

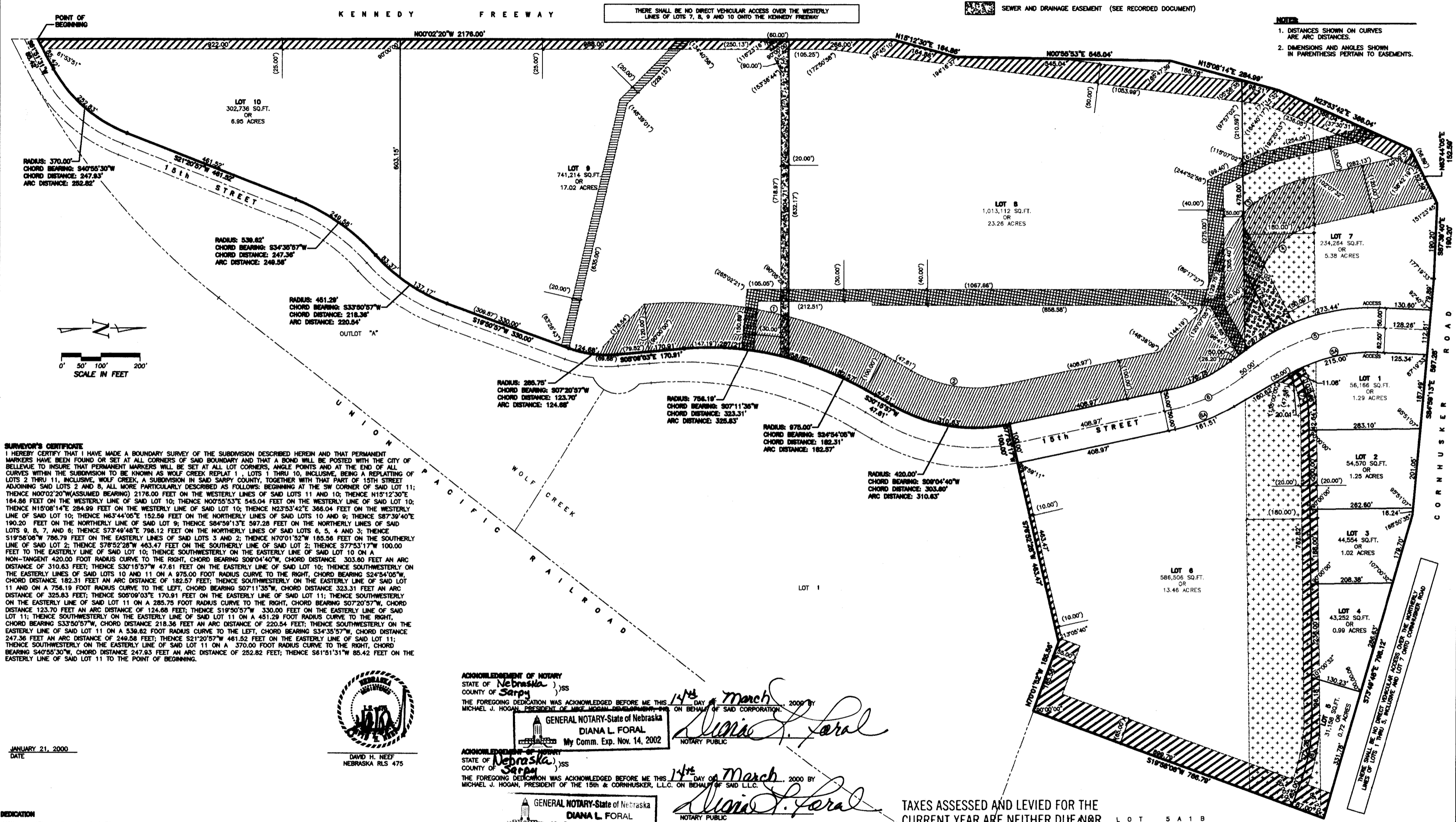
FILED SARPY CO. NE.
 INSTRUMENT NUMBER
 2000-05990
 2000 MR 16 PM 2:42
 Sland J. Hogan
 REGISTER OF DEEDS

2000-05990

WOLF CREEK REPLAT 1

LOTS 1 THRU 10, INCLUSIVE

BEING A REPLATTING OF LOTS 2 THRU 11, INCLUSIVE, WOLF CREEK, AN ADDITION TO THE CITY OF BELLEVUE, IN SARPY COUNTY, NEBRASKA



- 50.00 FOOT WIDE EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED AS INSTRUMENT NUMBER 98-09436 OF THE SARPY COUNTY RECORDS.
- ACCESS & UTILITY EASEMENT (SEE RECORDED DOCUMENT)
- SANITARY SEWER EASEMENT (SEE RECORDED DOCUMENT)
- 20.00 FOOT WIDE SANITARY SEWER EASEMENT (SEE RECORDED DOCUMENT)
- DRAINAGE EASEMENT (SEE RECORDED DOCUMENT)
- JOINT ACCESS EASEMENT (SEE RECORDED DOCUMENT)
- SEWER AND DRAINAGE EASEMENT (SEE RECORDED DOCUMENT)
- 180.00 FOOT WIDE OMAHA PUBLIC POWER DISTRICT EASEMENT (SEE RECORDED DOCUMENT)

NOTES:
 1. DISTANCES SHOWN ON CURVES ARE ARC DISTANCES.
 2. DIMENSIONS AND ANGLES SHOWN IN PARENTHESES PERTAIN TO EASEMENTS.

Count SS
 Verify S
 DE SW
 Proof
 Fee \$ 25.00
 Ck
 Stamp COPY

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN 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 WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE END OF ALL CURVES WITHIN THE SUBDIVISION TO BE KNOWN AS WOLF CREEK REPLAT 1, LOTS 1 THRU 10, INCLUSIVE, BEING A REPLATTING OF LOTS 2 THRU 11, INCLUSIVE, WOLF CREEK, A SUBDIVISION IN SAID SARPY COUNTY, TOGETHER WITH THAT PART OF 15TH STREET ADJOINING SAID LOTS 2 AND 8, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID LOT 11; THENCE N00°02'20"W (ASSUMED BEARING) 2176.00 FEET ON THE WESTERLY LINE OF SAID LOTS 11 AND 10; THENCE N15°12'30"E 164.86 FEET ON THE WESTERLY LINE OF SAID LOT 10; THENCE N07°55'53"E 545.04 FEET ON THE WESTERLY LINE OF SAID LOT 10; THENCE N15°08'14"E 284.99 FEET ON THE WESTERLY LINE OF SAID LOT 10; THENCE N23°53'42"E 368.04 FEET ON THE WESTERLY LINE OF SAID LOT 10; THENCE N63°44'00"E 152.56 FEET ON THE NORTHERLY LINE OF SAID LOTS 11 AND 9; THENCE S87°39'40"E 190.20 FEET ON THE NORTHERLY LINE OF SAID LOT 9; THENCE S84°58'13"E 597.28 FEET ON THE NORTHERLY LINES OF SAID LOTS 8, 7, 6, 5, 4, 3, 2, 1 AND 10; THENCE S73°49'48"E 798.12 FEET ON THE NORTHERLY LINES OF SAID LOTS 6, 5, 4 AND 3; THENCE S19°56'09"W 786.79 FEET ON THE EASTERLY LINES OF SAID LOTS 3 AND 2; THENCE N7°01'52"W 185.56 FEET ON THE SOUTHERLY LINE OF SAID LOT 2; THENCE S78°52'28"W 663.47 FEET ON THE SOUTHERLY LINE OF SAID LOT 2; THENCE S77°53'17"W 100.00 FEET TO THE EASTERLY LINE OF SAID LOT 10; THENCE SOUTHWESTERLY ON THE EASTERLY LINE OF SAID LOT 10 ON A NON-TANGENT 420.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S24°54'05"W, CHORD DISTANCE 303.60 FEET AN ARC DISTANCE OF 310.63 FEET; THENCE S30°19'57"W 47.61 FEET ON THE EASTERLY LINE OF SAID LOT 10; THENCE SOUTHWESTERLY ON THE EASTERLY LINES OF SAID LOTS 10 AND 11 ON A 975.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S24°54'05"W, CHORD DISTANCE 182.31 FEET AN ARC DISTANCE OF 182.57 FEET; THENCE SOUTHWESTERLY ON THE EASTERLY LINE OF SAID LOT 11 AND ON A 756.19 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S07°11'35"W, CHORD DISTANCE 323.31 FEET AN ARC DISTANCE OF 325.83 FEET; THENCE S05°09'03"E 170.81 FEET ON THE EASTERLY LINE OF SAID LOT 11; THENCE SOUTHWESTERLY ON THE EASTERLY LINE OF SAID LOT 11 ON A 285.75 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S07°20'57"W, CHORD DISTANCE 123.70 FEET AN ARC DISTANCE OF 124.68 FEET; THENCE S19°50'57"W 330.00 FEET ON THE EASTERLY LINE OF SAID LOT 11; THENCE SOUTHWESTERLY ON THE EASTERLY LINE OF SAID LOT 11 ON A 451.29 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S33°30'57"W, CHORD DISTANCE 218.36 FEET AN ARC DISTANCE OF 220.54 FEET; THENCE SOUTHWESTERLY ON THE EASTERLY LINE OF SAID LOT 11 ON A 538.62 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S34°35'57"W, CHORD DISTANCE 247.36 FEET AN ARC DISTANCE OF 247.83 FEET; THENCE S21°20'57"W 461.52 FEET ON THE EASTERLY LINE OF SAID LOT 11; THENCE SOUTHWESTERLY ON THE EASTERLY LINE OF SAID LOT 11 ON A 370.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S40°55'30"W, CHORD DISTANCE 247.83 FEET AN ARC DISTANCE OF 252.82 FEET; THENCE S61°51'31"W 85.42 FEET ON THE EASTERLY LINE OF SAID LOT 11 TO THE POINT OF BEGINNING.

ACKNOWLEDGMENT OF NOTARY
 STATE OF Nebraska)
 COUNTY OF Sarpy)
 THE FOREGOING DECLARATION WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF March, 2000 BY MICHAEL J. HOGAN, PRESIDENT OF MIKE HOGAN DEVELOPMENT, INC. ON BEHALF OF SAID CORPORATION.
 DIANA L. FORAL
 My Comm. Exp. Nov. 14, 2002
 NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY
 STATE OF Nebraska)
 COUNTY OF Sarpy)
 THE FOREGOING DECLARATION WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF March, 2000 BY MICHAEL J. HOGAN, PRESIDENT OF THE 15th & CORNHUSKER, L.L.C. ON BEHALF OF SAID L.L.C.
 DIANA L. FORAL
 My Comm. Exp. Nov. 14, 2002
 NOTARY PUBLIC

RECITATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, MIKE HOGAN DEVELOPMENT, INC., A NEBRASKA CORPORATION AND THE 15th & CORNHUSKER, L.L.C., BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A STREET AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS WOLF CREEK REPLAT 1, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE THE PUBLIC FOR PUBLIC USE THE STRIP OF LAND SHOWN ON THIS PLAT AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, 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, INSTALL, 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 RECEIPT 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 LOT LINES, 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 THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING 15TH STREET; 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 THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

MIKE HOGAN DEVELOPMENT, INC.
 By: Michael J. Hogan
 MICHAEL J. HOGAN, PRESIDENT

THE 15th & CORNHUSKER, L.L.C.
 By: Michael J. Hogan
 MICHAEL J. HOGAN, PRESIDENT

ACKNOWLEDGMENT OF NOTARY
 STATE OF Nebraska)
 COUNTY OF Sarpy)
 THE FOREGOING DECLARATION WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF March, 2000 BY MICHAEL J. HOGAN, PRESIDENT OF THE 15th & CORNHUSKER, L.L.C. ON BEHALF OF SAID L.L.C.
 DIANA L. FORAL
 My Comm. Exp. Nov. 14, 2002
 NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY
 STATE OF Nebraska)
 COUNTY OF Sarpy)
 THE FOREGOING DECLARATION WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF March, 2000 BY MICHAEL J. HOGAN, PRESIDENT OF THE 15th & CORNHUSKER, L.L.C. ON BEHALF OF SAID L.L.C.
 DIANA L. FORAL
 My Comm. Exp. Nov. 14, 2002
 NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATION
 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 BY THE RECORDS OF THIS OFFICE, THIS 14th DAY OF March, 2000.
 Sarpy County Treasurer

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION
 THIS PLAT OF WOLF CREEK REPLAT 1 WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION THIS 24th DAY OF March, 2000.

APPROVAL OF BELLEVUE CITY CLERK
 THIS PLAT OF WOLF CREEK REPLAT 1 WAS APPROVED AND ACCEPTED BY THE BELLEVUE CITY CLERK THIS 24th DAY OF March, 2000 APPROVAL OF THIS PLAT BECOMES NULL AND VOID 90 DAYS OF THE ABOVE DATE.

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.

REVIEW BY SARPY COUNTY SURVEYOR
 THIS PLAT OF WOLF CREEK REPLAT 1 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 18th DAY OF March, 2000.

THOMAS A. LYNAM
 SURVEYOR
 SARPY COUNTY, NEBRASKA

CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	35°25'00"	343.26'	844.50'	1078.00'
2	42°22'40"	125.64'	236.68'	300.00'
3	80°28'54"	180.80'	327.00'	310.00'
4	80°28'54"	110.88'	200.45'	190.00'
5	39°12'23"	170.22'	328.98'	478.63'
6	37°31'49"	120.77'	235.01'	413.63'
6A	24°52'20"	101.85'	200.49'	481.84'
7	18°04'47"	81.48'	161.81'	511.84'
8	29°48'29"	52.38'	102.46'	200.00'

AS SHOWN
 JAN. 21, 2000
 JKW
 DFN

WOLF CREEK REPLAT 1
 FINAL PLAT

2 THOMPSON, DREHSEN & DORNER, INC.
 Consulting Engineers & Land Surveyors
 10886 OLD MILL ROAD
 OMAHA, NE 68154
 (402) 330-8860

161-122
 B161122A.DWG

No YBCh