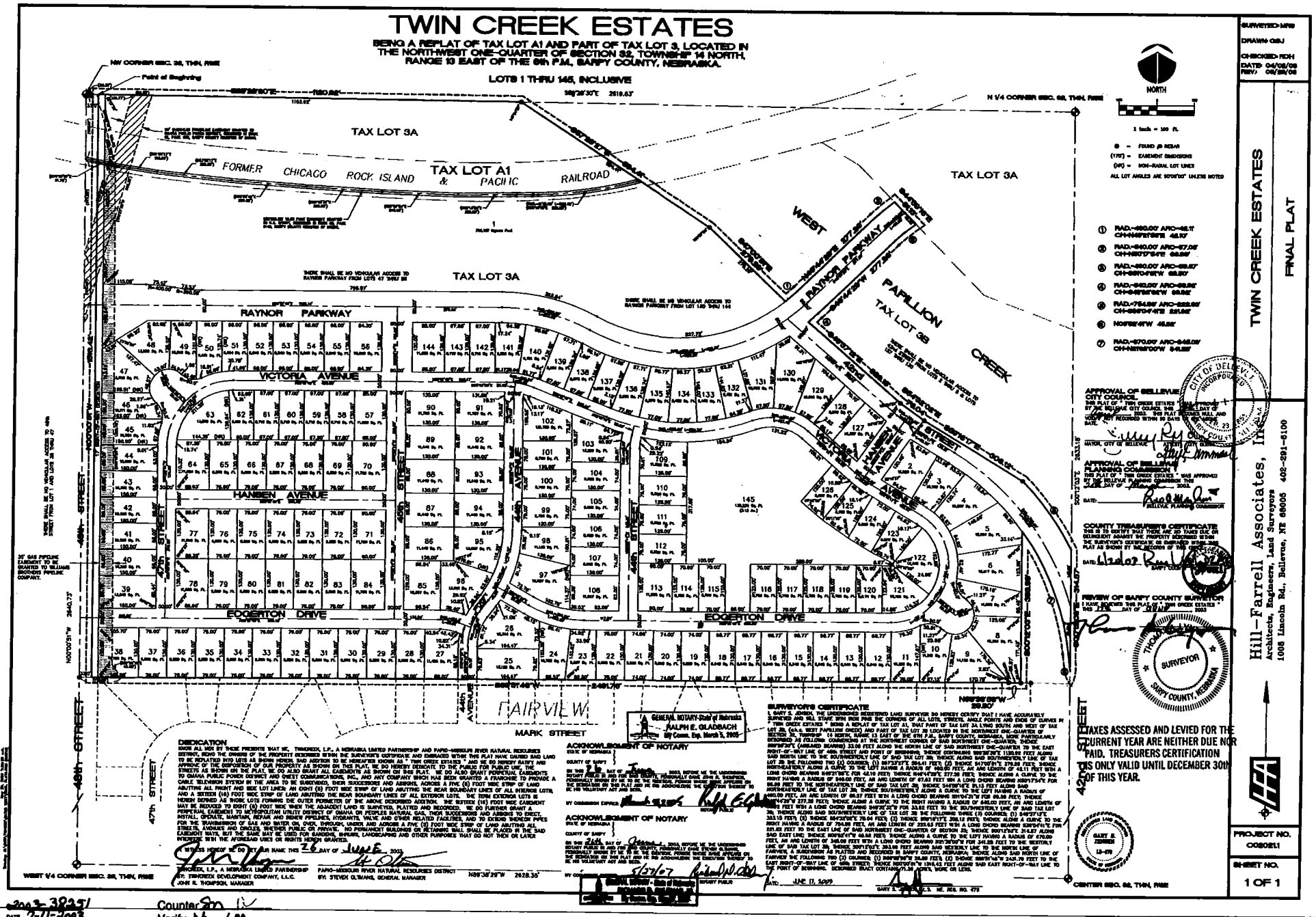
2003-38251

TWIN CREEK ESTATES

BEING A REPLAT OF TAX LOT A1 AND PART OF TAX LOT 3, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

LOTS 1 THRU 145, INCLUSIVE



SURVEYED MTB
DRAWN GBJ
CHECKED RDH
DATE 04/08/03
REV. 06/25/03

TWIN CREEK ESTATES

FINAL PLAT

Hill-Farrell Associates, Inc.
Architects, Engineers, Land Surveyors
1006 Lincoln Rd., Bellevue, NE 68005 402-291-6100

PROJECT NO. C03021

SHEET NO. 1 OF 1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, TWINCREEK, L.P., A NEBRASKA LIMITED PARTNERSHIP AND PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT, BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN HEREON AND ADDITION TO BE HEREAFTER KNOWN AS " TWIN CREEK ESTATES " AND WE DO HEREBY RATIFY AND APPROVE OF THE DIVISION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AS SHOWN ON THE PLAT. WE DO ALSO GRANT ALL EASEMENTS AS SHOWN ON THIS PLAT. WE DO ALSO GRANT PERPETUAL EASEMENTS TO OMAHA PUBLIC POWER DISTRICT AND QWEST COMMUNICATIONS, INC., AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES; AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FOOT WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITY DISTRICT OF OMAHA OR PEOPLES NATURAL GAS, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND REMOVE PIPELINES, HYDRANTS, VALVE AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, OVER, THROUGH, UNDER AND ADJOINS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDINGS OR RETAINING WALL SHALL BE PLACED IN THE SAID EASEMENTS HAVE, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

WITNESS HEREOF WE DO SET OUR NAME THIS 26 DAY OF JUNE 2003

TWINCREEK, L.P., A NEBRASKA LIMITED PARTNERSHIP
BY: TWINCREEK DEVELOPMENT COMPANY, L.L.C.
JOHN R. THOMPSON, MANAGER

PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT
BY: STEVEN OLTMANS, GENERAL MANAGER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

ON THIS 26th DAY OF June, 2003, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JOHN R. THOMPSON, PERSONALLY KNOWN BY ME TO BE THE GENERAL PARTNER OF TWINCREEK, L.P., A NEBRASKA LIMITED PARTNERSHIP, WHICH EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL

MY COMMISSION EXPIRES: [illegible]

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

ON THIS 26th DAY OF June, 2003, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME STEVEN OLTMANS, PERSONALLY KNOWN BY ME TO BE THE GENERAL MANAGER OF PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT, WHICH EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL

MY COMMISSION EXPIRES: 5/27/07

NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska
RALPH E. GLADBACH
My Comm. Exp. March 5, 2005

SURVEYOR'S CERTIFICATE

I, GARY S. JOHNSON, THE UNDERSIGNED REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND WILL STAKE WITH IRON PINS PIPE THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF CURVES IN " TWIN CREEK ESTATES " BEING A REPLAT OF TAX LOT A1, THAT PART OF TAX LOT 3A LYING SOUTH AND WEST OF TAX LOT 3B, (EXCEPT WEST PAPILLION CREEK) AND PART OF TAX LOT 3B LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER; THENCE S00°26'30"E (ASSUMED BEARING) 33.00 FEET ALONG THE WESTERLY LINE OF SAID NORTHWEST ONE-QUARTER TO THE EAST RIGHT-OF-WAY LINE OF 48th STREET AND POINT OF BEGINNING; THENCE CONTINUING S00°26'30"E 1128.00 FEET ALONG SAID WESTERLY LINE TO THE SOUTHWESTERLY LINE OF SAID TAX LOT 3B; THENCE ALONG SAID SOUTHWESTERLY LINE OF TAX LOT 3B THE FOLLOWING TWO (2) COURSES: (1) S61°27'21"E 304.41 FEET; (2) THENCE S41°09'51"E 379.90 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET, AN ARC LENGTH OF 44.11 FEET WITH A LONG CHORD BEARING N69°21'58"E, FOR 44.10 FEET; THENCE N46°47'58"E, 277.35 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 940.00 FEET, AN ARC LENGTH OF 67.83 FEET WITH A LONG CHORD BEARING N69°17'54"E FOR 67.81 FEET TO THE NORTHWESTERLY LINE OF SAID TAX LOT 3B; THENCE S41°09'51"E 81.13 FEET ALONG SAID NORTHWESTERLY LINE OF TAX LOT 3B; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 88.37 FEET WITH A LONG CHORD BEARING S81°01'01"W FOR 88.24 FEET; THENCE S46°47'58"W 277.35 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 640.00 FEET, AN ARC LENGTH OF 46.63 FEET WITH A LONG CHORD BEARING S48°53'54"W FOR 46.62 FEET TO THE NORTHEASTERLY LINE OF SAID TAX LOT 3B; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF TAX LOT 3B TO THE SOUTHWESTERLY LINE OF SAID TAX LOT 3B; THENCE ALONG SAID SOUTHWESTERLY LINE OF TAX LOT 3B THE FOLLOWING THREE (3) COURSES: (1) S41°09'51"E 353.15 FEET; (2) THENCE S61°27'21"E 78.94 FEET; (3) THENCE S01°17'12"E 358.18 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 754.00 FEET, AN ARC LENGTH OF 223.43 FEET WITH A LONG CHORD BEARING S09°04'12"E FOR 222.63 FEET TO THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 32; THENCE S00°12'58"E 314.87 ALONG SAID EAST LINE; THENCE N89°47'02"E 66.84 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 348.00 FEET WITH A LONG CHORD BEARING N51°26'30"E FOR 324.08 FEET TO THE WESTERLY LINE OF SAID TAX LOT 3B; THENCE S00°12'58"E 302.98 FEET ALONG SAID WESTERLY LINE TO THE NORTH LINE OF FAIRVIEW, A SUBDIVISION AS PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA; THENCE ALONG SAID NORTH LINE OF FAIRVIEW THE FOLLOWING TWO (2) COURSES: (1) S89°59'48"W 26.89 FEET; (2) THENCE S89°59'48"W 2431.76 FEET TO THE EAST RIGHT-OF-WAY LINE OF 48th STREET; THENCE N00°00'12"W 1264.62 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. DESCRIBED EXACT CONTAINS 71.36 ACRES, MORE OR LESS.

DATE: JUNE 17, 2003

GARY S. JOHNSON, L.S. NE. REG. NO. 478

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF " TWIN CREEK ESTATES " WAS APPROVED BY THE BELLEVUE CITY COUNCIL THIS [illegible] DAY OF [illegible], 2003. THIS PLAT INCLUDES WALL AND LOTS NOT RECORDED WITHIN 90 DAYS OF APPROVAL DATE.

MAYOR, CITY OF BELLEVUE

CITY CLERK

APPROVAL OF BELLEVUE PLANNING COMMISSION

THIS PLAT OF " TWIN CREEK ESTATES " WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION THIS 27th DAY OF June, 2003.

DATE: 6-26-03

BELLEVUE PLANNING COMMISSION

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THERE ARE NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY EMBRACED WITHIN THE SURVEYOR'S CERTIFICATE OR EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE: 6-26-03

SARPY COUNTY TREASURER

REVIEW OF SARPY COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT OF " TWIN CREEK ESTATES " THIS 27th DAY OF June, 2003

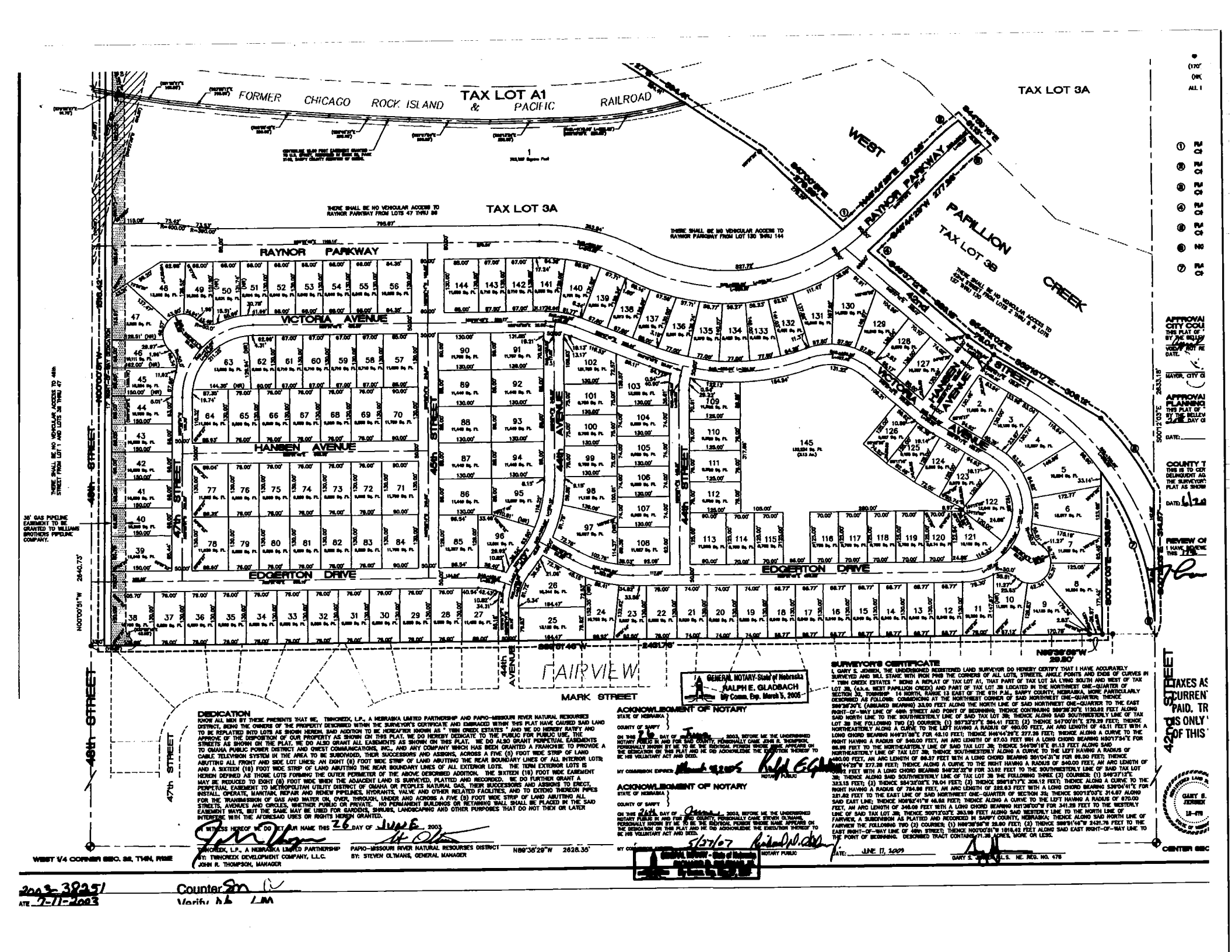
SARPY COUNTY SURVEYOR

THOMAS D. KOBERSTEIN
SURVEYOR
SARPY COUNTY, NEBRASKA

GARY S. JOHNSON
LS-478

2003-38251
DATE 7-11-2003
TIME 3:41:50 PM
FILING FEE 68.00

Counter SM
Verify MK LM
D.E. MK



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, TWINCREEK, L.P., A NEBRASKA LIMITED PARTNERSHIP AND PAPIO–MISSOURI RIVER NATURAL RESOURCES DISTRICT, BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE REPLATTED INTO LOTS AS SHOWN HEREIN, SAID ADDITION TO BE HEREAFTER KNOWN AS " TWIN CREEK ESTATES " AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AS SHOWN ON THE PLAT, WE DO ALSO GRANT ALL EASEMENTS AS SHOWN ON THIS PLAT. WE DO ALSO GRANT PERPETUAL EASEMENTS TO OMAHA PUBLIC POWER DISTRICT AND QWEST COMMUNICATIONS, INC., AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES; AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FOOT WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITY DISTRICT OF OMAHA OR PEOPLES NATURAL GAS, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVE AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDINGS OR RETAINING WALL SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS HEREOF WE DO SET OUR NAME THIS 26 DAY OF June 2003

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BY: STEVEN OLTMANS, GENERAL MANAGER

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF SARPY }

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MY COMMISSION EXPIRES March 12, 2005 — Ralph E. Gladbach — NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska
RALPH E. GLADBACH
My Comm. Exp. March 5, 2005

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF SARPY }

ON THIS 26th DAY OF June, 2003, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME STEVEN OLTMANS, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE DEDICATION ON THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES 5/07/07 — NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
MICHELLE A. [illegible]

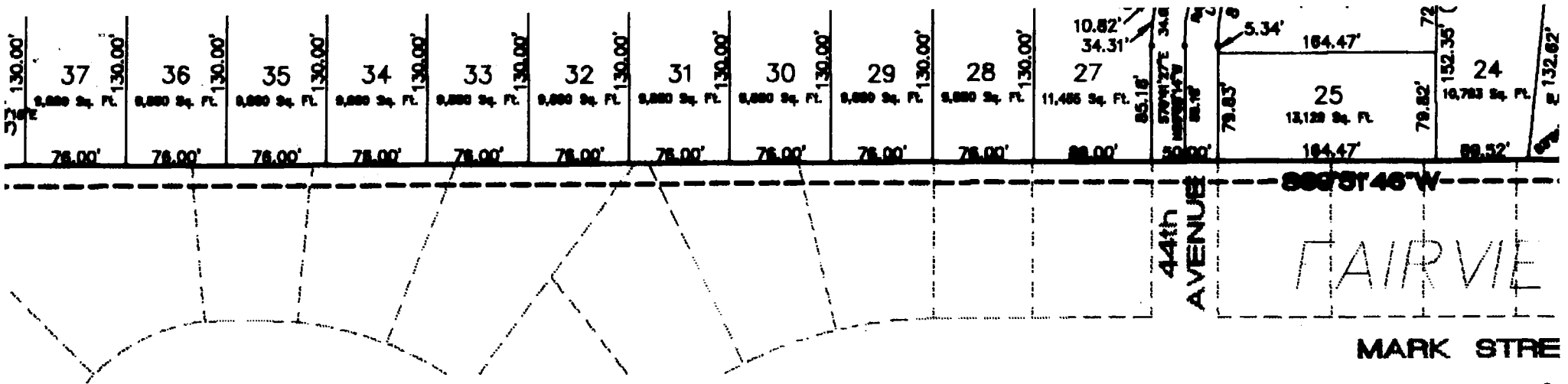
SURVEYOR'S CERTIFICATE

I, GARY S. JENSEN, THE UNDERSIGNED REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND WILL STAKE WITH IRON PINS THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF CURVES IN " TWIN CREEK ESTATES " BEING A REPLAT OF TAX LOT A1, THAT PART OF TAX LOT 3A LYING SOUTH AND WEST OF TAX LOT 3B, (A.K.A. WEST PAPILLION CREEK) AND PART OF TAX LOT 3B LOCATED IN THE NORTHWEST ONE–QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST ONE–QUARTER; THENCE S89°36'36"E (ASSUMED BEARING) 33.00 FEET ALONG THE NORTH LINE OF SAID NORTHWEST ONE–QUARTER TO THE EAST RIGHT–OF–WAY LINE OF 48th STREET AND POINT OF BEGINNING; THENCE CONTINUING S89°36'36"E, 1130.93 FEET ALONG SAID NORTH LINE TO THE SOUTHWESTERLY LINE OF SAID TAX LOT 3B; THENCE ALONG SAID SOUTHWESTERLY LINE OF TAX LOT 3B THE FOLLOWING TWO (2) COURSES; (1) S57°32'27"E 384.41 FEET; (2) THENCE S47°00'51"E, 378.29 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 460.00 FEET, AN ARC LENGTH OF 45.11 FEET WITH A LONG CHORD BEARING N49°37'56"E, FOR 45.10 FEET; THENCE N46°44'24"E, 277.36 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 540.00 FEET, AN ARC LENGTH OF 67.03 FEET WITH A LONG CHORD BEARING N50°17'34"E FOR 66.98 FEET TO THE NORTHEASTERLY LINE OF SAID TAX LOT 3B; THENCE S44°09'16"E 81.13 FEET ALONG SAID NORTHEASTERLY LINE OF TAX LOT 3B; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 460.00 FEET, AN ARC LENGTH OF 66.37 FEET WITH A LONG CHORD BEARING S50°04'31"W FOR 66.30 FEET; THENCE S46°44'24"E 277.36 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 540.00 FEET, AN ARC LENGTH OF 77.92 FEET WITH A LONG CHORD BEARING S42°36'32"W FOR 33.92 FEET TO THE SOUTHWESTERLY LINE OF SAID TAX LOT 3B; THENCE ALONG SAID SOUTHWESTERLY LINE OF TAX LOT 3B THE FOLLOWING THREE (3) COURSES: (1) S46°37'12"E, 333.15 FEET; (2) THENCE S84°32'08"E, 70.43 FEET; (3) THENCE S56°18'17"E, 306.12 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 734.86 FEET, AN ARC LENGTH OF 282.63 FEET WITH A LONG CHORD BEARING S39°04'41"E FOR 281.82 FEET TO THE EAST LINE OF SAID NORTHWEST ONE–QUARTER OF SECTION 36; THENCE S00°12'09"E 314.67 ALONG SAID EAST LINE; THENCE N56°56'41"W 46.83 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 670.00 FEET, AN ARC LENGTH OF 348.08 FEET WITH A LONG CHORD BEARING N71°36'00"W FOR 341.28 FEET TO THE WESTERLY LINE OF SAID TAX LOT 3B; THENCE S00°12'09"E 383.69 FEET ALONG SAID WESTERLY LINE TO THE NORTH LINE OF FAIRVIEW, A SUBDIVISION AS PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA; THENCE ALONG SAID NORTH LINE OF FAIRVIEW THE FOLLOWING TWO (2) COURSES; (1) N89°36'29"W 2491.76 FEET TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 71.38 ACRES, MORE OR LESS.

DATE: JUNE 17, 2003

GARY S. JENSEN, R.L.S. NE. REG. NO. 478

2003-38251
DATE 7-11-2003
Counter
Verify



DEDICATION

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PAPIO–MISSOURI RIVER NATURAL RESOURSES DISTRICT
BY: STEVEN OLTMANS, GENERAL MANAGER

N89°38'29"W 2628.35'

Counter
Verify
D.E.