

WILDERNESS HILLS 1ST ADDITION

FINAL PLAT

BASED ON WILDERNESS HILLS 1ST ADDITION

PRELIMINARY PLAT #06004

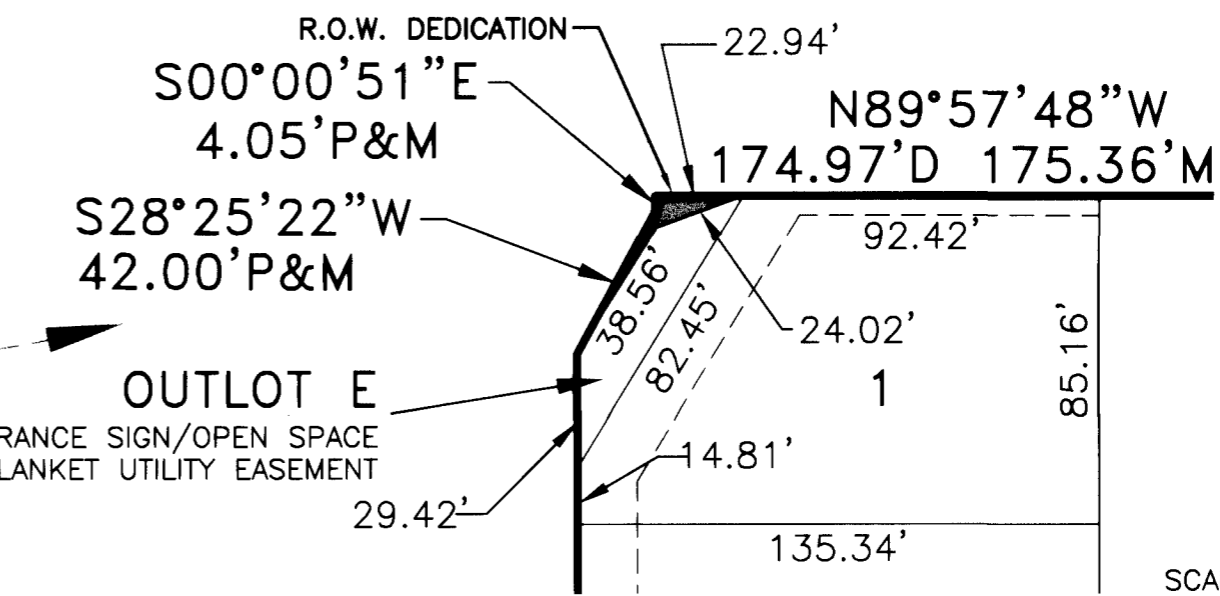
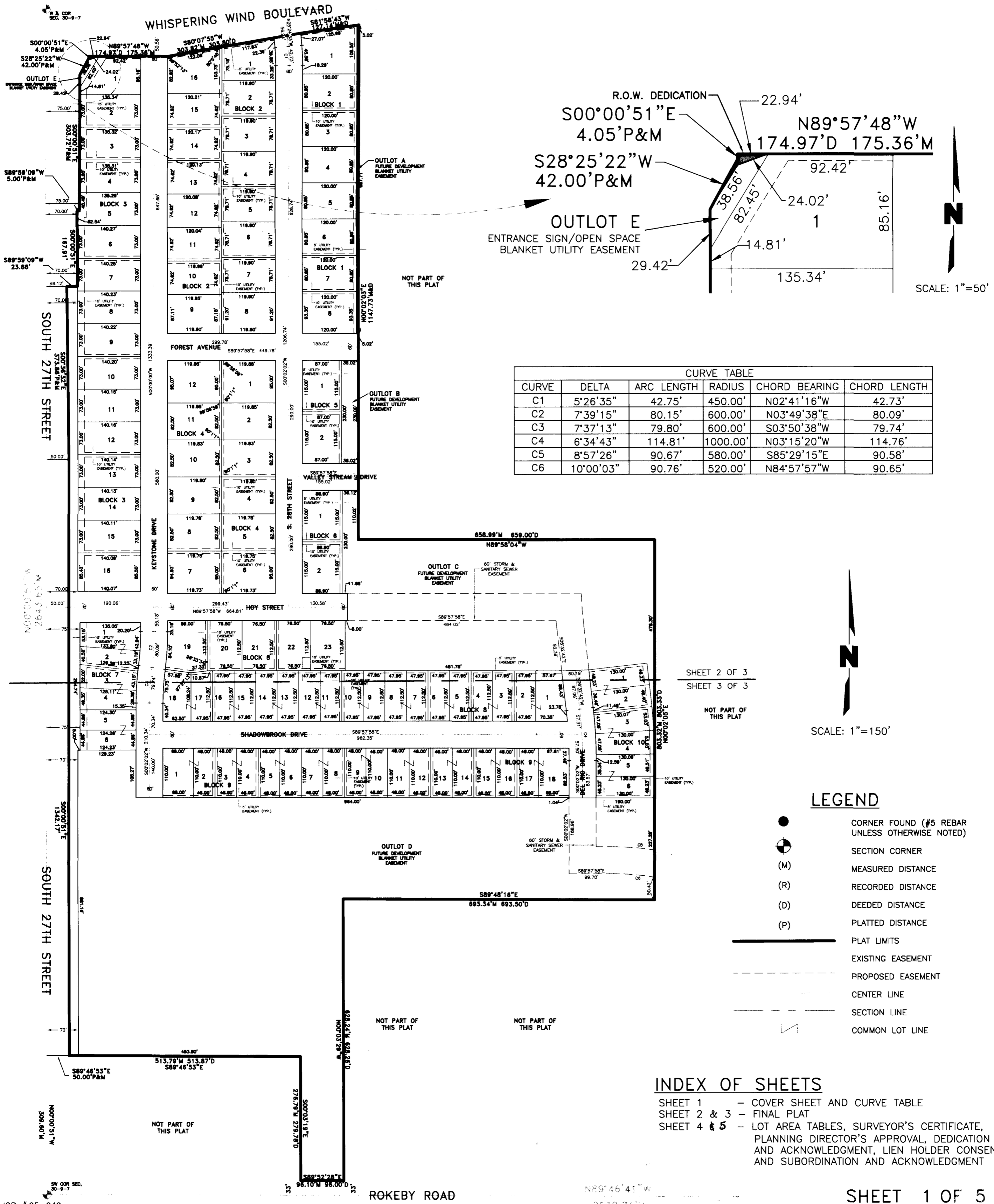
Inst # 2007029099 Tue Jun 12 10:51:47 CDT 2007
Filing Fee: \$158.00
Lancaster County, NE Assessor/Register of Deeds Office PLAT
Pages 5

\$ 158.00

W.I.H.I.

#4459

CMS, INC.



CURVE TABLE					
CURVE	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	5°26'35"	42.75'	450.00'	N02°41'16"W	42.73'
C2	7°39'15"	80.15'	600.00'	N03°49'38"E	80.09'
C3	7°37'13"	79.80'	600.00'	S03°50'38"W	79.74'
C4	6°34'43"	114.81'	1000.00'	N03°15'20"W	114.76'
C5	8°57'26"	90.67'	580.00'	S85°29'15"E	90.58'
C6	10°00'03"	90.76'	520.00'	N84°57'57"W	90.65'

SHEET 2 OF 3
SHEET 3 OF 3

SCALE: 1"=150'

LEGEND

- CORNER FOUND (#5 REBAR UNLESS OTHERWISE NOTED)
- ⊙ SECTION CORNER
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- (D) DEEDED DISTANCE
- (P) PLATTED DISTANCE
- PLAT LIMITS
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- CENTER LINE
- - - SECTION LINE
- COMMON LOT LINE

INDEX OF SHEETS

- SHEET 1 - COVER SHEET AND CURVE TABLE
- SHEET 2 & 3 - FINAL PLAT
- SHEET 4 & 5 - LOT AREA TABLES, SURVEYOR'S CERTIFICATE, PLANNING DIRECTOR'S APPROVAL, DEDICATION AND ACKNOWLEDGMENT, LIEN HOLDER CONSENT AND SUBORDINATION AND ACKNOWLEDGMENT

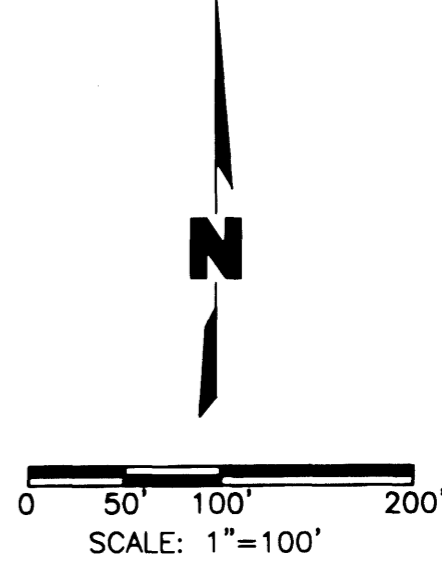
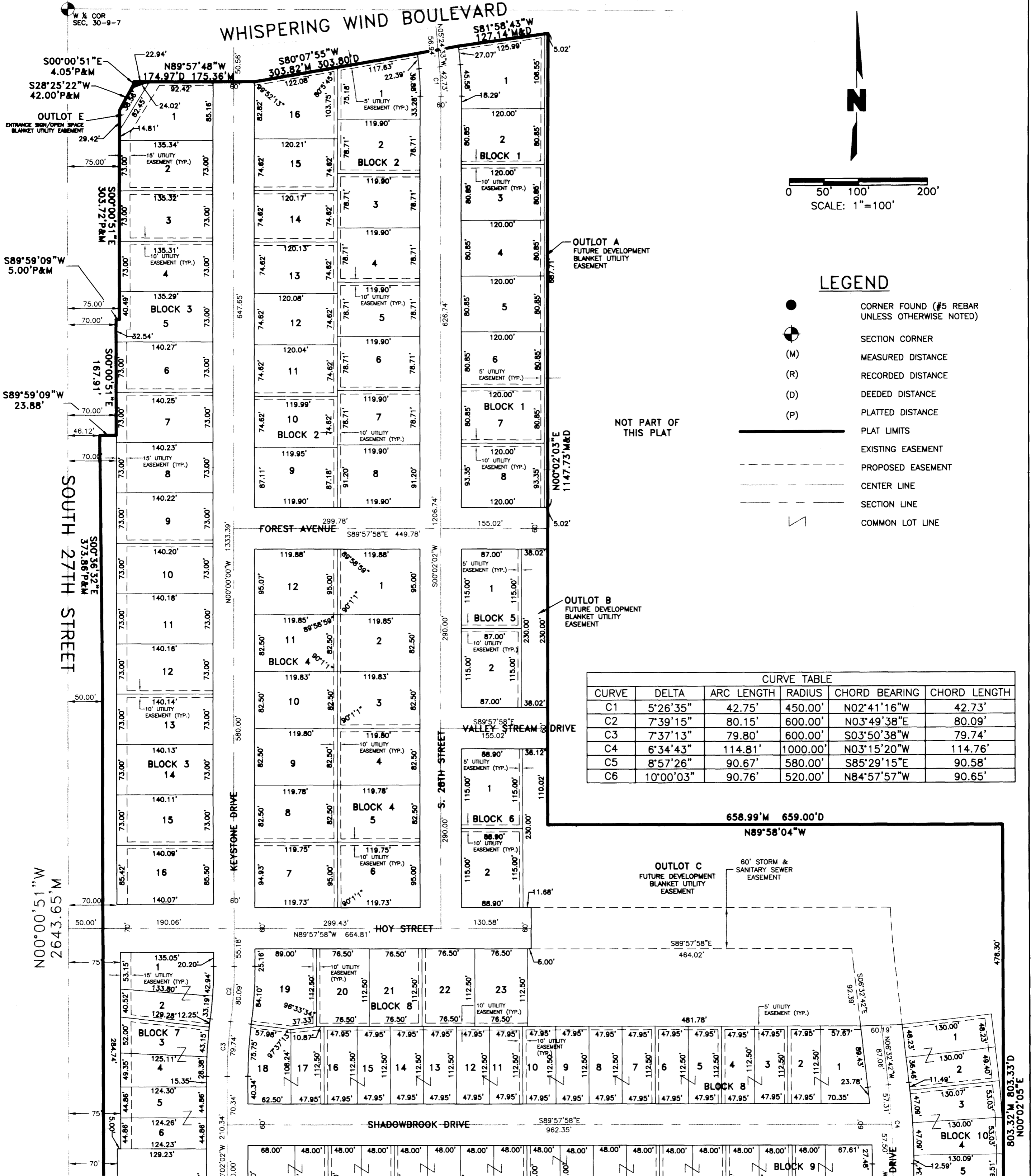
WILDERNESS HILLS 1ST ADDITION

FINAL PLAT

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WHISPERING WIND BOULEVARD



LEGEND

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- ⊙ SECTION CORNER
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WILDERNESS HILLS 1ST ADDITION

FINAL PLAT

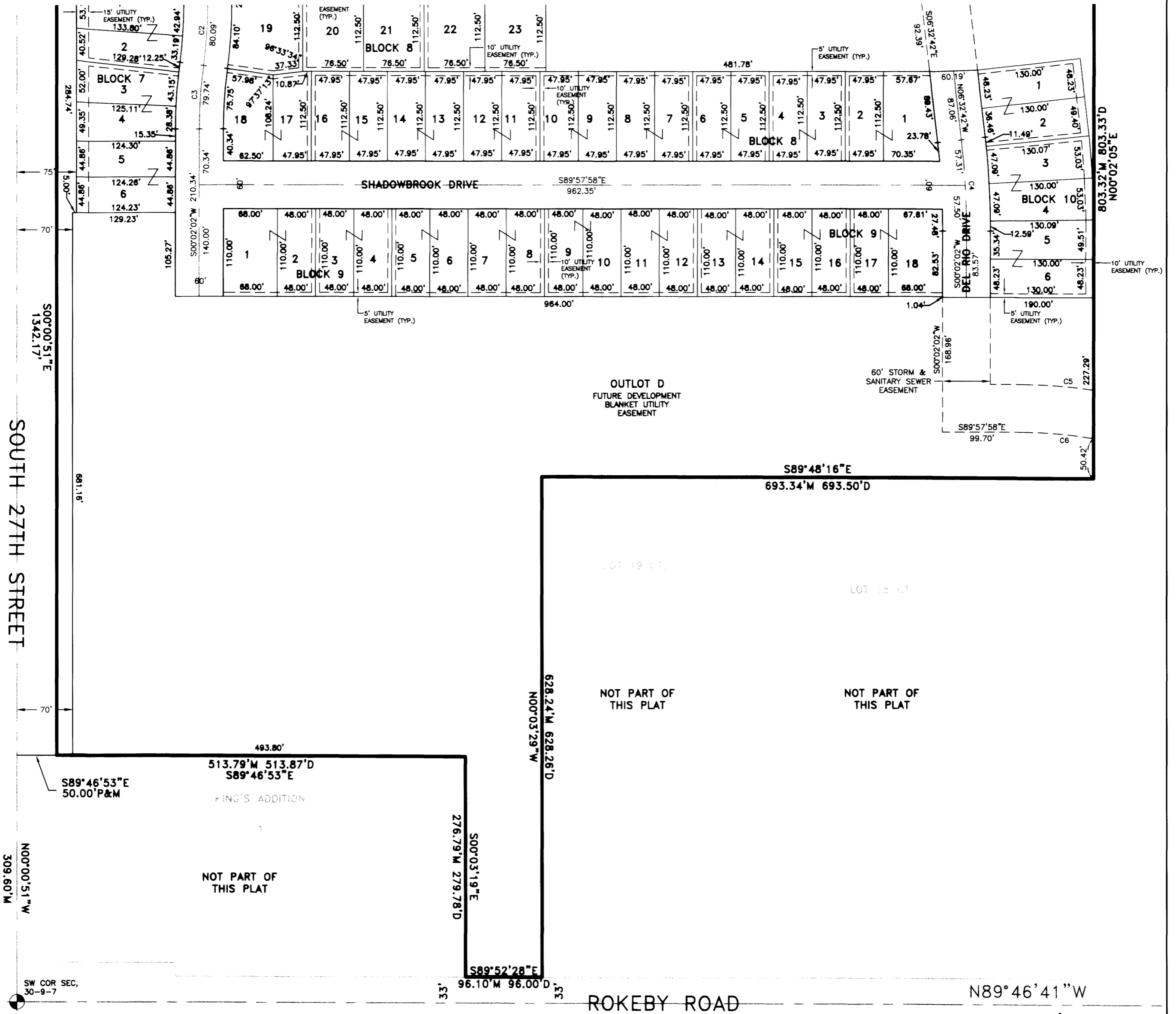
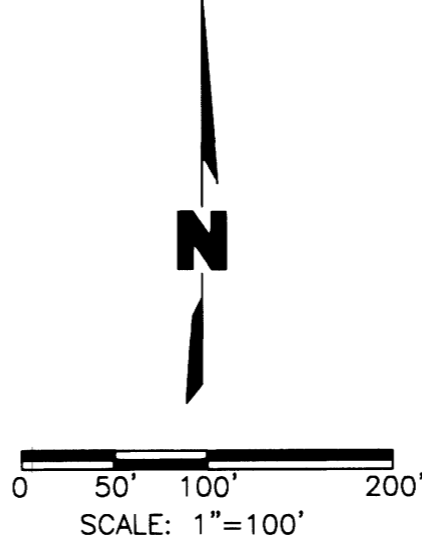
BASED ON WILDERNESS HILLS 1ST ADDITION
PRELIMINARY PLAT #06004

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C6	10°00'03"	90.76'	520.00'	N84°57'57"W	90.65'

BLOCK NO.	LOT NO.	100 YR. FLOOD ELEVATION	MINIMUM BUILDING OPENING ELEVATION
10	1	1217.55	1218.55
10	2	1217.31	1218.31
10	3	1215.95	1216.95
10	4	1215.65	1216.65
10	5	1215.47	1216.47
10	6	1215.24	1216.24

LEGEND

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- ⊙ SECTION CORNER
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N89°46'41"W
2638.71'M

WILDERNESS HILLS 1ST ADDITION

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PRELIMINARY PLAT #06004

SURVEYOR'S CERTIFICATE

I, DEREK A. BEENBLOSSOM, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS WILDERNESS HILLS 1ST ADDITION, A SUBDIVISION COMPOSED OF A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND A PORTION OF LOT 9 AND 49 IRREGULAR TRACTS, ALONG WITH ALL OF LOT 2, KING'S ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30 TOWNSHIP 9 NORTH RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE NORTH 00°00'51" WEST (AN ASSUMED BEARING) ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 30, A DISTANCE OF 309.60 FEET; THENCE SOUTH 89°46'53" EAST ON THE EXTENDED NORTH LINE OF LOT 1 KINGS ADDITION, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 1, KINGS ADDITION, AND THE POINT OF BEGINNING; THENCE CONTINUING ON THE PREVIOUS BEARING OF SOUTH 89°46'53" EAST, ON THE AFORE SAID NORTH LINE OF LOT 1 KINGS ADDITION, A DISTANCE OF 513.79 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00°03'19" EAST, ON THE EAST LINE OF SAID LOT 1, KINGS ADDITION, A DISTANCE OF 276.79 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°52'28" EAST ON THE NORTH RIGHT OF WAY LINE OF ROKEY ROAD, A DISTANCE OF 96.10 FEET; THENCE NORTH 00°03'29" WEST, A DISTANCE OF 628.24 FEET; THENCE SOUTH 89°48'16" EAST A DISTANCE OF 693.34 FEET; THENCE NORTH 00°02'05" EAST, A DISTANCE OF 803.32 FEET; THENCE NORTH 89°58'04" WEST, A DISTANCE OF 658.99 FEET; THENCE NORTH 00°02'03" EAST, A DISTANCE OF 1147.73 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY OF WHISPERING WIND BOULEVARD; THENCE SOUTH 81°58'43" WEST, ON SAID SOUTH LINE OF WHISPERING WIND BOULEVARD, A DISTANCE OF 127.14 FEET; THENCE SOUTH 80°07'55" WEST, ON SAID SOUTH LINE OF SAID RIGHT OF WAY, A DISTANCE OF 303.82 FEET; THENCE NORTH 89°57'48" WEST, ON SAID RIGHT OF WAY, A DISTANCE OF 175.36 FEET; THENCE SOUTH 00°00'51" EAST, A DISTANCE OF 4.05 FEET; THENCE SOUTH 28°25'22" WEST, ON THE EAST RIGHT OF WAY OF SOUTH 40TH STREET, A DISTANCE OF 42.00 FEET; THENCE SOUTH 00°00'51" EAST, ON THE EAST RIGHT OF WAY OF SOUTH 40TH STREET, A DISTANCE OF 303.72 FEET; THENCE SOUTH 89°59'09" WEST, ON SAID RIGHT OF WAY, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°00'51" EAST, ON THE EAST RIGHT OF WAY OF SOUTH 40TH STREET, A DISTANCE OF 167.91 FEET; THENCE SOUTH 89°59'09" WEST, ON SAID EAST RIGHT OF WAY, A DISTANCE OF 23.88 FEET; THENCE SOUTH 00°36'32" EAST, ON THE EAST RIGHT OF WAY LINE OF SOUTH 40TH STREET, A DISTANCE OF 373.86 FEET; THENCE SOUTH 00°00'51" EAST, ON THE EAST RIGHT OF WAY OF SOUTH 40TH STREET, A DISTANCE OF 1342.17 FEET, TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 1,984,448.82 SQUARE FEET OR 45.557 ACRES MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN PLACED AT EACH OF THE FINAL PLAT CORNERS OR THE PERIPHERY OF THE SUBDIVISION, ON THE CENTERLINE AT EACH STREET INTERSECTION AND AT EACH POINT OF TANGENCY AND CURVATURE. TEMPORARY MARKERS HAVE BEEN PLACED AT EACH LOT AND BLOCK CORNER AND THAT THE SUBDIVIDER WILL FILE A BOND OR ESCROW TO INSURE THE PLACING OF METAL STAKES AT EACH LOT AND BLOCK CORNER AND THE SUBDIVIDER AGREES THAT THE PLACING OF METAL STAKES WILL BE COMPLETED PRIOR TO THE CONSTRUCTION OR THE CONVEYANCE OF ANY LOT SHOWN ON THE FINAL PLAT. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE TO BE IN DECIMALS OF A FOOT.

April 18, 2007
DATE

Derek A. Beenblossom
Derek A. Beenblossom RLS 570
Allen Surveying Services Inc.
627 North 66th Street
Lincoln, NE 68505



DEDICATION

THE FOREGOING PLAT, KNOWN AS WILDERNESS HILLS 1ST ADDITION, AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, SOLE OWNER, AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, WINDSTREAM NEBRASKA, INC., TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, AQUILA AND LINCOLN ELECTRIC SYSTEM, THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, OPERATION AND MAINTENANCE OF WIRES, CABLES, CONDUITS, FIXTURES, POLES, TOWERS, PIPES, AND EQUIPMENT FOR THE DISTRIBUTION OF ELECTRICITY AND GAS; TELEPHONE AND CABLE TELEVISION; WASTEWATER COLLECTORS; STORM DRAINS; WATER MAINS AND ALL APPURTENANCES THERETO, OVER, UPON, OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAT.

THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE, EXCLUDING FENCES, OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON SHALL BE PROHIBITED.

THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EASEMENTS OR DRAINAGE EASEMENT THEREON.

THE CITY OF LINCOLN, NEBRASKA, ITS SUCCESSORS AND ASSIGNS ARE HEREBY HELD HARMLESS FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

THE STREETS SHOWN THEREON ARE HEREBY DEDICATED TO THE PUBLIC.

THE RIGHT OF DIRECT VEHICULAR ACCESS TO SOUTH 27TH STREET AND WHISPERING WIND BOULEVARD FROM LOTS ABUTTING SAID STREET IS HEREBY RELINQUISHED.

ANY RELOCATION OF EXISTING LES FACILITIES WILL BE AT OWNER/DEVELOPER'S EXPENSE.

ANY CONSTRUCTION OR GRADE CHANGES IN LES TRANSMISSION LINE EASEMENT CORRIDORS ARE SUBJECT TO LES APPROVAL AND MUST BE IN ACCORDANCE WITH LES DESIGN AND SAFETY STANDARDS. LES DOES NOT WARRANT NOR ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY SUCH DEDICATED EASEMENTS.

LANDSCAPING MATERIAL SELECTIONS WITHIN EASEMENT CORRIDORS SHALL FOLLOW ESTABLISHED GUIDELINES TO MAINTAIN MINIMUM CLEARANCE FROM UTILITY FACILITIES.

WITNESS MY HAND THIS 19th DAY OF April, 2007.

LEO J. SCHUMACHER, PRESIDENT
LINCOLN FEDERAL BANCORP INC.

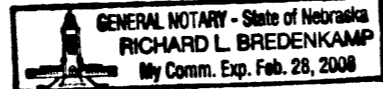
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
) SS.
COUNTY OF LANCASTER)

ON THIS 19th DAY OF April, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME LEO J. SCHUMACHER TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON(S) WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS PRESIDENT OF SAID COMPANY, AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

Richard L. Breidenkamp
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 28th DAY OF FEBRUARY 2008.



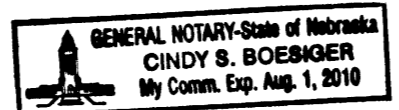
LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS WILDERNESS HILLS 1ST ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NO. 2002-60988 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION AND SUBORDINATION OF THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, OR STREETS, OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

SECURITY FIRST BANK
BY: *Susan Thiehaus*
SUSAN THIEHAUS
TITLE: SVP

STATE OF NEBRASKA)
) SS.
COUNTY OF LANCASTER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF April, 2007 BY Susan Thiehaus, Senior Vice President BEHALF OF SAID Security First Bank.



Cindy S. Boesiger
NOTARY PUBLIC

PLANNING DIRECTOR'S APPROVAL

THE PLANNING DIRECTOR PURSUANT TO SECTION 26.11.060 OF THE LINCOLN MUNICIPAL CODE, HEREBY APPROVES THIS FINAL PLAT.

Ray J. Miller
PLANNING DIRECTOR
MAY 21, 2007
DATE

LOT AREA TABLE

BLOCK 1	
LOT NO.	AREA IN S.F.
1	12,126.99
2	9,702.00
3	9,702.00
4	9,702.00
5	9,702.00
6	9,702.00
7	9,702.00
8	11,202.00
BLOCK 2	
1	10,176.46
2	9,437.14
3	9,437.14
4	9,437.14
5	9,437.14
6	9,437.14
7	9,437.14
8	10,934.66
9	10,450.20
10	8,952.24
11	8,955.53
12	8,958.82
13	8,962.11
14	8,965.40
15	8,968.69
16	11,216.64
BLOCK 3	
1	10,014.11
2	9,849.35
3	6,849.06
4	9,847.57
5	10,009.33
6	10,210.18
7	10,208.81
8	10,209.15
9	10,210.98
10	10,212.81
11	10,214.63
12	10,216.46
13	20,218.28
14	10,220.11
15	10,221.94
16	11,968.92
BLOCK 4	
1	11,387.26
2	9,886.77
3	9,884.76
4	9,882.75
5	9,880.74
6	11,375.33
7	11,371.10
8	9,880.74
9	9,882.75
10	9,884.76
11	9,886.77
12	11,391.50

LOT AREA TABLE

BLOCK 5	
LOT NO.	AREA IN S.F.
1	10,005.00
2	10,005.00
BLOCK 6	
1	10,223.50
2	10,223.50
BLOCK 7	
1	7,832.83
2	5,647.94
3	6,207.81
4	5,794.59
5	5,575.34
6	5,573.65
BLOCK 8	
1	7,215.02
2	5,394.37
3	5,394.37
4	5,394.37
5	5,394.37
6	5,394.37
7	5,394.37
8	5,394.37
9	5,394.37
10	5,394.38
11	5,394.37
12	5,394.37
13	5,394.37
14	5,394.37
15	5,394.38
16	5,394.38
17	5,315.31
18	6,897.75
19	10,287.91
20	8,606.25
21	8,606.25
22	8,606.25
23	8,606.25
BLOCK 9	
1	7,480.00
2	5,280.00
3	5,280.00
4	5,280.00
5	5,280.00
6	5,280.00
7	5,280.00
8	5,280.00
9	5,280.00
10	5,280.00
11	5,280.00
12	5,280.00
13	5,280.00
14	5,280.00
15	5,280.00
16	5,280.00
17	5,280.00
18	7,476.44
BLOCK 10	
1	6,269.89
2	6,328.27
3	6,499.39
4	6,499.77
5	6,333.90
6	6,269.89

OUTLOT AREA TABLE

OUTLOT	AREA IN S.F.	AREA IN AC.
A	3,449.03	0.0792
B	8,743.66	0.2007
C	205,637.96	4.7208
D	537,893.43	12.3483
E	899.46	0.0206

WILDERNESS HILLS 1ST ADDITION

FINAL PLAT

BASED ON WILDERNESS HILLS 1ST ADDITION

PRELIMINARY PLAT #06004

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS WILDERNESS HILLS 1ST ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NO. 2001-59613 AND 2002-66884 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION AND SUBORDINATION OF THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, OR STREETS, OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

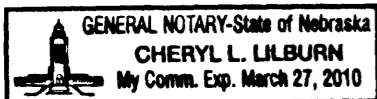
BY: Robert M. O'Gara
KEATING, O'GARA, DAVIS & NEDVED, P.C., TRUSTEE

Marvin N. Hoy, attorney-in-fact
REX B. HOY, PRESIDENT
HOY ENTERPRISES, INC., BENEFICIARY

ACKNOWLEDGMENT OF NOTARY

STATE OF _____)
COUNTY OF _____) SS.

ON THIS 30 DAY OF MAY, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME ROBERT M. O'GARA TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT, AND HE/SHE ACKNOWLEDGED THE SAME TO BE HIS/HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.



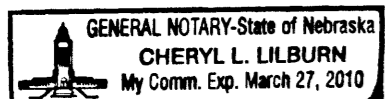
Cheryl L. Lilburn
NOTARY PUBLIC

MY COMMISSION EXPIRES THE _____ DAY OF _____.

ACKNOWLEDGMENT OF NOTARY

STATE OF _____)
COUNTY OF _____) SS.

ON THIS 30 DAY OF MAY, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME REX B. HOY TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.



Cheryl L. Lilburn
NOTARY PUBLIC

MY COMMISSION EXPIRES THE _____ DAY OF _____.

LIEN HOLDER CONSENT AND SUBORDINATION

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SECURITY FIRST BANK
BY: Susan Thiehaus
SUSAN THIEHAUS
TITLE: SVP

STATE OF NEBRASKA)
COUNTY OF LANCASTER) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF June, 2007 BY Susan Thiehaus, SVP ON BEHALF OF SAID Security First Bank.

Cindy S. Boesiger
NOTARY PUBLIC

