THE MEADOWS REPLAT VI

A REPLAT OF LOT 4, THE MEADOWS, & A REPLAT OF LOTS 1 THRU 47 INCLUSIVE & LOTS 56 THRU 143 INCLUSIVE & THE INCLUDED RIGHT-OF-WAYS OF LISA CIRCLE & 139TH CIRCLE IN THE MEADOWS REPLAT IV, SUBDIVISIONS IN THE NW¼ OF SEC. 24, T 14 N, R 11 E, OF THE 6TH P.M., SARPY COUNTY, NEBR.

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property shown on this plat and that all dimensions have been computed for all lots and streets in The Meadows Replat VI, a replat of Lot 4 in The Meadows, and a replat of Lots 1 thru 47 inclusive and Lots 56 thru 143 inclusive, and the included right-of-ways of Lisa Circle and 139th Circle in The Meadows Replat IV, subdivisions located in the NW 1/4 of Section 24, Township 14 North, Range 11 East, of the 6th P.M., Sarpy County, Nebraska, said replat of Lots 1 thru 47 and Lots 56 thru 143 and the included right-of-ways of Lisa Circle and 139th Circle in The Meadows Replat IV being more particularly described as follows:

Beginning at the point of intersection of the Easterly right-of-way line of Meadows Parkway and the Northerly right-of-way line of Jennifer Road; thence N00° 00'05"W (assumed bearing) along said Easterly right-of-way line of Meadows Parkway, a distance of 204.78 feet to the Southwest corner of Lot 48, The Meadows Replat IV; thence N89°59'55"E, along the South line of said Lot 48, The Meadows Replat IV, a distance of 235.86 feet to the Southeast corner of said Lot 48, The Meadows Replat IV; thence along the Easterly line of Lots 48 thru 55 inclusive, The Meadows Replat IV on the following described courses; thence N24°19'47"E, a distance of 45.68 feet; thence N68°00'00"W, a distance of 101.36 feet; thence N00°18'06"E, a distance of 111.00 feet to the Northeasterly corner of said Lot 55, The Meadows Replat IV; thence N43°30'58"W along the Northerly line of said Lot 55, The Meadows Replat IV, a distance of 124.68 feet to a point on said Easterly right-of-way line of Meadows Parkway; thence along said Easterly right-of-way line of Meadows Parkway on the following described courses; thence Northeasterly on a curve to right with a radius of 930.27 feet, a distance of 304.12 feet; said curve having a long chord which bears N33°14'43"E, a distance of 302.83 feet; thence Northeasterly on a curve to the left with a radius of 573.02 feet, a distance of 205.00 feet, said curve having a long chord which bears N36°44' 54"E, a distance of 203.91 feet to the point of intersection of said Easterly right-of-way line of Meadows Parkway and the South right-of-way line of Virginia Street; thence along said South right-of-way line of Virginia Street on the following described courses; thence Easterly on a curve to the left with a radius of 578.43 feet, a distance of 141.96 feet, said curve having a long chord which bears S88°59'55"E, a distance of 141.62 feet; thence N81°00'05"E, a distance of 340.92 feet; thence S89°59'55"E, a distance of 501.35 feet to a point on the East line of said NW 1/4 of Section 24; thence S01°00'05"W, along said East line of the NW 1/4 of Section 24, a distance of 810.00 feet to a point on said Northerly right-of-way line of Jennifer Road; thence along said Northerly right-of-way line of Jennifer Road on the following described courses; thence Southwesterly on a curve to the left with a radius of 1366.43 feet a distance of 502.34 feet, said curve having a long chord which bears S40°38'33"W, a distance of 499.52 feet; thence S30°06'39"W, a distance of 338.35 feet; thence Northwesterly on a curve to the right with a radius of 349.53 feet, a distance of 285.90 feet; thence N50°00'00"W, a distance of 315.87 feet; thence Westerly on a curve to the left with a radius of 378.54 feet, a distance of 188.33 feet, said curve having a long chord which bears N75°00' 00"W, a distance of 186.47 feet to the Point of Beginning.

Don W. Elliott — L.S.383 — 11-19-75
Don W. Elliott — Date

DEDICATION

Known by all these presents as The Meadows Development Company, a Nebraska Corporation and Perrer Construction Company, Inc., a Nebraska Corporation, owners of the property described in the certificate of survey and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as The Meadows Replat VI 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 for public use, the streets and easements as shown on this plat. We do hereby grant a perpetual Easement to the Omaha Public Power District, and N.W. Bell Telephone Company, their successors and assigns, to erect, operate, maintain, repair and renew, poles, wires, cross-arms, down guys 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 and the reception thereof, on, over, through, under and across a five (5') foot wide strip of land adjoining all side boundary lot lines; and Eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and a Sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots, provided however, that said Ent Easements are granted upon the specific condition that if either of said entity companies fail to utilize said side lot Easements within Sixty (60) months of the date hereof, or if any poles, wires or conduits are constructed but hereafter removed without replacement within Sixty (60) days after their removal, then this side lot Easement shall automatically terminate and become void as to such unused or abandoned Easement ways. The rear exterior lots as herein defined as those lots forming the outer perimeter of the above described addition. Said Sixteen (16') foot wide Easement will be reduced to an Eight (8') foot wide strip when the adjacent land is surveyed, platted and recorded if said Sixteen (16') foot Easement is not occupied by utility facilities and if requested by the owner. No permanent building, trees, retaining walls or fences (such 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).

In witness whereof we do set our names this 28th day of November, 1975.

The Meadows Development Co. — President
The Meadows Development Co. — Secretary
Perrer Construction Company, Inc. — President
Perrer Construction Company, Inc. — Secretary

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) ss
COUNTY OF SARPY)

On this 28th day of November, 1975, before me, the undersigned, a Notary Public to and for said County, personally came Joel D. Kellner, Virginia D. Kellner, Merrill Porter and Joyce A. Porter to me personally known to be the identical person whose name are affixed to the dedication of this plat, and acknowledged the execution thereof to be their voluntary act and deed as such officers and the voluntary acts and deeds of said corporations and that the Corporate Seal of said corporations where thereto affixed by their authority.

Witness by hand and Notarial Seal at Papillion in said county the day and year last above written.

Notary Public

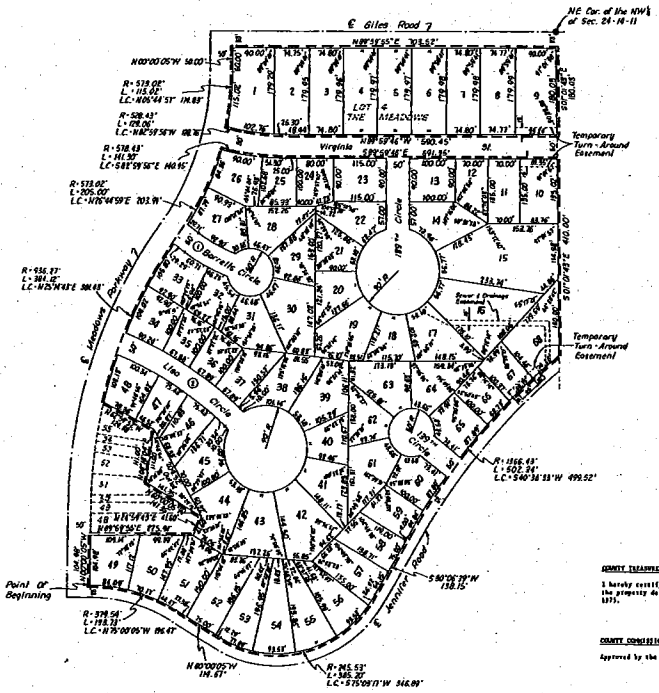
My Commission expires the 14th day of June, 1977

COUNTY SURVEYOR APPROVAL

I, Norman Whitney, hereby approve of the survey and subdivision of the described property as shown on this plat.

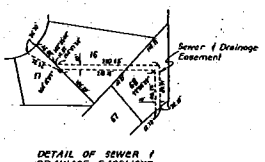
Date Dec. 1, 1975

Norman Whitney
Sarpy County Surveyor



℄ CURVE DATA

①		②	
Δ	16°05'13"	Δ	21°00'00"
R	955.89'	R	793.14'
T	50.29'	T	147.00'
L	99.92'	L	290.70'
D	16.09350°	D	7.22392°



DETAIL OF SEWER & DRAINAGE EASEMENT

Filed for record 5-5-76 at 11:01 A.M. in Book 6 of Plats Page 42
Carl L. Hillabs — Register of Deeds, Sarpy County, Nebr. — 54.25

COUNTY TREASURER CERTIFICATE

I hereby certify that the records of my office show no taxes due or delinquent against the property described in the certificate of survey as of this 3rd day of May, 1976.

Sarpy County Treasurer

COUNTY COMMISSIONERS APPROVAL

Approved by the County Board of Commissioners this 3rd day of May, 1976.

Chairman of Sarpy County Board of Commissioners

ZONING CHAIRMAN APPROVAL

Approved this 17 day of Dec, 1975.

Zoning Chairman

BUILDING INSPECTOR APPROVAL

Approved this 1st day of Dec, 1975.

Building Inspector

Rec #52628 ✓

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ELLIOTT & BLACK — ENGINEERS & SURVEYORS — OMAHA, NEBRASKA — 6363 WEST CENTER ROAD — SUITE 108 — 68106 — 397-2525

THE MEADOWS REPLAT VI — SARPY COUNTY, NEBR.

FINAL PLAT

Scale 1" = 100' — Date 11-10-75 — Drawn H.R.H. — Project No. 7529 — Sheet 1 of 1