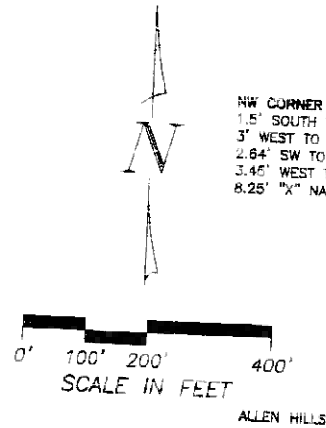
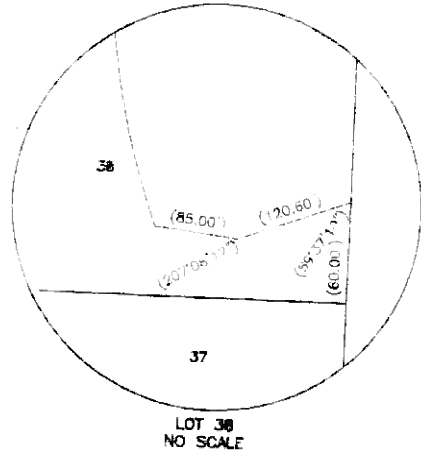


COTTONWOOD CRE

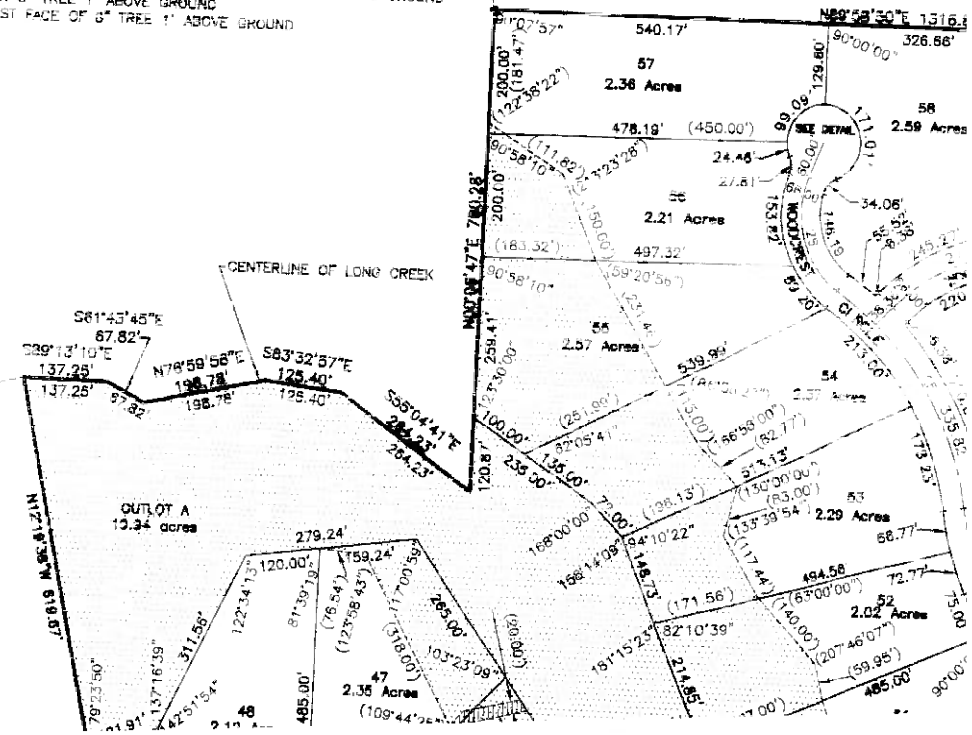
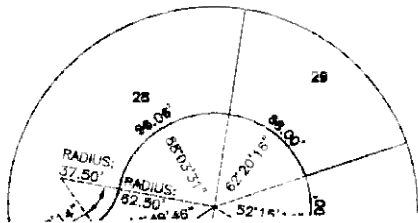
LOTS 1 THROUGH 65, AND OUTLOT A

BEING A PLATTING OF ALL OF THE S 1/2 OF THE NE 1/4 OF THE SE 1/4 ALONG WITH ALL OF THE SE 1/4 OF THE SE 1/4 ALONG WITH PART OF TAX LOT 2, LYING IN THE W 1/2 EAST OF THE 6TH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, NEBRASKA.



NW CORNER OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 18-17-12
 1.5' SOUTH TO THE WEST FACE OF FENCE LINE FROM EAST
 3' WEST TO THE WEST FACE OF FENCE LINE FROM NORTH
 2.64' SW TO "X" NAILS IN THE WEST FACE OF CORNER FENCE POST 1' ABOVE GROUND
 3.45' WEST TO "X" NAILS IN 8" TREE 1' ABOVE GROUND
 8.25' "X" NAILS IN THE WEST FACE OF 6" TREE 1' ABOVE GROUND

(H) NE CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 18-17-12
 7/2" REBAR
 30' ± SOUTH TO CULTIVATION
 19.5' NORTHEAST TO "X" NAILS IN THE SOUTH FACE OF 24" TREE 1' ABOVE GROUND
 13.17' WEST TO "X" NAILS IN THE EAST FACE OF 15" TREE 1.5' ABOVE GROUND



NWOOD CREEK

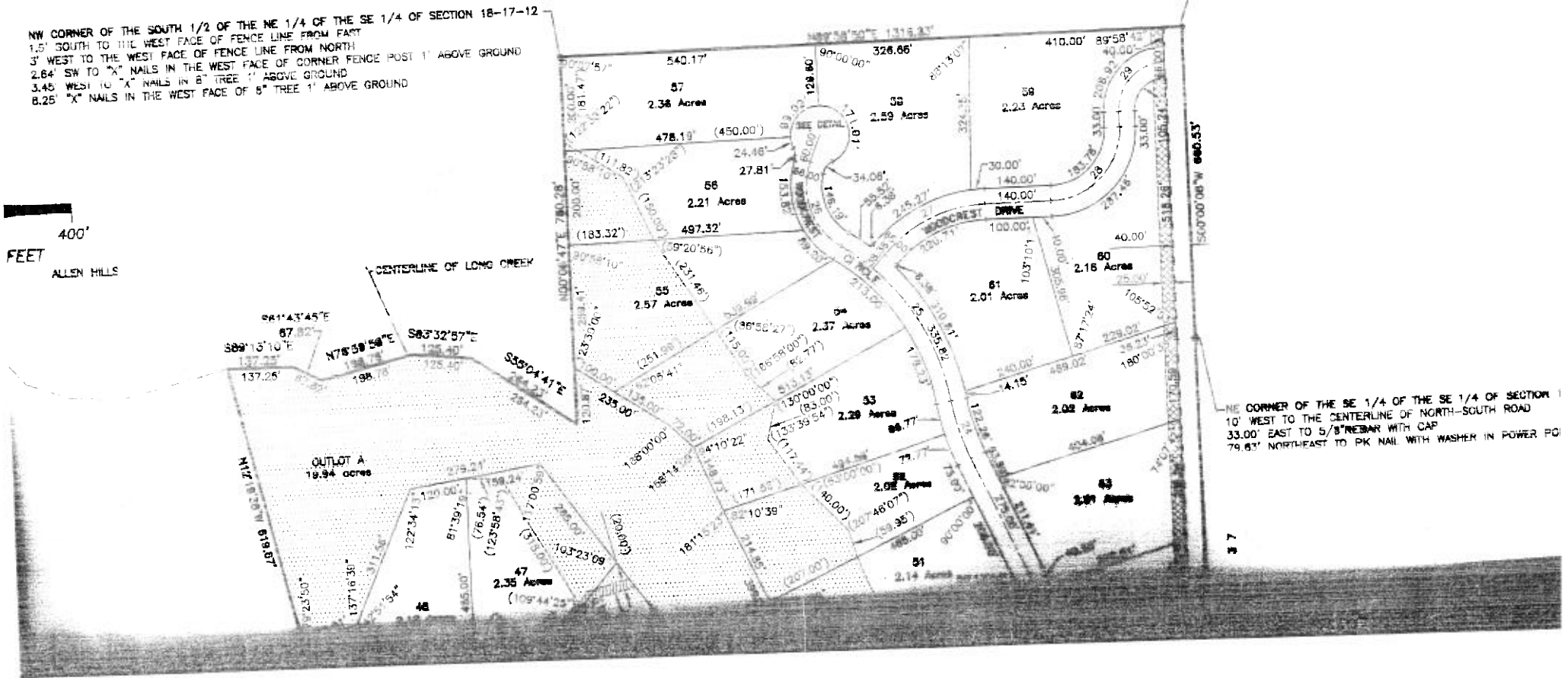
TS 1 THROUGH 65, AND OUTLOT A

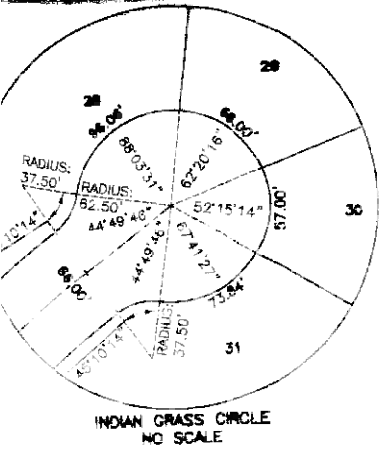
SE 1/4 ALONG WITH ALL OF THE SE 1/4 OF THE SE 1/4 ALONG WITH PART OF TAX LOT 2, LYING IN THE W 1/2 OF THE SE 1/4, ALL LYING IN SECTION 18
OF THE SE 1/4 OF THE NE 1/4 ALONG WITH PART OF THE SW 1/4 OF THE NE 1/4 LYING IN SECTION 19 AND ALL LYING IN TOWNSHIP 17 NORTH, RANGE 12
EAST OF THE 6TH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, NEBRASKA.

NW CORNER OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 18-17-12
1.5' SOUTH TO THE WEST FACE OF FENCE LINE FROM EAST
3' WEST TO THE WEST FACE OF FENCE LINE FROM NORTH
2.64' SW TO "X" NAILS IN THE WEST FACE OF CORNER FENCE POST 1' ABOVE GROUND
3.45' WEST TO "X" NAILS IN 8" TREE 1' ABOVE GROUND
8.25' "X" NAILS IN THE WEST FACE OF 5" TREE 1' ABOVE GROUND

NE CORNER OF THE SOUTH 1/2 OF THE NE 1/4 OF THE
1/4 OF SECTION 18-17-12
1' SOUTH TO PROJECTION OF FENCE LINE FROM WEST
5' WEST TO CENTERLINE NORTH-SOUTH COUNTY ROAD
30.00' WEST TO "X" NAILS N TOP OF CORNER FENCE POST
40.00' WEST TO 5/8" REBAR WITH CAP
30.59' WNW TO "X" NAILS IN TOP OF BRACE POST

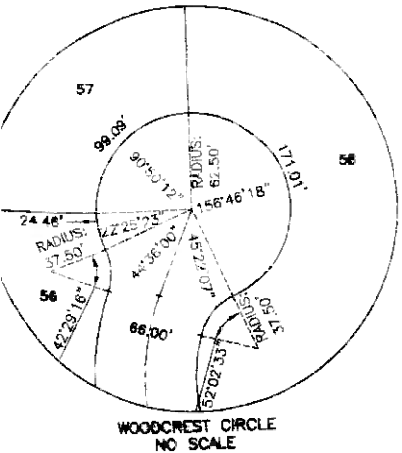
400'
FEET
ALLEN HILLS



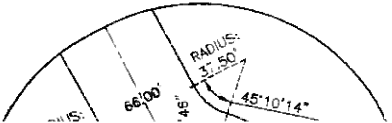


INDIAN GRASS CIRCLE
NO SCALE

SOUTH 1/4 CORNER OF SECTION 18-17-12
125 ± EAST TO CENTERLINE OF CREEK
152 ± SOUTHEAST TO WILLIAMS BROTHERS PIPELINE
MARKER
175 ± SOUTH TO CENTERLINE OF FIELD ROAD

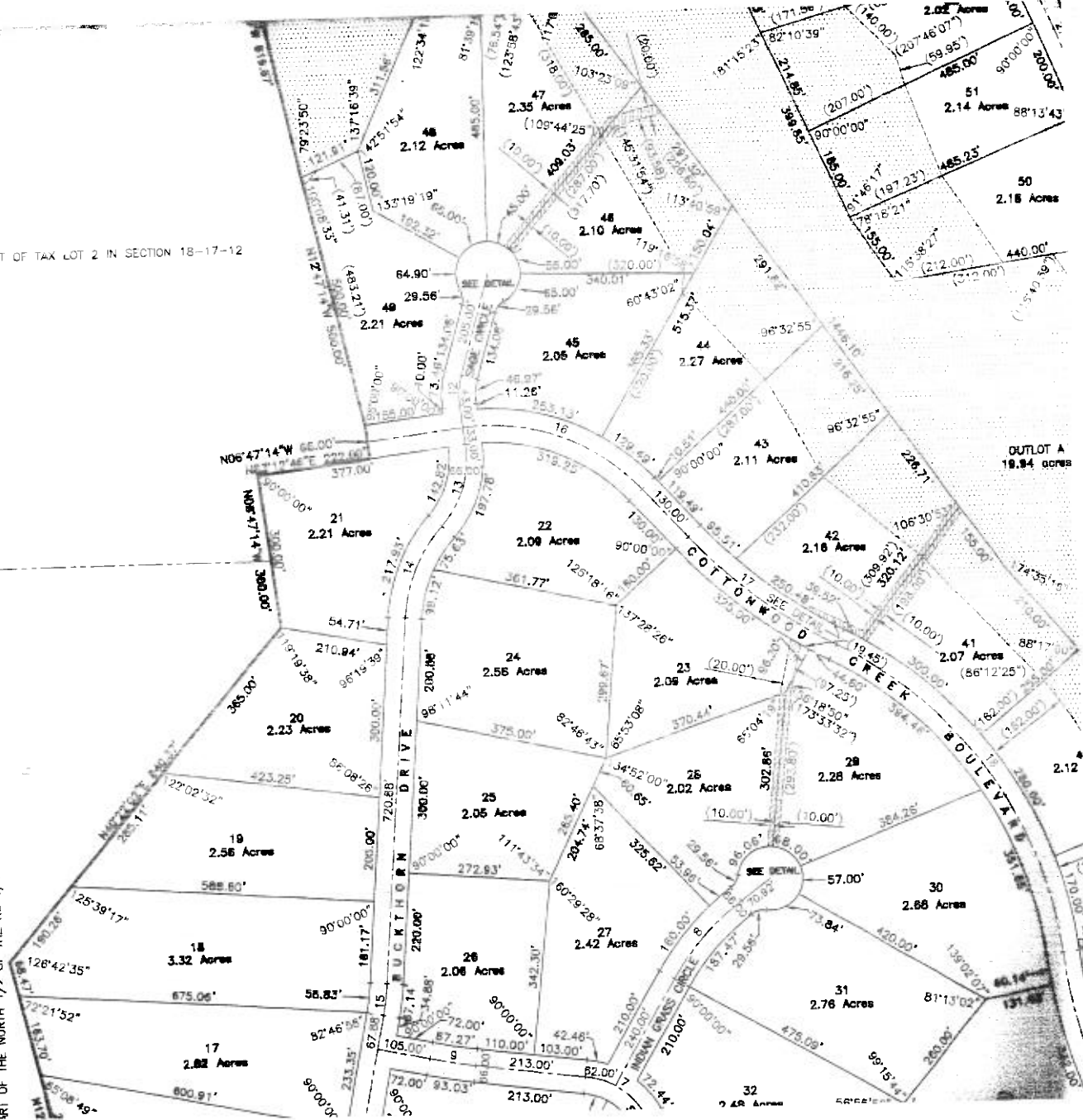


WOODCREST CIRCLE
NO SCALE

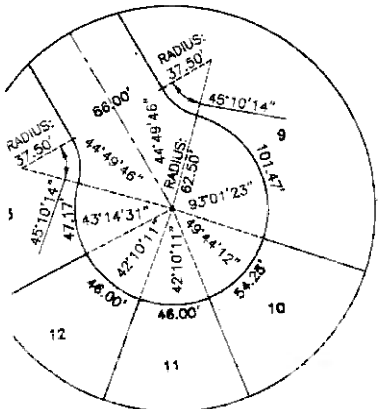


PART OF TAX LOT 2 IN SECTION 18-17-12

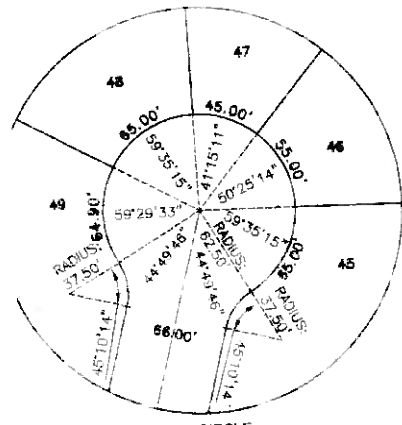
PART OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 19-17-12



OUTLOT A
18.84 acres



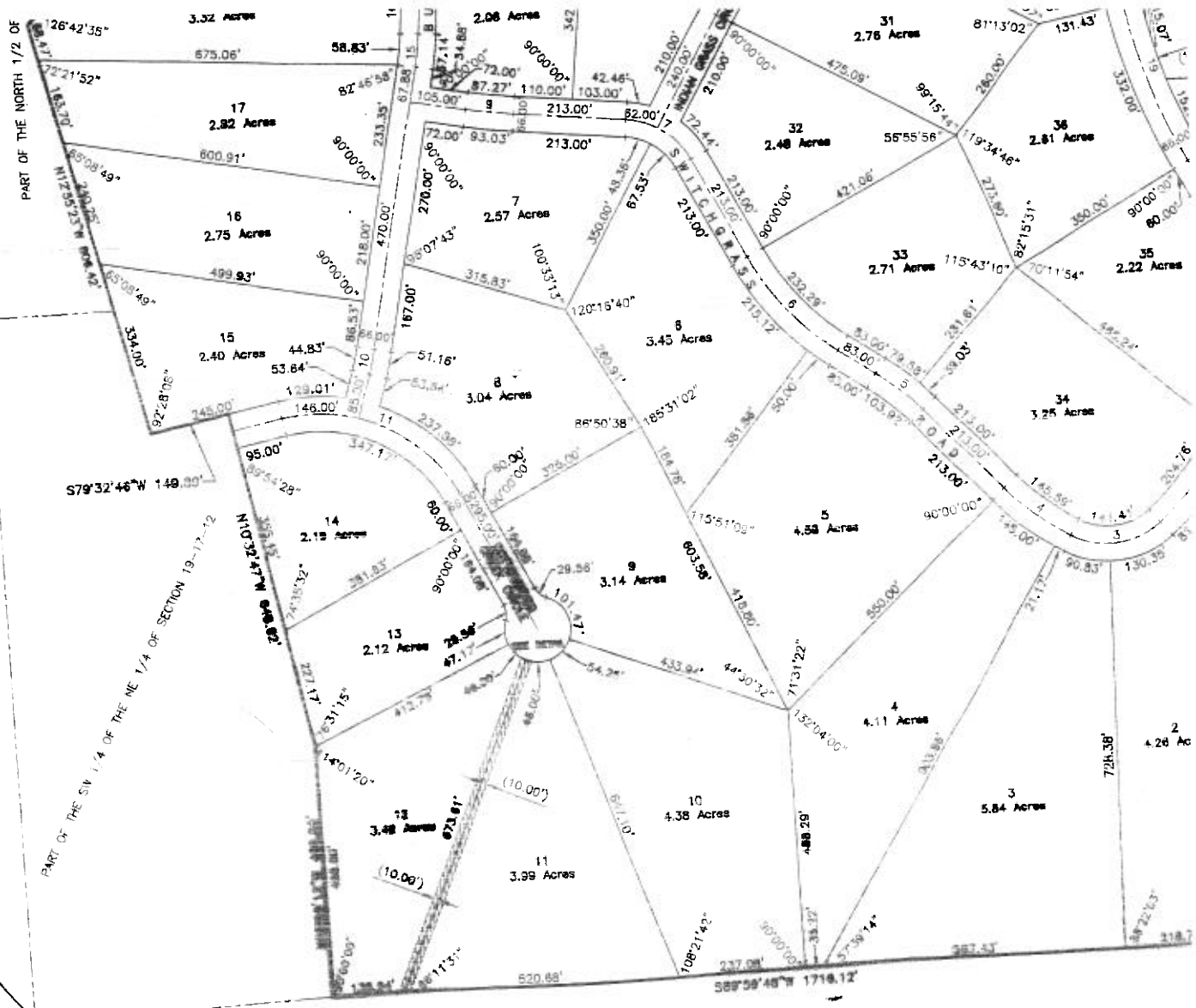
COTTONWOOD CREEK CIRCLE
NO SCALE



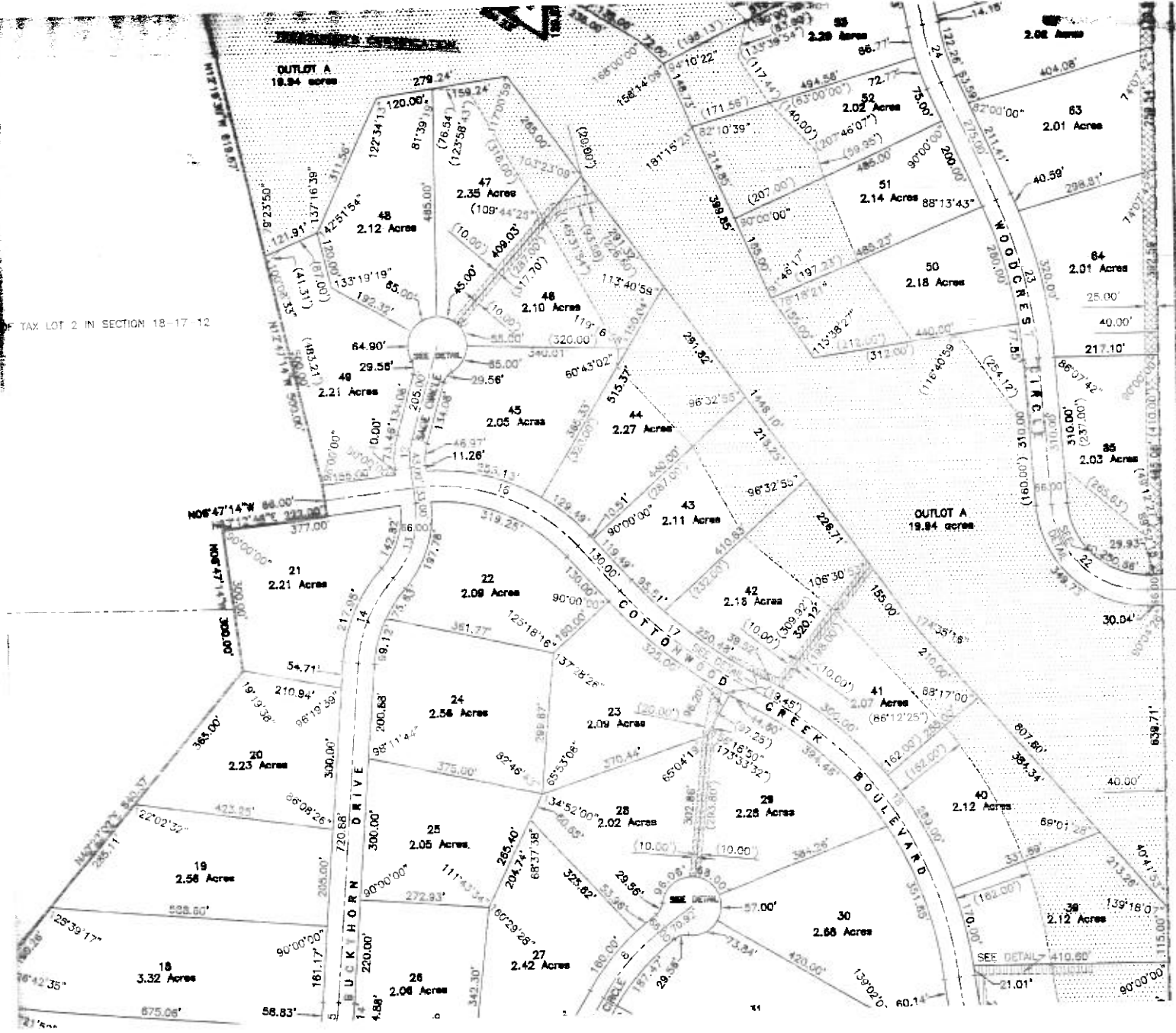
SAGE CIRCLE
NO SCALE

CENTER OF SECTION 19-17-12 1/2" REBAR
5'± WEST TO WASHOUT
90'± EAST TO WILLIAMS BROTHERS PIPELINE MARKER
19.48' EAST TO "X" NAILS IN LEANING FENCE POST
22.60' WEST TO "X" NAILS IN LEANING FENCE POST

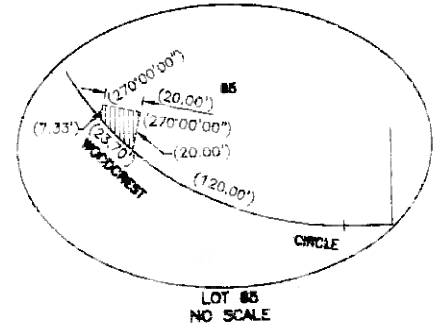
EAGLE VIEW



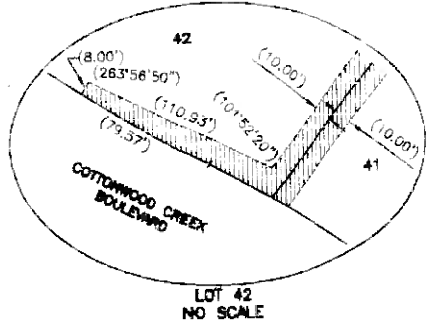
TAX LOT 2 IN SECTION 18-17-12



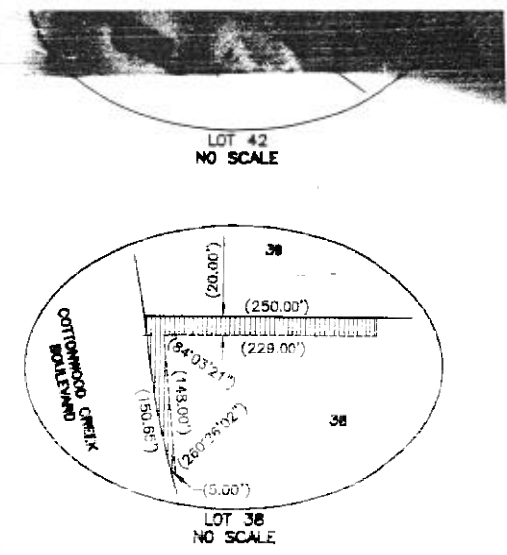
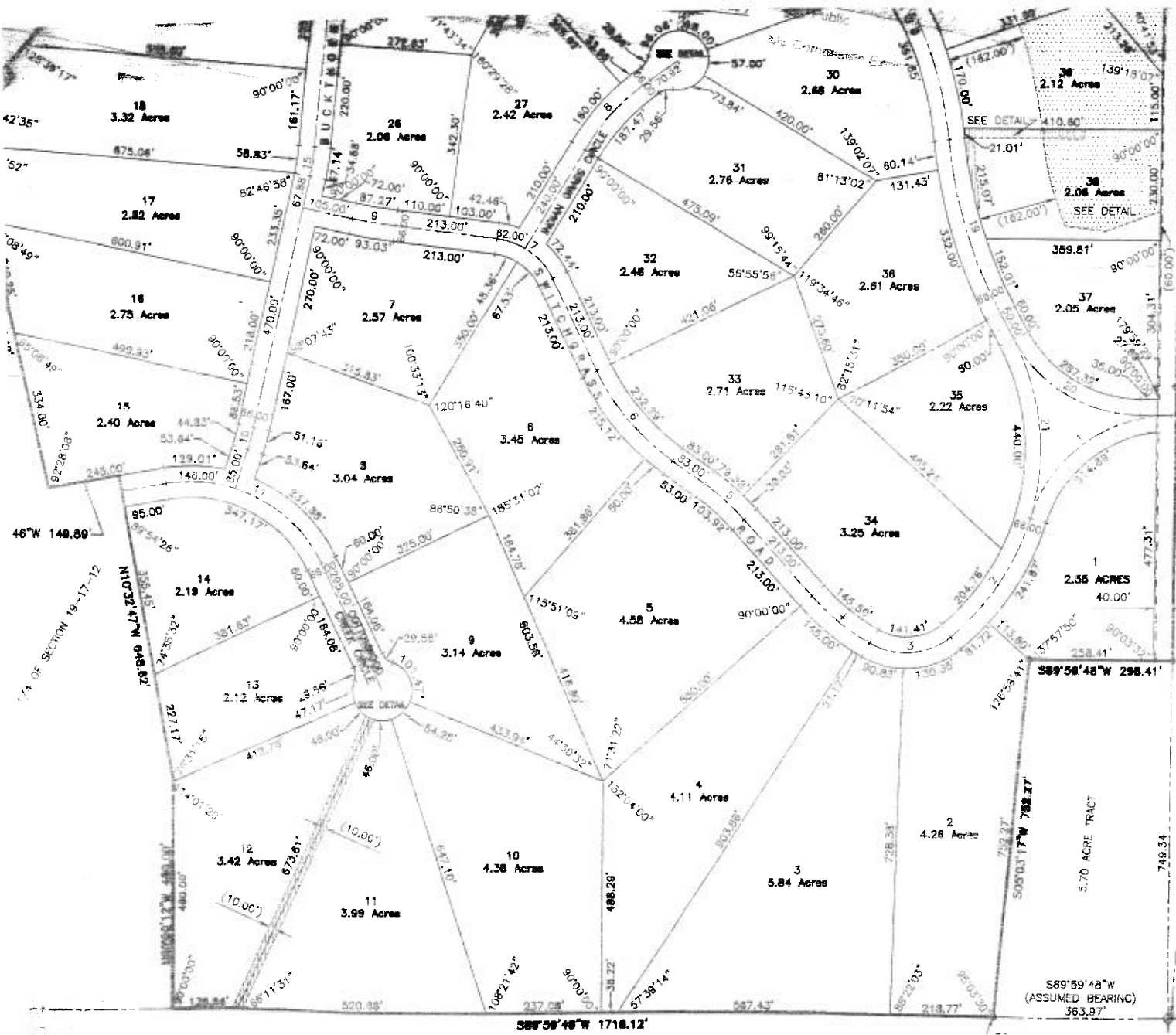
NE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 18-17-12
 10' WEST TO THE CENTERLINE OF NORTH-SOUTH ROAD
 33.00' EAST TO 5/8" REBAR WITH CAP
 79.63' NORTHEAST TO PK NAIL WITH WASHER IN POWER POLE



NE CORNER OF SECTION 18-17-12 ALUMINUM CAP
 5.4' WEST TO CENTERLINE OF NORTH-SOUTH ROAD
 8.0' NORTH TO CENTERLINE OF ROAD FROM EAST GRAVEL ROAD
 59.48' SOUTHEAST TO DUPLEX NAIL IN POWER POLE
 51.66' SOUTHWEST TO DUPLEX NAIL IN THE EAST FACE OF 24" TREE 3' ABOVE GROUND
 51.97' NORTHEAST TO REBAR WITH CAP 392



COUNTY ROAD 37



NE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 19-17
 PK NAIL
 95.82' NORTHEAST TO "X" NAILS IN POWER POLE
 39.28' ENE TO 30D SPIKE IN TOP OF NORTH GATE POST
 40.00' EAST TO 5/8" REBAR WITH PLASTIC CAP STAMPED LS 382

500°03'20"W 572.85'
 500°03'17"W 788.27'
 589°59'48"W 298.41'
 589°59'48"W (ASSUMED BEARING) 363.97'

EAST 1/4 CORNER OF SECTION 15, T19N, R12E
 ALIGNED ON
 18.75' EAST TO CENTERLINE OF NORTH-SOUTH ROAD
 47.85' EAST TO CENTERLINE OF EAST-WEST ROAD
 128.48' SOUTHWEST TO CENTERLINE OF THE EAST-WEST ROAD
 DIST 1' ABOVE GROUND

CHAIRMAN James W. [unclear]

REVIEW BY WASHINGTON COUNTY HIGHWAY SUPERINTENDENT
 THIS PLAT OF COTTONWOOD CREEK WAS REVIEWED BY THE WASHINGTON COUNTY HIGHWAY SUPERINTENDENT THIS 5th DAY OF December, 2005.

Cheryl B. Parsons
 WASHINGTON COUNTY HIGHWAY SUPERINTENDENT
 (Interim)

REVIEW BY WASHINGTON COUNTY SURVEYOR
 THIS PLAT OF COTTONWOOD CREEK WAS REVIEWED BY THE WASHINGTON COUNTY SURVEYOR
 THIS 2nd DAY OF December, 2005.




200505958
 STATE OF NEBRASKA COUNTY OF WASHINGTON
 ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
 THIS 15th DAY OF December, A.D. 2005
 AT 3:19 O'CLOCK P.M. AND RECORDED IN BOOK
Plat Book 2 AT PAGE 133-132
 COUNTY CLERK Charlotta S. Parsons
 DEPUTY Cheryl Parsons

Michael J. [unclear]
 WASHINGTON COUNTY SURVEYOR

NOTES:

- DISTANCES SHOWN ON CURVES ARE ARC DISTANCES.
- DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
- SETBACK REQUIREMENTS FOR DWELLING AND OTHER PERMITTED USES:
 FRONT YARD: 50 FEET
 SIDE YARD: 25 FEET
 REAR YARD: 50 FEET
 MAXIMUM HEIGHT: 2.5 STORIES OR 35 FEET
- SETBACK REQUIREMENTS FOR ACCESSORY BUILDINGS:
 FRONT YARD: 100 FEET
 SIDE YARD: 15 FEET
 REAR YARD: 15 FEET
- THERE SHALL BE NO VEHICULAR ACCESS ONTO COUNTY ROAD 37 ACROSS THE EAST LINES OF LOTS 1, 37, 38, 39, 59, 60, 62, 63, 64, 65 AND OUTLOT A.

LEGEND

- CORNERS FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED LS 382 (UNLESS NOTED)
-  DAM BREACH INUNDATION AREA AND NON-BUILDABLE AREA (SEE RECORDED DOCUMENT)
-  STORM SEWER AND DRAINAGE EASEMENT (SEE RECORDED DOCUMENT)
- - - - RESTRICTED ACCESS LINE
-  25.00' WIDE RIGHT OF WAY EASEMENT GRANTED TO PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT RECORDED IN BOOK 435 AT PAGE 677-678 OF THE WASHINGTON COUNTY RECORDS.

CURVE TABLE				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	74°01'23"	226.16'	387.58'	300.00'
2	34°47'05"	156.62'	303.55'	150.00'
3	69°15'00"	103.57'	181.30'	500.00'
4	17°51'45"	78.58'	155.88'	500.00'
5	12°45'00"	55.86'	111.26'	500.00'
6	28°30'00"	126.98'	248.71'	150.00'
7	56°45'00"	81.02'	148.57'	500.00'
8	23°00'00"	101.73'	200.71'	500.00'
9	5°00'00"	45.10'	90.15'	1033.00'
10	5°30'00"	24.02'	48.00'	500.00'
11	74°30'00"	228.13'	380.08'	300.00'
12	23°00'00"	30.52'	60.21'	150.00'
13	49°00'00"	91.15'	171.04'	200.00'
14	37°30'00"	101.84'	196.35'	300.00'
15	7°13'02"	35.53'	62.98'	500.00'
16	55°00'00"	208.23'	383.97'	400.00'
17	20°30'00"	180.83'	357.79'	1000.00'
18	55°45'00"	423.13'	778.42'	800.00'
19	21°45'00"	192.12'	379.81'	1000.00'
20	61°39'25"	179.04'	322.84'	300.00'
21	44°19'12"	203.64'	388.76'	500.00'
22	86°00'00"	186.50'	300.20'	200.00'
23	20°00'00"	176.33'	349.07'	1000.00'
24	15°00'00"	65.83'	130.90'	500.00'
25	48°00'00"	222.61'	418.88'	500.00'
26	79°00'00"	123.65'	206.82'	150.00'
27	47°21'47"	131.58'	247.99'	300.00'
28	90°00'00"	150.00'	235.62'	150.00'
29	90°00'00"	100.00'	157.08'	100.00'

2 THOMPSON, DREIER
 Consulting Engineers
 10836 OLD MILL ROAD
 TEL: (402)330-8888
 EMAIL: TD2MAIL@TD2CO.COM



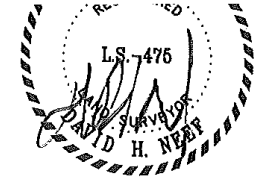
1016-118

A1016118A.DWG

MARCH 14, 2005

DATE:

DEC 19 2005



DAVID H. NEEF
NEBRASKA R.L.S. 475

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, BIG SKY DEVELOPMENT GROUP, L.L.C., BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THE PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND AN OUTLOT TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS COTTONWOOD CREEK, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, BLAIR TELEPHONE COMPANY, ANY NATURAL GAS DISTRIBUTION COMPANY AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREAS TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, AND FOR SEWER AND DRAINAGE, ON, OVER, THROUGH, UNDER AND ACROSS A TEN (10') FOOT WIDE STRIP OF LAND ABUTTING ALL PUBLIC STREETS. NO PERMANENT BUILDINGS, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR SIDEWALKS, DRIVEWAYS, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

BY: [Signature]
BIG SKY DEVELOPMENT GROUP, L.L.C.
CURTIS L. HOFER, MANAGER

BY: [Signature]
STEPHEN M. HUBER, MANAGER

BY: [Signature]
NEBRASKA STATE BANK
WAYNE KEHRLI, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 ss)

COUNTY OF DOUGLAS)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF OCTOBER, 2005 BY CURTIS L. HOFER AND STEPHEN M. HUBER, MANAGERS OF BIG SKY DEVELOPMENT GROUP, L.L.C. ON BEHALF OF SAID BIG SKY DEVELOPMENT GROUP, L.L.C.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 ss)

COUNTY OF DOUGLAS)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF October, 2005 BY WAYNE KEHRLI, PRESIDENT OF NEBRASKA STATE BANK ON BEHALF OF SAID BANK.

[Signature]
NOTARY PUBLIC