

Filed for Record 3-26-04 3:11 P.M.  
2004-10452  
Lyle J. Manning, Jr., Surveyor

# ASHFORD HOLLOW

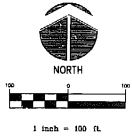
BEING A REPLAT OF LOTS 2 THRU 145 TWIN CREEK ESTATES, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

LOTS 1 THRU 152, INCLUSIVE

Lot 1 - Twin Creek Estates

COUNTY VERIFY *DRYSEN* C.T. *DRYSEN*  
PROOF *DRYSEN*  
FEES \$ *163.00*  
CHECK# *1000*  
CHG *HJPA* CASH  
REFUND CREDIT  
SHORT *1000*

N 1/4 CORNER SEC. 02, T4N, R13E

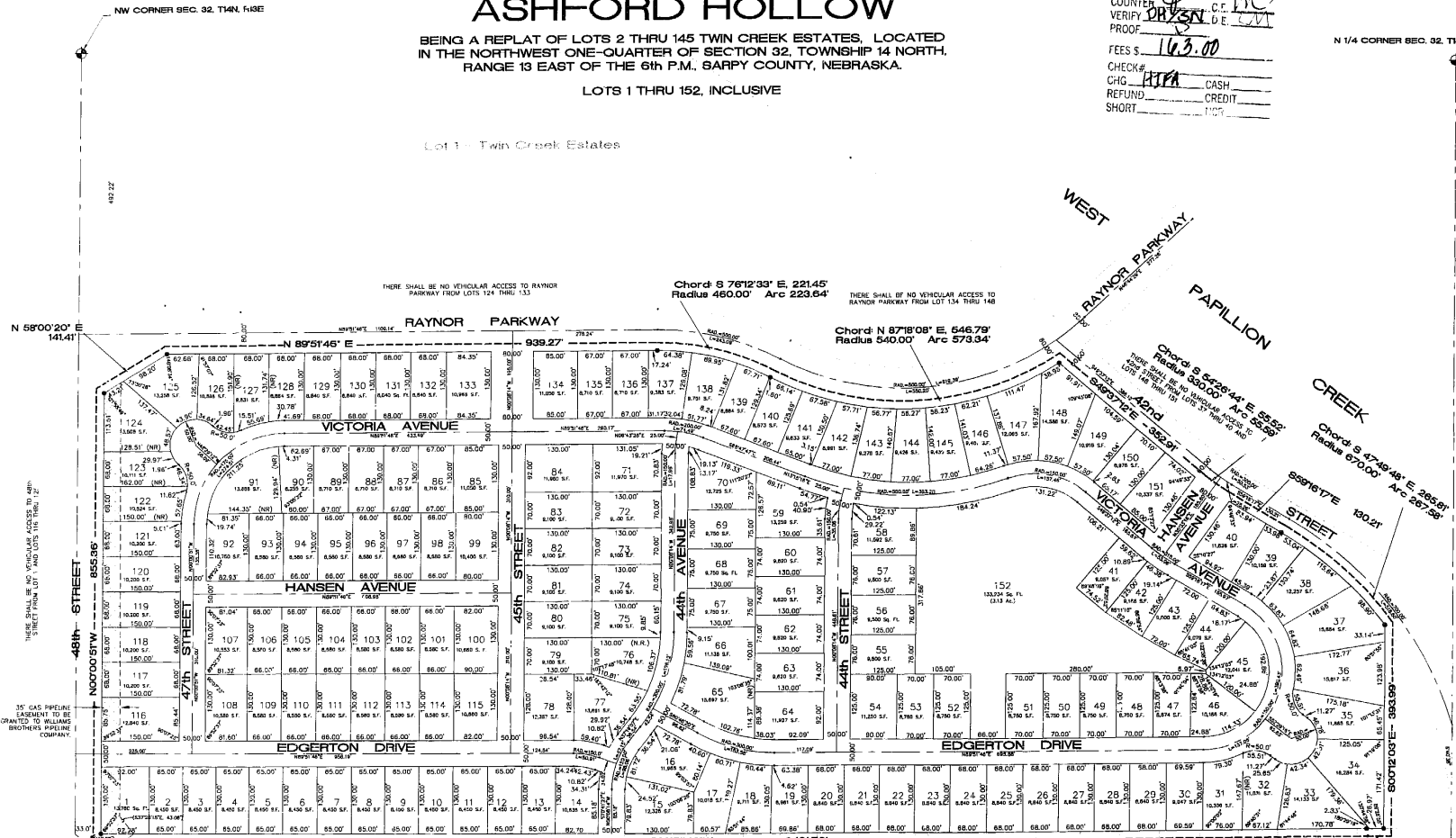


1 inch = 100 ft.  
● - FOUND AS SHOWN  
(70) - EASEMENT DIMENSIONS  
(NP) - NON-RADIAL LOT LINES  
ALL LOT ANGLES ARE 90°00'00" UNLESS NOTED

DESIGNED RDH  
D. LAWN RDH  
CHECKED GBJ  
DATE 10/08/2003

ASHFORD HOLLOW  
FINAL PLAT

Hill & Lynam  
Architects & Engineers, Inc.  
1008 Langdon Rd., Bellevue, NE 68005 402-291-6100



48th STREET - 856.36'  
N 58°00'20" E 141.41'

Point of Beginning

WEST 1/4 CORNER SEC. 32, T4N, R13E

THERE SHALL BE NO VEHICULAR ACCESS TO RAYNOR PARKWAY FROM LOTS 124 THRU 133

Chord S 76°12'33" E, 221.45'  
Radius 460.00' Arc 223.64'

THERE SHALL BE NO VEHICULAR ACCESS TO RAYNOR PARKWAY FROM LOT 134 THRU 145

Chord N 87°18'08" E, 646.79'  
Radius 540.00' Arc 573.34'

Chord S 52°44' E, 558.52'  
Radius 500.00' Arc 562.95'

Chord S 47°48' E, 355.87'  
Radius 670.00' Arc 357.50'

APPROVAL OF BELLEVUE CITY COUNCIL  
CITY CLERK  
*[Signature]*  
APPROVAL OF BELLEVUE PLANNING COMMISSION  
PLANNING COMMISSION  
*[Signature]*  
APPROVAL OF BELLEVUE COUNTY TREASURER'S CERTIFICATE  
COUNTY TREASURER  
*[Signature]*  
DATE *3-15-04*

REVIEW OF SARPY COUNTY SURVEYORS  
SARPY COUNTY SURVEYORS  
*[Signature]*  
DATE *3-15-04*



### ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY )  
I, *[Signature]*, Notary Public in and for said County, personally saw JACK CZERNIANSKI, the person whose name is on the within-captioned plat, and he did acknowledge the execution thereof to me as voluntary act and deed.

GENERAL Notary State of Nebraska  
LISA M. ROBBINS  
My Comm. Exp. May 1, 2006

SURVEYOR'S CERTIFICATE  
I, GARY S. JENSEN, THE UNDERSIGNED REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND BOUND STAKE WITH THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND LINES OF CURVES IN "ASHFORD HOLLOW" BEING A REPLAT OF LOTS 2 THRU 145 TWIN CREEK ESTATES, 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: BEGINNING AT THE SOUTHWEST CORNER OF LOT 34, TWIN CREEK ESTATES, THENCE N05°00'00" (ASSUMED BEARING) 85.00 FEET ALONG THE EAST RIGHT-OF-WAY OF SOUTH 48th STREET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF RAYNOR PARKWAY; THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY OF RAYNOR PARKWAY ALONG THE FOLLOWING COURSES: (1) N05°00'00" 144.41 FEET; (2) THENCE N 85°00'00" E 232.27 FEET TO A POINT OF CURVATURE (3) THENCE EASTERLY ALONG A CURVE TO THE RIGHT WITH A CHORD BEARING S 77°23'00" E, 221.45 FEET, RADIUS 460.00 FEET AN ARC DISTANCE OF 223.64 FEET; (4) THENCE EASTERLY ALONG A CURVE TO THE LEFT WITH A CHORD BEARING AN 87°18'08" E, 646.79 FEET, RADIUS 540.00 FEET AN ARC DISTANCE OF 573.34 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF SOUTH 48th STREET; THENCE S04°48'00" E 357.50 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF SOUTH 48th STREET ALONG THE FOLLOWING COURSES: (1) S47°12'00" E 352.51 FEET; (2) THENCE S04°48'00" E 357.50 FEET TO THE LEFT WITH A CHORD BEARING OF S 47°48'00" E, 355.87 FEET TO A POINT OF CURVATURE (3) THENCE S04°48'00" E 355.87 FEET TO A POINT OF CURVATURE (4) THENCE AN ARC DISTANCE OF 357.50 FEET; (5) THENCE S 02°00'00" E, 303.21 FEET TO A POINT OF CURVATURE (6) THENCE AN ARC DISTANCE OF 303.21 FEET ALONG A CURVE TO THE RIGHT WITH A CHORD BEARING OF S 47°48'00" E, 355.87 FEET, RADIUS 670.00 FEET AN ARC DISTANCE OF 357.50 FEET; (7) THENCE S 02°00'00" E, 303.21 FEET TO A POINT OF CURVATURE (8) THENCE AN ARC DISTANCE OF 303.21 FEET TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 48.86 ACRES, MORE OR LESS.

DATE: MAR 21, 2004  
GARY S. JENSEN, L.S. 478

DEDICATION  
KNOW ALL MEN BY THESE PRESENTS THAT WE, BENCHMARK HOMES, INC., BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBODIED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE REPLATED INCI. LOTS AS SHOWN HEREIN, SAID ADDITION TO BE HERETOFORE KNOWN AS "ASHFORD HOLLOW" AND WE DO HEREBY GRANT 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 THIS PLAT. WE DO ALSO GRANT PERPETUAL EASEMENTS TO OMAHA PUBLIC POWER DISTRICT AND OMAHA GAS COMPANY, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVERSED, 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 FEW 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. (4) THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITY DISTRICT OF OMAHA OR AQUILA, INC., THEIR SUCCESSORS AND ASSIGNS TO SINK, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW FIREWORKS, HYDRAULIC, WALK AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND PERMANENT BUILDINGS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE ABOVE SAID USES OR RIGHTS HEREBIN GRANTED.

I, WITNESS HEREOF, DO NOTED MY NAME THIS *15* DAY OF *March*, 20*04*  
BENCHMARK HOMES, INC.  
BY: JACK CZERNIANSKI  
PROXY

PROJECT NO. ASHFORD HOLLOW  
SHEET NO. 1 OF 1