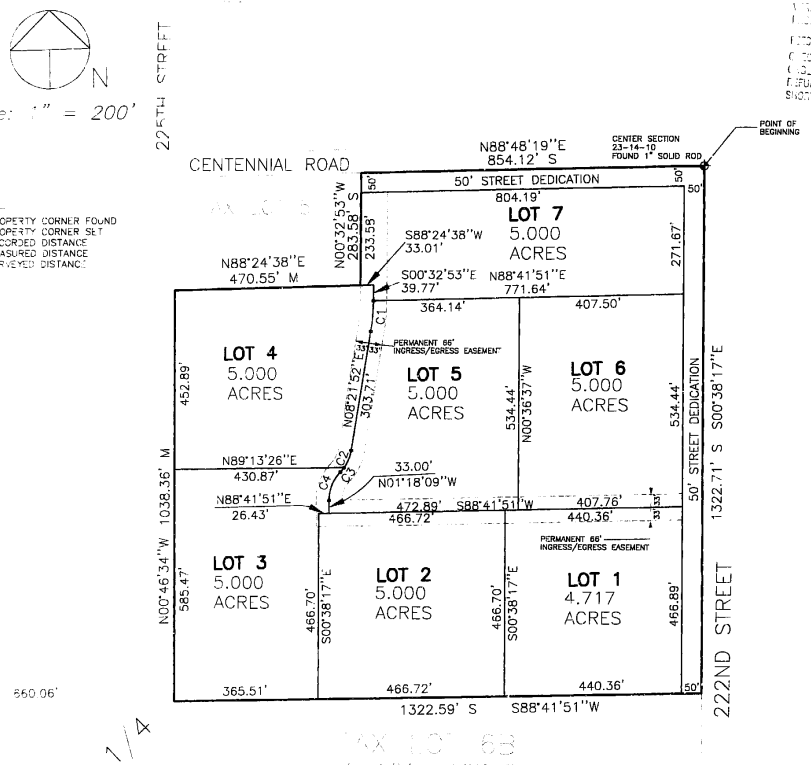
2004-08376

FINAL PLAT

CENTENNIAL ACRES

LOTS 1 THROUGH 7,

BEING A PLATTING OF PART OF THE NE1/4 OF THE SW1/4, SECTION 23, T14N, R10E OF THE 6TH P.M., SARPY COUNTY, NE.



LEGEND:

- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- RECORDED DISTANCE
- MEASURED DISTANCE
- SURVEYED DISTANCE

CURVE TABLE

NUMBER	RADIUS	ARC	LC BEARING	LCHORD	DELTA
C1	500.00	77.78	N03°54'29"E	77.70	08°54'45"
C2	100.00	46.98	N21°49'27"E	46.55	26°55'10"
C3	100.00	14.68	N39°29'27"E	14.67	08°24'49"
C4	100.00	78.54	S21°11'51"W	76.54	45°00'00"

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision shown described and that permanent monuments have been found or placed at all corners of the boundary and at all corners and all angle points on the lots in the subdivision to be known as Lots 1 through 7, CENTENNIAL ACRES, a subdivision in Sarpy County, Nebraska.

Louis D. Whisnant L.S. #421

JAN. 27, 2004
DATED:

NEBRASKA REGISTERED LS-421 LAND SURVEYOR LOUIS WHISNANT

LEGAL DESCRIPTION:

A parcel of land situate in the Northeast Quarter of the Southwest Quarter of Section 23, Township 14 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska (also known as Tax Lot 6B), described as follows:

Beginning at the northeast corner of said Southwest Quarter (Center of said Section 23); thence along the easterly line of said Southwest Quarter, South 00 degrees 38 minutes 17 seconds East, 1322.71 feet to the southeast corner of said Northeast Quarter of the Southwest Quarter; thence along the southerly line of said Northeast Quarter, South 88 degrees 41 minutes 51 seconds West, 1322.59 feet to the southwest corner of said Northeast Quarter; thence along the westerly line of said Northeast Quarter, North 00 degrees 46 minutes 34 seconds West, 1038.36 feet to the most northwesterly corner of said Tax Lot 6B and the southwest corner of Tax Lot 5 in said Northeast Quarter of the Southwest Quarter; thence along the northerly line of said Tax Lot 6B the following three (3) courses:

1). North 88 degrees 24 minutes 38 seconds East, 470.55 feet;
2). North 00 degrees 32 minutes 53 seconds West, 283.58 feet to a point on the northerly line of said Southwest Quarter;
3). along said northerly line, North 88 degrees 48 minutes 19 seconds East, 854.12 feet to the Point of Beginning.

Said parcel of land contains an area of 37.161 acres, more or less.

DEDICATION:

Know all men by these presents that I, Gerard Wemhoff, being the owner of the property described in the Surveyor's Certificate and embraced within this plat has caused said land to be subdivided into Lots to be numbered as shown, said subdivision to be hereafter known as CENTENNIAL ACRES, and does hereby ratify and approve of the disposition of said property as shown on this plat, and hereby dedicate the streets and easements as shown on this plat and I do further grant a perpetual easement to Omaha Public Power District, Qwest Communications and any company granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, 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 signals for light, heat and for the transmission of signals and sound of all kinds, including signals a cable television system, over, through, under and across a five foot (5') wide strip of land abutting all front, side and a eight foot (8') strip abutting the rear boundary lot lines. No permanent buildings or retaining walls shall be placed in said easement ways, but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforsaid uses or rights herein granted.

Gerard Wemhoff
GERARD WEMHOFF

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

On this ___ day of _____, 2004, before me a Notary Public in and for said County personally came the above named Gerard Wemhoff who is personally known to me to be the identical person and whose name is affixed to the above instrument and he acknowledge the execution thereof to be his voluntary act and deed.

Witness my hand and official seal the last date aforesaid.

GENERAL NOTARY - State of Nebraska
J. REYES
My Comm. Exp. Sept. 9, 2006

Notary Public

My commission expires on the ___ day of _____, 200__.

APPROVED BY THE SARPY COUNTY BUILDING INSPECTOR:

This plat of CENTENNIAL ACRES was approved by the Sarpy County Building Inspector on this 9 day of MARCH, 2004.

Building Inspector

APPROVED BY THE SARPY COUNTY SURVEYOR:

This plat of CENTENNIAL ACRES was approved by the Sarpy County Surveyor's Office on this 4TH day of FEBRUARY, 2004

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

Sarpy County Surveyor

APPROVAL OF SARPY COUNTY BOARD:

This plat of CENTENNIAL ACRES was approved by the Sarpy County Board this 9 day of MARCH, 2004.

ATTEST:

SEAL

Chairman

APPROVAL OF THE SARPY COUNTY PLANNING COMMISSION:

This plat of CENTENNIAL ACRES was approved and accepted by the Sarpy County Planning Commission this 18 day of FEB, 2004.

Chairman

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 Surveyor's Certificate and embraced in this plat, as shown by the records of this office, this 11 day of March, 2004.

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

Sarpy County Treasurer

FINAL PLAT

Louis Surveying
12100 West Center Road, Suite 523A
Omaha, NE. 68144 (402-334-7982)