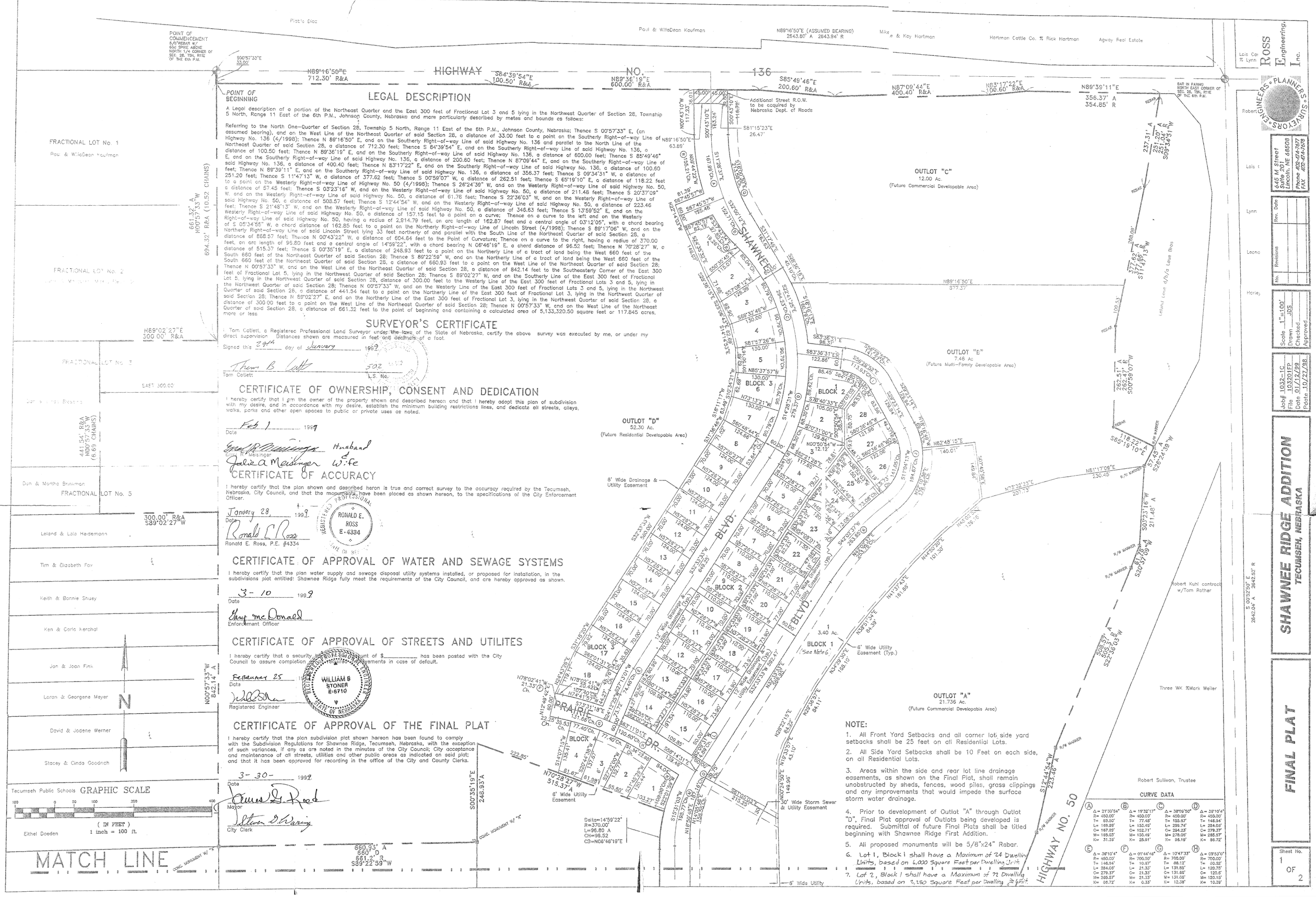


LEGAL DESCRIPTION

A Legal description of a portion of the Northeast Quarter and the East 300 feet of Fractional Lot 3 and 5 lying in the Northwest Quarter of Section 28, Township 5 North, Range 11 East of the 6th P.M., Johnson County, Nebraska and more particularly described by metes and bounds as follows:

Referring to the North One-Quarter of Section 28, Township 5 North, Range 11 East of the 6th P.M., Johnson County, Nebraska; Thence S 00°57'33" E, (an assumed bearing), and on the West Line of the Northeast Quarter of said Section 28, a distance of 33.00 feet to a point on the Southerly Right-of-way Line of Highway No. 136 (4/1998); Thence N 89°16'50" E, and on the Southerly Right-of-way Line of said Highway No. 136 and parallel to the North Line of the Northeast Quarter of said Section 28, a distance of 712.30 feet; Thence S 84°39'54" E, and on the Southerly Right-of-way Line of said Highway No. 136, a distance of 100.50 feet; Thence N 89°36'19" E, and on the Southerly Right-of-way Line of said Highway No. 136, a distance of 600.00 feet; Thence S 85°49'46" E, and on the Southerly Right-of-way Line of said Highway No. 136, a distance of 200.60 feet; Thence N 87°09'44" E, and on the Southerly Right-of-way Line of said Highway No. 136, a distance of 400.40 feet; Thence N 83°17'22" E, and on the Southerly Right-of-way Line of said Highway No. 136, a distance of 100.60 feet; Thence N 89°39'11" E, and on the Southerly Right-of-way Line of said Highway No. 136, a distance of 356.37 feet; Thence S 09°34'31" W, a distance of 251.20 feet; Thence S 11°47'13" W, a distance of 377.62 feet; Thence S 00°59'07" W, a distance of 262.51 feet; Thence S 65°19'10" E, a distance of 118.22 feet to a point on the Westerly Right-of-way Line of Highway No. 50 (4/1998); Thence S 26°24'39" W, and on the Westerly Right-of-way Line of said Highway No. 50, a distance of 57.45 feet; Thence S 03°23'16" W, and on the Westerly Right-of-way Line of said Highway No. 50, a distance of 211.48 feet; Thence S 20°37'09" W, and on the Westerly Right-of-way Line of said Highway No. 50, a distance of 61.76 feet; Thence S 22°36'03" W, and on the Westerly Right-of-way Line of said Highway No. 50, a distance of 508.57 feet; Thence S 12°44'54" W, and on the Westerly Right-of-way Line of said Highway No. 50, a distance of 223.46 feet; Thence S 21°48'13" W, and on the Westerly Right-of-way Line of said Highway No. 50, a distance of 346.63 feet; Thence S 13°59'52" E, and on the Westerly Right-of-way Line of said Highway No. 50, a distance of 157.15 feet to a point on a curve; Thence on a curve to the left and on the Westerly Right-of-way Line of said Highway No. 50, having a radius of 2,914.79 feet, an arc length of 162.87 feet and a central angle of 03°12'05", with a chord bearing of S 05°34'55" W, a chord distance of 162.85 feet to a point on the Northerly Right-of-way Line of Lincoln Street (4/1998); Thence S 89°17'06" W, and on the Northerly Right-of-way Line of said Lincoln Street lying 33 feet northerly of and parallel with the South Line of the Northeast Quarter of said Section 28, a distance of 868.57 feet; Thence N 00°43'22" W, a distance of 604.64 feet to the Point of Curvature; Thence on a curve to the right, having a radius of 370.00 feet, an arc length of 96.80 feet and a central angle of 14°59'22", with a chord bearing N 06°46'19" E, a chord distance of 96.52 feet; Thence N 70°28'27" W, a distance of 515.37 feet; Thence S 00°35'19" E, a distance of 248.93 feet to a point on the Northerly Line of a tract of land being the West 660 feet of the South 660 feet of the Northeast Quarter of said Section 28; Thence S 89°22'59" W, and on the Northerly Line of a tract of land being the West 660 feet of the South 660 feet of the Northeast Quarter of said Section 28, a distance of 660.93 feet to a point on the West Line of the Northeast Quarter of said Section 28; Thence N 00°57'33" W, and on the West Line of the Northeast Quarter of said Section 28, a distance of 842.14 feet to the Southeasterly Corner of the East 300 feet of Fractional Lot 5, lying in the Northwest Quarter of said Section 28; Thence S 89°02'27" W, and on the Southerly Line of the East 300 feet of Fractional Lot 5, lying in the Northwest Quarter of said Section 28, distance of 300.00 feet to the Westerly Line of the East 300 feet of Fractional Lots 3 and 5, lying in the Northwest Quarter of said Section 28; Thence N 00°57'33" W, and on the Westerly Line of the East 300 feet of Fractional Lots 3 and 5, lying in the Northwest Quarter of said Section 28, a distance of 441.54 feet to a point on the Northerly Line of the East 300 feet of Fractional Lot 3, lying in the Northwest Quarter of said Section 28; Thence N 89°02'27" E, and on the Northerly Line of the East 300 feet of Fractional Lot 3, lying in the Northwest Quarter of said Section 28, a distance of 300.00 feet to a point on the West Line of the Northeast Quarter of said Section 28; Thence N 00°57'33" W, and on the West Line of the Northeast Quarter of said Section 28, a distance of 661.32 feet to the point of beginning and containing a calculated area of 5,133,320.50 square feet or 117.845 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Tom Catlett, a Registered Professional Land Surveyor under the laws of the State of Nebraska, certify the above survey was executed by me, or under my direct supervision. Distances shown are measured in feet and decimals of a foot.

Signed this 29th day of January, 1999

Tom Catlett — L.S. No. 502

CERTIFICATE OF OWNERSHIP, CONSENT AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my desire, and in accordance with my desire, establish the minimum building restrictions lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private uses as noted.

Feb 1, 1999
Date

Ernest R. Meisinger — Husband
E. Meisinger

Julie A. Meisinger — Wife

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described heron is true and correct survey to the accuracy required by the Tecumseh, Nebraska, City Council, and that the monuments have been placed as shown hereon, to the specifications of the City Enforcement Officer.

January 28, 1999
Date

Ronald E. Ross, P.E. #4334

REGISTERED PROFESSIONAL ENGINEER — RONALD E. ROSS — E-4334 — STATE OF NEBRASKA

CERTIFICATE OF APPROVAL OF WATER AND SEWAGE SYSTEMS

I hereby certify that the plan water supply and sewage disposal utility systems installed, or proposed for installation, in the subdivisions plat entitled: Shawnee Ridge fully meet the requirements of the City Council, and are hereby approved as shown.

3-10, 1999
Date

Gary McDonald
Enforcement Officer

CERTIFICATE OF APPROVAL OF STREETS AND UTILITES

I hereby certify that a security in the amount of $_____ has been posted with the City Council to assure completion of the required improvements in case of default.

February 25, 1999
Date

Registered Engineer

REGISTERED PROFESSIONAL ENGINEER — WILLIAM G. STONER — E-6710 — STATE OF NEBRASKA

CERTIFICATE OF APPROVAL OF THE FINAL PLAT

I hereby certify that the plan subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Shawnee Ridge, Tecumseh, Nebraska, with the exception of such variances, if any as are noted in the minutes of the City Council; City acceptance and maintenance of all streets, utilities and other public areas as indicated on said plat; and that it has been approved for recording in the office of the City and County Clerks.

3-30-, 1999
Date

James G. Reed — Mayor

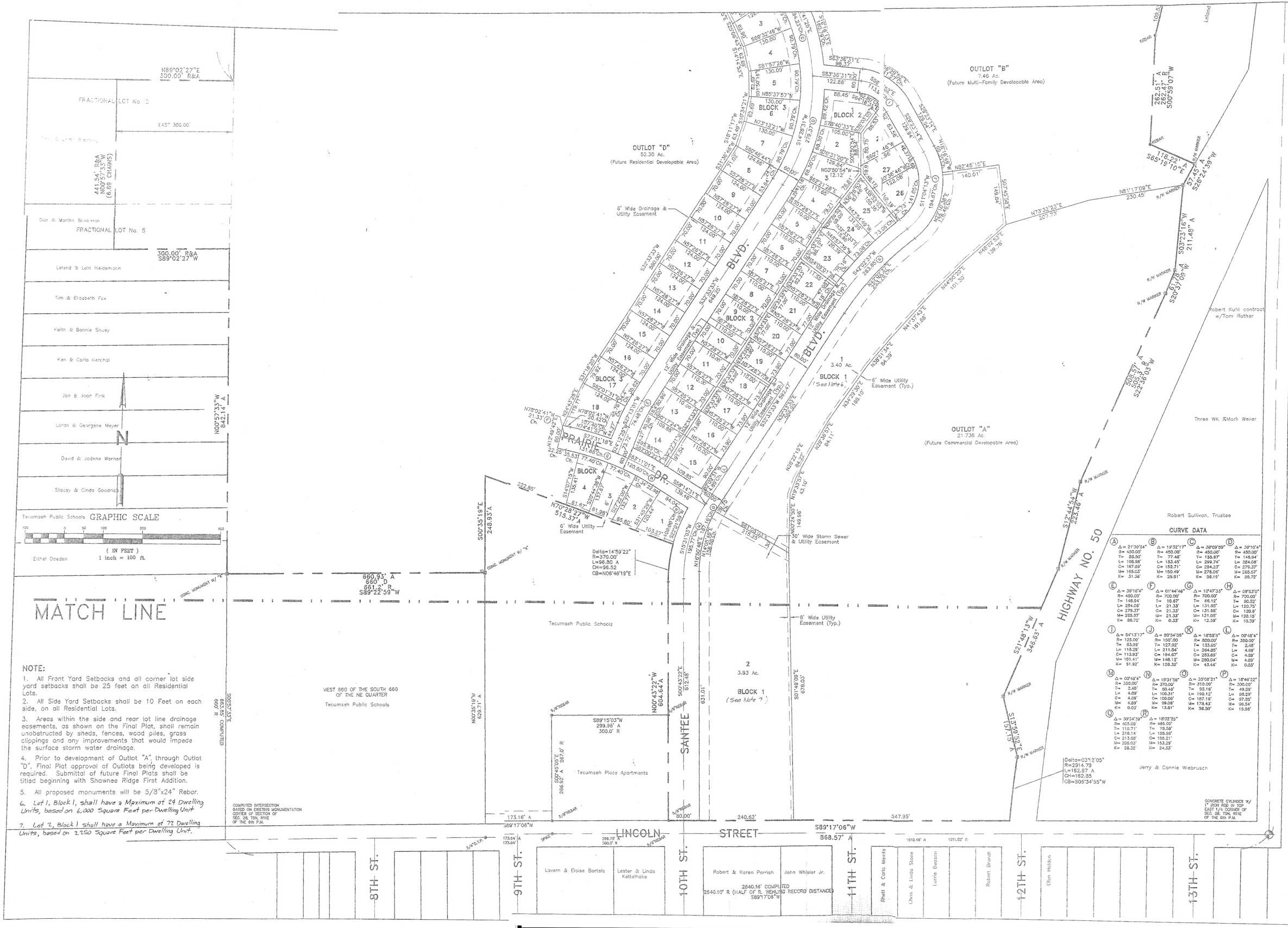
Steven D. Waring — City Clerk

NOTE:

1. All Front Yard Setbacks and all corner lot side yard setbacks shall be 25 feet on all Residential Lots.
2. All Side Yard Setbacks shall be 10 Feet on each side, on all Residential Lots.
3. Areas within the side and rear lot line drainage easements, as shown on the Final Plat, shall remain unobstructed by sheds, fences, wood piles, grass clippings and any improvements that would impede the surface storm water drainage.
4. Prior to development of Outlot "A" through Outlot "D", Final Plat approval of Outlots being developed is required. Submittal of future Final Plats shall be titled beginning with Shawnee Ridge First Addition.
5. All proposed monuments will be 5/8"x24" Rebar.
6. Lot 1, Block 1 shall have a Maximum of 24 Dwelling Units, based on 6,000 Square Feet per Dwelling Unit.
7. Lot 2, Block 1 shall have a Maximum of 72 Dwelling Units, based on 2,250 Square Feet per Dwelling Unit.

CURVE DATA

(A) Δ = 21°30'54"	(B) Δ = 19°32'17"	(C) Δ = 38°09'50"	(D) Δ = 38°10'4"
R= 450.00'	R= 450.00'	R= 450.00'	R= 450.00'
T= 85.50'	T= 77.48'	T= 155.97'	T= 148.94'
L= 169.28'	L= 153.45'	L= 299.74'	L= 284.03'
C= 167.99'	C= 152.71'	C= 294.23'	C= 279.37'
M= 165.03'	M= 150.49'	M= 278.05'	M= 265.57'
K= 31.35'	K= 25.91'	K= 96.19'	K= 86.72'
(E) Δ = 36°10'4"	(F) Δ = 01°44'46"	(G) Δ = 10°47'33"	(H) Δ = 09°33'0"
R= 450.00'	R= 700.00'	R= 700.00'	R= 700.00'
T= 146.94'	T= 10.87'	T= 66.12'	T= 59.52'
L= 284.09'	L= 21.33'	L= 131.85'	L= 120.75'
C= 279.37'	C= 21.33'	C= 131.66'	C= 120.5'
M= 265.57'	M= 21.33'	M= 131.05'	M= 120.15'
K= 86.72'	K= 0.33'	K= 12.38'	K= 10.39'



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CURVE DATA

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(E) Δ= 36°10'4" R= 450.00' T= 146.94' L= 284.08' C= 279.37' M= 265.57' K= 86.72'	(F) Δ= 01°44'46" R= 700.00' T= 10.87' L= 21.33' C= 21.33' M= 21.33' K= 0.33'	(G) Δ= 10°47'33" R= 700.00' T= 66.12' L= 131.88' C= 131.68' M= 131.08' K= 12.38'	(H) Δ= 09°53'0" R= 700.00' T= 60.52' L= 120.75' C= 120.6' M= 120.15' K= 10.39'
(I) Δ= 54°13'17" R= 125.00' T= 63.99' L= 118.29' C= 113.93' M= 101.41' K= 51.92'	(J) Δ= 89°34'55" R= 150.00 T= 127.92' L= 211.84' C= 194.67' M= 148.12' K= 128.32'	(K) Δ= 18°58'5" R= 800.00' T= 133.65' L= 264.85' C= 263.65' M= 260.04' K= 43.44'	(L) Δ= 00°46'4" R= 300.00' T= 2.45' L= 4.89' C= 4.89' M= 4.89' K= 0.03'
(M) Δ= 00°46'4" R= 300.00' T= 2.45' L= 4.89' C= 4.89' M= 4.89' K= 0.03'	(N) Δ= 18°31'58" R= 370.00' T= 50.44' L= 100.31' C= 100.00' M= 99.58' K= 13.51'	(O) Δ= 39°08'21" R= 310.00' T= 93.16' L= 190.12' C= 187.16' M= 178.43' K= 56.90'	(P) Δ= 18°46'22" R= 300.00' T= 49.59' L= 98.29' C= 97.85' M= 96.54' K= 13.98'
(Q) Δ= 39°24'39" R= 405.00' T= 110.71' L= 218.14' C= 213.68' M= 208.03' K= 58.32'	(R) Δ= 18°22'25" R= 485.00' T= 78.58' L= 155.55' C= 155.21' M= 153.29' K= 24.33'		

Sheet No. 2 OF 2

ROSS Engineering, Inc.
ENGINEERS • PLANNERS • SURVEYORS

645 M Street
Suite 201
Lincoln, NE 68508
Phone 402-474-7677
FAX 402-474-7678

No.	Revisions	Rev. Date

Scale 1"=100'
Drawn JDS
Checked
Approved

Job# 1032-1C
File 10320FP
Date 01/12/99
Pdate 10/27/98

SHAWNEE RIDGE ADDITION
TECUMSEH, NEBRASKA

FINAL PLAT