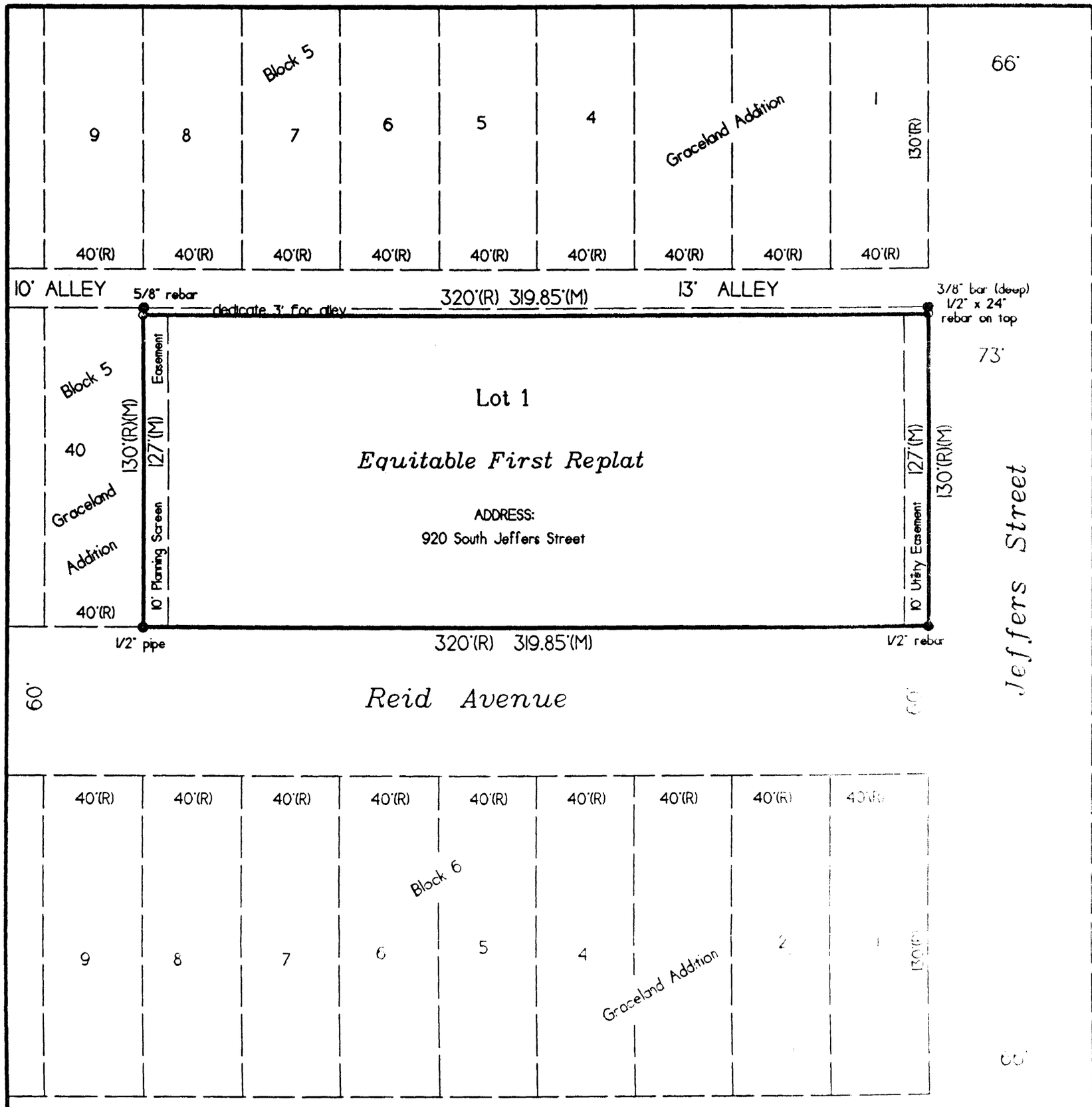
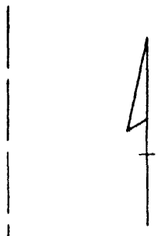
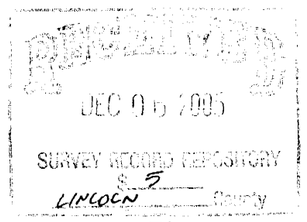
Equitable First Replat

a consolidation of Lot 1, Graceland First Replat and Lots 41, 42, 43, 44, 45, and 46, Block 5, Graceland Addition to North Platte, Lincoln County, Nebraska

1"= 40' August 2005

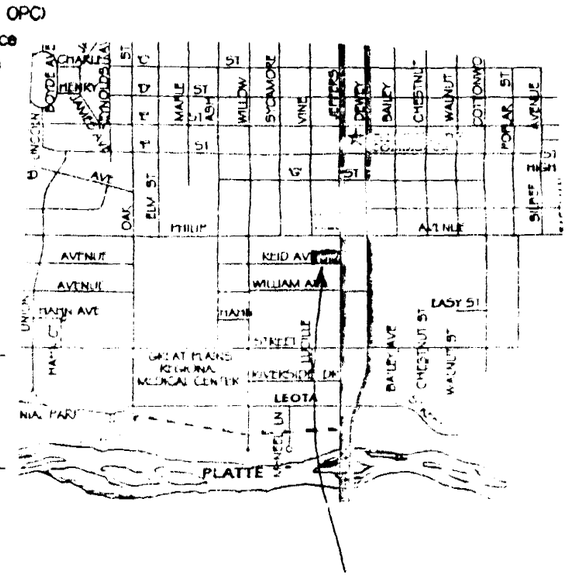






- ● Corner Iron Found
- ○ Corner Set (1/2" x 24" rebar & OPC)
- M Measured Distance
- R Record Distance

file: 9836



Equitable First Replat

State of Nebraska
County of Lincoln SS
City of North Platte

Equitable First Replat, a consolidation of Lot 1, Graceland First Replat and Lots 41, 42, 43, 44, 45, and 46, Block 5, Graceland Addition to North Platte, Lincoln County, Nebraska as it is shown on the foregoing plat is created with the free consent and in accordance with the desires of the undersigned who is the sole owner and proprietor of the land included therein and shall now be known as Equitable First Replat, North Platte, Lincoln County, Nebraska.

1. The owner hereby notes that the land is in flood area AO depth 1'.
2. All lots will connect to City of North Platte sanitary sewer and water supply systems.
3. All sidewalks will be constructed in accordance with the City of North Platte sidewalk ordinance.
4. All storm water will drain to city streets and alleys.
5. The owner hereby notes that the land is zoned B-2, Highway Commercial District.
6. There shall be no access allowed onto Jeffers Street from Lot 1, Equitable First Replat.
7. The owner hereby dedicates the 3 feet lying north of adjacent to Lot 1, Equitable First Replat to the public use and benefit for alley purposes as shown as shown on the foregoing plat.
8. All easements shown on the foregoing plat shall be kept free of any structures or permanent fixtures that may obstruct present and future use of the easements.

Kert McKeone
Community Bank President
Equitable Bank of North Platte

State of Nebraska
County of Lincoln SS

GENERAL NOTARY - State of Nebraska
BARBARA P. KELLER
My Comm. Exp. July 30, 2008

Be it remembered that on the 21st day of November before me, a notary public in and for Lincoln County, Nebraska, came Kert McKeone, Community Bank President, Equitable Bank of North Platte, personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledges the execution of same to be his voluntary act and deed.

In testimony whereof, I have hereunto set my hand and affixed my seal the day and year above written.

My commission expires 7-30-06

Barbara P. Keller
Notary Public

The Lincoln County Surveyor, has reviewed and approved the foregoing plat on this 23rd day of November 2005.

Benita M. Edwards
County Surveyor

I hereby certify that the foregoing plat, completed Nov. 23, 2005 complies with the requirements of the ordinances of the City of North Platte (dated 1996), has been reviewed by the City of North Platte planning office, and complies with the subdivision laws of the State of Nebraska, relative to the surveying, dividing, and mapping of land; that the plat is a correct representation of all boundaries of the land surveyed, that the plat represents a survey made under my direction, and that all monuments indicated thereon exist in the location, size, and the material shown. Said plat is true and correct to the best of my knowlege and belief.

Benita M. Edwards
Registered Land Surveyor
Nebr. Reg. No. 464

NEBRASKA REGISTERED LS-464 LAND SURVEYOR BONITA M. EDWARDS

State of Nebraska
County of Lincoln SS
Filed for record the _____ day of _____
at ____ o'clock ___M.

See Cabinet ____ Slide _____

Lincoln County Register of Deeds

State of Nebraska
County of Lincoln SS
City of North Platte

This is to certify that all improvements required by North Platte Subdivision Regulations have been installed to City Specifications and are hereby approved and accepted as shown on the foregoing plat this 7 day of October 2005.

City Engineer

State of Nebraska
County of Lincoln SS
City of North Platte

This is to certify that the foregoing plat was presented to the Mayor and City Council at their meeting on the 16th day of August and was approved and accepted on that date.

See city records, Volume 25 Page 368

City Clerk

NORTH PLATTE CORPORATE SEAL INCORPORATED 1873

State of Nebraska
County of Lincoln SS
City of North Platte

This is to certify that the foregoing plat was presented to the Planning Commission at their meeting on the 21 day of _____ 2005, and was approved on that date.

Chairman

Edwards Land Surveying 210 West 5th Street PO Box 507 North Platte, NE 69103 308-532-1819