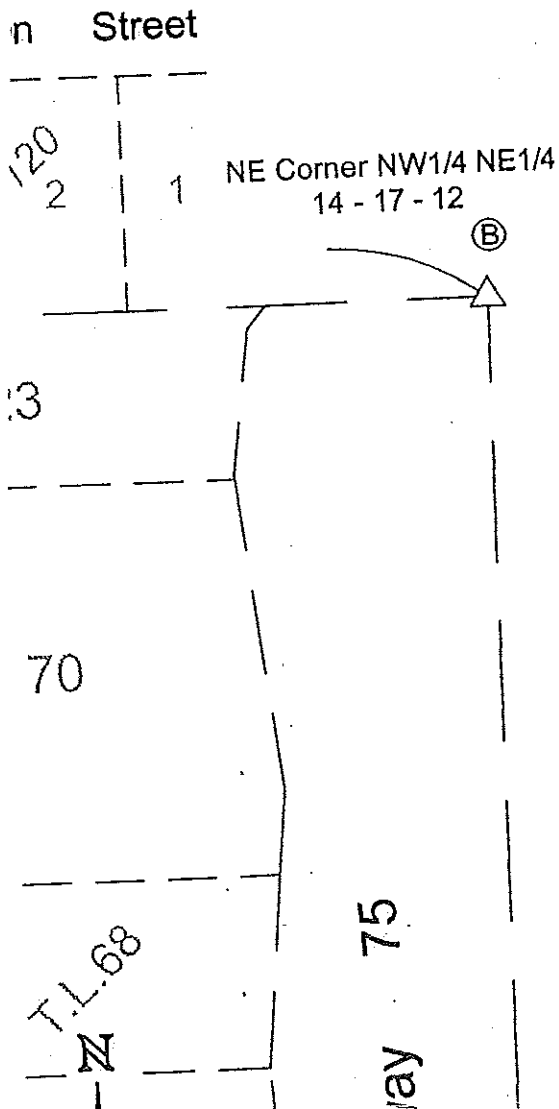
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CHARLOTTE L. PETERSEN
WASHINGTON COUNTY, CLERK
BLAIR, NEBR.

Final Plat

SOUTHERN HEIGHTS

A Subdivision of all of Tax Lot 53 and Tax Lot 131
and all lying in the NW1/4 of the NE1/4 of
Section 14, T- 17 - N, R - 12 - E of the 6th P.M.,
Washington County, Nebraska.



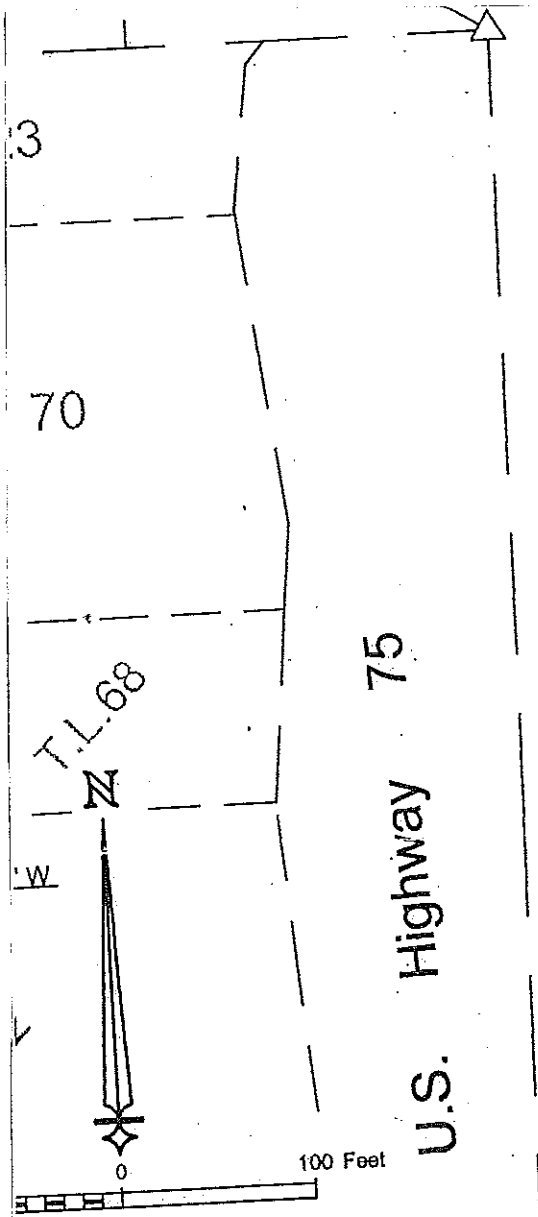
LEGAL DESCRIPTION:

All of Tax Lots 53 and 131, all lying in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, Township 17 North, Range 12 East of the 6th Principal Meridian, Washington County, Nebraska and more particularly described as follows:

From the N $\frac{1}{4}$ Corner of Section 14, Township 17 North, Range 12 East; thence N 90°00'00" E (assumed bearing) along the northerly line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 14 a distance of 553.75 feet to the Southwest Corner of Lot 1 in Pruehs Replat, a subdivision in the City of Fort Calhoun and the Point of Beginning; thence continuing N 90°00'00" E along the northerly line of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, southerly line of Lots 1 and 22 in said Pruehs Replat, a distance of 256.01 feet to the Northwest Corner of Tax Lot 124 in said Section 14; thence S 00°00'00" E along the westerly line of said Tax Lot 124 a distance of 297.00 feet to the Southwest Corner of Tax Lot 124; thence N 90°00'00" E along the southerly line of Tax Lots 124 and 70 in said Section 14 a distance of 201.35 feet to the Northwest Corner of Tax Lot 68 in said Section 14; thence S 00°00'00" E along the westerly line of said Tax Lot 68 a distance of 100.00 feet to the Southwest Corner of said Tax Lot 68, said point lying on the northerly line of Tax Lot 132 in said Section 14; thence N 90°00'00" W along the northerly line of said Tax Lot 132 a distance of 79.51 feet to the Northwest Corner of said Tax Lot 132; thence S 04°35'52" E along the westerly line of said Tax Lot 132 a distance of 569.69 feet to the Southwest Corner of said Tax Lot 132, said point lying on the northerly right-of-way line of County Road P43; thence southwesterly along said northerly county road right-of-way line as follows: S 80°52'00" W a distance of 116.78 feet; thence S 70°29'00" W a distance of 327.69 feet; thence S 61°51'30" W a distance of 478.48 feet to a point on the southerly line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 14; thence N 89°55'39" W along said southerly 1/4 1/4 section line a distance of 140.31 feet to the Southwest Corner of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence N 00°23'47" E along the westerly line of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ a distance of 678.86 feet to the Southwest Corner of Tax Lot 45 in said Section 14; thence S 89°36'13" E along the southerly line of said Tax Lot 45 a distance of 210.00 feet to the Southeast Corner of said Tax Lot 45; thence northerly and westerly along the easterly line of said Tax Lot 45 as follows: N 00°23'47" E a distance of 140.00 feet; thence N 89°36'13" W a distance of 144.00 feet; thence N 00°23'47" E a distance of 467.00 feet to the Northwest Corner of Tax Lot 53 in said Section 14; thence easterly and northerly along the northerly line of Tax Lots 53 and 131 in said Section 14 as follows: N 90°00'00" E a distance of 487.98 feet; thence N 00°00'00" E a distance of 33.00 feet to the Point of Beginning and containing 22.56 acres, more or less.

SURVEYOR'S CERTIFICATION:

I hereby certify that I have made a boundary survey for the subdivision described hereon and that



LEGEND
 SCALE: 1 INCH = 100 FEET
 Subdivisional Corner Found
 5/8" x 24" Rebar With Plastic Cap Stamped LS-382 Found
 3/4" Open-top Pipe Found
 3/4" Pinched-top Pipe Found
 5/8" x 24" Rebar With Plastic

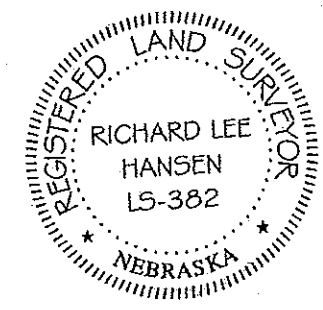
thence continuing N 90°00'00" E along the northerly line of Tax Lot 124 in said Section 14 and 22 in said Pruehs Replat, a distance of 256.01 feet to the Northwest Corner of Tax Lot 124 a distance of 297.00 feet to the Southwest Corner of Tax Lot 124; thence S 00°00'00" E along the westerly line of said Tax Lot 124 a distance of 201.35 feet to the Northwest Corner of Tax Lot 68 in said Section 14; thence S 00°00'00" E along the westerly line of said Tax Lot 68 a distance of 100.00 feet to the Southwest Corner of said Tax Lot 68, said point lying on the northerly line of Tax Lot 132 in said Section 14; thence N 90°00'00" W along the northerly line of said Tax Lot 132 a distance of 79.51 feet to the Northwest Corner of said Tax Lot 132; thence S 04°35'52" E along the westerly line of said Tax Lot 132 a distance of 569.69 feet to the Southwest Corner of said Tax Lot 132, said point lying on the northerly right-of-way line of County Road P43; thence southwesterly along said northerly county road right-of-way line as follows: S 80°52'00" W a distance of 116.78 feet; thence S 70°29'00" W a distance of 327.69 feet; thence S 61°51'30" W a distance of 478.48 feet to a point on the southerly line of the NW¼ of the NE¼ of said Section 14; thence N 89°55'39" W along said southerly 1/4 1/4 section line a distance of 140.31 feet to the Southwest Corner of said NW¼ of the NE¼; thence N 00°23'47" E along the westerly line of said NW¼ of the NE¼ a distance of 678.86 feet to the Southwest Corner of Tax Lot 45 in said Section 14; thence S 89°36'13" E along the southerly line of said Tax Lot 45 a distance of 210.00 feet to the Southeast Corner of said Tax Lot 45; thence northerly and westerly along the easterly line of said Tax Lot 45 as follows: N 00°23'47" E a distance of 140.00 feet; thence N 89°36'13" W a distance of 144.00 feet; thence N 00°23'47" E a distance of 467.00 feet to the Northwest Corner of Tax Lot 53 in said Section 14; thence easterly and northerly along the northerly line of Tax Lots 53 and 131 in said Section 14 as follows: N 90°00'00" E a distance of 487.98 feet; thence N 00°00'00" E a distance of 33.00 feet to the Point of Beginning and containing 22.56 acres, more or less.

SURVEYOR'S CERTIFICATION:

I hereby certify that I have made a boundary survey for the subdivision described hereon and that permanent markers have been found or set at all accessible corners of said boundary and that a 5/8" rebar with a plastic cap stamped LS-382 will be set at all lot corners, angle points and at the ends of all curves within said "Southern Heights" subdivision. I further 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.

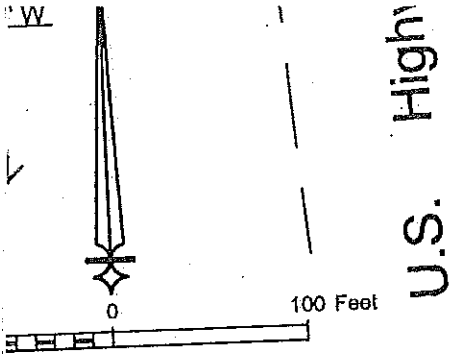
Richard L. Hansen

Richard L. Hansen
 Registered Land Surveyor
 Registration No. LS-382
 Date: August 26, 2005
 Client: John M. McGowan
 Job No.: 05-008



***** DEDICATION *****

KNOW ALL MEN BY THESE PRESENTS THAT: McGowan Properties, Inc., John M. McGowan, President, being the owner of the property described and shown within this plat, has caused said property to be platted into Lots and Streets numbered and named as shown hereon, and said plat to be hereafter known as "Southern Heights"; and does hereby ratify and approve of the disposition of said property as shown on this plat. I do hereby dedicate to the public for public use the streets/roads as shown hereon. I do also grant a perpetual right of easement to the public for public use to the McGowan Properties, Inc., and to any companies which have been granted



LEGEND

SCALE: 1 INCH = 100 FEET

Subdivisional Corner Found

5/8" x 24" Rebar With Plastic Cap Stamped LS-382 Found

3/4" Open-top Pipe Found

3/4" Pinched-top Pipe Found

5/8" x 24" Rebar With Plastic Cap Stamped LS-382 Set

Computed Distance

Restricted Access

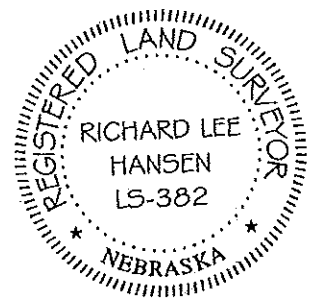
Way
 14°35'52" E
 85.48'

66'

permanent markers have been found or set at all accessible corners. Permanent markers with a plastic cap stamped LS-382 will be set at all lot corners, angle points and at the ends of all curves within said "Southern Heights" subdivision. I further 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: August 26, 2005
 Client: John M. McGowan
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McGowan Properties, Inc., John M. McGowan, President, being the owner of the property described and shown within this plat, has caused said property to be platted into Lots and Streets numbered and named as shown hereon, and said plat to be hereafter known as "Southern Heights"; and does hereby ratify and approve of the disposition of said property as shown on this plat; and does hereby dedicate to the public for public use the streets/roads as shown hereon. I do also grant a perpetual easement to the Omaha Public Power District, to the Blair Telephone Company, and to any companies which have been granted a franchise to provide cable and water in the area to be platted and to their successors and assigns, to erect, operate, maintain, repair, and renew cables, conduits, water lines, and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current and light, heat, power, and water, and for all transmission of signals and sounds of all kinds, including signals provided by a television system and their reception on over, through, under, and across a five foot (5') easement, on the side and front, and a ten (10) foot easement on the rear strip of land adjoining all the boundary lines of these lots; and that NO buildings or retaining walls will be constructed within said easements.

IN WITNESS WHEREOF, said owner has caused these presents to be signed this 20 day of December, AD, 2005.

John M. McGowan
 John M. McGowan, President
 McGowan Properties, Inc., Owner

ACKNOWLEDGMENTS:

STATE OF NEBRASKA)
) ss
 WASHINGTON COUNTY)

The foregoing instrument was acknowledged by John M. McGowan, President of McGowan Properties, Inc., Owner, before me this 20 day of December, A.D., 2005.

[Signature]

CITY PLANNING COMMISSION APPROVAL:

This Plat of "Southern Heights" as shown and described hereon was approved by the Ft. Calhoun Planning Commission on this 19 day of December, A.D., 2005.

Ralph L. Carter
 Chairman