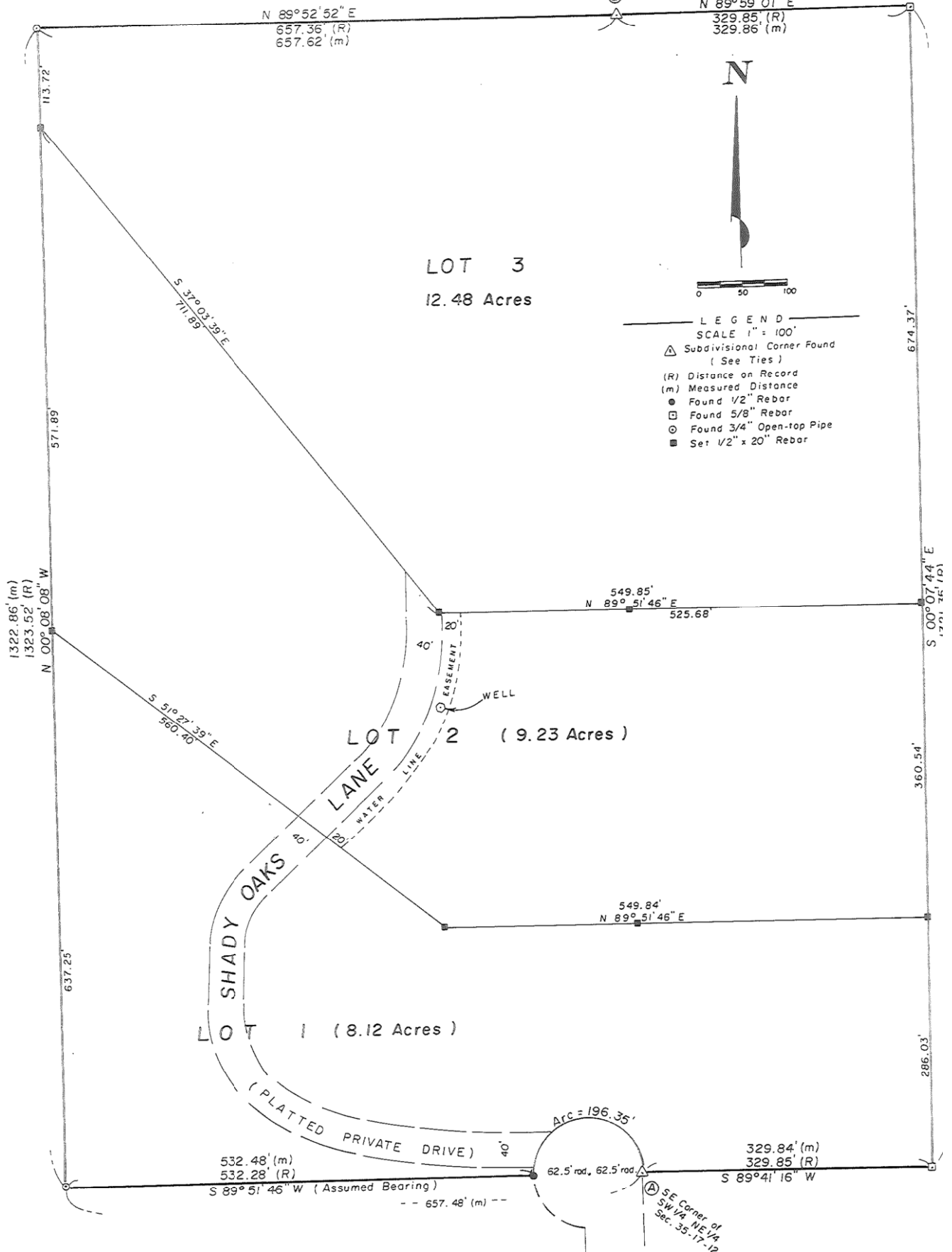


1st Add.

Center of SW 1/4 NE 1/4 Sec. 35-17-12



COUNTY 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.

Date: _____

COUNTY SURVEYOR'S REVIEW:

This Plat of "First Addition to Surrey Hills", was reviewed by the Washington County Surveyor's Office.

Date: _____

WASHINGTON COUNTY SURVEYOR

PLANNING COMMISSION APPROVAL:

This Plat of "First Addition to Surrey Hills", was approved by the Washington County Planning Commission on this _____ day of _____, A.D., 1992.

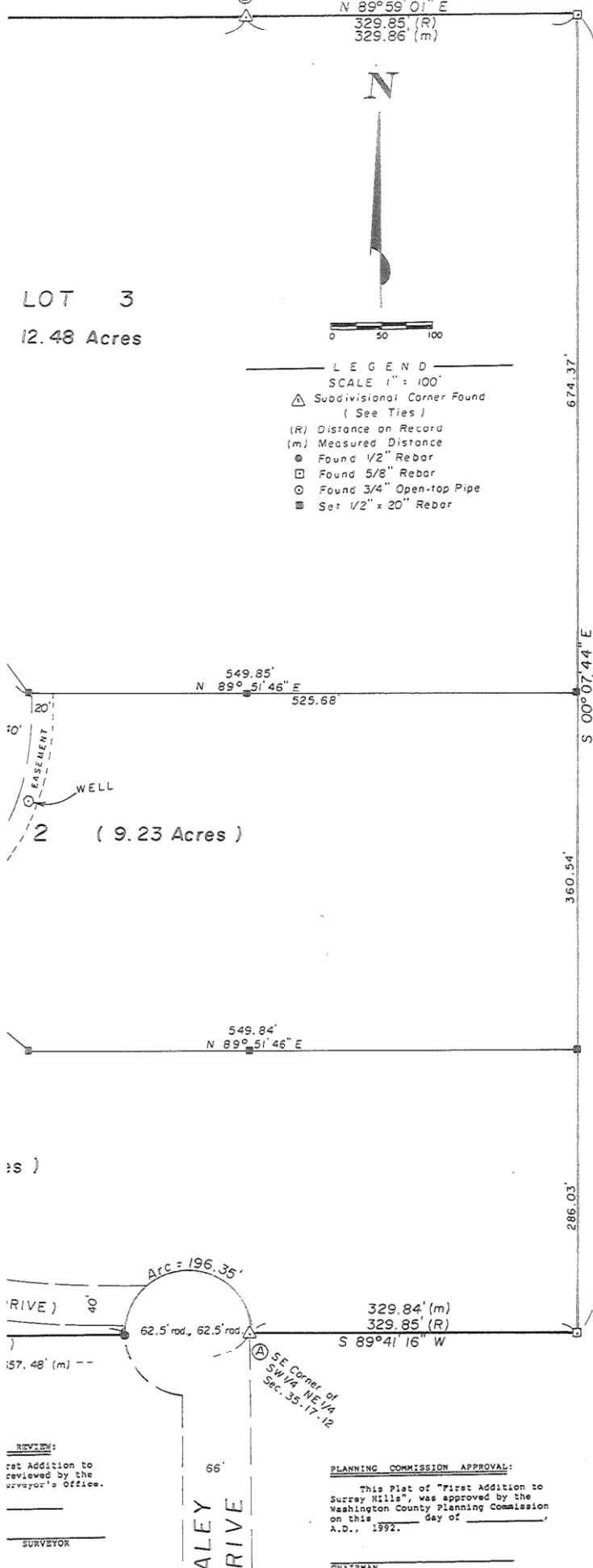
CHAIRMAN

66'
ALEY RIVE

1st Add.

FIRST ADDIT

A SUBDIVISIO
SURREY HILLS
LOT 45; ALL
RANGE 12 EAS
NEBRASKA.



LOT 3
12.48 Acres

LOT 2 (9.23 Acres)

NOTES:

1. New Construction Shall Meet Set Back Requirements As Per The Zoning Resolution.
2. New Construction Shall Be Set Back A Minimum of 25 feet from the Boundary of the 40 foot wide Platted Private Drive (Shady Oaks Lane).
3. No New Construction Shall Be Permitted Over The Water Line Easement As Shown Hereon.

SURVEYOR'S CERTIFICATION:

I hereby certify that I have accurately surveyed the plat of "First Addition to Surrey Hills" as shown hereon, and have set or found iron pins on the corners of all the lots in said subdivision; I further certify 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: May 22, 1992
CLIENT: James Lukas



WATER LINE EASEMENT DESCRIPTION:

A strip of land twenty feet (20') in width, over and across the First Addition to Surrey Hills, a subdivision lying in the S 1/2 NE 1/4 Section 35, Township 17 North, Range 12 East of the 6th P.M., Wash County, Nebraska, and more particularly described as follows: From northeast corner of Lot 2 in First Addition to Surrey Hills, a sub in the S 1/2 NE 1/4 of Section 35, T 17 N, R 12 E, thence S 89°51'56" to the north line of said Lot 2 a distance of 529.68 feet to the Point of Beginning, said point lying 20.00 feet east of the easterly right-line of Shady Oaks Lane in said subdivision; thence southerly parallel and 20.00 feet east of said easterly lane R.O.W. line as follows: S 00°55'02" E a distance of 16.17 feet to a point of curvature; along a 203.54 foot radius curve to the right an arc distance of 211.54 feet; thence S 46°49'41" W a distance of 79.48 feet to the north line in said First Addition to Surrey Hills; thence N 51°27'39" W along north line a distance of 20.21 feet to the easterly R.O.W. line of Shady Oaks Lane; thence along said easterly R.O.W. line as follows: N 46°49'41" E a distance of 82.40 feet to a point of curvature; along a 243.54 foot radius curve to the left an arc distance of 20; thence N 00°55'02" W a distance of 16.44 feet to a point on the line of said Lot 2; thence N 89°51'56" W along said north line a of 20.00 feet to the Point of Beginning.

PRIVATE DRIVE ROAD DESCRIPTION: ("SHADY OAKS")

A tract of land forty feet (40') in width, in the First Addition to Surrey Hills, a subdivision lying in the S 1/2 NE 1/4 Section 35, Township 17 North, Range 12 East of County, Nebraska, and more particularly described southeast corner of the SW 1/4 NE 1/4 of said Section assuming the south line of said SW 1/4 NE 1/4 to bear along a 62.5 foot radius curve to the left, and N 00°08'14" W, an arc distance of 139.10 feet; thence N 89°44'40" W a distance of 112.96 feet a distance of 103.00 feet; thence N 69°01'06" to a point of curvature; thence along a 111.30 feet to a point of curvature; thence along an arc distance of 135.94 feet; thence N 00° feet to a point of curvature; thence along a right an arc distance of 59.49 feet; thence 180.84 feet to a point of curvature; thence al to the left an arc distance of 202.94 feet; of 16.44 feet to the north line of Lot 2 in said thence westerly along said north line S 89°51' thence continuing along said north line N 37° feet; thence S 00°55'02" E a distance of 65 thence along a 203.54 foot radius curve to the feet; thence S 46°49'41" W a distance of 16 curvature; thence along a 113.76 foot radius of 81.75 feet; thence N 00°08'14" W a distance of 184.79 feet; thence S 69°01'06" E a dist S 81°24'33" E a distance of 110.25 feet; the of 92.47 feet to a point on a 62.5 foot radius tangent of which bears N 08°49'12" E, an arc Point of Beginning.

TIES TO SUBDIVISIONAL CORNERS:

- (A) FOUND 3/4" PINCHED-TOP PIPE BURIED 0.2' DEEP
 - 0.5' North to projection of fenceline from east
 - 17.69' NE to 'x' nails in 20" Oak
 - 9' West to centerline of drive
 - 18.97' West to 'x' Nails in gate post
 - 10.68' NNW to 'x' nails in gate post
- (B) FOUND 1" REBAR FLUSH WITH GROUND
 - 23.22' East to 'x' nails in twin 18" elm
 - 3.05' SSE to duplex nail in twin 8" Elm
 - 4.8' South to east-west fenceline
 - 2' West to projection of fence line from south-southwest

JUL

REVIEWED:
First Addition to
Surrey Hills, was approved by the
surveyor's Office.

PLANNING COMMISSION APPROVAL:
This Plat of "First Addition to
Surrey Hills", was approved by the
Washington County Planning Commission
on this _____ day of _____,
A.D., 1992.

SURVEYOR

CHAIRMAN

1st Add.

FIRST ADDITION TO SURREY HILLS

A SUBDIVISION OF VACATED LOTS 22, 23, AND 24, IN SURREY HILLS SUBDIVISION, TOGETHER WITH ALL OF TAX LOT 45; ALL LYING IN SECTION 35, TOWNSHIP 17 NORTH, RANGE 12 EAST OF THE 6th P.M., WASHINGTON COUNTY, NEBRASKA.

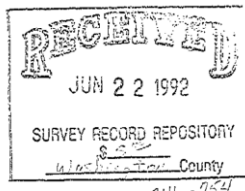
ction Shall Meet
quirements As Per
Resolution.

ction Shall Be Set Back
of 25 feet from the
the 40 foot wide Platted
ive (Shady Oaks Lane).

struction Shall Be
Over The Water Line
s Shown Hereon.

NOTION:
fy that I have accurately surveyed the plat of
o Surrey Hills" as shown hereon, and have set
on the corners of all the lots in said subdiv-
certify that I am a duly Registered Land
laws of the State of Nebraska.

Lo Hanson
urveyor
25-302
92
ukas



LEGAL DESCRIPTION:

FIRST ADDITION TO SURREY HILLS, A SUBDIVISION OF LOTS 22, 23, AND 24, IN SURREY HILLS SUBDIVISION TOGETHER WITH ALL OF TAX LOT 45, ALL LYING IN THE SW 1/4 NE 1/4 OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 12 EAST OF THE 6th P.M., WASHINGTON COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SW 1/4 NE 1/4 OF SAID SECTION 35, TOWNSHIP 17 NORTH, RANGE 12 EAST, AND ASSUMING THE SOUTH LINE OF SAID SW 1/4 NE 1/4 TO BEAR S 89°51'46" W; THENCE ALONG A 62.5 FOOT RADIUS CURVE TO THE LEFT, INITIAL TANGENT WHICH BEARS N 00°08'14" W, AN ARC DISTANCE OF 196.35 FEET TO A POINT ON THE SOUTH LINE OF SAID SW 1/4 NE 1/4; THENCE S 89°51'46" W ALONG SAID SOUTH LINE A DISTANCE OF 532.48 FEET TO THE SOUTHWEST CORNER OF LOT 22 IN SAID SURREY HILLS SUBDIVISION; THENCE N 00°08'08" W A DISTANCE OF 1322.86 FEET TO THE NORTHWEST CORNER OF LOT 24 IN SURREY HILLS SUBDIVISION; THENCE N 89°52'52" E A DISTANCE OF 657.62 FEET TO THE CENTER OF THE NE 1/4 OF SAID SECTION 35; THENCE N 89°59'01" E A DISTANCE OF 129.86 FEET TO THE NORTHEAST CORNER OF TAX LOT 45 IN SAID SECTION 35; THENCE S 00°07'44" E A DISTANCE OF 1320.94 FEET TO THE SOUTHEAST CORNER OF SAID TAX LOT 45; THENCE S 89°41'16" W A DISTANCE OF 329.84 FEET TO THE POINT OF BEGINNING; AND CONTAINING 29.84 ACRES, MORE OR LESS.

LINE EASEMENT DESCRIPTION:

trip of land twenty feet (20') in width, over and across Lot 2, ddition to Surrey Hills, a subdivision lying in the SW 1/4 of Section 35, Township 17 North, Range 12 East of the 6th P.M., Washington County, Nebraska, and more particularly described as follows: From the corner of Lot 2 in First Addition to Surrey Hills, a subdivision in NE 1/4 of Section 35, T 17 N, R 12 E; thence S 89°51'56" W along the line of said Lot 2 a distance of 525.68 feet to the Point of Beginning; said point lying 20.00 feet east of the easterly right-of-way of Shady Oaks Lane in said subdivision; thence southerly parallel to said point east of said easterly lane R.O.W. line as follows; 20 feet east of said point a distance of 79.48 feet to the Point of Beginning; 263.54 foot radius curve to the right an arc distance of 219.61 feet; S 46°49'41" W a distance of 79.48 feet to the north line of Lot 1 in First Addition to Surrey Hills; thence N 51°27'39" W along said line a distance of 20.21 feet to the easterly R.O.W. line of said Shady Oaks Lane; thence along said easterly R.O.W. line as follows; 41" E a distance of 82.46 feet to the left an arc distance of 202.94 feet; 243.54 foot radius curve to the left an arc distance of 16.44 feet to the north line of said Lot 2; thence N 89°51'56" E along said north line a distance of 20 feet to the Point of Beginning.

PRIVATE DRIVE ROAD DESCRIPTION: ("SHADY OAKS LANE")

A tract of land forty feet (40') in width, over and across Lots 1 and 2, in the First Addition to Surrey Hills, a subdivision lying in the SW 1/4 of Section 35, Township 17 North, Range 12 East of the 6th P.M., Washington County, Nebraska, and more particularly described as follows: From the southeast corner of the SW 1/4 NE 1/4 of said Section 35, T 17 N, R 12 E, and assuming the south line of said SW 1/4 NE 1/4 to bear S 89°51'46" W; thence along a 62.5 foot radius curve to the left, initial tangent of which bears N 00°08'14" W, an arc distance of 139.10 feet to the Point of Beginning; thence N 89°41'40" W a distance of 112.96 feet; thence N 81°24'33" W a distance of 103.00 feet; thence N 69°01'06" W a distance of 77.23 feet to a point of curvature; thence along a 111.30 foot radius curve to the right an arc distance of 135.94 feet; thence N 73°76'41" E a distance of 77.23 feet to a point of curvature; thence along a 243.54 foot radius curve to the left an arc distance of 59.49 feet; thence N 00°55'02" W a distance of 180.84 feet to a point of curvature; thence along a 73.76 foot radius curve to the left an arc distance of 202.94 feet; thence N 00°55'02" W a distance of 16.44 feet to the north line of Lot 2 in said First Addition to Surrey Hills; thence westerly along said north line S 89°51'46" W a distance of 4.17 feet; thence continuing along said north line N 37°03'39" W a distance of 60.75 feet; thence S 00°55'02" E a distance of 65.56 feet to a point of curvature; thence along a 203.54 foot radius curve to the right an arc distance of 169.61 feet; thence S 46°49'41" W a distance of 180.84 feet to a point of curvature; thence along a 113.76 foot radius curve to the left an arc distance of 91.75 feet; thence S 00°34'35" W a distance of 76.99 feet to a point of curvature; thence along a 113.76 foot radius curve to the left an arc distance of 184.79 feet; thence S 69°01'06" E a distance of 71.79 feet; thence S 81°24'33" E a distance of 110.25 feet; thence S 89°41'40" E a distance of 92.47 feet to a point on a 62.5 foot radius curve to the right, initial tangent of which bears N 00°08'14" W, an arc distance of 47.48 feet to the Point of Beginning.

SUBDIVISIONAL CORNERS:

- 3/4" PINCHED-TOP PIPE
- 0.2' DEEP
- .5' North to projection of fence line from east
- .69' NE to 'x' nails in 20" Oak
- .9' West to centerline of drive
- .97' West to 'x' Nails in gate post
- .68' NNW to 'x' nails in gate post
- 1.4" REBAR FLUSH WITH GROUND
- 1.22' East to 'x' nails in twin 18" elm
- 1.05' SSE to duplex nail in twin 8" Elm
- 1.6' South to east-west fence line

JUL 9 2 1992

BOARD OF SUPERVISORS' ACCEPTANCE:

This Plat of "First Addition to Surrey Hills", was approved and accepted by the Washington County Board of Supervisors on this _____ day of _____, A.D., 1992.

Chairman of the Board

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT: JAMES J. LUKAS, AND MARGARET J. LUKAS, HUSBAND AND WIFE; RALPH J. KRAMPER, AND CAROL A. KRAMPER, HUSBAND AND WIFE; AND DENNIS E. DALEY, A SINGLE PERSON; BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THIS PLAT, HAVE CAUSED SAID LANDS TO BE PLATTED INTO LOTS TO BE NUMBERED AS SHOWN HEREON, AND SAID PLAT TO BE HEREAFTER KNOWN AS "FIRST ADDITION TO SURREY HILLS", AND DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF SAID PROPERTY AS SHOWN ON THIS PLAT; AND DO HEREBY GRANT A PERPETUAL ACCESS EASEMENT KNOWN AS SHADY OAKS LANE AS SHOWN HEREON TO THE OWNERS OF LOTS 1, 2, AND 3, INCLUSIVE. WE DO ALSO GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT, TO THE BLAIR TELEPHONE COMPANY, AND TO ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE PLATTED AND TO THEIR SUCCESSORS AND ASSIGNS. TO ERRECT, OPERATE, MAINTAIN, REPAIR, AND RENEW CABLES, CONDUITS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT, LIGHT, HEAT, AND POWER, AND FOR ALL TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH, AND ACROSS AN EIGHT FOOT (8') EASEMENT ON THE SIDE UNDER, AND FRONT, AND SIXTEEN FEET (16') 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, WE DO HEREBY SET OUR NAMES THIS DAY OF _____, A.D., 1992.

James J. Lukas _____ Margaret J. Lukas _____
 Ralph J. Kramper _____ Carol A. Kramper _____
 Dennis E. Daley _____

ACKNOWLEDGEMENT:

STATE OF NEBRASKA) SS
(COUNTY)

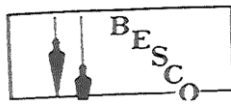
On this _____ day of _____, A.D., 1992, before me, a Notary Public duly commissioned and qualified in and for said County, personally appeared James J. Lukas, and Margaret J. Lukas; Ralph J. Kramper, and Carol A. Kramper; and Dennis E. Daley, who are known to me to be the identical persons whose names are affixed to the Dedication of this Plat, and who acknowledge the execution of said instrument to be their voluntary act and deed.

WITNESS my hand and official seal the date last aforesaid.

Notary Public

My Commission Expires;

(date)



BLAIR ENGINEERING & SURVEYING CO. INC.
1570 Washington Street
P.O. Box 100
Blair, Nebraska 68008