2003-046666

SUNSET RIDGE

Lot 3 being a platting of part of Taxlot 9 in the South Half of the Northeast Quarter of Section 22, Township 14 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska

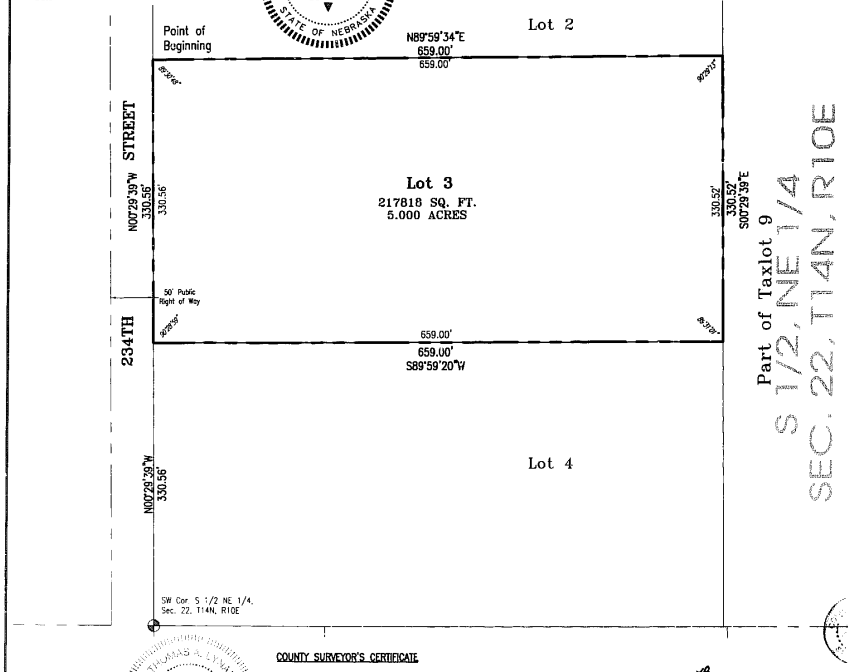
LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made boundary survey of the subdivision herein and that permanent monuments have been placed at all corners on the boundary and lots within the subdivision to be known as SUNSET RIDGE (Lot 3) being a platting of part of Tax Lot 9 in the South Half of the Northeast Quarter of Section 22, Township 14 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, described as follows: Beginning at the southwest corner of Lot 2 SUNSET RIDGE, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska; Thence North 89°59'34" East (assumed bearings) for 659.00 feet along the south line of the said Lot 2 to the southeast corner thereof; Thence South 00°29'39" East for 330.52 feet to the northeast corner of Lot 4, SUNSET RIDGE; Thence South 89°59'20" West for 659.00 feet to the northwest corner of said Lot 4 and the east right of way line of 234th Street; Thence North 00°29'39" West for 330.56 feet to Point of Beginning. Contains 5.00 acres.

Robert D. Proett, L.S. 379

Nov 14, 2002
Date

REGISTERED LAND SURVEYOR — ROBERT D. PROETT LS-379 — STATE OF NEBRASKA



NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.).
4. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, Martin Ostransky Farms Inc. a Nebraska Corporation, OWNER, and American National Bank, a National Corporation, MORTGAGEE, being the sole OWNER and MORTGAGEE 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 streets to be numbered and named as shown hereon, said subdivision to be hereafter known as SUNSET RIDGE (Lot 3) and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public the streets as shown on the plat and do hereby grant the easements shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and U.S. West Communications and to any company which has been granted a franchise under the authority of the Board of Commissioners of Sarpy County, Nebraska, to provide a Cable Television System in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, 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 an eight foot (8') wide strip of land abutting the front, side and rear boundary lines of all lots; and a sixteen foot (16') wide strip of land abutting all exterior lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, 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.

Martin Ostransky Farms Inc., OWNER

Martin Ostransky Jr., President

Martin Ostransky III, Vice President

Marjorie Ostransky, Secretary

American National Bank, MORTGAGEE

Jeffrey R. Shmid, President

ACKNOWLEDGMENT OF NOTARIES

State of Nebraska } SS
County of Sarpy }

On this 27th day of January, 2003 A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Martin Ostransky Jr., who is personally known to me to be the identical person whose name is affixed to the above instrument as President of MARTIN OSTRANSKY FARMS INC., a Nebraska corporation, OWNER, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

John J. Koke
Notary Public

GENERAL NOTARY-State of Nebraska JOHN J. KOKE My Comm. Exp. June 3, 2005

State of Nebraska } SS
County of Douglas }

GENERAL NOTARY-State of Nebraska SHERYL A. RIDLEY My Comm. Exp. JUNE 30, 2003

On this 23rd day of January, 2003 A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Martin Ostransky III., who is personally known to me to be the identical person whose name is affixed to the above instrument as Vice President of MARTIN OSTRANSKY FARMS INC., a Nebraska corporation, OWNER, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Sheryl A. Ridley
Notary Public

State of Nebraska } SS
County of Sarpy }

On this 27th day of January, 2003 A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Marjorie Ostransky, who is personally known to me to be the identical person whose name is affixed to the above instrument as Secretary of MARTIN OSTRANSKY FARMS INC., a Nebraska corporation, OWNER, and she did acknowledge her execution of the foregoing Dedication to be her voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

John J. Koke
Notary Public

GENERAL NOTARY-State of Nebraska JOHN J. KOKE My Comm. Exp. June 3, 2005

State of Nebraska } SS
County of Douglas }

GENERAL NOTARY-State of Nebraska SHERYL A. RIDLEY My Comm. Exp. JUNE 30, 2003

On this 23rd day of January, 2003 A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Jeffrey R. Shmid, who is personally known to me to be the identical person whose name is affixed to the above instrument as President of AMERICAN NATIONAL BANK, a National Corporation, MORTGAGEE, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Sheryl A. Ridley
Notary Public

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of this office on this 28 day of January, 2003

Sarpy County Treasurer

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

APPROVAL OF SARPY COUNTY BUILDING INSPECTOR

This plat of SUNSET RIDGE was approved by the Sarpy County Building Inspector on this 27 day of January, 2003

Sarpy County Building Inspector

APPROVAL OF COUNTY PLANNING COMMISSION

This plat of SUNSET RIDGE was approved and accepted by the Sarpy County Planning Commission this 17 day of Dec, 2002

Chairman, Sarpy County Board of Commissioners

APPROVAL OF THE SARPY COUNTY COMMISSIONERS

This plat of SUNSET RIDGE was approved by the Sarpy County Board of Commissioners on th 14 day of January, 2003

Chairman, Sarpy County Board of Commissioners

Attested, Sarpy County Clerk

COUNTY SURVEYOR'S CERTIFICATE

This plat of SUNSET RIDGE was reviewed by the Sarpy County Surveyor's Office this 29th day of January, 2003

Sarpy County Surveyor

Filed in Sarpy Co. NE on 1-30-03 at 9:42 AM
Instrument # 2003-046666
John J. Dowling, Register of Deeds, Sarpy Cty. NE

drawn by: get
designed by: RDP
reviewed by: FAK
path\filename: MISC\021237
references: ref: 001295 ref: 011067F ref: 011214

lamp, rynearson & associates, inc.
engineers surveyors planners
14710 west dodge road, suite 100
omaha, nebraska 68154-2029
ph 402 496 2498
fax 402 496 2730

SUNSET RIDGE
SARPY COUNTY, NEBRASKA

FINAL PLAT

job number-tasks: MO21237
book page: 00-4, 7
date: NOV. 13, 2002
sheet: 1 of 1