

2005-46387

DESIGNED FOR

DRAWN WAF

CHECKED JMU

DATE: 7/21/2005

REV. 8/11/2005

REV. 12/06/2005

SPRING CREEK

A REPLAT OF TAX LOTS 5A1A1 AND 5A1B, LOT 1 SMITH'S ACRE AND LOT 1 SMITH'S REPLAT, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

LOTS 1 THRU 87 AND OUTLOTS "A" AND "B"

COUNTER 0 C.E. JS
 VERIFY JS D.E. JS
 PROOF JS
 FEES \$ 61.00
 CHECK# 1155 CASH
 CHG. 1155 CREDIT
 REFUND 1155 CREDIT
 SIGNATURE 1155

Filed for Record Dec 19 2005 at 9:38 AM

Instrument # 2005-46387
 Lloyd & Dowling Register of Deeds Sarpy Co., NE

SURVEYOR'S CERTIFICATE

I, MICHAEL R. SHARP, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND WILL STAKE WITH IRON PINS, ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF CURVES IN "SPRING CREEK", BEING A REPLAT OF TAX LOTS 5A1A1 AND 5A1B, LOT 1 SMITH'S ACRE AND LOT 1 SMITH'S REPLAT, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22, THENCE N87°11'36"E 50.20 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE S02°59'24"E 49.50 FEET TO THE POINT OF BEGINNING; THENCE N87°11'36"E 127.72 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S03°02'03"E 852.08 FEET ALONG SAID EAST LINE; THENCE S31°56'48"E 450.07 FEET; THENCE S87°10'23"W 1400.37 FEET TO THE EAST RIGHT-OF-WAY LINE OF 25th STREET; THENCE N03°02'03"W 1245.70 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 37.37 ACRES, MORE OR LESS.

DATE: SEPTEMBER 30, 2005

Michael R. Sharp
 MICHAEL R. SHARP R.L.S. REG. NO. 515



DEDICATION

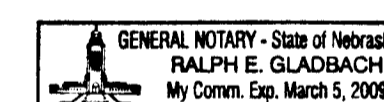
KNOW ALL MEN BY THESE PRESENTS THAT WE, SPRING CREEK DEVELOPMENT LTD., A NEBRASKA LIMITED PARTNERSHIP, LYNN L. SMITH, AND DERRALD J. SMITH AND SHARON KAY SMITH, BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE REPLATED INTO LOTS AS SHOWN HEREIN. SAID ADDITION TO BE HEREAFTER KNOWN AS "SPRING CREEK" AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AS SHOWN ON THE PLAT. WE DO ALSO GRANT ALL EASEMENTS AS SHOWN ON THIS PLAT. WE DO ALSO GRANT PERPETUAL EASEMENTS TO OMAHA PUBLIC POWER DISTRICT AND QWEST COMMUNICATIONS, INC., AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES; AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) 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. THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FOOT WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITY DISTRICT OF OMAHA OR AQUILA, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVE AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDINGS OR RETAINING WALL 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.

IN WITNESS WHEREOF WE DO SET OUR NAME THIS 27th DAY OF December, 2005.

Lynn L. Smith Derald J. Smith Sharon Kay Smith
 LYNN L. SMITH DERRALD J. SMITH SHARON KAY SMITH
Dean Eckel
 SPRING CREEK DEVELOPMENT LTD.
 BY: DEAN ECKEL, ADMINISTRATIVE PARTNER

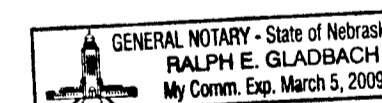
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF SARPY)
 ON THIS 12th DAY OF December, 2005, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME LYNN L. SMITH, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE DEDICATION ON THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.
 MY COMMISSION EXPIRES: March 5, 2009 Ralph E. Gladbach
 NOTARY PUBLIC



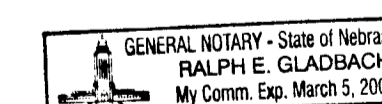
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF SARPY)
 ON THIS 12th DAY OF December, 2005, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DERRALD J. SMITH AND SHARON KAY SMITH, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR ON THE DEDICATION ON THIS PLAT AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.
 MY COMMISSION EXPIRES: March 5, 2009 Ralph E. Gladbach
 NOTARY PUBLIC



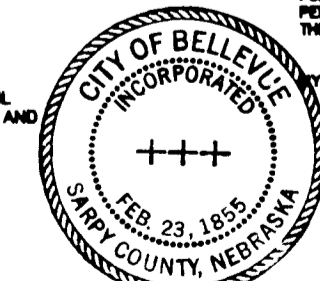
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF SARPY)
 ON THIS 12th DAY OF December, 2005, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DEAN ECKEL, ADMINISTRATIVE PARTNER FOR SPRING CREEK DEVELOPMENT LTD., PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE DEDICATION ON THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.
 MY COMMISSION EXPIRES: March 5, 2009 Ralph E. Gladbach
 NOTARY PUBLIC



APPROVAL OF BELLEVUE CITY COUNCIL
 THIS PLAT OF "SPRING CREEK" WAS APPROVED BY THE BELLEVUE CITY COUNCIL ON THIS 12th DAY OF December, 2005. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 30 DAYS OF THE ABOVE DATE.

James J. Conner Paul Conner
 MAYOR, CITY OF BELLEVUE ATTEST: CITY CLERK

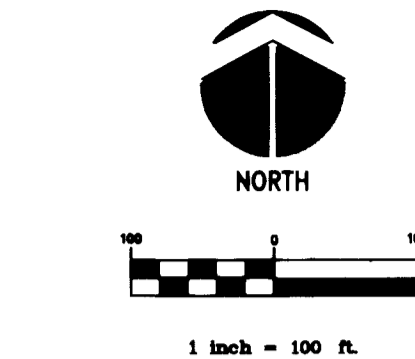
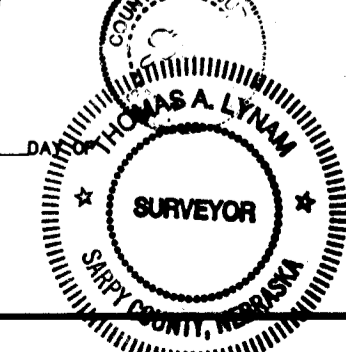


APPROVAL OF BELLEVUE PLANNING COMMISSION
 THIS PLAT OF "SPRING CREEK" WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION THIS 22nd DAY OF December, 2005.
 DATE: 12/15/2005 Paul A. Mayan
 BELLEVUE PLANNING COMMISSION

COUNTY TREASURER'S CERTIFICATE
 THIS IS TO CERTIFY THAT THERE ARE NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE OR EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

John J. Conner
 SARPY COUNTY TREASURER

REVIEW OF SARPY COUNTY SURVEYOR
 I HAVE REVIEWED THIS PLAT OF "SPRING CREEK" THIS 12th DAY OF December, 2005.
701.47
 SARPY COUNTY SURVEYOR



(25.00') = DIMENSIONS IN PARENTHESES INDICATE EASEMENT DIMENSIONS AND ANGLES
 NR = NON RADIAL LOT LINE
 ALL LOT ANGLES ARE 90°00'00" UNLESS NOTED
 VEHICULAR ACCESS TO 25TH STREET FROM LOTS 1, 47 THRU 53, AND LOT 86 IS PROHIBITED.
 VEHICULAR ACCESS TO GILMORE LAKE ROAD FROM LOTS 35 THRU 46 IS PROHIBITED

W 1/4 CORNER SEC. 22-14-13

Point of Beginning

TAX LOT 17

GEORGIA AVE

25th Street

SURSE ADD

GEORGIA AVE

24th Street

LOLA STREET

FAIRVIEW STREET

GILMORE LAKE ROAD

Part of Tax Lot 12

Part of Tax Lot 12

Part of Tax Lot 12

Part of Tax Lot 12

Part of Tax Lot 12

Part of Tax Lot 12

Part of Tax Lot 12

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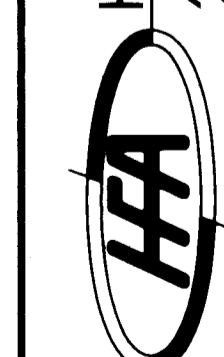
CURVE	LENGTH	RADIUS	Delta Angle
C1	154.86	250.00	36°25'31"
C2	171.06	250.00	38°12'11"
C3	112.29	250.00	25°44'02"
C4	185.90	348.51	27°28'53"
C5	197.65	400.00	28°18'40"
C6	130.08	250.00	29°48'46"
C7	11.03	250.00	2°31'42"
C8	189.56	250.00	38°13'30"
C9	158.08	250.00	35°26'18"
C10	235.08	150.00	89°47'34"
C11	50.08	500.00	5°44'21"
C12	103.48	300.00	19°45'44"
C13	74.88	300.00	14°18'02"
C14	54.08	218.81	14°18'02"
C15	51.93	200.00	14°32'38"
C16	52.72	200.00	15°08'18"
C17	119.62	200.00	34°18'12"
C18	118.87	250.00	27°14'38"
C19	40.08	250.00	9°11'12"
C20	106.88	250.00	24°37'09"

TAXES ASSESSED AND LEVIED 12.65 John J. Conner
 CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

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SPRING CREEK
 FINAL PLAT

HILL-FARRELL ASSOCIATES, INC.
 Architects • Engineers • Surveyors
 9805 Giles Road, La Vista, NE 68128 (402)291-6100



PROJECT NO. C05008
 SHEET NO. 1 OF 1

2005-46387