

# WOLF CREEK

97-28695

FILED SAPPY CO. NE.

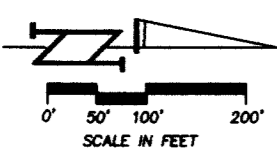
INSTRUMENT NUMBER

97-628695-

97 DEC 19 AM 9:55

LOTS 1 THRU 11, INCLUSIVE AND OUTLOT "A"

BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 27, T14N, R13E OF THE 6TH P.M., SAPPY COUNTY, NEBRASKA TOGETHER WITH THAT PART OF THE SE 1/4 OF SAID SECTION 27 LYING NORTHWESTERLY OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY.



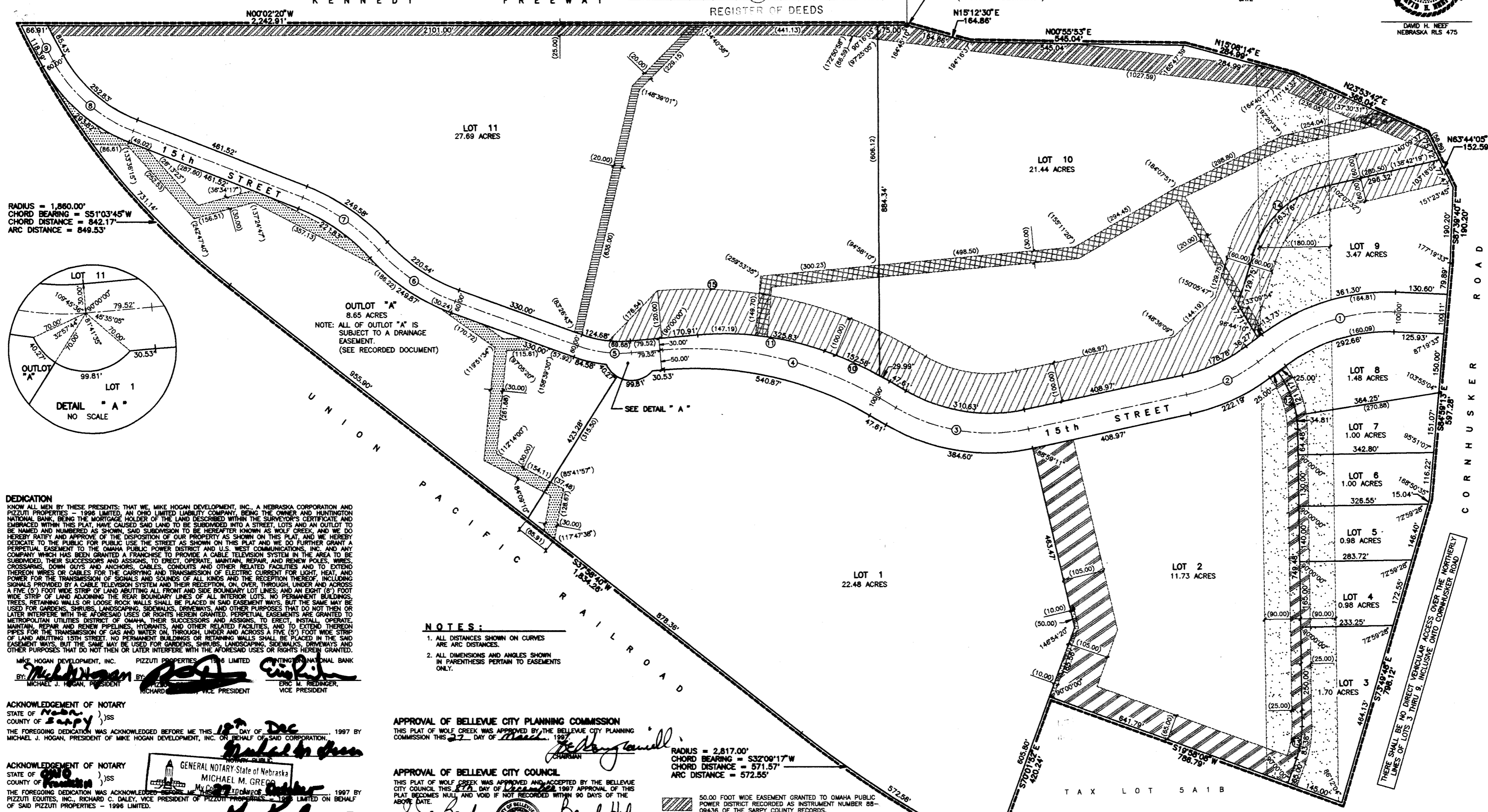
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**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE NE 1/4 OF SECTION 27, T14N, R13E OF THE 6TH P.M., SAPPY COUNTY, NEBRASKA, TOGETHER WITH THAT PART OF THE SE 1/4 OF SAID SECTION 27 LYING NORTHWESTERLY OF THE UNION PACIFIC RAILROAD AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF BELLEVUE TO INSURE THAT PERMANENT MARKERS ARE SET AT ALL LOT CORNERS, ANGLE POINTS, AT THE ENDS OF ALL CURVES AND AT ALL BOUNDARY CORNERS OF THE SUBDIVISION TO BE KNOWN AS WOLF CREEK, LOTS 1 THRU 11, INCLUSIVE, AND OUTLOT "A". THE BOUNDARY OF SAID SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID NE 1/4, SAID CORNER BEING ON THE EASTERLY LINE OF THE KENNEDY FREEWAY, THENCE NORTHERLY ON THE EASTERLY LINE OF THE KENNEDY FREEWAY ON THE FOLLOWING DESCRIBED COURSES: THENCE N15°12'30"E (ASSUMED BEARING) 164.86 FEET; THENCE N00°55'53"E 546.04 FEET; THENCE N15°08'14"E 284.98 FEET; THENCE N23°53'42"E 368.04 FEET; THENCE N63°44'05"E 152.59 FEET; THENCE S87°38'40"E 192.20 FEET; THENCE S84°59'13"E 987.28 FEET; THENCE S74°49'48"E 798.12 FEET TO THE WESTERLY LINE OF TAX LOT 5A1B LYING WITHIN SAID NE 1/4; THENCE S18°58'00"W 786.78 FEET ON THE WESTERLY LINE OF SAID TAX LOT 5A1B TO THE SW CORNER THEREOF; THENCE S70°01'52"E 420.24 FEET ON THE SOUTH LINE OF SAID TAX LOT 5A1B TO THE SE CORNER THEREOF AND THE WESTERLY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTHWESTERLY ON THE WESTERLY LINE OF SAID RAILROAD ON A 1880.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S37°08'40"W 1834.28 FEET ON THE WESTERLY LINE OF SAID RAILROAD; THENCE SOUTHWESTERLY ON THE WESTERLY LINE OF SAID RAILROAD ON A 1880.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S51°03'45"W, CHORD DISTANCE 842.17 FEET, AN ARC DISTANCE OF 849.53 FEET TO THE WEST LINE OF SAID SE 1/4; THENCE N00°02'20"W 2242.91 FEET ON THE WEST LINE OF SAID SE 1/4 TO THE POINT OF BEGINNING.

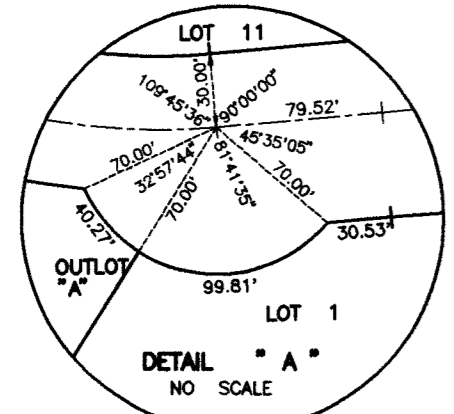


FEBRUARY 20, 1997  
DATE

THERE SHALL BE NO DIRECT VEHICULAR ACCESS OVER THE WESTERLY LINES OF LOTS 10 AND 11 ONTO THE KENNEDY FREEWAY



RADIUS = 1,860.00'  
CHORD BEARING = S51°03'45"W  
CHORD DISTANCE = 842.17'  
ARC DISTANCE = 849.53'



OUTLOT "A"  
8.65 ACRES  
NOTE: ALL OF OUTLOT "A" IS SUBJECT TO A DRAINAGE EASEMENT. (SEE RECORDED DOCUMENT)

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS: THAT WE, MIKE HOGAN DEVELOPMENT, INC., A NEBRASKA CORPORATION AND PIZZUTI PROPERTIES - 1996 LIMITED, AN OHIO LIMITED LIABILITY COMPANY, BEING THE OWNER AND HUNTINGTON NATIONAL BANK, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A STREET, LOTS AND AN OUTLOT TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREINAFTER KNOWN AS WOLF CREEK, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREET AS SHOWN ON THIS PLAT AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST 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, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEIPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREBY GRANTED.

MIKE HOGAN DEVELOPMENT, INC. PIZZUTI PROPERTIES - 1996 LIMITED HUNTINGTON NATIONAL BANK  
MICHAEL J. HOGAN, PRESIDENT ERIC M. REDINGER, VICE PRESIDENT RICHARD C. DALEY, VICE PRESIDENT

**ACKNOWLEDGEMENT OF NOTARY**  
STATE OF NEBRASKA )  
COUNTY OF SAPPY )  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF Dec 1997 BY MICHAEL J. HOGAN, PRESIDENT OF MIKE HOGAN DEVELOPMENT, INC. ON BEHALF OF SAID CORPORATION.

**ACKNOWLEDGEMENT OF NOTARY**  
STATE OF NEBRASKA )  
COUNTY OF SAPPY )  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF Dec 1997 BY MICHAEL M. GREGG, PRESIDENT OF PIZZUTI PROPERTIES - 1996 LIMITED ON BEHALF OF SAID PIZZUTI PROPERTIES - 1996 LIMITED.

**ACKNOWLEDGEMENT OF NOTARY**  
STATE OF NEBRASKA )  
COUNTY OF Franklin )  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF November 1997 BY ERIC M. REDINGER, VICE PRESIDENT OF HUNTINGTON NATIONAL BANK ON BEHALF OF SAID BANK.

**COUNTY TREASURER'S CERTIFICATE**  
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN IN THE RECORDS OF THIS OFFICE, THIS 18th DAY OF Dec 1997.

- NOTES:**
1. ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES.
  2. ALL DIMENSIONS AND ANGLES SHOWN IN PARENTHESIS PERTAIN TO EASEMENTS ONLY.

**APPROVAL OF BELLEVUE CITY PLANNING COMMISSION**  
THIS PLAT OF WOLF CREEK WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION THIS 27th DAY OF March 1997.

**APPROVAL OF BELLEVUE CITY COUNCIL**  
THIS PLAT OF WOLF CREEK WAS APPROVED AND ACCEPTED BY THE BELLEVUE CITY COUNCIL THIS 27th DAY OF December 1997 APPROVAL OF THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

**REVIEW BY SAPPY COUNTY SURVEYOR**  
THIS PLAT OF WOLF CREEK WAS REVIEWED BY THE SAPPY COUNTY SURVEYOR'S OFFICE THIS 12th DAY OF Dec 1997.



- 50.00 FOOT WIDE EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED AS INSTRUMENT NUMBER 88-09436 OF THE SAPPY COUNTY RECORDS.
- SANITARY SEWER EASEMENT GRANTED TO THE CITY OF BELLEVUE RECORDED AS INSTRUMENT NUMBERS 91-09540 AND 91-09541 OF THE SAPPY COUNTY RECORDS.
- SANITARY SEWER EASEMENT (SEE RECORDED DOCUMENT)
- DRAINAGE EASEMENT (SEE RECORDED DOCUMENT)
- ACCESS & UTILITY EASEMENT (SEE RECORDED DOCUMENT)
- 20.00 FOOT WIDE SANITARY SEWER EASEMENT (SEE RECORDED DOCUMENT)
- 180.00 FOOT WIDE OMAHA PUBLIC POWER DISTRICT EASEMENT (SEE RECORDED DOCUMENT)
- 10 FOOT WIDE "NO BUILD" EASEMENT (SEE RECORDED DOCUMENT)

Curve	RADIUS	TANGENT	ARC LENGTH	DELTA
1	476.43'	170.22'	326.98'	39°19'23"
2	481.84'	101.85'	200.49'	24°52'20"
3	470.00'	182.19'	347.61'	42°22'40"
4	925.00'	295.35'	571.78'	35°25'00"
5	315.75'	70.00'	137.77'	25°00'00"
6	481.29'	120.00'	235.20'	28°00'00"
7	509.62'	120.00'	235.71'	26°30'00"
8	400.00'	142.24'	273.32'	39°09'03"
9	1830.00'	50.97'	101.91'	3°11'26"
10	975.00'	91.55'	182.43'	10°43'44"
11	756.19'	165.48'	325.83'	24°41'16"
12	247.24'	90.68'	155.97'	36°08'42"
13	229.58'	42.15'	83.38'	20°48'29"
14	250.00'	145.64'	263.76'	60°26'54"
15	1075.00'	343.25'	684.50'	35°25'00"

WOLF CREEK  
FINAL PLAT  
2 THOMPSON, DRESSSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD  
OMAHA, NE 68154  
(402) 330-8860  
A161122A.DWG

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30TH OF THIS YEAR.