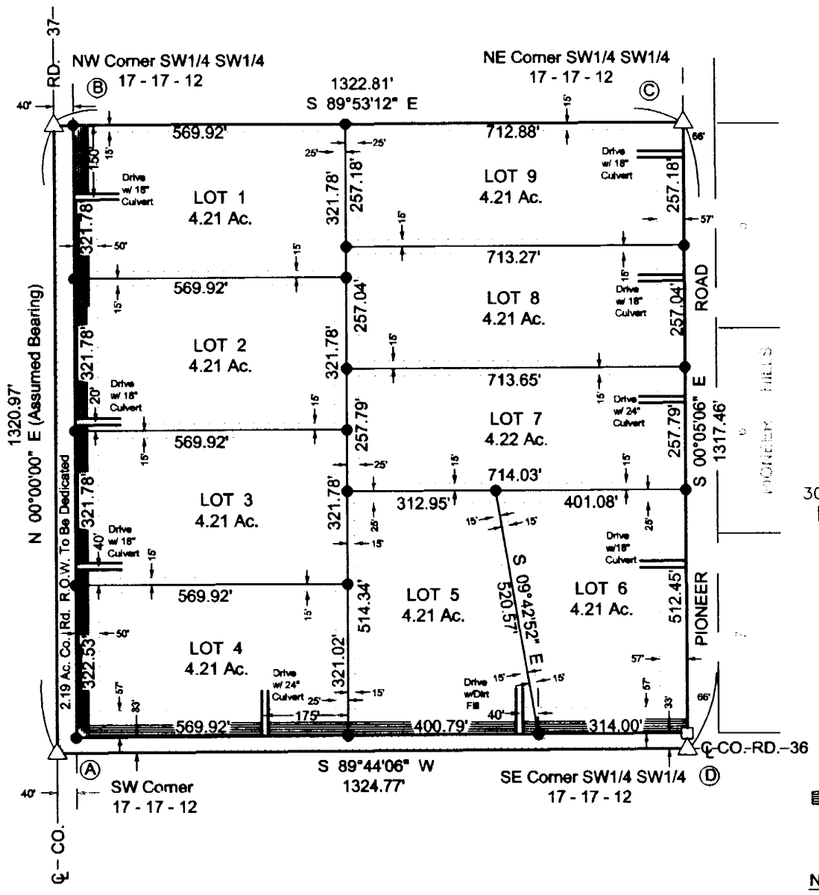
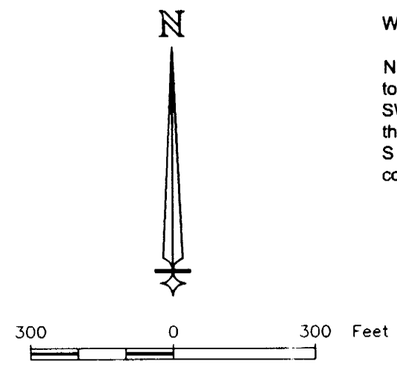
FINAL PLAT
LONGVIEW ESTATES

A SUBDIVISION OF THE SW1/4 OF THE SW1/4 OF SECTION 17 TOWNSHIP 17 NORTH, RANGE 12 EAST OF THE 6th P.M., WASHINGTON COUNTY, NEBRASKA.





LEGEND

1 INCH = 300 FEET

- △ Subdivisional Corner Found
- □ 1" Pinched-top Pipe Found
- ● 5/8" x 24" Rebar With Plastic Cap Stamped LS-382 Set
- Restricted Access
- Setback Lines

NOTE: Driveway Locations On Lots 6 Through 9, May Vary

LEGAL DESCRIPTION:

All of the SW¼ of the SW¼ of Section 17, Township 17 North, Range 12 East of the 6th Principal Meridian, Washington County, Nebraska and more particularly described as follows:

Beginning at the southwest corner of Section 17, Township 17 North, Range 12 East; thence N 00°00'00" E (assumed bearing) along the west line of the SW¼ of said Section 17 a distance of 1320.97 feet to the northwest corner of the SW¼ SW¼ of said Section 17; thence N 89°53'12" E along the north line of said SW¼ SW¼ a distance of 1322.81 feet to the northeast corner of said SW¼ SW¼; thence S 00°05'06" E along the east line of said SW¼ SW¼ a distance of 1317.46 feet to the southeast corner of said SW¼ SW¼; thence S 89°44'06" W along the south line of said SW¼ SW¼ a distance of 1324.77 feet to the Point of Beginning; and containing 40.09 Acres, more or less.

SURVEYOR'S CERTIFICATION:

I hereby certify that the survey shown and described hereon was made under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Richard L. Hansen
Registered Land Surveyor
Registration No. LS-382
Date: June 17, 2002
Client: John M. McGowan
Job No.: 02-070

REGISTERED LAND SURVEYOR
RICHARD LEE HANSEN
LS-382
NEBRASKA

RECEIVED
SEP 0 2 2002
SURVEY RECORD REPOSITORY
$ 2.00
DKS 7/15/02 County
58-25

Ⓐ Southwest Corner of Section 17-17-12
FOUND ALUMINUM CAP BURIED 0.4'
6' W to centerline North-South county road
6' N to centerline county road from east
37.31' NE to duplex nail in corrugated metal pipe
39.54' SE to duplex nail in power pole
51.56' SW to duplex nail in 24" tree

Ⓑ Northwest Corner of SW¼ SW¼ of Section 17-17-12
FOUND 5/8" x 24" REBAR WITH CAP MARKED LS-382
FLUSH WITH ROAD SURFACE
8' W to centerline North-South county road
33.00' E to 5/8" rebar with cap marked LS-382
79.61' NE to PK nail and washer in power pole

Ⓒ Northeast Corner of SW¼ SW¼ of Section 17-17-12
FOUND 5/8" x 24" REBAR WITH CAP MARKED LS-382
FLUSH WITH GROUND SURFACE
36' E to centerline North-South county road
5.85' N to 30d spike in top of brace post
5.75' E to top center of phone box
1.35' SW to 30d spike in top of brace post

Ⓓ Southeast Corner of SW¼ SW¼ of Section 17-17-12
FOUND 1" OPEN-TOP PIPE BURIED 0.8'
6' N to centerline East-West county road
32' E to centerline county road from north
33.00' N to 1" pinched-top pipe found
32.42' NNE to "x" nails in power pole
31.40' SE to 30d spike in sign post

TREASURER'S CERTIFICATION:

This is to certify that I find no regular taxes due or delinquent against the property described in the legal description on this Surveyor's Certificate and embraced within this plat as shown by the records of this office on this _____ day of _____, A.D., 2002.

_____
Washington County Treasurer

COUNTY ROAD SUPERINTENDENT'S APPROVAL:

The subdivision as shown and described hereon was approved by the Washington County Road Superintendent on this _____day of _____, A.D., 2002.

_____
Washington County Road Superintendent

COUNTY SURVEYOR'S REVIEW:

The subdivision shown and described hereon was reviewed by the Washington County Surveyor's Office on this ___ day of _____, A.D., 2002.

_____
Washington County Surveyor
Richard L. Hansen

COUNTY PLANNING COMMISSION APPROVAL:

The final plat of "Longview Estates", as shown and described hereon, was approved by the Washington County Planning Commission on this _____ day of _____, A.D., 2002.

_____
Chairman

COUNTY BOARD OF SUPERVISOR'S APPROVAL:

The final plat of "Longview Estates", as shown and described hereon, was approved and accepted by the Washington County Board of Supervisor's on this _____ day of _____, A.D., 2002.

_____
Chairman of the Board

ATTEST: _____
Washington County Clerk

***** DEDICATION *****

KNOW ALL MEN BY THESE PRESENTS THAT:

McGowan Properties, Inc., John M. McGowan, President, being the owner of the property described and shown within this plat, has caused said property to be subdivided into Lots and Streets, numbered and named, as shown hereon, and said plat to be hereafter known as "LONGVIEW ESTATES"; and do hereby ratify and approve of the disposition of said property as shown on this plat; and do hereby dedicate to the public for public use the streets/roads as shown hereon. We do also grant a perpetual easement to the Omaha Public Power District, to the Blair Telephone Company, and to any companies which have been granted a franchise to provide cable and water in the area to be platted and to their successors and assigns, to erect, operate, maintain, repair, and renew cables, conduits, water lines, and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current and light, heat, power, and water, and for all transmission of signals and sounds of all kinds, including signals provided by a television system and their reception on over, through, under, and across a five foot (5') easement, on the side and front, and a ten (10) foot easement on the rear strip of land adjoining all the boundary lines of these lots; and the NO buildings or retaining walls will be constructed within said easements.

IN WITNESS WHEREOF, said owners have caused these presents to be signed this _____day of_____, AD, 2002.

_____
McGowan Properties, Inc., Owner
John M. McGowan, President

ACKNOWLEDGMENTS:

STATE OF NEBRASKA)
) ss
WASHINGTON COUNTY)

The foregoing instrument was acknowledged by John M. McGowan, President of McGowan Properties, Inc., Owner, before me this _____day of _____, AD, 2002 by

_____
NOTARY PUBLIC

My Commission Expires:_____
(Date)

BLAIR ENGINEERING & SURVEYING CO. INC.
936 GRANT ST., P.O. BOX 100
BLAIR, NEBRASKA, 68008-0100
(402) 426-9414

JOB NO.: 02-070	FILE NO.: C:\EPI4\PROJECTS\02070\02-070.DWG	
CLIENT: MITCH MCGOWAN	DRAWN BY: KSF	DATE: 06/14/02