HILLS OF ASPEN CREEK

LOTS 1 THROUGH 267, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE, BEING A PLATTING OF PART OF TAX LOTS 1A1 AND 1A2 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

COUNTER CK
VERIF
PROOF 44.00
FEES
CHG CASH
REFUND
SHORT NCR

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2018-24567
10/17/2018 3:58:23 PM
Rhonda J. Dowling
REGISTER OF DEEDS

CENTERLINE CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	800.00'	131.83'	131.68'	9°26'39"
C2	100.00'	140.49'	129.25'	80°30'51"
C3	300.00'	98.52'	98.08'	18°48'55"
C4	100.00'	71.62'	70.10'	41°02'05"
C5	400.00'	10.27'	10.27'	1°28'15"
C6	400.00'	209.43'	207.05'	29°59'56"
C7	175.00'	113.32'	111.35'	37°06'06"
C8	225.00'	151.47'	148.63'	38°34'20"
C9	1230.00'	402.65'	400.86'	18°45'23"
C10	1230.00'	271.65'	271.10'	12°39'15"
C11	1230.00'	161.06'	160.94'	7°30'08"
C12	1720.00'	170.14'	170.07'	5°40'03"
C13	300.00'	174.38'	171.94'	33°18'15"
C14	950.00'	520.81'	514.31'	31°24'36"
C15	950.00'	124.39'	124.30'	7°30'08"
C16	2300.00'	508.38'	507.36'	12°40'13"
C17	100.00'	152.48'	138.13'	87°21'49"
C18	670.00'	338.48'	335.05'	28°56'27"
C19	670.00'	87.73'	87.67'	7°30'08"
C20	2280.00'	692.08'	689.42'	17°23'30"
C21	2280.00'	107.04'	107.03'	2°41'23"
C22	2000.00'	154.52'	154.52'	1°46'15"
C23	300.00'	31.56'	31.56'	6°01'07"
C24	800.00'	84.21'	84.19'	4°30'35"
C25	800.00'	84.04'	84.00'	6°01'07"
C26	400.00'	143.61'	142.84'	20°34'13"
C27	400.00'	177.07'	175.63'	25°21'49"
C28	400.00'	110.54'	110.19'	15°50'03"
C29	550.00'	104.02'	103.85'	10°50'11"
C30	1419.00'	169.27'	169.17'	6°50'05"
C31	1419.00'	325.07'	324.36'	13°07'33"
C32	1419.00'	192.39'	192.25'	7°46'06"
C33	300.00'	63.13'	63.01'	12°03'25"
C34	300.00'	63.13'	63.01'	12°03'25"
C35	500.00'	67.79'	67.74'	7°46'06"
C36	500.00'	182.34'	181.33'	20°53'39"

PARCEL CURVE TABLE					
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C37	1461.50'	S2°42'14"W	192.04'	192.17'	7°32'02"
C38	1538.50'	N3°40'25"E	203.78'	203.93'	7°35'41"

SECTION CORNER TIES

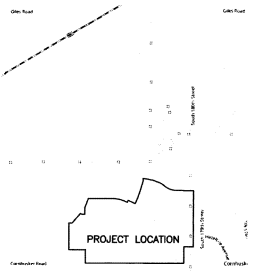
NW COR. SE 1/4 SEC. 20, T14N, R11E
1/2" REBAR
-0.04' E TO MAL IN TOP OF OLD CORNER POST
-NE 9.20' TO 5/8" REBAR, ±0.2' B.G.
-NW 7.20' TO 5/8" REBAR, ±0.2' B.G.

SW COR. SE 1/4 SEC. 20, T14N, R11E
1" OP
-SE 69.77' TO "X" MAIS IN W. FACE OF P.P., ±0.5' A.G.
-SSW 39.56' TO "X" MAIS IN NORTH FACE OF CORNER POST, ±3.0' A.G.
-N 33.00' TO 5/8" REBAR, ±0.2' B.G.

NE CORNER SE 1/4 SEC. 20-14-11
3/4" DT (±0.5' B.G.)
-34.86' W TO FOUND 600 NAIL IN S. FACE OF WOOD PP, ±0.5' A.G.
-33.48' E TO FOUND "X" MAIS IN SW FACE OF CORNER POST, ±3' A.G.
-56.67' NNE TO SET CHISELED "X" IN TOP OF 24" CMP
-30.05' SSW TO SET CHISELED "X" IN TOP OF 24" CMP

SW CORNER SE 1/4 SEC. 20-14-11
SUNK'S SPIKE SHAFT (MISSING HEAD)
-87.26' ESE TO FOUND "X" MAIS IN N. FACE OF WOOD PP, ±1' A.G.
-45.03' SW TO FOUND "X" MAIS IN NW FACE OF WOOD PP, ±3.0' A.G.
-44.21' NE TO SET CHISELED "X" IN SW QUAD. METAL RING FOR ROUND ALL MARKER

LOCATED IN:
NW 1/4 SE 1/4 SEC. 20, T14N, R11E
NE 1/4 SE 1/4 SEC. 20, T14N, R11E
SW 1/4 SE 1/4 SEC. 20, T14N, R11E
SE 1/4 SE 1/4 SEC. 20, T14N, R11E



VICINITY MAP

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED WITH AN ANGLE TO CHORD IN BRACKETS.
5. ALL CUL-DE-SAC RADII ARE 50 FEET UNLESS NOTED OTHERWISE.
6. ALL CUL-DE-SAC THROAT RADII ARE 25 FEET UNLESS NOTED OTHERWISE.
7. LOTS AND OUTLOTS WILL HAVE NO DIRECT VEHICULAR ACCESS TO S 180TH STREET, S 186TH STREET AND CORNHUSKER ROAD.
8. OUTLOTS C AND F ARE DEDICATED DRAINAGEWAYS.
9. OUTLOTS A, B, D AND E ARE DEDICATED WATER QUALITY BASINS.
10. OUTLOT G IS FUTURE DEVELOPMENT.
11. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
12. PROPOSED STORM SEWER, DRAINAGE AND SANITARY SEWER EASEMENTS ARE TO SID 333 VIA SEPARATE RECORDED INSTRUMENT UNLESS NOTED OTHERWISE.

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS

12 DAY OF Oct, 2018.

SARPY COUNTY TREASURER

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NOT YET DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF HILLS OF ASPEN CREEK, LOTS 1 THROUGH 267, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS

10th DAY OF October, 2018.

SARPY COUNTY SURVEYOR/ENGINEER

PROFESSIONAL CIVIL ENGINEER
DENNIS L. WILSON
E-6211
STATE OF NEBRASKA

APPROVAL OF COUNTY PLANNING COMMISSION

THIS PLAT OF HILLS OF ASPEN CREEK, LOTS 1 THROUGH 267, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE COUNTY PLANNING COMMISSION CHAIRMAN ON THIS

21st DAY OF August, 2018.

COUNTY PLANNING COMMISSION CHAIRMAN

APPROVAL OF COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF HILLS OF ASPEN CREEK, LOTS 1 THROUGH 267, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, THIS

11th DAY OF September, 2018.

SARPY COUNTY CLERK SEAL
ATTEST: COUNTY CLERK

CHAIRMAN, BOARD OF COMMISSIONERS

APPROVAL OF COUNTY PLANNING DIRECTOR

THIS PLAT OF HILLS OF ASPEN CREEK, LOTS 1 THROUGH 267, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE COUNTY BUILDING INSPECTOR ON THIS

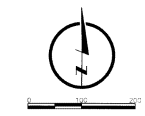
15th DAY OF October, 2018.

COUNTY PLANNING DIRECTOR

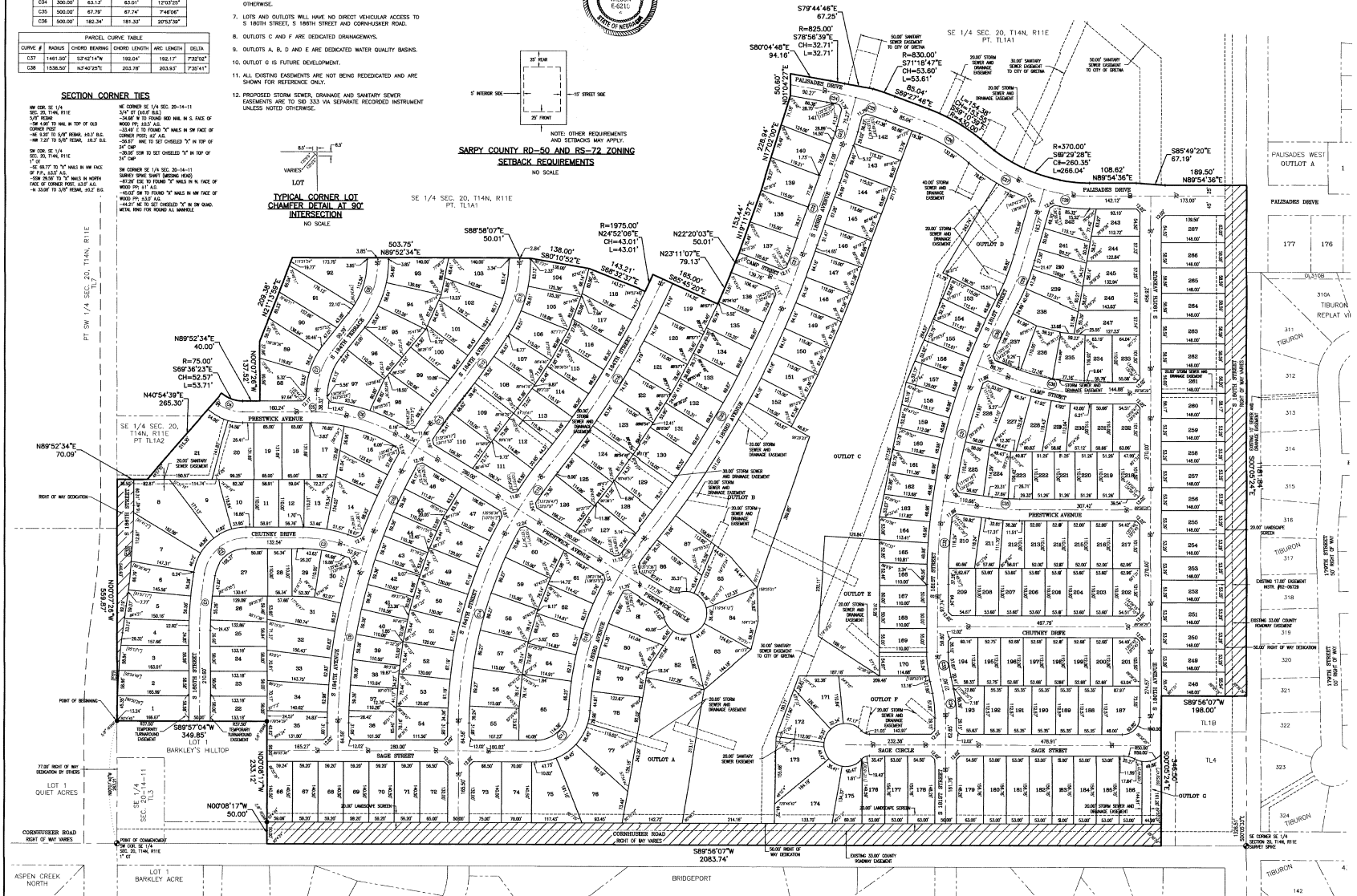
NOTE: OTHER REQUIREMENTS AND SETBACKS MAY APPLY.

SARPY COUNTY RD-50 AND RS-72 ZONING SETBACK REQUIREMENTS
NO SCALE

TYPICAL CORNER LOT CHAMFER DETAIL AT 90° INTERSECTION
NO SCALE



LEGEND
- OT — OPEN TOP PIPE
- ● — CORNER FOUND
- — SECTION LINE
- ⊗ — SECTION CORNER
- — BOUNDARY LINE
- — LOT LINE
- — EXISTING LOT LINE
- — EASEMENT LINE
- ▨ — STREET DEDICATION



LAMP RYNEARSON
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
402.496.2498 P
402.496.2730 F
www.LRA-inc.com

HILLS OF ASPEN CREEK (LOTS 1-267 AND OUTLOTS A-G)
SARPY COUNTY, NEBRASKA

FINAL PLAT

DRAWN BY	CHECKED BY	DATE	JOB NUMBER
FINAL	JJC	07/30/2018	01700301-003

REVISIONS	BOOK / PAGE

SHEET 1 OF 2

2018-24567

LOCATED IN:
NW 1/4 SE 1/4 SEC. 20, T14N, R11E
NE 1/4 SE 1/4 SEC. 20, T14N, R11E
SW 1/4 SE 1/4 SEC. 20, T14N, R11E
SE 1/4 SE 1/4 SEC. 20, T14N, R11E

HILLS OF ASPEN CREEK

LOTS 1 THROUGH 267, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE, BEING A PLATTING OF PART OF TAX LOTS 1A1 AND 1A2 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

PARCEL #	AREA (SF)
1	9754
2	9649
3	9406
4	9218
5	9086
6	8984
7	12268
8	16902
9	10484
10	7422
11	6481
12	6463
13	7031
14	10408
15	6441
16	8640
17	9017
18	8080
19	8560
20	10867
21	15889
22	7725
23	7725
24	7725
25	7847
26	7526
27	12883
28	6197
29	6757
30	7390
31	10658
32	10361
33	9778
34	9441
35	9200
36	7318
37	6252
38	6252
39	6259
40	6257
41	6251
42	6254
43	6261
44	6253
45	6265
46	7731
47	9084
48	8526
49	8526
50	8526
51	8526
52	8526
53	8526
54	9073
55	8793
56	9677
57	9677
58	9677
59	9677
60	9072
61	8985
62	7712
63	7711
64	7710
65	15529
66	8310
67	8318
68	8318
69	8318
70	8318
71	8318
72	9096
73	10501
74	9835
75	12689
76	17785
77	11764
78	10136
79	9060
80	9864
81	10675
82	10862
83	10736
84	10945
85	10871
86	10200
87	8919
88	9045
89	9856
90	9700
91	10879
92	11961
93	9781
94	9090
95	8250
96	7207
97	11750
98	10016
99	8873
100	7682
101	8155
102	9446
103	10321
104	8677
105	8529
106	8110
107	7626
108	9085
109	10005
110	9073
111	8873
112	8669
113	8563
114	7407
115	7451
116	7632
117	8136
118	9282
119	8756
120	8756
121	8756
122	8756
123	8679
124	9082
125	7804
126	9328
127	8958
128	7581
129	8788
130	9013
131	7846
132	7845
133	7845
134	7846
135	7847
136	8753
137	8939
138	8856
139	9156
140	9525
141	10231
142	8744
143	7552
144	7682
145	7675
146	7580
147	7553
148	7553
149	7553
150	7553
151	7553
152	7553
153	5781
154	5691
155	5697
156	5797
157	5992
158	5985
159	5776
160	5662
161	5643
162	5718
163	5889
164	5882
165	5697
166	5587
167	5500
168	5500
169	6050
170	6132
171	9164
172	6397
173	11546
174	14947
175	7665
176	8289
177	8308
178	9840
179	9840
180	8308
181	8308
182	8308
183	8308
184	8308
185	8308
186	8097
187	9561
188	6231
189	6231
190	6231
191	6231
192	6231
193	7400
194	7375
195	5908
196	5900
197	5900
198	5900
199	5900
200	5900
201	7021
202	6893
203	5898
204	5898
205	5898
206	5898
207	5898
208	5898
209	6906
210	7945
211	6156
212	5956
213	5720
214	5720
215	5720
216	5720
217	6887
218	5246
219	5639
220	5639
221	5639
222	5639
223	5820
224	6009
225	7238
226	9231
227	7510
228	6733
229	6131
230	5822
231	5573
232	5898
233	7010
234	7074
235	7550
236	7552
237	7564
238	9266
239	6694
240	6311
241	5883
242	7226
243	6715
244	6752
245	7322
246	7891
247	8422
248	8215
249	7887
250	7867
251	7887
252	7887
253	7887
254	7887
255	7887
256	7887
257	7867
258	7887
259	7887
260	8605
261	8288
262	8671
263	8671
264	8671
265	8671
266	8671
267	9288

OUTLOT	AREA (SF)
A	45532
B	85786
C	316486
D	28199
E	37092
F	27831
G	6682

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS HILLS OF ASPEN CREEK, LOTS 1 THROUGH 267, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE, BEING A PLATTING OF PART OF TAX LOTS 1A1 AND 1A2 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, ENTIRE TRACT DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" OPEN TOP PIPE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 20;
THENCE NORTH 00°07'40" WEST (ASSUMED BEARINGS) FOR 283.21 FEET ON THE WEST LINE OF SAID SOUTHEAST QUARTER TO A 5/8" REBAR AT THE NORTHWEST CORNER OF LOT 1, BARKLEY'S HILLTOP, A SUBDIVISION AS SURVEYED, PLATTED, AND RECORDED IN SARPY COUNTY, NEBRASKA AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 00°07'26" WEST FOR 559.87 FEET ON SAID WEST LINE OF THE SOUTHEAST QUARTER;
THENCE NORTH 89°52'34" EAST FOR 70.09 FEET;
THENCE NORTH 40°54'39" EAST FOR 285.30 FEET;
THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 75.00 FEET AND A LONG CHORD BEARING SOUTH 69°36'23" EAST FOR 52.57 FEET) FOR AN ARC LENGTH OF 53.71 FEET;
THENCE NORTH 89°52'34" EAST FOR 40.00 FEET;
THENCE NORTH 00°07'26" WEST FOR 137.52 FEET;
THENCE NORTH 21°13'58" EAST FOR 209.36 FEET;
THENCE NORTH 89°52'34" EAST FOR 503.75 FEET;
THENCE SOUTH 88°58'07" EAST FOR 50.01 FEET;
THENCE SOUTH 89°10'52" EAST FOR 138.06 FEET;
THENCE SOUTH 68°32'37" EAST FOR 143.21 FEET;
THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 1975.00 FEET AND A LONG CHORD BEARING NORTH 24°52'08" EAST FOR 43.01 FEET) FOR AN ARC LENGTH OF 43.01 FEET;
THENCE SOUTH 65°45'30" EAST FOR 165.00 FEET;
THENCE NORTH 23°11'07" EAST FOR 79.13 FEET;
THENCE NORTH 22°20'03" EAST FOR 50.01 FEET;
THENCE NORTH 19°11'57" EAST FOR 153.44 FEET;
THENCE NORTH 17°02'00" EAST FOR 228.04 FEET;
THENCE NORTH 01°04'27" EAST FOR 50.60 FEET;
THENCE NORTH 80°04'48" EAST FOR 84.16 FEET;
THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 825.00 FEET AND A LONG CHORD BEARING SOUTH 78°56'39" EAST FOR 32.71 FEET) FOR AN ARC LENGTH OF 32.71 FEET;
THENCE SOUTH 79°44'46" EAST FOR 67.25 FEET;
THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 830.00 FEET AND A LONG CHORD BEARING SOUTH 71°18'47" EAST FOR 53.60 FEET) FOR AN ARC LENGTH OF 53.61 FEET;
THENCE SOUTH 69°27'48" EAST FOR 85.04 FEET;
THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 430.00 FEET AND A LONG CHORD BEARING SOUTH 59°10'39" EAST FOR 153.55 FEET) FOR AN ARC LENGTH OF 154.38 FEET;
THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 370.00 FEET AND A LONG CHORD BEARING SOUTH 69°29'28" EAST FOR 260.35 FEET) FOR AN ARC LENGTH OF 266.04 FEET;
THENCE NORTH 89°54'36" EAST FOR 108.62 FEET;
THENCE SOUTH 85°49'20" EAST FOR 67.19 FEET;
THENCE NORTH 89°54'36" EAST FOR 189.50 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 00°05'24" EAST FOR 1181.84 FEET ON SAID EAST LINE OF THE SOUTHEAST QUARTER TO THE NORTHEAST CORNER OF TAX LOT 1B LOCATED IN THE SOUTHEAST QUARTER OF SAID SECTION 20;
THENCE SOUTH 89°58'07" WEST FOR 198.00 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 1B;
THENCE SOUTH 00°05'24" EAST FOR 346.50 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 1B, ALSO BEING THE SOUTHEAST CORNER OF SAID TAX LOT 1A1 AND THE SOUTH LINE OF SAID SOUTHEAST QUARTER;
THENCE SOUTH 89°56'07" WEST FOR 2083.74 FEET ON SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID TAX LOT 1A2;
THENCE NORTH 00°08'17" WEST FOR 50.00 FEET TO A 5/8" REBAR AT THE SOUTHEAST CORNER OF SAID LOT 1, BARKLEY'S HILLTOP;
THENCE NORTH 00°08'17" WEST FOR 233.12 FEET TO A 5/8" REBAR AT THE NORTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH 89°57'04" WEST FOR 349.85 FEET TO THE POINT OF BEGINNING.
CONTAINS 81.365 ACRES. INCLUDES 2.474 ACRES OF EXISTING COUNTY ROADWAY EASEMENT.

JON L. CARRELL, L.S. 693

9-17-2018
DATE

JON L. CARRELL L.S. 693 REGISTERED LAND SURVEYOR STATE OF NEBRASKA

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, RICHLAND HOMES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER AND AMERICAN NATIONAL BANK, MORTGAGEE, OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HILLS OF ASPEN CREEK, LOTS 1 THROUGH 472, INCLUSIVE AND OUTLOTS A THROUGH O, INCLUSIVE; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES, PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS
PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ONL OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 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. SAID 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEIN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

FOR WATER AND GAS
PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA AND BLACK HILLS ENERGY, AND 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-FOOT-WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTAGES OF ALL CORNER LOTS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEIN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

FOR ENTRANCE MARKERS AND LANDSCAPING
WE DO HEREBY GRANT ENTRANCE MARKER AND LANDSCAPE EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF ENTRANCE MARKERS AND LANDSCAPING TO SANITARY AND IMPROVEMENT DISTRICT AND THE HOME OWNERS ASSOCIATION, THEIR SUCCESSOR AND ASSIGNS.

RICHLAND HOMES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

Gerald Torczon
(PRINTED NAME)

SIGNATURE

Pres.
(PRINTED TITLE)

AMERICAN NATIONAL BANK, MORTGAGEE

EDWARD J. KELLEHER, EXECUTIVE VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA } SS
COUNTY OF Sarpy)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
20th DAY OF September, 2018
BY Gerald L. Torczon (PRINTED NAME), President (PRINTED TITLE)
OF RICHLAND HOMES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

SIGNATURE OF NOTARY PUBLIC

State of Nebraska - General Notary
MARY JAYNE THRIEMER
My Commission Expires
September 27, 2020

STATE OF NEBRASKA } SS
COUNTY OF Sarpy)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
20 DAY OF September, 2018
BY EDWARD J. KELLEHER, EXECUTIVE VICE PRESIDENT OF AMERICAN NATIONAL BANK ON BEHALF OF SAID BANK.

SIGNATURE OF NOTARY PUBLIC

General Notary - State of Nebraska
DENIS J. NICHOLSON
My Comm. Exp. Jan. 25, 2021

PROFESSIONAL ENGINEER DENNIS L. WILSON E-6210 STATE OF NEBRASKA

DRAWN BY	DJW
CHECKED BY	JLC
DATE	
JOB NUMBER	2018
	01126A01-003
BOOK AND PAGE	

REVISIONS

LAMP RYNEARSON
14710 West Dodge Road, Suite 100 402.496.2498 P
Omaha, Nebraska 68154-2027 402.496.2730 F
www.LRA-inc.com

HILLS OF ASPEN CREEK (LOTS 1-267 AND OUTLOTS A-G)
SARPY COUNTY, NEBRASKA

FINAL PLAT

SHEET
2 OF 2

2018-24567 A

U:\Engineering\01126A\Civil\Drawings\Sheets\PP\01126A01-003-PP01.dgn, 9/17/2018 8:56:07 AM, dwilson, LAMP RYNEARSON & ASSOCIATES