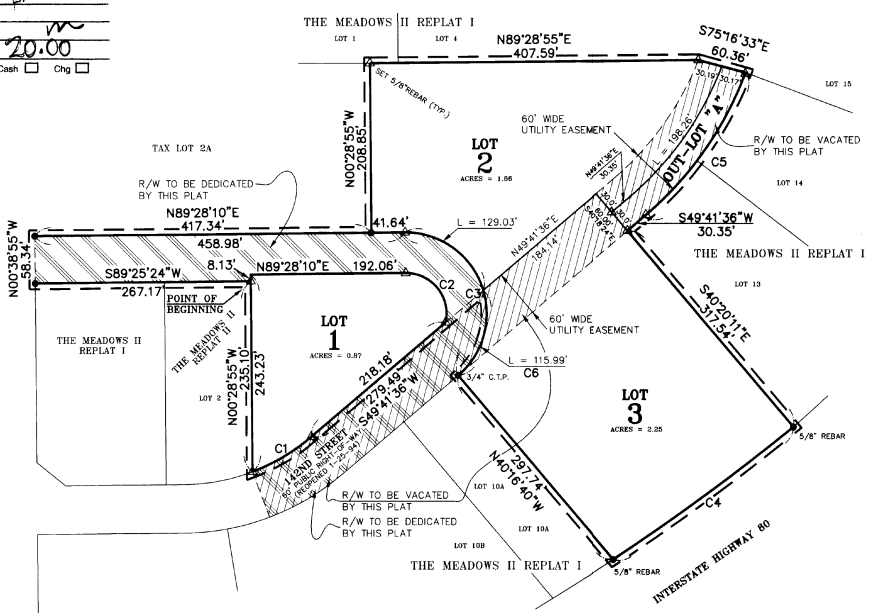
FILED SARPY CO. NE.
INSTRUMENT NUMBER
98-008541
98 APR -7 PM 4:47
REGISTER OF DEEDS

Counter STEVE
Verify
D.E.
Proof
Fee $ 20.00
Ck Cash Chg

THE MEADOWS II REPLAT III

LOTS 1, 2, 3 AND OUTLOT "A" BEING A REPLAT OF LOTS 5, 6, 7, 11 AND 12, THE MEADOWS II REPLAT I, AND LOT 1, THE MEADOWS II REPLAT II, AND A PORTION OF VACATED 142ND STREET SARPY COUNTY, NEBRASKA

NORTH
SCALE 1" =100'
100 0 100 200 300 Feet



CURVE TABULATION *

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	246.78'	84.93'	42.89'	84.51'	S59°33'09"W	19°43'07"
C2	50.00'	90.13'	63.18'	78.41'	S38°53'22"E	103°16'56"
C3	100.11'	245.02'	276.74'	188.29'	N20°25'07"W	140°13'26"
C4	2764.79'	277.01'	138.62'	276.89'	S53°47'39"W	05°44'26"
C5	424.31'	216.63'	110.73'	214.28'	S35°09'12"W	29°15'07"
C6	100.11'	115.99'	65.49'	109.61'	N16°30'14"E	66°22'43"

* NOTE: ALL CURVE INFORMATION IS BASED ON THE ARC DEFINITION.

R/W TO BE VACATED BY THIS PLAT
R/W TO BE DEDICATED BY THIS PLAT

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 LEGAL DESCRIPTION AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE; THIS 7th DAY OF APRIL 1998 A.D.

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

COUNTY TREASURER DEPUTY

COUNTY PLANNING DEPARTMENT'S ACCEPTANCE

THIS PLAT OF THE MEADOWS II, REPLAT III WAS APPROVED AND ACCEPTED BY THE COUNTY PLANNING DEPARTMENT OF OF SARPY COUNTY, NEBRASKA, THIS 21 DAY OF January 1998 A.D.

Harold E. Meyer
CHAIRMAN

98-08541

DEDICATION

KNOW ALL MEN THESE PRESENTS:

THAT I/WE, THE UNDERSIGNED, BEING SOLE OWNER(S) AND PROPRIETOR(S) OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS THE MEADOWS II, REPLAT III THE LOTS TO BE NUMBERED AS SHOWN, (1, 2 AND 3) AND I/WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND I/WE HEREBY DEDICATE TO THE PUBLIC FOR THE PUBLIC USE OF THE STREETS, CIRCLES AND AVENUES AS SHOWN HEREIN AND I/WE DO ALSO GRANT THE EASEMENTS SHOWN ON THE PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. I/WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO THE OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND THE U.S. WEST COMMUNICATIONS INC. COMPANY THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH THE NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, GUYS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS; AND EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIORS LOTS. I/WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF NATURAL GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SACS, AVENUES, AND STREETS. NO PERMANENT BUILDING OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED 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 THEREOF, I/WE DO HEREBY SET OUR HAND(S) THIS 11 DAY OF February, 1998 A.D.

FOR: JUNCTION CORNER, INC.

AS: Pres

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
SS
COUNTY OF SARPY

ON THIS 11th DAY OF February, 1998 A.D.; BEFORE ME A NOTARY DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED THE ABOVE SIGNED PERSON(S) WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON(S) WHOSE NAME(S) IS/ARE AFFIXED TO THE ABOVE DEDICATION ON THIS PLAT AS OWNER(S), PROPRIETOR(S) AND OR TRUSTEE(S) OF THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AND THEY ACKNOWLEDGE THE SIGNING OF SAID DEDICATION TO BE THERE VOLUNTARY ACTS AND DEEDS. WITNESS MY HAND AND OFFICIAL SEAL OF NEBRASKA IN SAID COUNTY, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES: 8/22/2001

Chris Newhouse

CHRIS NEWHOUSE
MY COMMISSION EXPIRES
August 22, 2001

SURVEYOR'S CERTIFICATE

98-08541

I, LARRY A. VAN FLEET, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT I HAVE ACCURATELY STAKED ALL CORNERS OF LOTS OF THE MEADOWS II, REPLAT III A PLAT, WHOS LEGAL DESCRIPTION IS AS FOLLOWS:

LEGAL DESCRIPTION:

THE MEADOWS II REPLAT III, LOTS 1, 2, 3 AND OUTLOT "A", BEING A REPLAT OF LOTS 5, 6, 7, 11 AND 12, THE MEADOWS II REPLAT I, AND LOT 1, THE MEADOWS II REPLAT II, ALL AS PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, AND A PORTION OF VACATED 142ND STREET NORTH OF AND ADJOINING SAID LOTS 11 AND 12, AND SOUTH OF AND ADJOINING SAID LOT 5, ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, THE MEADOWS II REPLAT II; THENCE SOUTH 89°25'24" WEST (ASSUMED) ALONG THE NORTH LINE OF SAID LOT 2 AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 267.17 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 50; THENCE NORTH 00° 38'55" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 58.34 FEET TO A POINT ON THE SOUTH LINE OF TAX LOT 2A ALSO KNOWN AS THE NORTH LINE OF LOT 1, THE MEADOWS II REPLAT II; THENCE NORTH 89°28'10" EAST ALONG SAID SOUTH LINE OF TAX LOT 2A, A DISTANCE OF 417.34 FEET TO THE EAST LINE OF SAID TAX LOT 2A; THENCE NORTH 00°28'55" WEST ALONG SAID EAST LINE OF TAX LOT 2A, A DISTANCE OF 208.85 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, THE MEADOWS II REPLAT I; THENCE NORTH 89°28'55" EAST ALONG THE SOUTH LINE OF LOTS 1 AND 4, THE MEADOWS II REPLAT I, A DISTANCE OF 407.59 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 142ND STREET; THENCE SOUTH 75°16'33" EAST, A DISTANCE OF 60.36 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID 142ND STREET, BEING THE NORTHERNMOST CORNER OF LOT 14, THE MEADOWS II REPLAT I; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE BEING CURVED TO THE RIGHT, HAVING A RADIUS OF 424.31 FEET, AN ARC DISTANCE OF 216.63 FEET (CHORD = 214.28', CHORD BEARING = S 35°09'12" W) TO A POINT OF TANGENCY; THENCE SOUTH 49°41'36" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 30.35 FEET TO THE WESTERNMOST CORNER OF LOT 13, THE MEADOWS II REPLAT I; THENCE SOUTH 40°20'11" EAST ALONG THE SOUTHWEST LINE OF SAID LOT 13, A DISTANCE OF 317.54 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 80; THENCE SOUTHWESTERLY ALONG SAID INTERSTATE RIGHT-OF-WAY LINE BEING CURVED TO THE RIGHT HAVING A RADIUS OF 2764.79 FEET, AN ARC DISTANCE OF 277.01 FEET (CHORD = 276.89', CHORD BEARING = S 53°47'39"W) TO THE SOUTHEASTERNMOST CORNER OF LOT 10A (FORMERLY KNOWN AS: LOT 10, THE MEADOWS II REPLAT I); THENCE NORTH 40°16'40" WEST ALONG THE NORTHEAST LINE OF SAID LOT 10A, A DISTANCE OF 297.74 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID 142ND STREET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.11 FEET, AN ARC DISTANCE OF 115.99 FEET (CHORD = 109.61', CHORD BEARING = N 16°30'14" E) TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 142ND STREET; THENCE SOUTH 49°41'36" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 279.49 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF 142ND STREET BEING CURVED TO THE RIGHT AND HAVING A RADIUS OF 246.78 FEET, AN ARC DISTANCE OF 84.93 FEET (CHORD = 84.51', CHORD BEARING = S 59° 33'09"W) TO THE SOUTHEAST CORNER OF THE AFORESAID LOT 2, THE MEADOWS II REPLAT II; THENCE NORTH 00°28'55" WEST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 235.10 FEET TO THE POINT OF BEGINNING.

L. A. Van Fleet
LARRY A. VAN FLEET, L.S. 505

DATE: 2-10-98

NEBRASKA REGISTERED LS-505 LAND SURVEYOR LARRY A. VAN FLEET

COUNTY SURVEYOR'S APPROVAL

THIS PLAT OF THE MEADOWS II, REPLAT III WAS APPROVED AND ACCEPTED BY THE COUNTY SURVEYOR'S OFFICE OF SARPY COUNTY, NEBRASKA, THIS 5th DAY OF March, 1998 A.D.

COUNTY SURVEYOR

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

COUNTY BUILDING INSPECTOR'S APPROVAL

THIS PLAT OF THE MEADOWS II, REPLAT III WAS APPROVED AND ACCEPTED BY THE COUNTY BUILDING INSPECTOR'S OFFICE OF SARPY COUNTY, NEBRASKA, THIS 10 DAY OF FEB, 1998 A.D.

COUNTY BUILDING INSPECTOR

COUNTY COMMISSIONER'S ACCEPTANCE

THIS PLAT OF THE MEADOWS II, REPLAT III WAS APPROVED AND ACCEPTED BY THE COUNTY COMMISSIONERS OFFICE OF OF SARPY COUNTY, NEBRASKA, THIS 7th DAY OF FEB, 1998 A.D.

CHAIRMAN

PROJECT NO. 971346

NO.	DESCRIPTION	DATE	BY
REVISIONS			

EHRHART GRIFFIN & ASSOCIATES
3915 Cuming Street
Omaha, Nebraska 68131
402 / 551-0631

- ENGINEERING
- PLANNING
- LAND SURVEYING

THE MEADOWS II REPLAT III
FINAL PLAT
SARPY COUNTY, NEBRASKA

DATE: 2/10/98
DESIGNED BY:
DRAWN BY: WAW
CHECKED BY:

SHEET NO. 1 OF 1