

**"FINAL PLAT"
JOHNSON FIRST ADDITION**

REPLAT OF LOTS 1-2 & 13-14, BLOCK 10, WESTERN TOWN LOT COMPANY'S FIRST ADDITION TO THE VILLAGE OF CERESCO, SAUNDERS COUNTY NEBRASKA

OWNERS CERTIFICATION:

I, the undersigned, Dennis Johnson, owner of the real estate shown and described herein, do hereby certify that I have laid out, platted and subdivided, said real estate in accordance with this plat.

This subdivision shall be known and designated as "JOHNSON FIRST ADDITION", an addition to the Village of Ceresco, Nebraska. All streets and alleys shown and not heretofore dedicated are hereby dedicated to the public unless specifically noted herein. Other public lands shown and not heretofore dedicated are hereby reserved for public use.

Clear title to the land contained in this plat is guaranteed. Any encumbrances or special assessments are explained as follows: _____

There are strips of ground shown on this plat and marked easement, reserved for the use of public utilities and subject to the paramount right of utility or Village to install, repair, replace and maintain its installations.

Witness our Hands and this _____ day of _____, 20__.

Dennis W. Johnson

STATE OF NEBRASKA
COUNTY OF SAUNDERS

Before me, the undersigned Notary Public, in and for the County and State, personally appeared and each separately and severally acknowledge the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my Hand and Notary Seal this _____ day of _____, 20__.

Public Notary

This plat of "JOHNSON FIRST ADDITION" has been submitted to and approved by the Ceresco Planning Commission this _____ day of _____, 20__.

ATTEST: _____
Secretary of Planning Commission

Chair, Planning Commission

This plat approved by the Village of Ceresco, Nebraska, this _____ day of _____, 20__.

ATTEST: _____
Village Clerk

Chair, Village Board

Entered on transfer record this _____ day of _____, 20__.

Register Of Deeds

SAUNDERS COUNTY TREASURER'S CERTIFICATE:

I hereby certify that the records of my office show no taxes delinquent upon the land described in the perimeter description as appears on this plat as of the _____ day of _____, 2004.

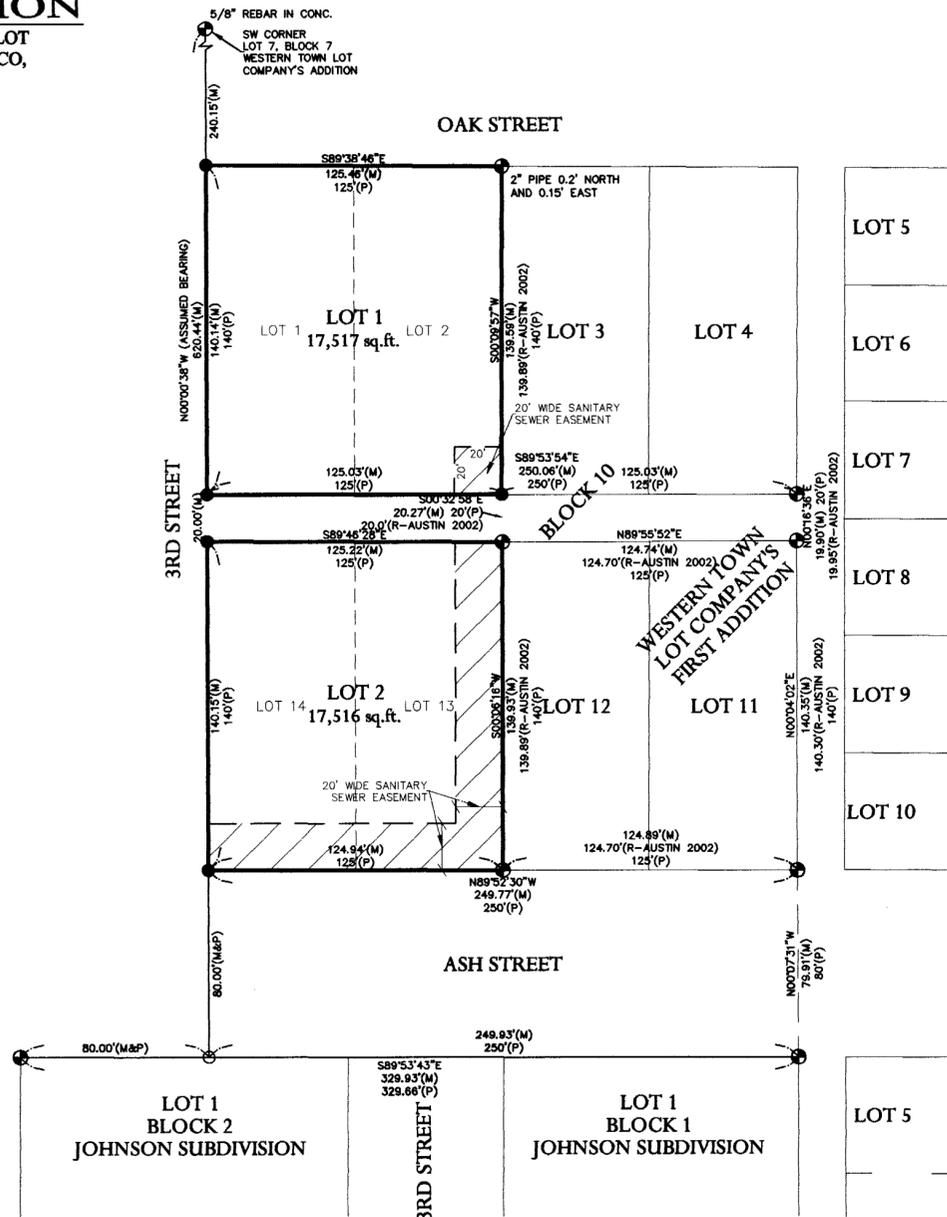
SAUNDERS COUNTY TREASURER



VICINITY MAP

BOUNDARY DESCRIPTION:

A PARCEL OF LAND LOCATED IN LOTS 1-2 AND 13-14, BLOCK 10, WESTERN TOWN LOT COMPANY'S FIRST ADDITION TO THE VILLAGE OF CERESCO, AND ALSO INCLUDED IS THAT PORTION OF ALLEY LYING BETWEEN SAID LOTS IN BLOCK 10, TO THE VILLAGE OF CERESCO, SAUNDERS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 10; THENCE N00°00'38"W (ASSUMED BEARING) ON THE WEST LINE OF SAID BLOCK 10, A DISTANCE OF 300.29 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 10; THENCE S89°38'46"E ON THE NORTH LINE OF SAID BLOCK 10, A DISTANCE OF 125.46 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE S00°09'57"W ON THE EAST LINE OF SAID LOT 2, A DISTANCE OF 139.59 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE S00°32'58"E, A DISTANCE OF 20.27 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE S00°06'16"W ON THE EAST LINE OF SAID LOT 13, A DISTANCE OF 139.93 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE N89°52'30"W ON THE SOUTH LINE OF SAID BLOCK 10, A DISTANCE OF 124.94 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.86 ACRES, MORE OR LESS.



LEGEND
 ● MONUMENT FOUND
 ○ MONUMENT SET
 (P) PLATTED DISTANCES
 (M) MEASURED DISTANCES

NOTE:
 1. ALL BEARINGS ARE ASSUMED.
 2. ALL MONUMENTS FOUND ARE 5/8" REBARS.
 3. ALL MONUMENTS SET ARE 5/8" X 24" REBARS WITH PLASTIC CAP STAMPED "LS 588" UNLESS OTHERWISE NOTED

BUILDING SETBACK RESTRICTIONS:
 25' - FRONT YARD
 10' - SIDE YARD
 25' - REAR YARD

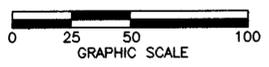
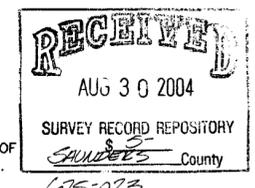
UTILITY EASEMENTS:
 8' - SIDE YARD
 8' - REAR YARD

SURVEYOR'S STATEMENT:

I, BRIAN J. FORAL, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT "JOHNSON FIRST ADDITION" HAS BEEN SURVEYED BY ME OR UNDER MY SUPERVISION, AND THAT THE LEGAL DESCRIPTION OF THE BOUNDARY OF "JOHNSON FIRST ADDITION" IS AS STATED IN THE PERIMETER DESCRIPTION. PERMANENT MONUMENTS WILL BE ESTABLISHED AS SHOWN AFTER COMPLETION OF ALL IMPROVEMENTS.

BRIAN J. FORAL, LS 588

DATE: 4-26-2004



JEO Consulting Group, Inc.
402/443-4661 P.O. BOX 207 WAHOO, NEBRASKA 68066

**FINAL PLAT
JOHNSON FIRST ADDITION
CERESCO, NEBRASKA**

DATE	04/06/04
SCALE	1"=50'
DRAWN	AJG
JOB NO.	196SD3
FIELD BOOK	CERESCO #7
FIELD CREW	BF/AG
FILE NUMBER	
SHEET	1 OF 1