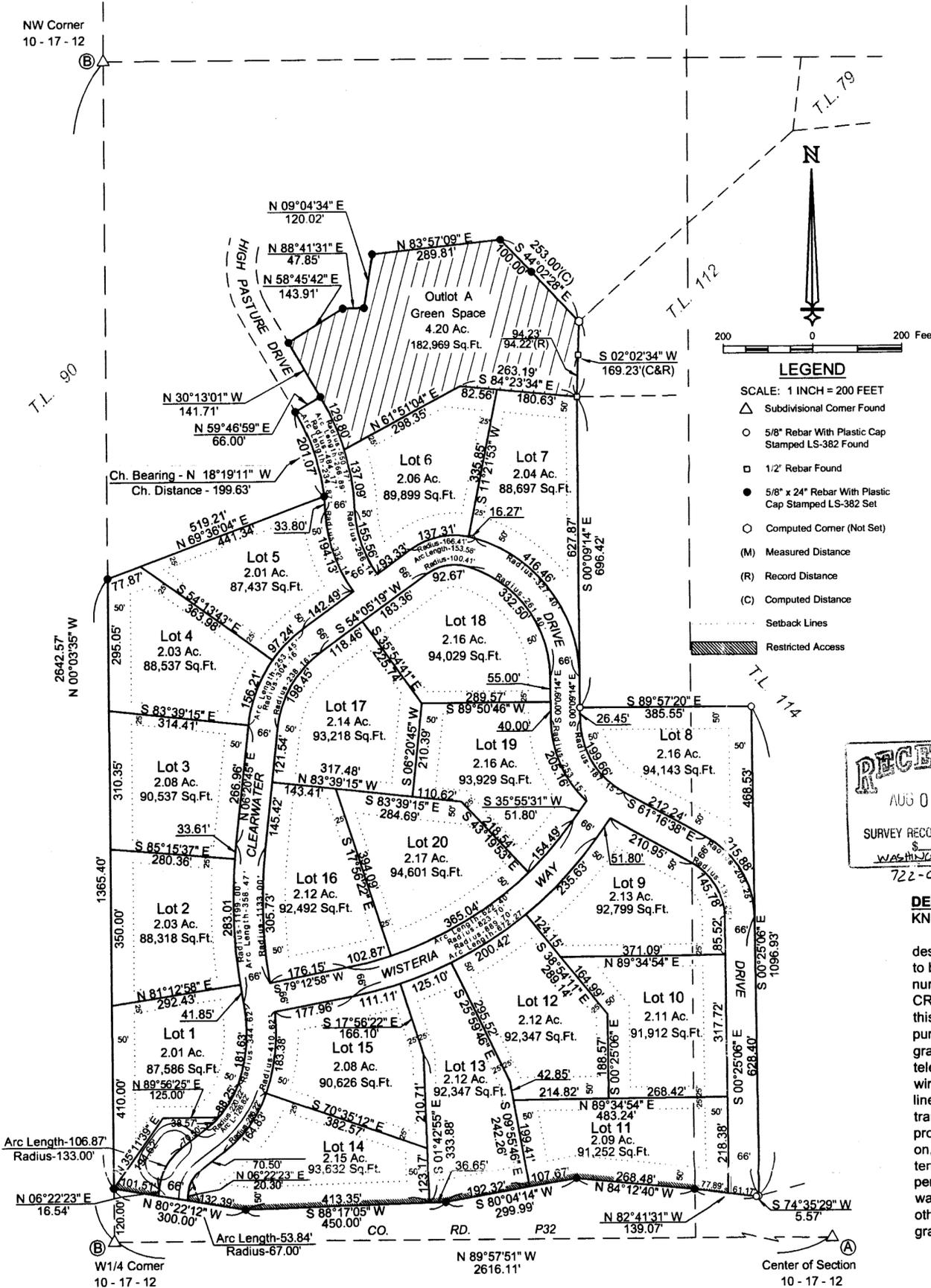
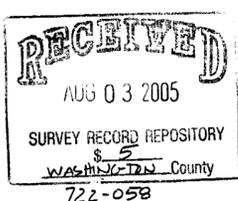


Final Plat
— CLEARWATER CREEK —
LOTS 1 THROUGH 20 AND OUTLOT "A"
 A Subdivision of Part of Tax Lot 115,
 lying in the W1/2 of the NW1/4 and in the SE1/4 of the NW1/4,
 all lying in Section 10, Township 17 North, Range 12 East
 of the 6th P.M., Washington County, Nebraska.



LEGAL DESCRIPTION:
 Part of Tax Lot 115, lying in the W 1/2 of the NW 1/4 and in the SE 1/4 of the NW 1/4, all lying in Section 10, Township 17 North, Range 12 East of the 6th Principal Meridian, Washington County, Nebraska and more particularly described as follows:
 From the W 1/4 Corner of Section 10, Township 17 North, Range 12 East; thence N 00°03'35" W (assumed bearing) along the westerly line of the NW 1/4 of said Section 10 a distance of 120.00 feet to a point on the northerly right-of-way line of County Road P32 and the Point of Beginning; thence continuing N 00°03'35" W along said westerly 1/4 section line a distance of 1365.40 feet; thence N 69°36'04" E a distance of 519.21 feet to a point on a 484.17 foot radius curve to the left; thence northerly along said 484.17 foot radius curve an arc distance of 201.07 feet, said curve having a chord bearing of N 18°19'11" W and a chord distance of 199.63 feet; thence N 59°46'59" E a distance of 66.00 feet; thence N 30°13'01" W a distance of 141.71 feet; thence N 58°45'42" E a distance of 143.91 feet; thence N 88°41'31" E a distance of 47.85 feet; thence N 09°04'34" E a distance of 120.02 feet; thence N 83°57'09" E a distance of 289.81 feet; thence S 44°02'28" E a distance of 253.00 feet to a point on the westerly line of Tax Lot 112 in said Section 10; thence S 02°02'34" W a distance of 169.23 feet to an iron found at the Southwest Corner of said Tax Lot 112, said point being the Northwest Corner of Tax Lot 114 in said Section 10; thence southerly and easterly along the westerly line of said Tax Lot 114 as follows: S 00°09'14" E a distance of 696.42' to an iron found; thence S 89°57'20" E a distance of 385.55 feet to an iron found; thence S 00°25'06" E a distance of 1096.93 feet to an iron found at the Southwest Corner of said Tax Lot 114, said point lying on the northerly right-of-way line of County Road P32; thence westerly along said northerly county road right-of-way line as follows: S 74°35'29" W a distance of 5.57 feet to an iron found; thence N 82°41'31" W a distance of 139.07 feet; thence N 84°12'40" W a distance of 268.48 feet; thence S 80°04'14" W a distance of 299.99 feet; thence S 88°17'05" W a distance of 450.00 feet; thence N 80°22'12" W a distance of 300.00 feet to the Point of Beginning and containing 53.83 acres, more or less.

SURVEYOR'S CERTIFICATION:
 I hereby certify that I have made a boundary survey for the subdivision described hereon and that permanent markers have been found or set at all accessible corners of said boundary and that a 5/8" rebar with a plastic cap stamped LS-382 will be set at all lot corners, angle points and at the ends of all curves within said Clearwater Creek subdivision. I further 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
 Richard L. Hansen
 Registered Land Surveyor
 Registration No. LS-382
 Date: May 18, 2005
 Client: Mitch McGowan
 Job No.: 04-133



DEDICATION:
KNOW BY ALL MEN THESE PRESENTS THAT:
 McGowan Properties, Inc., John M. McGowan, President, being the owner of the land described within the Surveyor's Certificate and embraced within this plat has caused said land to be subdivided into streets, lanes, ways, drives and circles, lots and outlots to be named, numbered and lettered as shown, said subdivision to be hereafter known as "CLEARWATER CREEK", and does hereby ratify and approve of the disposition of said property as shown on this plat and does hereby grant a perpetual easement to the public for ingress egress purposes to the streets, lanes, ways, drives or circles shown on this plat and does further grant a perpetual easement to any utilities furnishing water, electrical power, telephone, cable television, natural gas and sanitary sewer to erect, operate, maintain, repair and renew poles, wires, crossarms, down guys and anchors, cables, conduits, gas lines, water lines, sewer lines and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat, water and power for the transmission of signals provided by a cable television system and their reception, and for water, sewer and drainage, on, over, through, under and across the street, lane, way, drive and circle, right-of-ways and a ten (10') foot wide strip of land abutting all streets, lanes, ways, drives or circles and that no permanent buildings, retaining walls or loose rock walls shall be placed in the said easement ways, but the same may be used for sidewalks, driveways, gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

Clearwater Creek Subdivision
 IN WITNESS WHEREOF, said owner has caused these presents to be signed this ____ day of _____, A.D., 2005.

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

ACKNOWLEDGMENT OF NOTARY
 State of Nebraska)
) ss
 County of Washington)

The foregoing dedication was acknowledged before me this ____ day of _____, A.D., 2005, by John M. McGowan, President, McGowan Properties, Inc., owner of Clearwater Creek Subdivision.

Notary Public _____
 My Commission Expires: _____ (Date)

TREASURER'S CERTIFICATION:
 This is to certify that I find no regular or special 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., 2005.

Washington County Treasurer _____

COUNTY ROAD SUPERINTENDENT'S APPROVAL:
 This Final Plat of "Clearwater Creek" as shown and described hereon was approved by the Washington County Road Superintendent on this ____ day of _____, A.D., 2005.

County Road Superintendent _____

COUNTY SURVEYOR'S REVIEW:
 This Final Plat of "Clearwater Creek" was reviewed by the Washington County Surveyor's Office on this ____ day of _____, A.D., 2005.

Washington County Surveyor
 Richard L. Hansen

COUNTY PLANNING COMMISSION APPROVAL:
 The Final Plat of "CLEARWATER CREEK" as shown and described hereon was approved by the Washington County Planning Commission on this ____ day of _____, A.D., 2005.

Chairman _____

COUNTY BOARD OF SUPERVISOR'S APPROVAL:
 The Final Plat of "CLEARWATER CREEK" as shown and described hereon was approved and accepted by the Washington County Board of Supervisor's on this ____ day of _____, A.D., 2005.

Chairman of the Board _____

ATTEST: _____
 Washington County Clerk

- TIES TO SUBDIVISIONAL CORNERS:**
- (A) Center of Section 10-17-12
 FOUND 1/2" REBAR BURIED 0.6' ON PROJECTION OF FENCE LINE FROM EAST
 5' S to centerline of rock drive
 5' W to centerline of rock drive
 59.15' E to west face of steel corner fence post
 - (B) West 1/4 Corner of Section 10-17-12
 FOUND 1" STEEL SURVEY MARKER NAIL FLUSH WITH ASPHALT
 30' W to centerline of drive south
 104.82' NNE to duplex nail in power pole
 103.09' NE to PK nail in north end of corrugated metal pipe
 - (C) Northwest Corner of Section 10-17-12
 FOUND 3/4" OPEN-TOP PIPE EXPOSED 0.5'
 28' E to north-south fence line
 28.63' E to duplex nail in 20" hackberry tree
 11.29' SSE to duplex nail in 12" hackberry tree
 12.95' W to duplex nail in 8" hackberry tree
 12.60' NW to duplex nail in 8" hackberry tree