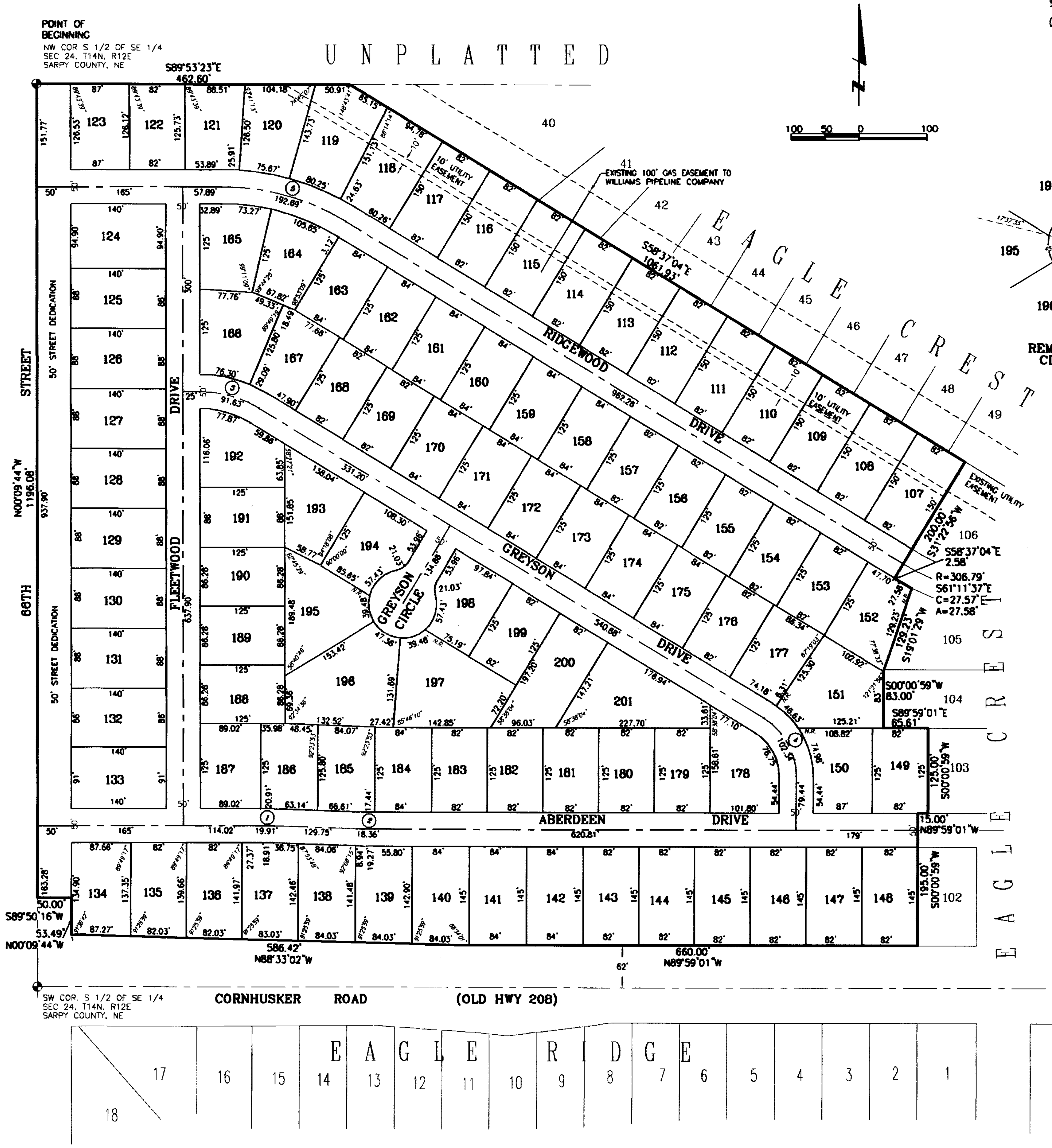
2000-05253

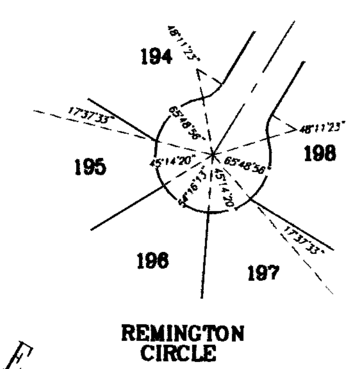
FILED SARPY CO. NE.
INSTRUMENT NUMBER
2000-05253
2000 MR -7 PM 3:52
REGISTER OF DEEDS

Counter MS
Verify M
D.E. Lw
Proof D
Fee $ 63.00
Ck ☒ Cash ☒ Chg ☐
62.50 .50
Strip copy

EAGLE CREST

Lots 107 through 201, Inclusive, being a platting of part of the South Half of the Southeast Quarter of Section 24, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska.





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. (N.R.).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. ALL CUL-DE-SAC RADII ARE 50 FEET UNLESS NOTED OTHERWISE.
7. ALL CUL-DE-SAC THROAT RADII ARE 25 FEET UNLESS NOTED OTHERWISE.
8. LOTS 134 THROUGH 148, INCLUSIVE, WILL HAVE NO DIRECT VEHICULAR ACCESS TO CORNHUSKER ROAD.
9. LOTS 123 THROUGH 134, INCLUSIVE, WILL HAVE NO DIRECT VEHICULAR ACCESS TO 66TH STREET.

CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LEN	DELTA ANGLE
C1	500.00'	19.91'	19.91'	02°16'55"
C2	500.00'	18.36'	18.35'	02°06'12"
C3	166.43'	91.63'	90.48'	31°32'39"
C4	100.00'	102.34'	97.93'	58°38'04"
C5	350.00'	192.69'	190.27'	31°32'39"

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

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 angle points and all ends of curves on the boundary of said plat and that a bond has been posted with the City of Papillion, Nebraska, in order to ensure that permanent monuments will be placed on at all corners, angle points and ends of curves of all lots and streets in said subdivision to be known as EAGLE CREST (Lots 107 through 201, inclusive) being a platting of that part of the South Half of the Southeast Quarter of Section 24, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, described as follows: Beginning at the northwest corner of the said South Half of the Southeast Quarter of Section 24; Thence South 89°53'23" East (bearings referenced to the Final Plat of EAGLE CREST, subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska) for 462.60 feet along the north line of the said South Half of the Southeast Quarter of Section 24 to the northwest corner of Lot 40, EAGLE CREST, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska; Thence South 58°37'04" East for 1081.93 feet to the north corner of Lot 106, EAGLE CREST; Thence South 31°22'56" West for 200.00 feet along the extended northwest line of said Lot 106, EAGLE CREST, to the southwest right of way line of Ridgewood Drive; Thence South 58°37'04" East for 2.58 feet along said south right of way line; Thence along a curve to the left (having a radius of 306.79 feet and a long chord bearing South 61°11'37" East for 27.57 feet) for an arc length of 27.58 feet along said south right of way line to the northwest corner of Lot 105, EAGLE CREST; Thence South 19°01'29" West for 129.23 feet along the west line of Lots 105 and 104, EAGLE CREST to the angle point in the west line of said Lot 104, EAGLE CREST; Thence South 00°00'59" West for 83.00 feet to the southwest corner of said Lot 104, EAGLE CREST; Thence South 89°59'01" East for 65.61 feet to the northwest corner of Lot 103, EAGLE CREST; Thence South 00°00'59" West for 125.00 feet to the southwest corner of Lot 103, EAGLE CREST and the north right of way line of Aberdeen Drive; Thence North 89°59'01" West for 15.00 feet along the north right of way line of Aberdeen Drive to the extended west line of Lot 102, EAGLE CREST; Thence South 00°00'59" West for 195.00 feet to the southwest corner of Lot 102, EAGLE CREST and the north right of way line of Cornhusker Road; Thence North 89°59'01" West for 660.00 feet along said north right of way line parallel with and 62.00 feet north of the south line of the said South Half of the Southeast Quarter of Section 24 to an angle point therein; Thence North 88°33'02" West for 586.42 feet along said north right of way line to east right of way line of 66th Street; Thence North 00°09'44" West for 53.49 feet along said east right of way line parallel with and 50.00 feet east of the west line of the South Half of the Southeast Quarter of Section 24 to the north end of said right of way; Thence South 89°50'16" West for 50.00 feet along said north end of the right of way to the west line of the said South Half of the Southeast Quarter of Section 24; Thence North 00°09'44" West for 1196.08 feet to the Point of Beginning. Contains 32.53 acres.

Robert D. Proett, L.S. 379

Jan 7, 1999
Date

REGISTERED LAND SURVEYOR ROBERT D. PROETT LS-379 STATE OF NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, EAGLE CREST DEVELOPMENT L.L.C., a Nebraska Limited Liability Company, being the sole OWNER of the land described within 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 EAGLE CREST; and we 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 on the plat and do hereby grant the easements shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and to U.S. West Communications and to any company which has been granted a franchise under the authority of the City Council of Papillion, Nebraska, 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, crossarms, downguys and anchors, 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 including signals provided by cable television systems, and the reception thereon, over, through, under, and across an ten foot (10') wide strip of land lying South of and abutting the existing gas easement granted to Williams Pipeline Company, a five foot (5') wide strip of land abutting the front and side boundary lot lines; an eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen foot (16') wide strip of land abutting the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the City of Papillion and Peoples Natural Gas Company, 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 (5') wide strip of land abutting all streets and cul-de-sacs. No permanent buildings, trees, retaining walls, or loose rock 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.

EAGLE CREST DEVELOPMENT, L.L.C.
a Nebraska Limited Liability Company.

Eagle Ridge Development Company
A Nebraska Corporation
Michael F. Rogers, President

South Sarpy Investments, Inc.
A Nebraska Corporation
Floyd D. East, President

ACKNOWLEDGMENT OF NOTARIES

State of Nebraska)
) SS
County of Douglas)

On this 11 day of January, 1999, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Michael F. Rogers, who is personally known to me to be the identical person whose name is affixed to the above instrument as President of EAGLE RIDGE DEVELOPMENT COMPANY, a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Walt Slobotski
Notary Public

GENERAL NOTARY-State of Nebraska
WALT SLOBOTSKI
My Comm. Exp. Aug. 30, 2000

State of Nebraska)
) SS
County of Douglas)

On this 11 day of January, 1999, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Floyd D. East, who is personally known to me to be the identical person whose name is affixed to the above instrument as President of SOUTH SARPY INVESTMENTS, INC., a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Walt Slobotski
Notary Public

GENERAL NOTARY-State of Nebraska
WALT SLOBOTSKI
My Comm. Exp. Aug. 30, 2000

COUNTY SURVEYOR'S CERTIFICATE

This plat of EAGLE CREST was reviewed by the Sarpy County Surveyor's Office this 2/25 day of 2000, 1999.

Thomas A. Lynam
Sarpy County Surveyor

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

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 on this 25 day of FEB, 1999 2000

Deputy
Sarpy County Treasurer

COUNTY TREASURER Seal SARPY COUNTY

APPROVAL OF CITY PLANNING COMMISSION

This plat of EAGLE CREST was approved and accepted by the City Planning Commission on this 21 day of JAN 2000.

Chairman, City Planning Commission

CITY ENGINEER'S CERTIFICATE

This plat of EAGLE CREST was approved and accepted by the City Engineer of Papillion, Nebraska on this 28th day of 2000.

City Engineer

APPROVAL OF CITY COUNCIL

This plat of EAGLE CREST was approved by the City Council of Papillion, Nebraska, on this 28 day of 2000.

Donna Brandt
Mayor

CITY OF PAPILLION CORPORATE SEAL MAY 9, 1883 NEBRASKA

drawn by	oet
designed by	RDP
reviewed by	
revisions	
path\filename	95048\9548F201
references	9548F200

lamp, rynearson & associates, inc.
engineers surveyors planners
14710 west dodge road, suite 100
omaha, nebraska 68154-2029
ph 402-496-2498
fax 402-496-2730

EAGLE CREST
SARPY COUNTY, NEBRASKA

FINAL PLAT

job number-tasks	95048.02-003
book	page
date	JAN. 8, 1999
sheet	1 of 1