

REGISTRAR OF DEEDS CERTIFICATE

STATE OF NEBRASKA )
COUNTY OF ADAMS )
This document was filed for record in the Office of the Adams County Registrar of Deeds, in the County Courthouse in Hastings, Nebraska, on:
Date: Jan 19, 2007 Time: 1:20 P.M.
Instrument No: 20070114

Janice N. Johnson
Adams County Registrar of Deeds



LEGAL DESCRIPTION

A tract of land located in the Southwest One Quarter of Section 36, Township 8 North, Range 10 West of the 6th Principal Meridian, Adams County, Nebraska, said tract being more particularly described as follows:
Commencing at the West 1/4 Corner of Section 36, T8N-R10W of the 6th P.M., Adams County, Nebraska, running thence South 00°05'07" East (assumed bearings) and along the West line of the said SW 1/4, a distance of 185.29 feet, to the ACTUAL POINT OF BEGINNING, running thence North 89°38'34" East a distance of 690.80 feet; running thence South 00°05'07" East, and parallel with the said West line of the said SW 1/4, a distance of 687.40 feet; running thence South 39°34'32" West a distance of 329.03 feet; running thence South 89°38'34" West a distance of 480.80 feet, more or less, to a point located on the said West line of the said SW 1/4 running thence North 00°05'07" West and along the West line of the said SW 1/4 a distance of 939.70 feet, more or less, to the ACTUAL POINT OF BEGINNING, said tract containing a calculated area of 14.2940 Acres, more or less, of which the Westerly 33.00 feet thereof (0.7119 Acres), is presently being occupied by a Public Road Right-of-Way Easement.

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, that Pradipta Chaudhuri and Sharon L. Chaudhuri, husband and wife, the Owners of Record of the real estate shown on this plat and described in the Legal Description hereon, have caused the same to be laid off, surveyed, platted, subdivided and designated as 'AZALEA ACRES', a subdivision in the City of Hastings, Adams County, Nebraska, and that said laying off, surveying, plating, subdividing and designation was done with the free consent and in accordance with the desires and wishes of the undersigned owners. BE IT FURTHER KNOWN, that said owners hereby dedicate the West 45.00 feet of the tract to the City of Hastings, Adams County, Nebraska, for its public use, and said owners also dedicate any and all other easements shown on the plat to the City of Hastings, Adams County, Nebraska, for public use.

Signed on this 5th day of January, 2007.

Pradipta Chaudhuri, Sharon L. Chaudhuri
Pradipta Chaudhuri, husband Sharon L. Chaudhuri, wife

WAIVER

Applicants hereby waive any and all claims for damages occasioned by the establishment of grades or the alteration of the surface of any portion of the streets and alleys to conform to said grades as established.

Signed on this 5th day of January, 2007.
Pradipta Chaudhuri, Sharon L. Chaudhuri
Pradipta Chaudhuri, husband Sharon L. Chaudhuri, wife

ACKNOWLEDGEMENT

STATE OF NEBRASKA )
COUNTY OF ADAMS )

Before me, a Notary Public, in and for said County and State, personally appeared Pradipta Chaudhuri, and Sharon L. Chaudhuri, husband and wife, known by me personally to be the identical persons whose names are affixed to the Owner's Certificate and to the Waiver on this plat, and acknowledged the execution thereof to be of their own free will and accord and in accordance with their desires and wishes as said Owners.
Acknowledged in Hastings, Nebraska, on this 5th day of January, 2007.

My Commission expires on: May 15, 2007

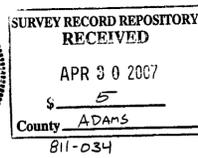
Notary Public seal and name: Heather Stetnik

SURVEYOR'S CERTIFICATE

I hereby state that I am a professional land surveyor licensed in accordance with the laws of the State of Nebraska, and that this survey was performed by me or under my direct supervision, and is accurate to the best of my knowledge. All distances shown on the plat are measured in feet and decimals of a foot, and all corners are marked with permanent monuments as shown on the plat.

Signed this 12th day of DECEMBER, 2006

Rodney G. Davison, LS-287
Rodney G. Davison, City Surveyor



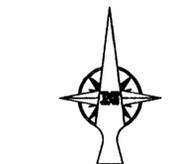
AZALEA ACRES

A 14.294 Acre Subdivision in the City of Hastings, in the Southwest Quarter of Section 36 Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska

OWNERS
Pradipta and Sharon L. Chaudhuri
husband and wife
3123 Lakepark Lane
Hastings, NE 68901

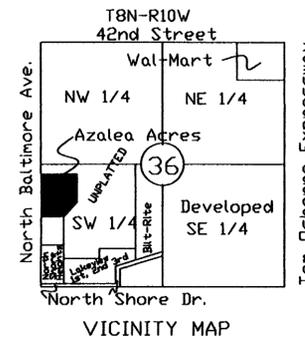
ZONED: AGRICULTURAL
INTENDED USE:

RESIDENTIAL SINGLE FAMILY HOUSING



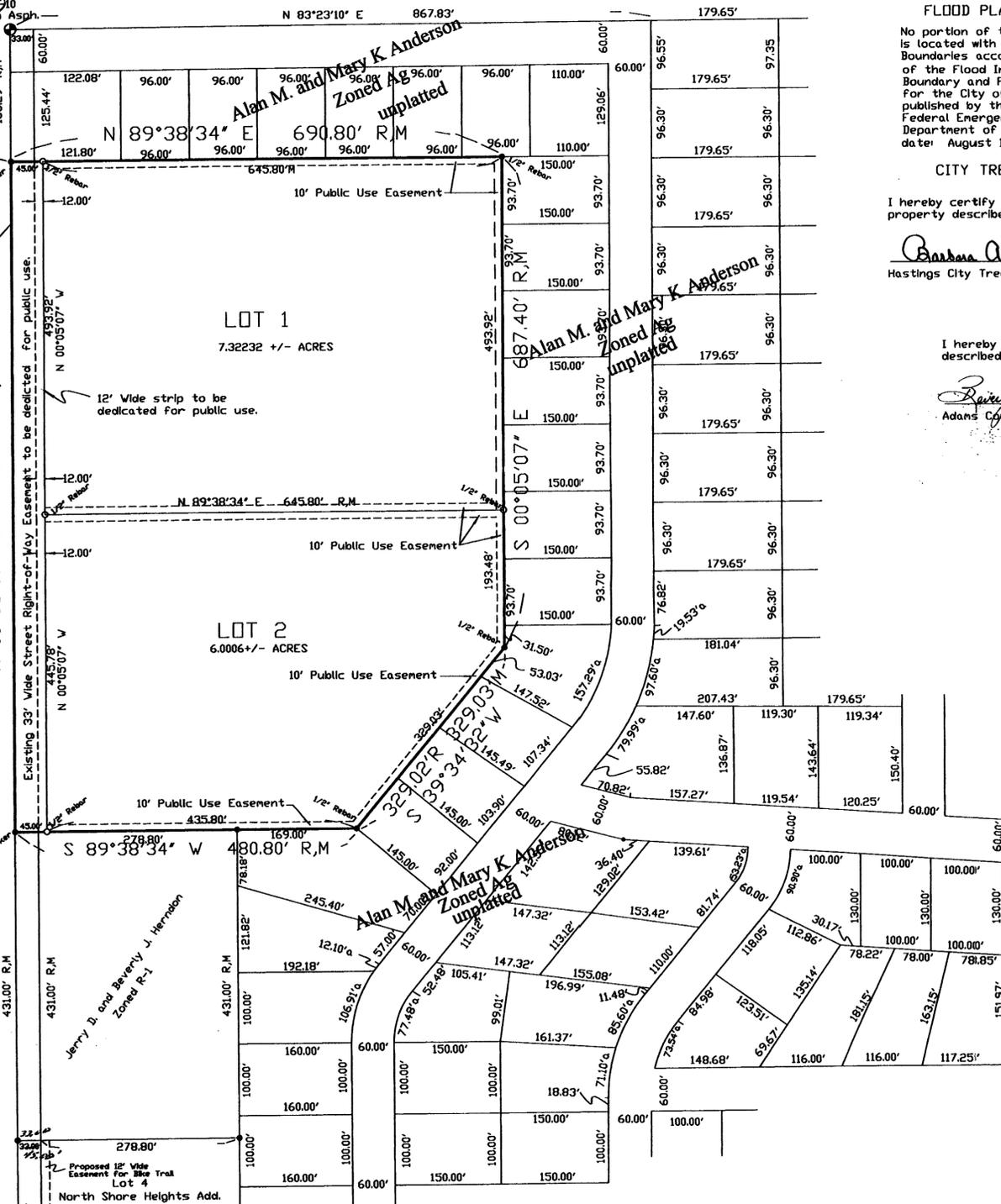
SCALE 1" = 100'

LEGEND
SECTION CORNERS =
MONUMENTS FOUND =
MONUMENTS SET =
(1/2" Rebar w/Yellow Cap marked RS Per LS 287)
Temporary Points =
RECORDED DISTANCE = R
MEASURED DISTANCE = M



ACTUAL POINT OF BEGINNING

West Line of SW 1/4 and Centerline of No. Baltimore Ave. 939.70' R.M.
Existing 33' Wide Street Right-of-Way Easement to be dedicated for public use.



FLOOD PLAIN NOTE

No portion of the real estate shown on this plat is located within the boundaries of the 100 Year Flood Boundaries according to Community Panel No. 310001 0005B of the Flood Insurance Rate Maps (FIRM), of the Flood Boundary and Floodway Maps, Community Panel 310001 0005 for the City of Hastings, Adams County, Nebraska, as published by the Federal Insurance Administration of the Federal Emergency Management Agency of the United States Department of Housing and Urban Development, effective date: August 17, 1981.

CITY TREASURER CERTIFICATE

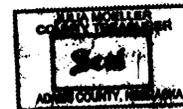
I hereby certify that the records of my office show no taxes or special assessments delinquent on the property described in the 'LEGAL DESCRIPTION' on this plat as of this 7th day of December, 2006.

Barbara Aden
Hastings City Treasurer

COUNTY TREASURER CERTIFICATE

I hereby certify that the records of my office show no taxes due or delinquent on the property described in the 'LEGAL DESCRIPTION' on this plat as of this 5th day of January, 2007.

Randy Davis, Deputy
Adams County Treasurer



HASTINGS CITY ENGINEER APPROVAL

This plat of 'AZALEA ACRES', a subdivision in the City of Hastings, Adams County, Nebraska, has been presented to and reviewed by me and is hereby approved as proposed.

Signed on this 12th day of January, 2007.

David L. Wacker, City Engineer

PLANNING COMMISSION RECOMMENDATION

This plat of 'AZALEA ACRES', a subdivision in the City of Hastings, Adams County, Nebraska, has been presented to and reviewed by the Hastings Planning Commission, and is hereby transmitted to the governing body of the City of Hastings, Adams County, Nebraska, with the recommendation that said plat be approved as proposed.

Signed on this 20th day of November, 2006.

Chairperson and Director of Planning signatures

MAYOR AND CITY COUNCIL ACTION

This plat of 'AZALEA ACRES', a subdivision in the City of Hastings, Adams County, Nebraska, has been reviewed by the Hastings Planning Commission, and is hereby approved by motion duly passed on this 11th day of December, 2006.

Matthew Rosen, Mayor

Attest: Lannie Hartman, City Clerk

HASTINGS CITY SURVEYOR APPROVAL

This plat of 'AZALEA ACRES', a subdivision in the City of Hastings, Adams County, Nebraska, has been presented to and reviewed by me and is hereby approved as proposed.

Signed on this 9th day of January, 2007.

Rodney G. Davison, City Surveyor