

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

SECTION CORNER TIES

NW CORNER SE 1/4 SEC. 20, T14N, R11E 5/8" REBAR ...

NE CORNER SE 1/4 SEC. 20-14-11 3/4" (60.0' B.C.) ...

HILLS OF ASPEN CREEK REPLAT 1

LOTS 1 THROUGH 56, INCLUSIVE AND OUTLOTS A THROUGH C, INCLUSIVE, BEING A REPLATTING OF LOT 171 AND LOTS 179 THROUGH 238, INCLUSIVE AND LOTS 243 THROUGH 248, INCLUSIVE AND OUTLOTS F AND G, HILLS OF ASPEN CREEK, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARY COUNTY, NEBRASKA ...

FILED SARY COUNTY NEBRASKA INSTRUMENT NUMBER

2020-10346

04/23/2020 09:31:45 AM

Deb Houghtaling

COUNTY CLERK/REGISTER OF DEEDS

Recording fees paid: \$58.00

Pages: 9

By: ah

PLAT

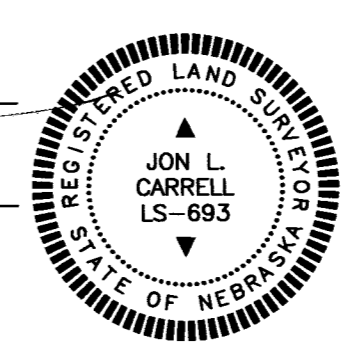
LAMP RYNEARSON

14710 W. DODGE RD, STE. 100 OMAHA, NE 68154 402.496.2488 Lamprynearson.com

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 REPLAT 1, LOTS 1 THROUGH 56, INCLUSIVE AND OUTLOTS A THROUGH C, INCLUSIVE, BEING A REPLATTING OF LOT 171 AND LOTS 179 THROUGH 238, INCLUSIVE AND LOTS 243 THROUGH 248, INCLUSIVE AND OUTLOTS F AND G, HILLS OF ASPEN CREEK, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARY COUNTY, NEBRASKA TOGETHER WITH THE RIGHT OF WAYS OF CAMP STREET, PRESTWICK AVENUE, CHUTNEY DRIVE AND SAGE STREET LYING BETWEEN S 180TH AVENUE AND S 181ST STREET AND THAT PART OF THE RIGHT OF WAY OF S 180TH AVENUE ADJACENT TO SAID LOT 248 AS DEDICATED IN THE FINAL PLAT OF HILLS OF ASPEN CREEK.

JOY L. CARRELL, L.S. 693 4-3-2020



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 REPLAT 1, LOTS 1 THROUGH 56, INCLUSIVE AND OUTLOTS A THROUGH C, 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 GRANTEE, 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 GRANTEE, AND TO THE GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREAS. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT 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 ERCT, OPERATE, MAINTAIN, REPAIR AND RENEW WIRES, CABLES, CONDUITS, AND OTHER RELATED FACILITIES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THE 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 INTERIOR LOTS, AND A 16-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM "EXTERIOR LOTS" IS HEREBY 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 ERCT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND LAND AND UNDERGROUND LINES 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 DRAINAGE AND WETLAND MITIGATION DO HEREBY GRANT DRAINAGE AND WETLAND MITIGATION EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF SAID WORK AND TO THE GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS AND TO THE CITY OF OMAHA AND METROPOLITAN UTILITIES DISTRICT OF OMAHA AND BLACK HILLS ENERGY, AND THEIR SUCCESSORS AND ASSIGNS. NO PERMANENT STRUCTURES, TREES, RETAINING WALLS, LOOSE ROCK WALLS NOR ANY GRADING, FILL OR FILL MATERIAL OR EMBANKMENT WORK SHALL BE PLACED IN, ON, OVER OR ACROSS THIS EASEMENT, 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.

PETITION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, RICHLAND HOMES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER AND AMERICAN NATIONAL BANK, MORTGAGEE, OF THE LANDS DESCRIBED IN THE RIGHTS OF WAYS EMBRACED WITHIN THIS PLAT, DO HEREBY PETITION THE SARY COUNTY BOARD OF COMMISSIONERS, TO VACATE THE STREETS TOGETHER WITH ANY UNDERLYING EASEMENTS THAT MAY HAVE BEEN GRANTED WITHIN SAID STREET RIGHT OF WAYS AS DESCRIBED IN THE STREET VACATION.

LEGAL DESCRIPTION OF THE STREET VACATIONS

VACATION OF THE RIGHT OF WAYS TOGETHER WITH ANY UNDERLYING EASEMENTS THAT MAY HAVE BEEN GRANTED WITHIN SAID STREET RIGHT OF WAYS GRANTED TO THE PUBLIC TO BE RELEASED ON THE RIGHT OF WAYS OF CAMP STREET, PRESTWICK AVENUE, CHUTNEY DRIVE AND SAGE STREET LYING BETWEEN S 180TH AVENUE AND S 181ST STREET AND THAT PART OF THE RIGHT OF WAY OF S 180TH AVENUE ADJACENT TO SAID LOT 248 AS DEDICATED IN THE FINAL PLAT OF HILLS OF ASPEN CREEK, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARY COUNTY, NEBRASKA, ALSO REPRESENTED BY THE BOUNDARY OF HILLS OF ASPEN CREEK REPLAT 1.

ACKNOWLEDGEMENT OF UTILITY EASEMENTS RELEASE

KNOW ALL MEN BY THESE PRESENTS: THAT WE, RICHLAND HOMES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER AND AMERICAN NATIONAL BANK, MORTGAGEE, OF THE LANDS CONTAINING THE EASEMENTS, OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS AND METROPOLITAN UTILITIES DISTRICT OF OMAHA AND BLACK HILLS ENERGY, AND THEIR SUCCESSORS AND ASSIGNS, DO HEREBY ACKNOWLEDGE THE RELEASE OF THE UTILITY EASEMENTS, AFFECTING LOT 171 AND LOTS 179 THROUGH 238, INCLUSIVE AND LOTS 243 THROUGH 248, INCLUSIVE AND OUTLOTS F AND G, HILLS OF ASPEN CREEK, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARY COUNTY, NEBRASKA.

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

Signature of Gerald Tolson, President

Signature of Edward J. Kelleher, Executive Vice President

Signature of Edward J. Kelleher, Executive Vice President

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA } SS COUNTY OF Sary) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY of April, 2020

Signature of Gerald Tolson, President

Signature of Edward J. Kelleher, Executive Vice President

Signature of Edward J. Kelleher, Executive Vice President

STATE OF NEBRASKA } SS COUNTY OF Douglas) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY of April, 2020

Signature of Edward J. Kelleher, Executive Vice President

Signature of Edward J. Kelleher, Executive Vice President

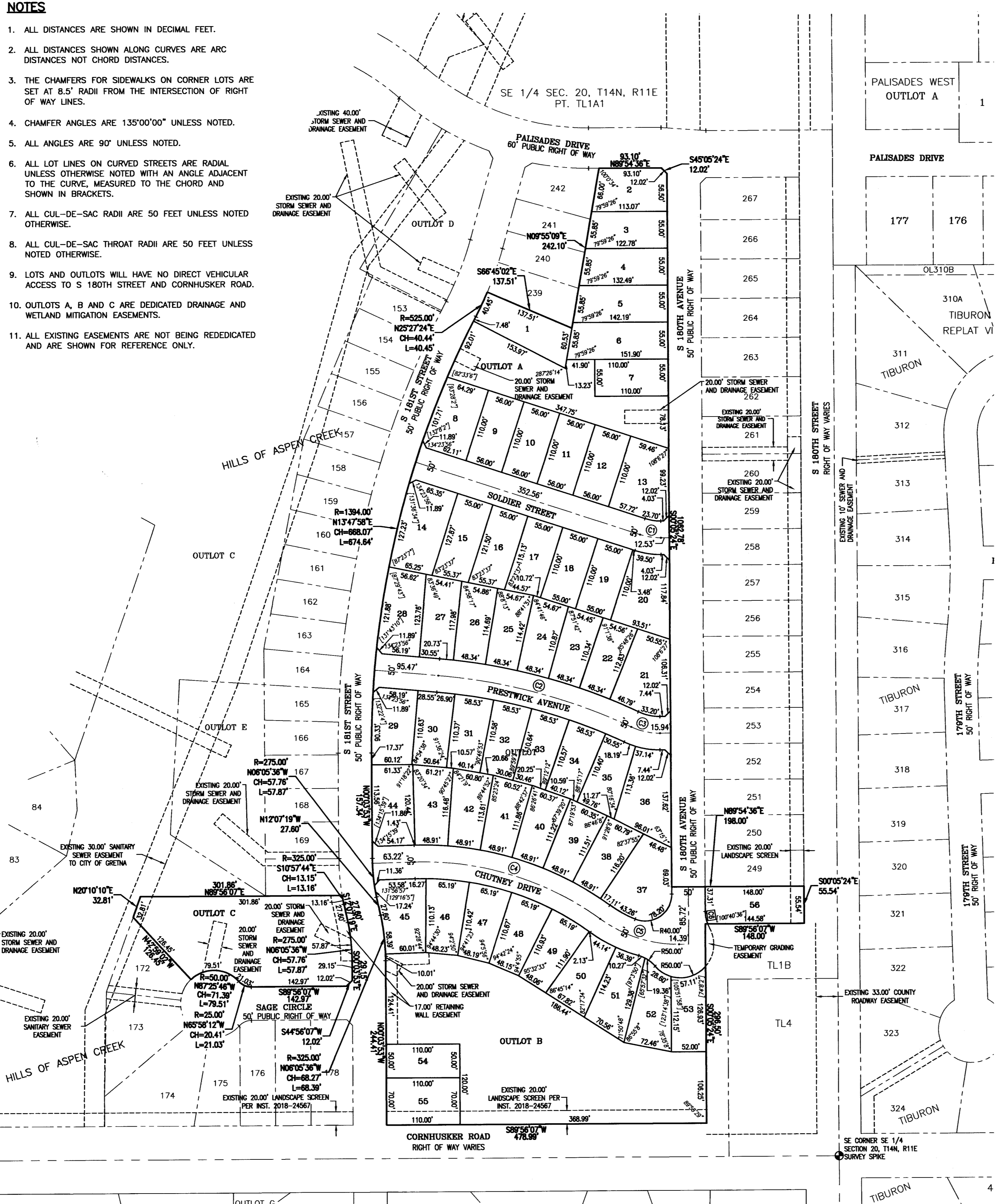
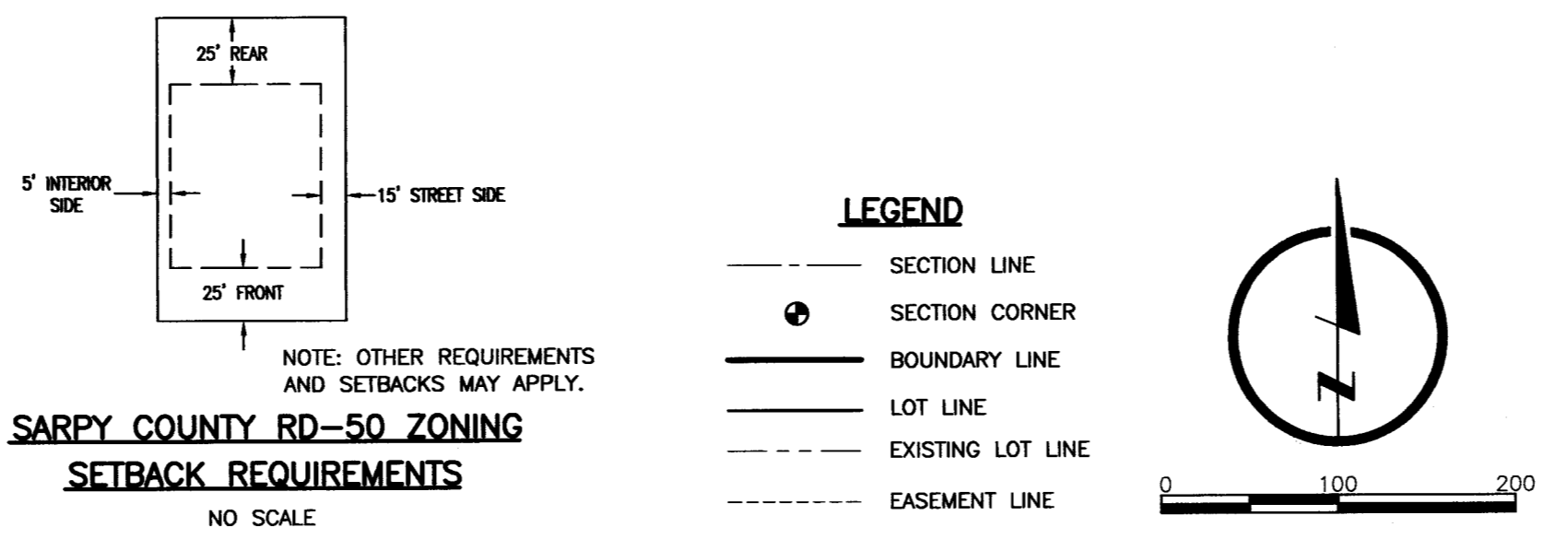
Signature of Edward J. Kelleher, Executive Vice President

PARCEL AREA TABLE with columns for Parcel # and Area (SF) for lots 1 through 25.

CENTERLINE CURVE TABLE with columns for Curve #, Radius, Arc Length, Chord Length, and Delta Angle.

PARCEL CURVE TABLE with columns for Curve #, Radius, Chord Bearing, Chord Length, Arc Length, and Delta.

- NOTES: 1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET. 2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES. 3. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT 8.5' RADI FROM THE INTERSECTION OF RIGHT OF WAY LINES.



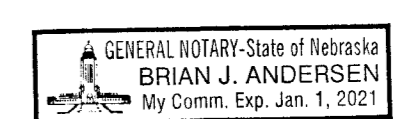
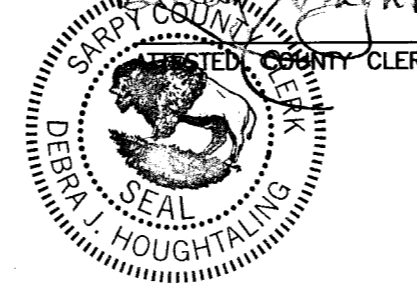
COUNTY TREASURER'S CERTIFICATE: THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE. THIS 21 DAY OF April, 2020

REVIEW BY SARY COUNTY PUBLIC WORKS: THIS PLAT OF HILLS OF ASPEN CREEK, ASPEN CREEK REPLAT 1, LOTS 1 THROUGH 56, INCLUSIVE AND OUTLOTS A THROUGH C, INCLUSIVE WAS REVIEWED BY THE SARY COUNTY SURVEYOR'S OFFICE THIS 16th DAY OF April, 2020

APPROVAL OF COUNTY PLANNING COMMISSION: THIS PLAT OF HILLS OF ASPEN CREEK REPLAT 1, LOTS 1 THROUGH 56, INCLUSIVE AND OUTLOTS A THROUGH C, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE COUNTY PLANNING COMMISSION CHAIRMAN ON THIS 17th DAY OF September, 2020

APPROVAL OF COUNTY BOARD OF COMMISSIONERS: THIS PLAT OF HILLS OF ASPEN CREEK REPLAT 1, LOTS 1 THROUGH 56, INCLUSIVE AND OUTLOTS A THROUGH C, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, THIS 7th DAY OF January, 2020

APPROVAL OF COUNTY PLANNING DIRECTOR: THIS PLAT OF HILLS OF ASPEN CREEK REPLAT 1, LOTS 1 THROUGH 56, INCLUSIVE AND OUTLOTS A THROUGH C, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE COUNTY BUILDING INSPECTOR ON THIS 16th DAY OF April, 2020



REVISIONS table with columns for Date, Description, and Initials. Includes Designer/ Drafter JLC/EM, Date 8/1/2019, Project Number 0117063.01-004, Book and Page, and Sheet 1 of 1.