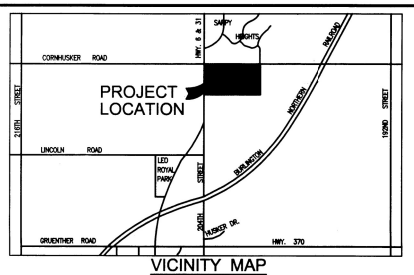
2003-01480 1-9-2003

CRYSTAL CREEK

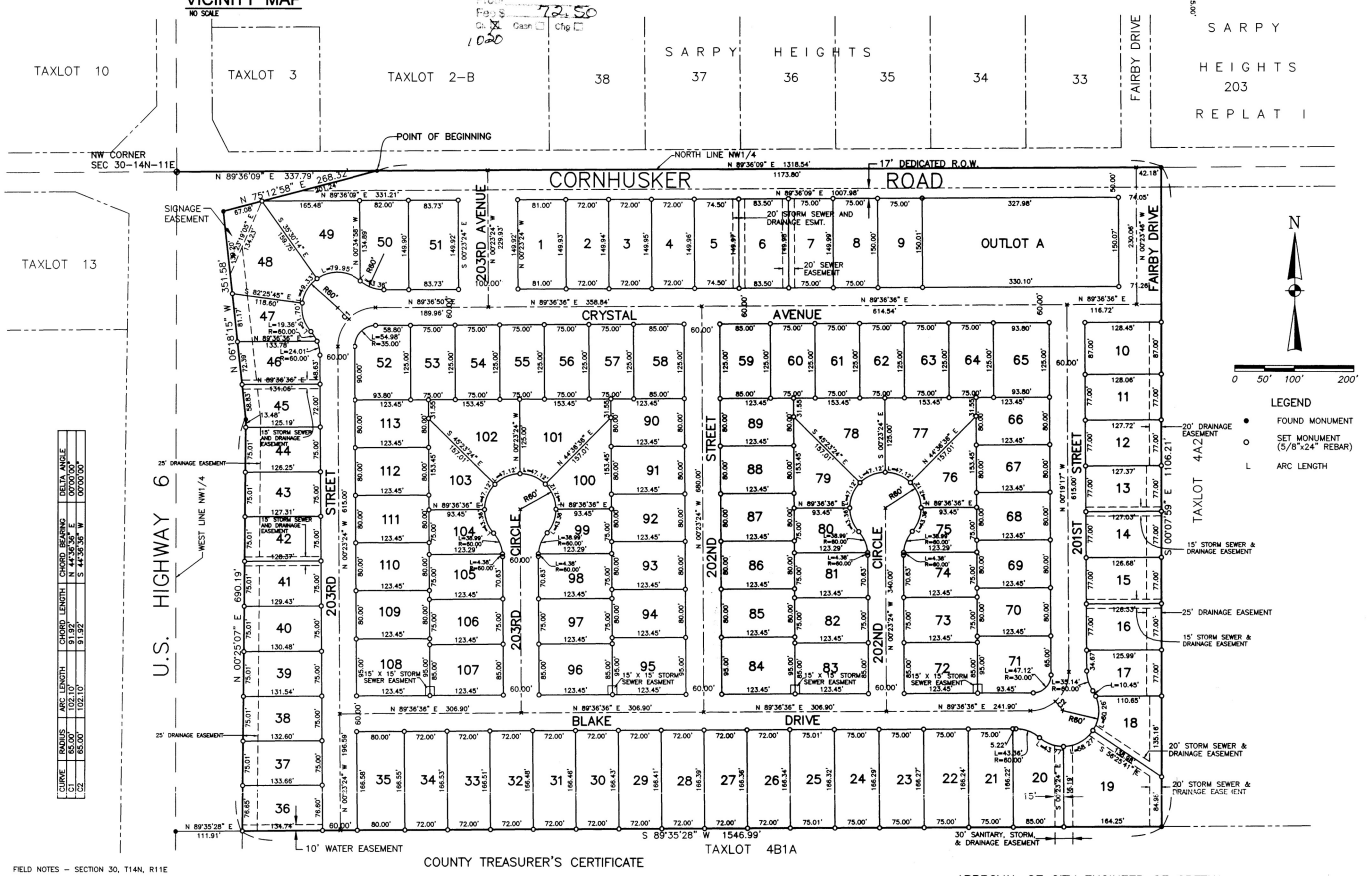
TAX LOT 4A1 IN THE NW 1/4, OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

Filed For Record 1-9-2003 at 3:12PM
Instrument # 2003-01480
Lloyd J. Dowding Register of Deed Sarpy Cty, NE

County Vr
Verify K+K
D
Proof
Fees 7.00
Cash Chg



VICINITY MAP
NO SCALE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	102.10'	91.32'	N 41°36'36" W	097°30'00"
C2	60.00'	102.10'	91.32'	N 41°36'36" W	097°30'00"

FIELD NOTES – SECTION 30, T14N, R11E

NORTHWEST CORNER NW1/4 – FOUND 2" BRASS CAP FLUSH WITH SURFACE, STAMPED SARPY COUNTY, 1999, AS RECORDED IN THE SARPY COUNTY SURVEY RECORDS.

TIES: 73.10' NE TO "X" NAILS IN THE SOUTH FACE OF A STOP SIGN POST
100.92' SE TO "X" NAILS IN POWER POLE
93.96' SW TO CHISELED "X" ON CONCRETE RIGHT OF WAY MARKER
34.63' NW TO CHISELED "X" ON MANHOLE RIM
13.64' EAST TO THE CENTERLINE OF U.S. HIGHWAY NO. 6

NOTES

1. DIRECT ACCESS FROM LOTS 36 THRU 48 ONTO U.S. HIGHWAY 6 WILL NOT BE ALLOWED.
2. DIRECT ACCESS FROM LOTS 1 THRU 9, LOTS 48 THRU 51, AND OUTLOT A ONTO CORNHUSKER ROAD WILL NOT BE ALLOWED.
3. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED HEREON AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATED THIS 9 DAY OF Jan. 2003 A.D.

COUNTY TREASURER

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

APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE THIS PLAT OF CRYSTAL CREEK ON THIS 8th DAY OF January 2003 A.D.

SARPY COUNTY SURVEYOR

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

APPROVAL OF CITY ENGINEER OF GRETNA

THIS PLAT OF CRYSTAL CREEK WAS APPROVED AND ACCEPTED BY THE CITY OF ENGINEER OF GRETNA, NEBRASKA.

DATED THIS 31st DAY OF December 2002 A.D.

CITY ENGINEER

APPROVAL OF CITY PLANNING COMMISSION

THIS PLAT OF CRYSTAL CREEK WAS APPROVED BY THE CITY PLANNING COMMISSION OF GRETNA, NEBRASKA THIS 27th DAY OF August 2003 A.D.

CHAIRMAN, CITY PLANNING COMMISSION

DESCRIPTION

TAX LOT 4A1, LOCATED IN THE NW1/4 OF SECTION 30, T14N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHWEST CORNER OF SAID NW1/4 THENCE; N 89°36'09" E (ASSUMED BEARING), 337.79 FT. ON THE NORTH LINE OF SAID NW1/4 TO THE POINT OF BEGINNING; THENCE CONTINUING N 89°36'09" E, 1318.54 FT. ON THE NORTH LINE OF SAID NW1/4; THENCE S 00°07'59" E, 1106.21 FT.; THENCE S 89°35'28" W, 1546.99 FT. TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 6; THENCE N 00°25'07" E, 690.19 FT. ON SAID RIGHT OF WAY LINE; THENCE N 06°18'15" W, 351.58 FT. ON SAID RIGHT OF WAY LINE; THENCE N 75°12'58" E, 268.32 FT. ON SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING, CONTAINING 39.19 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, CHAD W. MARSH, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DUE HEREBY CERTIFY THAT CRYSTAL CREEK WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT MONUMENTS SHALL BE PLACED AT THE LOCATIONS SHOWN HEREON UPON COMPLETION OF THE PUBLIC IMPROVEMENTS.

CHAD W. MARSH, L.S. #560 LS-560
SEPTEMBER 30, 2002

NEBRASKA REGISTERED LAND SURVEYOR CHAD W. MARSH

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, CRYSTAL CREEK, L.L.C., HERBERT L. FREEMAN, KEVIN IRISH, AND PAUL S. McCUNE, MEMBERS OF CRYSTAL CREEK, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, AND PINNACLE BANK, LIENHOLDER, OWNERS AND PROPRIETORS OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, SAID SUBDIVISION TO BE KNOWN AS CRYSTAL CREEK, THE LOTS TO BE NUMBERED AS SHOWN AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREON AND WE DO ALSO DEDICATE THE EASEMENTS SHOWN ON THIS PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO THE CITY OF GRETNA FOR WATER MAIN CONSTRUCTION, 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 U.S. WEST COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN REPAIR, AND RENEW UNDERGROUND CABLE OR CONDUITS, POLES WITH 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 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) FEET WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS; AN EIGHT (8) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE SIXTEEN (16) FEET WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FEET WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS 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 WHEREOF, WE DO HEREBY SET OUR HANDS:

HERBERT L. FREEMAN, MEMBER — DATE 1-09-03

KEVIN IRISH, MEMBER — DATE 1-09-03

PAUL S. McCUNE, MEMBER — DATE 1-09-03

M. DOUGLAS ZOERB, CEO PINNACLE BANK — DATE 1-9-03

COMPANY ACKNOWLEDGEMENT

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS }

ON THIS 9th DAY OF January 2003, 2002, A.D., BEFORE ME A NOTARY PUBLIC IN FOR SAID COUNTY PERSONALLY CAME THE ABOVE, HERBERT L. FREEMAN, KEVIN IRISH, AND PAUL S. McCUNE, MEMBERS OF CRYSTAL CREEK, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, WHO ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THIS INSTRUMENT, AND THEY ACKNOWLEDGE THE EXECUTION THEREFORE TO BE THEIR VOLUNTARY ACT AND DEED AS SUCH OFFICERS, AND A VOLUNTARY ACT AND DEED OF SAID COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 9th DAY OF December 2003 A.D.

CORPORATION ACKNOWLEDGEMENT

STATE OF NEBRASKA } SS
COUNTY OF SARPY }

ON THIS 9th DAY OF Jan. 2003, A.D., BEFORE ME A NOTARY PUBLIC IN FOR SAID COUNTY PERSONALLY CAME THE ABOVE M. DOUGLAS ZOERB, CHIEF EXECUTIVE OFFICER OF PINNACLE BANK, A NEBRASKA CORPORATION, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS INSTRUMENT, AND HE ACKNOWLEDGES THE EXECUTION THEREFORE TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER, AND A VOLUNTARY ACT AND DEED OF SAID CORPORATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 9 DAY OF January 2003 A.D.

APPROVAL OF CITY COUNCIL

THIS PLAT OF CRYSTAL CREEK WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF GRETNA, NEBRASKA THIS 27th DAY OF August 2003 A.D.

MAYOR — CITY CLERK

KIRKHAM MICHAEL CONSULTING ENGINEERS

revisions
1/3/03 Revised Easement on Lots 18 & 19

CRYSTAL CREEK
NW1/4, SECTION 30
T14N R11E
SARPY COUNTY NEBRASKA

FINAL PLAT

date JUNE, 02
drawn CWM
checked CWM
job # 02025251

SHEET 1/1

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JAN-06-2003 07:34:11 cwm