SURVEYOR'S CERTIFICATE

I, RONALD D. HILL, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY STAKED WITH IRON PINS ALL CORNERS OF ALL LOTS STREETS, ANGLE POINTS AND ENDS OF CURVES IN " IRON HORSE II, BEING A SUBDIVISION LOCATED IN PART OF THE WEST ONE-HALF OF SECTION 6, TOWNSHIP 12 NORTH, RANGE 10 EAST OF THE 6TH P.M., CASS COUNTY, NEBRASKA, AND IN PART OF THE EAST ONE-HALF OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 9 EAST OF THE 6TH P.M., SAUNDERS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF OUT LOT "B", IRON HORSE; THENCE S58°58'38"E (ASSUMED BEARING) 2015.63 FEET ALONG THE SOUTHERLY LINE OF SAID OUT LOT "B", OUT LOT "A", OUT LOT "J", OUT LOT "H", LOTS 99 AND 100, AND OUT LOT "K" IRON HORSE TO THE SOUTHEAST CORNER OF SAID OUT LOT "K"; THENCE S35°08'27"W 738.58 FEET; THENCE S66°54'07"W 653.67 FEET; THENCE S38°06'59"W 818.79 FEET; THENCE S00°47'13"E 961.18 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 66; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES, (1) S89°07'54"W 909.07 FEET, (2) THENCE S89°40'24"W 192.35 FEET, (3) THENCE N00°19'36"W 5.00 FEET (4) THENCE S89°40'24"W 142.63 FEET; (5) THENCE N67°25'33"W 14.66 FEET; THENCE N00°30'25"W 959.58 FEET; THENCE N00°34'24"W 98.23 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF 4th STREET; THENCE N67°36'17"E 227.99 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 46.94 FEET WITH A LONG CHORD BEARING S24°57'24"E FOR 46.92 FEET; THENCE S62°28'55"W 130.00 FEET; THENCE S31°52'20"E 119.64 FEET; THENCE S33°41'31"E 288.00 FEET; THENCE S23°21'05"E 151.43 FEET; THENCE S51°21'50"W 50.00 FEET; THENCE S19°03'58"W 107.83 FEET; THENCE S13°13'54"E 100.00 FEET; THENCE S45°31'46"E 107.83 FEET; THENCE S77°49'38"E 100.00 FEET; THENCE N71°36'11"E 94.57 FEET; THENCE N37°07'51"E 53.45 FEET; THENCE S52°52'09"E 93.26 FEET; THENCE S67°21'44"E 108.56 FEET; THENCE S82°03'53"E 102.33 FEET; THENCE N03°08'49"E 130.00 FEET; THENCE N86°51'11"W 19.23 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 30.47 FEET WITH A LONG CHORD BEARING N83°40'45"W 30.45 FEET; THENCE N09°29'40"E 160.86 FEET; THENCE N38°38'10"W 276.86 FEET; THENCE N38°33'45"W 97.82 FEET; THENCE N33°45'45"W 101.83 FEET; THENCE N31°33'01"W 100.07 FEET; THENCE N41°51'22"E 90.15 FEET; THENCE N41°12'31"E 117.32 FEET; THENCE N23°56'01"E 120.90 FEET; THENCE N18°23'30"E 102.20 FEET; THENCE N11°58'13"E 92.00 FEET; THENCE N19°43'04"E 181.24 FEET; THENCE N18°09'04"W 53.77 FEET; THENCE N18°07'52"W 79.30 FEET; THENCE N57°00'45"E 138.00 FEET; THENCE N06°24'09"W 89.52 FEET; THENCE N20°36'36"W 100.90 FEET; THENCE N07°30'17"W 101.09 FEET; THENCE N20°36'36"W 100.00 FEET; THENCE N20°35'05"W 100.00 FEET; THENCE N12°12'20"W 120.41 FEET; THENCE N20°35'05"W 100.00 FEET; THENCE N07°30'11"W 101.09 FEET; THENCE N20°36'36"W 100.90 FEET; THENCE N60°30'57"W 224.04 FEET TO THE EAST RIGHT-OF-WAY LINE OF 4th STREET; THENCE N00°34'24"W 441.98 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 1, T12N, R9E; THENCE N89°41'53"E 444.80 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 1; THENCE N00°18'07"W 50.00 FEET ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 1; THENCE N89°41'53"E 482.23 FEET; THENCE N14°29'19"E 627.37 FEET; THENCE N01°42'42"W 381.43 FEET TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 100.10 ACRES, MORE OR LESS.

DATE 10/3/02 RONALD D. HILL, R.L.S. NEBR. REG. NO. 373

REGISTERED LAND SURVEYOR RONALD D. HILL LS 373 STATE OF NEBRASKA

RECEIVED NOV 14 2002 SURVEY & LAND REPOSITORY SARPY County 328-665

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, IRON HORSE L.L.C. BEING THE OWNER OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE PLATTED INTO LOTS AS SHOWN HEREIN. SAID ADDITION TO BE HEREAFTER KNOWN AS "IRON HORSE II" AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO ALSO GRANT TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREON. WE DO ALSO GRANT TO SANITARY AND IMPROVEMENT DISTRICT NO. 9 OF CASS COUNTY, NEBRASKA AND THE CITY OF ASHLAND, NEBRASKA THE SANITARY SEWER EASEMENTS, STORM SEWER EASEMENTS, SIGN EASEMENT AND WATER LINE EASEMENTS AS SHOWN HEREON. WE DO ALSO GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, 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 AND LIGHT, HEAT, POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ADJOINING THE FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT FOOT (8') WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LOT LINE. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID 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.

3 DAY OF JANUARY 2002.

IRON HORSE, L.L.C.

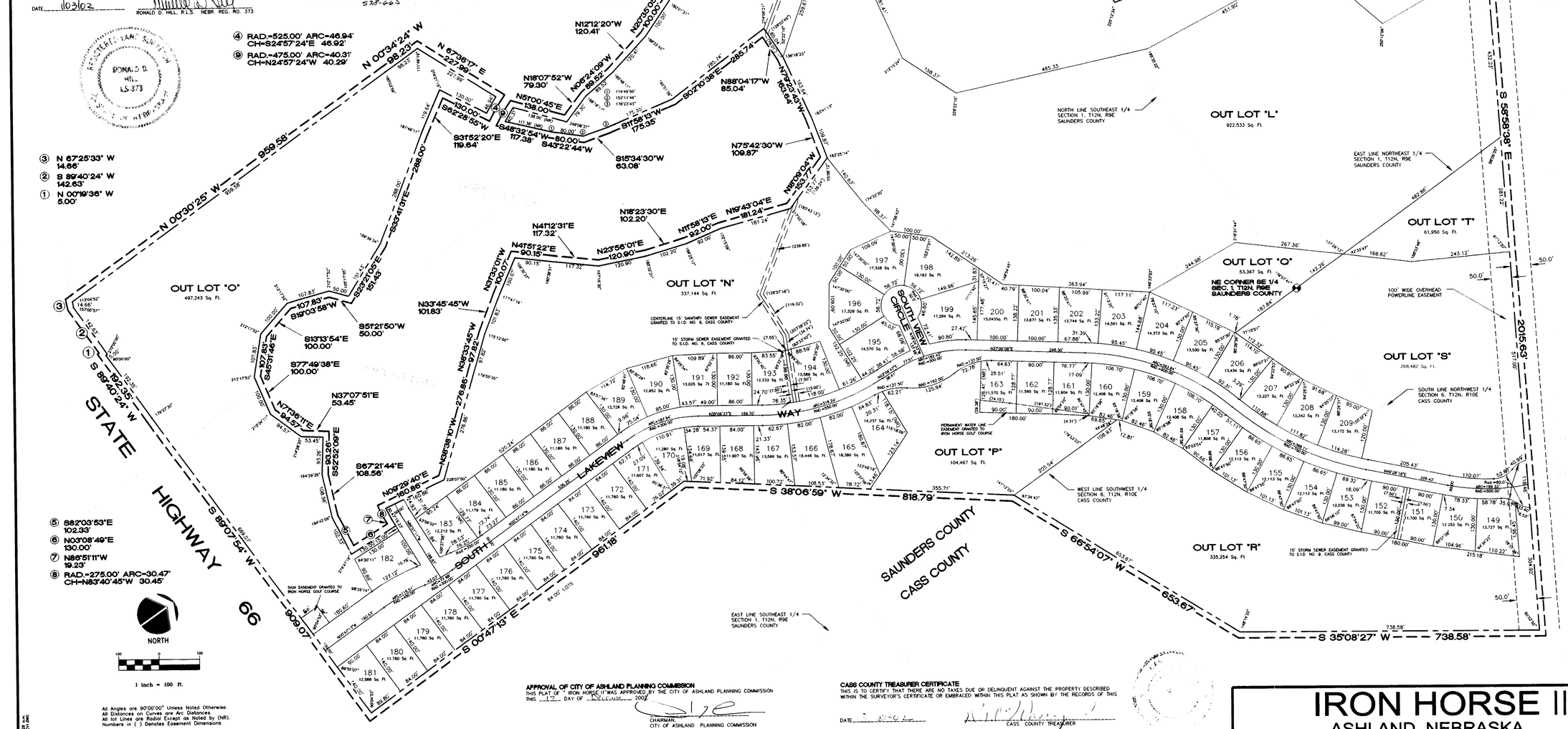
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

ON THIS 3 DAY OF JANUARY 2002, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME TIM YOUNG, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE DEDICATION ON THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES May 15, 06 NOTARY PUBLIC

NANCY A. ZABLOUDIL My Comm. Exp. May 15, 2006



All Angles are 90°00'00" Unless Noted Otherwise.
All Distances on Curves are Arc Distances.
All lot Lines are Radial Except as Noted by (NR).
Numbers in ( ) Denotes Easement Dimensions

APPROVAL OF CITY OF ASHLAND PLANNING COMMISSION
THIS PLAT OF " IRON HORSE II" WAS APPROVED BY THE CITY OF ASHLAND PLANNING COMMISSION THIS 17 DAY OF DECEMBER 2002.
CHAIRMAN, CITY OF ASHLAND PLANNING COMMISSION

APPROVAL OF CITY OF ASHLAND CITY COUNCIL
THIS PLAT OF " IRON HORSE II" WAS APPROVED BY THE CITY OF ASHLAND CITY COUNCIL THIS 2 DAY OF JANUARY 2002
ATTEST: CITY CLERK — MAYOR, CITY OF ASHLAND

CASS COUNTY TREASURER CERTIFICATE
THIS IS TO CERTIFY THAT THERE ARE NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE OR EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS
DATE 2-4-02 CASS COUNTY TREASURER

SAUNDERS COUNTY TREASURER CERTIFICATE
THIS IS TO CERTIFY THAT THERE ARE NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE OR EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS
DATE _____ SAUNDERS' COUNTY TREASURER

IRON HORSE II
ASHLAND, NEBRASKA
FINAL PLAT

Hill-Farrell Associates, Inc.
Architects, Engineers, Land Surveyors
1008 Lincoln Rd., Bellevue, NE 68005 402-291-6100

Drawing: S:\DWG\IRON HORSE\MASTER\FINAL-REV.DWG September 17, 2001, 8:12:28 a.m.