

## 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

28 6197

32 10361

45 6265

50 8526

## 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 PARCEL AREA PARCEL AREA PARCEL AREA PARCEL AREA PARCEL AREA TABLE TABLE TARI F TABLE TABLE TABLE PARCEL # AREA (SF) PARCEL # AREA (SF) PARCEL # AREA (SF) PARCEL # | AREA (SF) PARCEL # | AREA (SF) PARCEL # AREA (SF) 17 9017 OUTLOT AREA 19 8560 OUTLOT AREA (SF) Α В C 316486 D Ε

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# 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 00'07/26 WEST FOR 559.87 FEET ON SAID WEST LINE OF THE SOUTHEAST QUARTER;
THENCE NORTH 40'54'39" EAST FOR 265.30 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°13'59" EAST FOR 209.38 FEET;
THENCE NORTH 89°52'34" EAST FOR 503.75 FEET;
THENCE SOUTH 88°58'07" EAST FOR 50.01 FEET;

THENCE SOUTH 80°10'52" EAST FOR 138.00 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°52'06"
EAST FOR 43.01 FEET) FOR AN ARC LENGTH OF 43.01 FEET;

THENCE SOUTH 65°45'20" 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 228.94 FEET:

THENCE NORTH 01°04'27" EAST FOR 50.60 FEET;
THENCE SOUTH 80°04'48" EAST FOR 94.16 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°27'46" 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°56'07" 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 81.305 ACRES. INCLUDES 2.474 ACRES OF EXISTING COUNTY ROADWAY EASEMENT.

JON L. CARRELL, L.S. 693

9-17-20/8

DATE

DATE

CONTAINS 81.503 ACRES. INCLUDES 2.474 ACRES OF EXAMPLE 10 AND OUR PROPERTY OF NEBRILLING OF N

### 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.

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 ON, 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 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 THEN 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 THEN 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

(PRINTED NAME)

SIGNATURE

PRINTED TITLE)

AMERICAN NATIONAL BANK, MORTGAGEE

EDWARD J. KELLEHER, EXECUTIVE VICE PRESIDENT

### ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA )

SS

COUNTY OF Same )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DAY OF Superior )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DAY OF Superior )

PRESIDENT:

(PRINTED NAME)

OF RICHLAND HOMES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

STATE OF NEBRASKA )

SS

COUNTY OF Same )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DAY OF September , 2018

BY EDWARD J. KELLEHER, EXECUTIVE VICE PRESIDENT OF AMERICAN NATIONAL BANK ON BEHALF OF SAID BANK.

State of Nebraska – General Notary
MARY JAYNE THROENER
My Commission Expires
September 27, 2020

General Notary - State of Nebraska DORIS J. NICHOLSON My Comm. Exp. Jan. 29, 2020.

SIGNATURE OF NOTARY PUBLIC



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