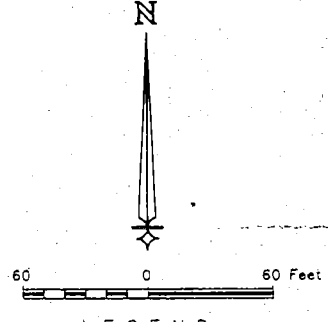
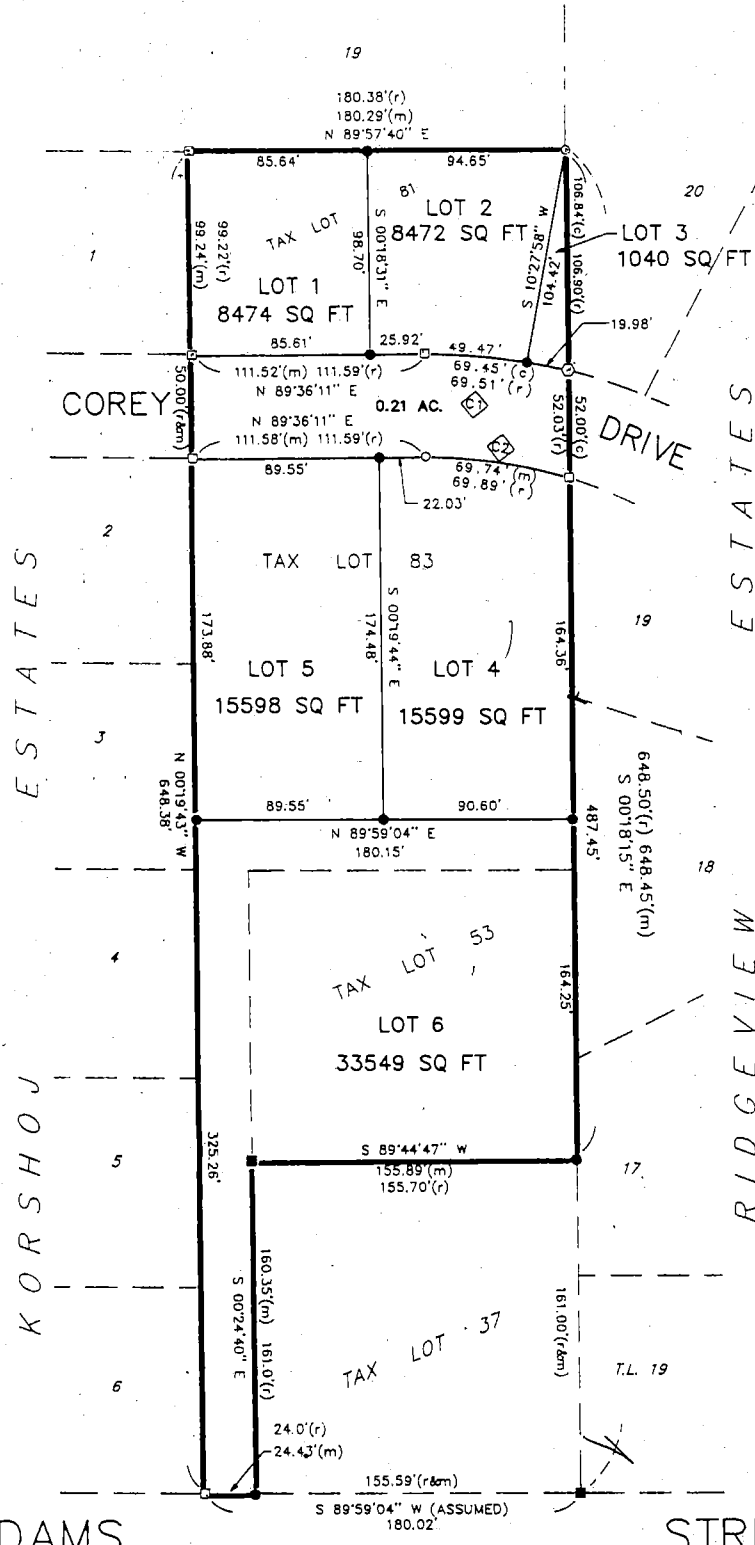


FINAL SUGAR GROVE

A. SUBDIVISION OF TA
LYING IN THE SW1,
1, TOWNSHIP 18;
THE 6th P.M., WASHIN



- 1 INCH = 60 FEET
- 3/4" PINCH-TOP PIPE FOUND
 - 5/8" REBAR FOUND
 - 1/2" REBAR FOUND
 - 1/2" x 24" REBAR SET
 - COMPUTED POINT-NOT SET
 - (-)- MEASURED DISTANCE
 - (r) RECORD DISTANCE
 - (c) COMPUTED DISTANCE

B
Thi
Cit

Mayor

ATTES

LAND SURVEYOR'S

I hereby certify that I have surveyed and shown herein and that permanent monuments have been set at all angle points, ends of curve known as "Sugar Grove" (Lots 53, 81 and 82) in the SW1/4 SW1/4 of Section 18, Township 18 North, Range 11 East, Washington County, Nebraska, as shown on the attached plat, and that the same are in accordance with the Principal Meridian, Washington County, Nebraska, as follows:

From the southeast corner of Lot 37, Tax Lot 37, northerly street right-of-way corner of Lot 6 in Korshoj Ridgeview Estates, an addit

thence N 00°19'43" W of 648.38 feet to the north point lying on the south line of said Tax Lot 37, northerly street right-of-way corner of Lot 6 in Korshoj Ridgeview Estates, a distance of 160.2 Acres, more or less, of wh

Richard L. Hansen
Richard L. Hansen
Registered Land Surveyor
Registration No. LS-382
Date: May 19, 1998
Client: Marvin A. Daniels
Job No. 98-047

ADAMS STREET

CURVE DATA C1 & C2

NUMBER	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	14°28'09"	275.00	34.91	69.45	N 83°09'44" W	69.26
C2	17°45'32"	225.00	35.15	69.74	N 81°31'03" W	69.46

FINAL PLAT

SUGAR GROVE SUBDIVISION

A SUBDIVISION OF TAX LOTS 53, 83, AND 81
 LYING IN THE SW1/4 SW1/4 OF SECTION
 1, TOWNSHIP 18, RANGE 11 EAST OF
 THE 6th P.M., WASHINGTON COUNTY, NEBRASKA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS the land described within the Land Survey this plat have caused said land to be numbered and named as shown here: Sugar Grove Subdivision in the City of Blair, Nebraska, and approve the disposition of said land to further grant a perpetual easement to Blair Telephone Company, and Huntel has been granted a franchise under Nebraska, to provide a Cable Television system, their successors and assigns, to erect poles, wires, crossarms, downguys, and related facilities; and to extend therefor transmission of electric current for the transmission of signals and sounds of cable television systems, and the recross a five foot (5') wide strip of lot lines; and an eight foot (8') wide line of all lots. We do further grant Blair, and Peoples Natural Gas Company, to install, operate, maintain, repair and related facilities, and to extend therefor water on, through, under and across abutting all streets. No permanent concrete walls shall be placed in the abovementioned areas which may be used for gardens, shrubs, lawns or later interfere with the afore-



0 60 Feet

LEGEND

- 1 INCH = 60 FEET
- 3/4" PINCH-TOP PIPE FOUND
- 5/8" REBAR FOUND
- 1/2" REBAR FOUND
- 1/2" x 24" REBAR SET
- COMPUTED POINT-NOT SET
- m) MEASURED DISTANCE
- c) RECORD DISTANCE
- c) COMPUTED DISTANCE

BLAIR CITY COUNCIL APPROVAL:

This plat of "Sugar Grove Subdivision" was approved by the City Council of Blair, Washington County, Nebraska on this 9 day of June, A.D. 1998.

[Signature]
 Mayor

ATTEST: *[Signature]*
 Blair City Clerk

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
 WASHINGTON COUNTY) ss

On this 22 day of June before me, a Notary Public in and personally came the above named owner, who is known to me to be the person whose name is affixed to the Dedication, and he acknowledged the execution of the voluntary act and deed as owner. WITNESS my hand and official seal aforesaid.

[Signature]
 NOTARY PUBLIC
 My Commission Expires: June 1999

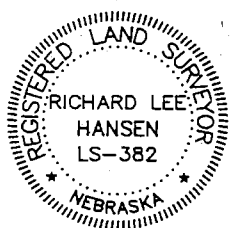
LAND SURVEYOR'S CERTIFICATION:

I hereby certify that I have made a boundary survey of the subdivision herein and that permanent monuments have been found at all outer corners of said subdivision and that permanent monuments have been placed at all corners, angle points, ends of curves, on all lots and street in said subdivision to be known as "Sugar Grove" (Lots 1 through 6, inclusive), being a platting of all Tax Lots 53, 81 and 82 along with previously dedicated Corey Drive all lying in the SW1/4 SW1/4 of Section 1, Township 18 North, Range 11 East of the 6th Principal Meridian, Washington County, Nebraska and more particularly described as follows:

From the southeast corner of Tax Lot 37 in Section 1, Township 18 North, Range 11 East; thence S 89°59'04" W (assumed bearing) along the south line of said Tax Lot 37, northerly right-of-way line of Adams street in the City of Blair, Nebraska as said street is platted and recorded at the Washington County courthouse, a distance of 155.59 feet to the southwest corner of said Tax Lot 37 and the Point of Beginning; thence continuing S 89°59'04" W along said northerly street right-of-way line a distance of 24.43 feet to the southeast corner of Lot 6 in Korshoj Estates Subdivision to the City of Blair, Nebraska; thence N 00°19'43" W along the east line of said Korshoj Estates a distance of 648.38 feet to the northeast corner of Lot 1 in said Korshoj Estates said point lying on the south line of Lot 19 in said Korshoj Estates; thence N 89°57'40" E along said south line of said Lot 19 a distance of 180.29 feet to the southeast corner of said Lot 19 said point lying on the west line of Ridgeview Estates, an addition to the City of Blair, Nebraska; thence S 00°18'15" E along said west line a distance of 487.45 feet to the northeast corner of Tax Lot 37 in said Section 1; thence S 89°44'47" W along the north line of said Tax Lot 37 a distance of 155.89 feet to the northwest corner of said Tax Lot 37; thence S 00°24'40" E along the west line of said Tax Lot 37 a distance of 160.35 feet to the Point of Beginning; and containing 2.11 Acres, more or less, of which 0.21 acres is in previously dedicated Corey Drive.

[Signature]
 Richard L. Hansen
 Registered Land Surveyor
 Registration No. LS-382
 Date: May 19, 1998
 Client: Marvin A. Daniels
 Job No. 98-047

JUN 9 8



TREASURER'S CERTIFICATION:

This is to certify that I find no real estate tax due or delinquent against the property in the Surveyor's Certificate and as shown by the records of this county on this 22 day of June, A.D., 1998.

[Signature]
 Washington County Treasurer

PLANNING COMMISSION:

This plat of "Sugar Grove Subdivision" was approved by the City Planning Commission of Washington County, Nebraska, on this 22 day of June, 1998.

[Signature]
 Chairman

STATE OF NEBRASKA COUNTY OF WASHINGTON
 ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
 THIS 22 DAY OF JUNE 1998
 AT PAGE 957 966
 L. O'GLOCK, CLERK



PLAT

FILED

98 JUN 12 AM 9:59

SUBDIVISION

LOTS 53, 83, AND 81
SW1/4 OF SECTION
RANGE 11 EAST OF
BLAIR COUNTY, NEBRASKA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT: I, Marvin A. Daniels, being the owner of the land described within the Land Surveyor's Certificate and embraced within this plat have caused said land to be subdivided into lots and street to be numbered and named as shown hereon, said subdivision to be hereafter known as Sugar Grove Subdivision in the City of Blair, Nebraska; and do hereby ratify and approve the disposition of said property as shown on this final plat; and further grant a perpetual easement to the Omaha Public Power District, to the Blair Telephone Company, and Huntel Communications, and to any company which has been granted a franchise under the authority of the City Council of Blair, Nebraska, to provide a Cable Television System in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew pole, wires, crossarms, downguys, and anchors, cables, conduits, and other related facilities; and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat, and power, and for the transmission of signals and sounds of all kinds including signals provided by cable television systems, and the reception thereon, over, through, under and across a five foot (5') wide strip of land abutting the front and side boundary lot lines; and an eight foot (8') wide strip of land abutting the rear boundary line of all lots. We do further grant a perpetual easement to the City of Blair, and Peoples Natural Gas Company, their successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five foot (5') wide strip of land abutting all streets. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above described easement ways, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

Marvin A. Daniels
Marvin A. Daniels
MARVIN A. DANIELS - OWNER

CITY COUNCIL APPROVAL:

This plat of "Sugar Grove Subdivision" was approved by the Council of Blair, Washington County, Nebraska on this _____ day of _____, A.D. 1998.

[Signature]
Blair City Clerk

ACKNOWLEDGEMENT:

STATE OF NEBRASKA }
WASHINGTON COUNTY } ss

On this 20th day of May, 1998, A.D., before me, a Notary Public in and for said County, personally came the above named Marvin A. Daniels, owner, who is known to me to be the identical person whose name is affixed to the Dedication on this plat, and he acknowledged the execution thereof to be his voluntary act and deed as owner.
WITNESS my hand and official seal the date last aforesaid.

Brenda R. Taylor
NOTARY PUBLIC
My Commission Expires: June 20, 2000
(date)



CERTIFICATION:

I have made a boundary survey of the subdivision monuments have been found at all outer corners of monument monuments have been placed at all corners, on all lots and street in said subdivision to be numbered 1 through 6, inclusive), being a platting of all lots with previously dedicated Corey Drive all lying within Township 18 North, Range 11 East of the 6th County, Nebraska and more particularly described

corner of Tax Lot 37 in Section 1, Township 18 North, S 89°04' W (assumed bearing) along the south line of right-of-way line of Adams street in the City of Blair, is platted and recorded at the Washington County Recorder's Office as follows: thence S 89°59'04" W along said line a distance of 24.43 feet to the southeast corner of the Sugar Grove Subdivision to the City of Blair, Nebraska; thence along the east line of said Korshoj Estates a distance of 180.29 feet to the northeast corner of Lot 1 in said Korshoj Estates said distance of 180.29 feet to the northeast corner of Lot 19 in said Korshoj Estates; thence south line of said Lot 19 a distance of 180.29 feet to the northeast corner of Lot 19; thence along the west line of said Lot 19 said point lying on the west line of the City of Blair, Nebraska; thence north line a distance of 487.45 feet to the northeast corner of Section 1; thence S 89°44'47" W along the east line a distance of 155.89 feet to the northwest corner of Section 1; thence S 00°24'40" E along the west line of said Tax Lot 37 to the Point of Beginning; and containing 2.11 acres is in previously dedicated Corey Drive.

TREASURER'S CERTIFICATION:

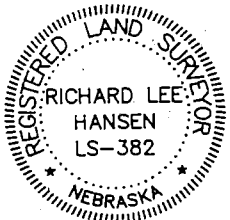
This is to certify that I find no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced within this plat as shown by the records of this office on this _____ day of _____, A.D., 1998.

Washington County Treasurer

PLANNING COMMISSION APPROVAL:

This plat of "Sugar Grove Subdivision" was approved by the City Planning Commission of the City of Blair, Washington County, Nebraska, on this 20th day of June, 1998, A.D.

[Signature]
Chairman



STATE OF NEBRASKA COUNTY OF WASHINGTON }
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD }
THIS 12th DAY OF June 1998 }
AT 10 O'CLOCK AM AND RECORDED }
AT PAGE 957 960 }
[Signature]

	BLAIR ENGINEERING & SURVEYING CO. INC. 936 Grant St., P.O. Box 100 Blair, Nebraska, 68008-0100 (402) 426-9414
	Job Number: 98-047 JRB 4/13/98

SUBDIVISION

98 JUN 12 AM 9:59

CITY OF OMAHA
PLANNING DEPARTMENT
1101 F STREET
SOUTH OMAHA, NEBRASKA

3, 83, AND 81
OF SECTION
EAST OF
NTY, NEBRASKA

COUNCIL APPROVAL:

ve Subdivision" was approved by the
Washington County, Nebraska on this

A.D., 1998

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT: I, Marvin A. Daniels, being the owner of the land described within the Land Surveyor's Certificate and embraced within this plat have caused said land to be subdivided into lots and street to be numbered and named as shown hereon, said subdivision to be hereafter known as Sugar Grove Subdivision in the City of Blair, Nebraska; and do hereby ratify and approve the disposition of said property as shown on this final plat; and further grant a perpetual easement to the Omaha Public Power District, to the Blair Telephone Company, and Huntel Communications, and to any company which has been granted a franchise under the authority of the City Council of Blair, Nebraska, to provide a Cable Television System in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew pole, wires, crossarms, downguys, and anchors, cables, conduits, and other related facilities; and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat, and power, and for the transmission of signals and sounds of all kinds including signals provided by cable television systems, and the reception thereon, over, through, under and across a five foot (5') wide strip of land abutting the front and side boundary lot lines; and an eight foot (8') wide strip of land abutting the rear boundary line of all lots. We do further grant a perpetual easement to the City of Blair, and Peoples Natural Gas Company, their successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five foot (5') wide strip of land abutting all streets. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above described easement ways, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or rights hereon granted.

Marvin A. Daniels
MARVIN A. DANIELS — OWNER