PRELIMINARY/FINAL PLAT

SVOBODA RANCH

A 1.507+/- Acre Subdivision in the North 1/2 of Fractional Section 18, Township 8 North, Range 9 West of the 6th P.M., Adams County, Nebraska.

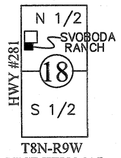
LEGEND

SECTION CORNERS =
MONUMENTS FOUND = (As shown)
MONUMENTS SET = (1/2" Rebar w/Yellow Cap marked RS Parks LS 287)
TEMPORARY POINT = X (PK NAIL)
PLATTED DISTANCE = P
MEASURED DISTANCE = M

SCALE 1"=100'

OWNERS

DAVID J. SVOBODA AND DEBBIE M. SVOBODA
husband and wife, as Joint Tenants with rights of survivorship and not as Tenants in Common.



T8N-R9W VICINITY MAP

LEGAL DESCRIPTION

A tract of land in the North Half (N 1/2) of Fractional Section 18, Township 8 North, Range 9 West (T8N-R9W) of the 6th P.M., Adams County, Nebraska, said tract being more particularly described as follows: Referring to the Southwest Corner of the N 1/2 of Fractional Section 18, T8N-R9W of the 6th P.M, Adams County, Nebraska; thence running North 00°01'39" East (assumed bearings) and along West line of the said North 1/2 of said fractional Sec. 18 a distance of 872.48 feet, to a point located on the west line of the said North 1/2 of said Fractional Section 18; running thence South 89°17'39" East a distance of 57.73 feet to a point located on the Easterly Right-of-Way line of U.S. Hwy #281 said point being the ACTUAL POINT OF BEGINNING; running thence South 89°17'39" East and along the last described course, a distance of 325.00 feet; running thence North 00°20'10" East a distance of 202.00 feet to a point located on the South line of "SVOBODA ACRES", a subdivision in the two mile jurisdiction of the City of Hastings, Adams County, Nebraska, as platted and recorded; running thence North 89°17'39" West and along the said South line of "SVOBODA ACRES", a distance of 325.00 feet to the Southwest Corner of said "SVOBODA ACRES"; said Southwest Corner being located on the Easterly Right-of-Way line of said U.S. Hwy #6; running thence South 00°20'10" West and along the said East Right-of-Way line of U.S. Hwy #281 a distance of 202.00 feet, more or less, to the ACTUAL POINT OF BEGINNING; said tract containing a calculated area of 1.507 Acres, more or less, said tract also being subject to an existing 20 foot wide easement for Ingress and Egress, said easement being located along the westerly 20.00 feet of the above described tract, the westerly edge of said Easement being located immediately East of, and abutting the said easterly Right-of-Way line of said U.S. Hwy #281, and said tract to be hereafter known as "SVOBODA RANCH."

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, that David J. Svoboda and Debbie M. Svoboda, husband and wife, as Joint Tenants with rights of survivorship, and not as Tenants in Common, have caused the real estate shown on the accompanying plat and described in the LEGAL DESCRIPTION hereon, to be laid off, surveyed, subdivided, platted and designated as "SVOBODA RANCH", a subdivision within the two mile jurisdiction of the City of Hastings, Adams County, Nebraska, and that said laying off, surveying, subdividing, platting and designation was done with the free consent and in accordance with the desires and wishes of we, the undersigned Owners.

Signed this _____day of _____, 2011.

David J. Svoboda, husband — Debbie M. Svoboda, wife

as

Joint Tenants with rights of survivorship, and not as Tenants in Common

WAIVER

Applicants hereby waive any and all claims for damages occasioned by the establishment of grades or the alteration of any portion of the streets and alleys to conform to said grades as established.

Signed this_____day of _____, 2011.

David J. Svoboda, husband — Debbie M. Svoboda, wife

as

Joint Tenants with rights of survivorship, and not as Tenants in Common

ACKNOWLEDGEMENT

State of Nebraska
County of Adams } ss.

Know all men by these presents, that on this _____ day of _____, _____, at Hastings, Nebraska, before me, a Notary Public in and for said County and State, personally appeared David J. Svoboda, and Debbie M. Svoboda, husband and wife, as Joints Tenants with rights of survivorship and not as Tenants in Common, known by me to be the identical persons whose names are affixed to the "Owner's Certificate" and on the "Waiver" on this plat and acknowledged the execution thereof to be of their own free will and accord and in accordance with their desires and wishes as said Owners.
My Commission Expires on _____.
Signed and acknowledged on the day and year last above written.

Notary Public (Seal)

COUNTY TREASURER CERTIFICATE

I hereby certify that the records of my Office show no taxes due or delinquent upon the property shown on the accompanying plat and described in the "Legal Description" hereon as of this _____day of _____, 2011.

Adams County Treasurer

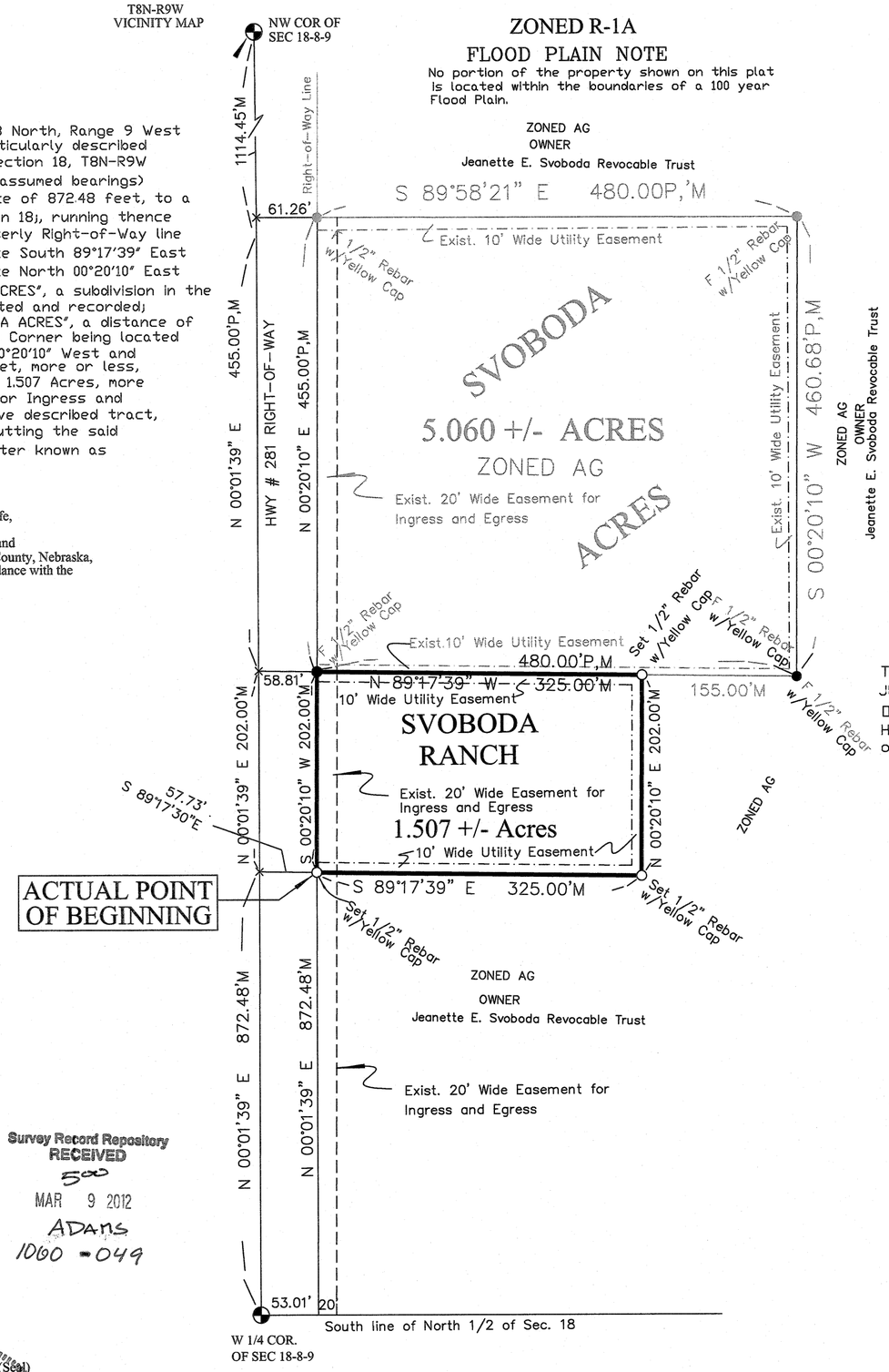
SURVEYOR'S NOTE

I hereby state that I am a professional land surveyor licensed in accordance with the laws of the State of Nebraska, that this survey was performed by me or under my direct supervision, and is accurate to the best of my knowledge. All distances shown on the plat are measured in feet and decimals of a foot, and all corners are marked with permanent monuments as shown on the plat.
Signed this 18th day of August, 2011.

ROGER S. PARKS LS.287

NEBRASKA REGISTERED LS-287 LAND SURVEYOR ROGER S. PARKS (Seal)

Survey Record Repository RECEIVED 500 MAR 9 2012 ADAMS 1060 - 049



CITY TREASURER CERTIFICATE

I hereby certify that the records of my Office show no special assessments delinquent upon the property shown on the accompanying plat and described in the Legal Description on this plat as of this _____ day of _____, 2011.

Hastings City Treasurer

CITY SURVEYOR APPROVAL

I have received and reviewed this plat of "SVOBODA RANCH" a subdivision located witin the two mile jurisdiction of the City of Hastings, Adams County, Nebraska, and do hereby _____ said Plat.
Signed this _____day of _____, 2011.

Rodney G. Davison
City Surveyor

CITY ENGINEER APPROVAL

This plat of "SVOBODA RANCH" a subdivision located in the two mile jurisdiction of the City of Hastings, Adams County, Nebraska, has been received and reviewed by me and is hereby _____

on this _____day of _____,2011.

David L. Wacker
Hastings City Engineer

PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF "SVOBODA RANCH", A SUBDIVISION LOCATED WITHIN THE TWO-MILE JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN PRESENTED TO AND REVIEWED BY THE CITY OF HASTINGS PLANNING COMMISSION, AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT THIS PLAT BE

_____ AS PROPOSED.

SIGNED THIS ____ DAY OF _____,2011.

CHAIRPERSON OF PLANNING — DIRECTOR OF PLANNING

MAYOR AND CITY COUNCIL APPROVAL

THIS PLAT OF "SVOBODA RANCH", A SUBDIVISION LOCATED WITHIN THE TWO MILE JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS BEEN PRESENTED TO AND REVIEWED BY THE MAYOR AND CITY COUNCIL OF THE CITY of HASTINGS, ADAMS COUNTY, NEBRASKA, AND IS HEREBY_____ AS PROPOSED.

SIGNED THIS ____ DAY OF _____,2011.

MAYOR

ATTEST: _____
CITY CLERK

SEAL

REGISTRAR OF DEEDS CERTIFICATION

State of Nebraska
County of Adams } ss.

This is to certify that this plat of "SVOBODA RANCH" was filed for record in the Registrar of Deeds Office in the Adams County Courthouse in Hastings, Adams County, Nebraska.

DATE:_____ TIME:_____o'clock ____ M.

INSTRUMENT NO:_____

Adams County Registrar of Deeds — SEAL

SECTION CORNER TIES

NW COR. OF FRACTIONAL SEC. 18, T8N-R9W	W 1/4 COR. OF FRACTIONAL SEC. 18, T8N-R9W
Found Survey Marker along east side of the Northbound lane of Hwy #281, in line with the Centerline of 82nd Street Ties: NE 61.32' to Nail/disc in Power Pole SE 61.87' to Nail/disc in Power Pole W 0.66' to East edge of Northbound lane of Hwy #281	Found Survey Marker 2.88' West of East Edge of Northbound Lane of Hwy #281 in line with a Fence Line running West Ties: W 182.44' to 5/8" Rebar w/Alum Cap WNW 152.95' to 5/8" Rebar w/Alum Cap NE 67.20' to 5/8" Rebar w/Alum Cap SE 55.27' to Nail in North Side of P. Pole