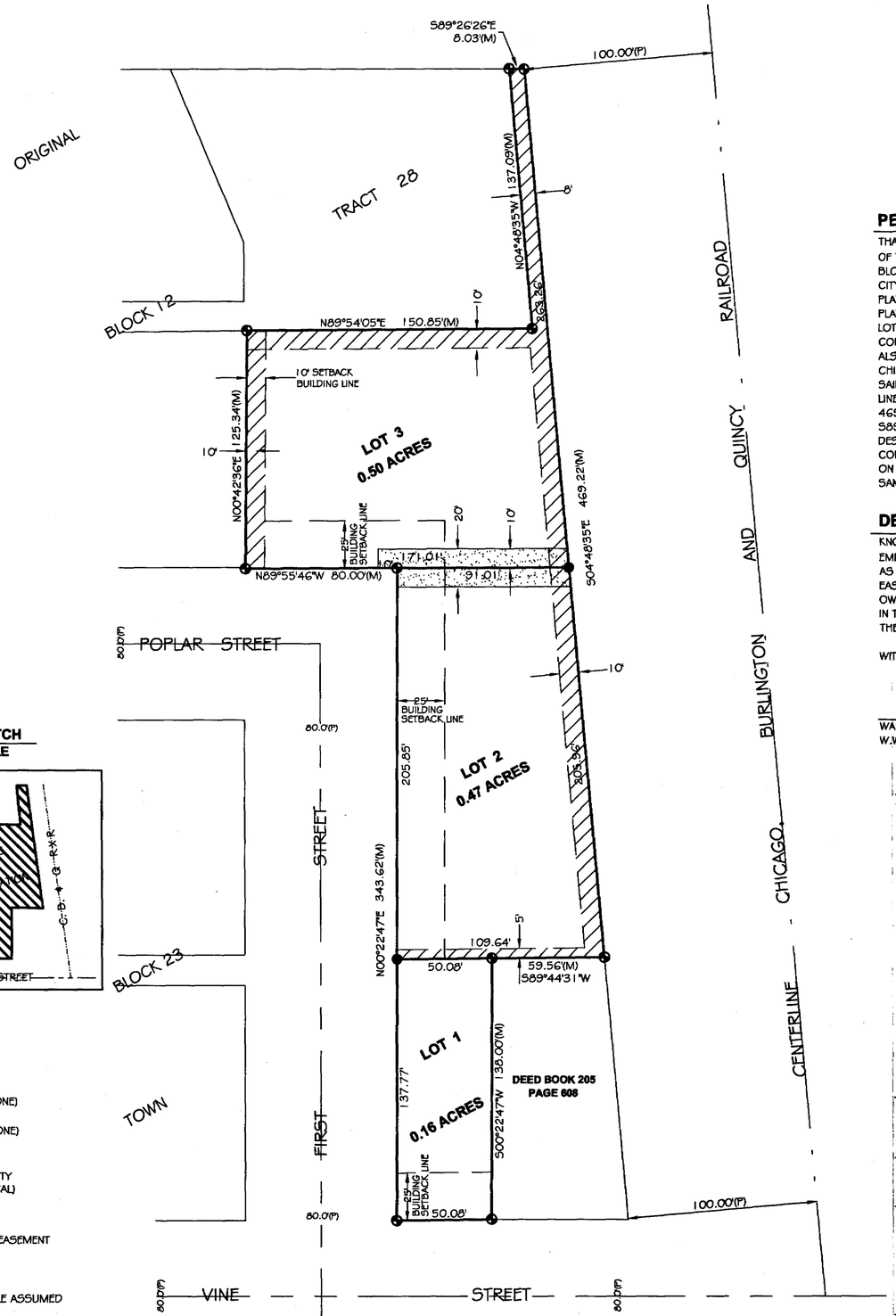
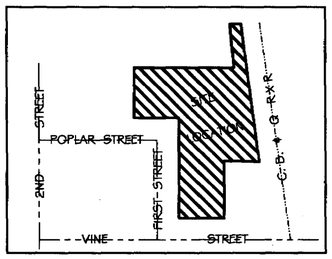
"FINAL PLAT"

GINGER'S RUN

PART OF TRACT 3, LOCATED IN A PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 15 NORTH, RANGE 9 EAST CITY OF YUTAN, SAUNDERS COUNTY, NEBRASKA.



VICINITY SKETCH
NOT TO SCALE



BUILDING SETBACK REQUIREMENTS:

25' FRONTYARD
0' SIDEYARD (10' ABUTTING RESIDENTIAL ZONE)
0' REARYARD (25' ABUTTING RESIDENTIAL ZONE)

PERMANENT UTILITY EASEMENT (TYPICAL)

PERMANENT 20' WIDE DRAINAGE EASEMENT

NOTE: ALL BEARINGS ARE ASSUMED

LEGEND

- MONUMENT FOUND (5/8" REBAR)
- MONUMENT SET (5/8" X 24" REBAR)
- O TEMPORARY POINT
- C.T.P. CRIMPED TOP PIPE
- O.T.P. OPEN TOP PIPE
- D DEEDED DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

CLIENT:	WALT EBELER
DATE:	11/01/01
SCALE:	1" = 50'
JOB NO:	SU-487
FIELD BOOK:	SAUNDERS CO. #7
SHEET:	1 OF 1

GRAPHIC SCALE
50 0 25 50 100

PERIMETER DESCRIPTION:

THAT PART OF TRACT 3, TO THE CITY OF YUTAN, LOCATED IN A PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 15 NORTH, RANGE 9 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 23, TO SAID CITY OF YUTAN; THENCE N90°00'00"E (ASSUMED BEARING) ON THE NORTH RIGHT-OF-WAY LINE OF VINE STREET AS PLATTED IN SAID CITY OF YUTAN, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE N00°22'47"E ON THE EAST RIGHT-OF-WAY LINE OF FIRST STREET AS PLATTED IN SAID CITY OF YUTAN, A DISTANCE OF 343.62 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF POPLAR STREET AS PLATTED IN SAID CITY OF YUTAN; THENCE N89°55'46"W ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET TO THE SOUTHEAST CORNER OF LOT 18, BLOCK 12, TO SAID CITY OF YUTAN; THENCE N00°42'36"E ON THE EAST LINE OF SAID LOT 18, A DISTANCE OF 125.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 18; THENCE N89°54'05"E ON THE EASTERLY EXTENSION OF THE NORTH LINE OF LOTS 10 THRU 18 INCLUSIVE, OF SAID BLOCK 12, ALSO BEING THE SOUTH LINE OF TRACT 28, A DISTANCE OF 150.85 FEET TO A POINT BEING 8.00 FEET WESTERLY OF THE WEST RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD WHEN MEASURED AT RIGHT ANGLES; THENCE N04°48'35"W PARALLEL WITH AND 8.00 FEET DISTANCE FROM SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 137.09 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 28; THENCE S89°26'26"E ON SAID NORTH LINE, A DISTANCE OF 8.03 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE S04°48'35"E ON SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 469.22 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 205, PAGE 608; THENCE S89°44'31"W ON THE NORTH LINE OF SAID PREVIOUSLY DESCRIBED PARCEL, A DISTANCE OF 59.56 FEET TO THE NORTHWEST CORNER OF SAID PREVIOUSLY DESCRIBED PARCEL; THENCE S00°22'47"W ON THE WEST LINE OF SAID PREVIOUSLY DESCRIBED PARCEL, A DISTANCE OF 138.00 FEET TO THE SOUTHWEST CORNER OF SAID PREVIOUSLY DESCRIBED PARCEL, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID VINE STREET; THENCE S90°00'00"W ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 50.08 FEET TO THE POINT OF BEGINNING, CONTAINING 1.13 ACRES, MORE OR LESS. THIS BEING THE SAME PARCEL OF LAND AS CONVEYED IN DEED BOOK 205, PAGE 623.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT W.W. SERVICES, INC. BEING THE OWNER AND PROPRIETOR OF THE LAND DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "GINGER'S RUN". SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF THEIR PROPERTY, AS SHOWN ON THIS PLAT. SAID OWNER FURTHER GRANTS PERMANENT EASEMENTS AT THE LOCATIONS AND TO THE WIDTHS SHOWN ON THIS PLAT TO THE CITY OF YUTAN AND ANY PUBLIC OR PRIVATE UTILITY FOR RECIPROCAL USE BY ABUTTING PROPERTY OWNERS FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITY LINES, PIPES AND DRAINAGE FACILITIES. NO PERMANENT BUILDINGS OR RETAINING 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.

WITNESS MY HAND THIS _____ DAY OF _____, 2001 A.D.

WALTER A. EBELER, JR., PRESIDENT
W.W. SERVICES, INC.

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
) SS
COUNTY OF_____)

ON THIS _____ DAY OF _____, 2001, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME WALTER A. EBELER JR., KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL ON THE DATE LAST AFORESAID.

NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 2001 A.D.

APPROVAL OF THE CITY PLANNING COMMISSION OF YUTAN, NEBRASKA:

THIS FINAL PLAT OF "GINGER'S RUN" WAS APPROVED BY THE CITY PLANNING COMMISSION OF YUTAN, NEBRASKA, ON THIS _____ DAY OF _____, 2001 A.D.

CHAIRPERSON SECRETARY

APPROVAL OF THE CITY COUNCIL OF YUTAN, NEBRASKA:

THIS FINAL PLAT OF "GINGER'S RUN" WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF YUTAN, NEBRASKA, ON THIS _____ DAY OF _____, 2001 A.D.

MAYOR CITY CLERK

SAUNDERS COUNTY TREASURER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE ON THIS _____ DAY OF _____, 2001 A.D.

SAUNDERS COUNTY TREASURER

SAUNDERS COUNTY SURVEYOR'S APPROVAL:

I HEREBY APPROVE OF THE NUMBERING OF THE LOTS IN "GINGER'S RUN" LOCATED IN A PART OF TRACT THREE, TO THE CITY OF YUTAN, LOCATED IN A PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 15 NORTH, RANGE 9 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA, DATED THIS _____ DAY OF _____, 2001 A.D.

SAUNDERS COUNTY SURVEYOR
LOUIS L. AUSTIN,

SURVEYOR'S CERTIFICATE:

I, GARY L. SIEDSCHLAG, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT "GINGER'S RUN" HAS BEEN SURVEYED BY ME OR UNDER MY SUPERVISION, AND THAT THE LEGAL DESCRIPTION OF THE BOUNDARY OF "GINGER'S RUN" IS AS STATED IN THE PERIMETER DESCRIPTION. PERMANENT MONUMENTS HAVE BEEN FOUND OR ESTABLISHED AT ALL LOCATIONS SHOWN ON THIS PLAT.

GARY L. SIEDSCHLAG, L.S. 517

NEBRASKA REGISTERED 11/02/01 LS-517 LAND SURVEYOR GARY L. SIEDSCHLAG

RECEIVED JAN 07 2001 SURVEY RECORD REPOSITORY $3.00 SAUNDERS County
550-216

CITY OF YUTAN ENGINEER'S APPROVAL:

THIS FINAL PLAT OF "GINGER'S RUN" WAS APPROVED BY THE CITY OF YUTAN ENGINEER THIS _____ DAY OF _____, 2001 A.D.

CITY OF YUTAN ENGINEER

GLS SURVEYING INC.
1618 SHAMROCK BLVD. YUTAN, NE 68073
OFFICE: (402) 625-2692 CELL: (402) 618-9133