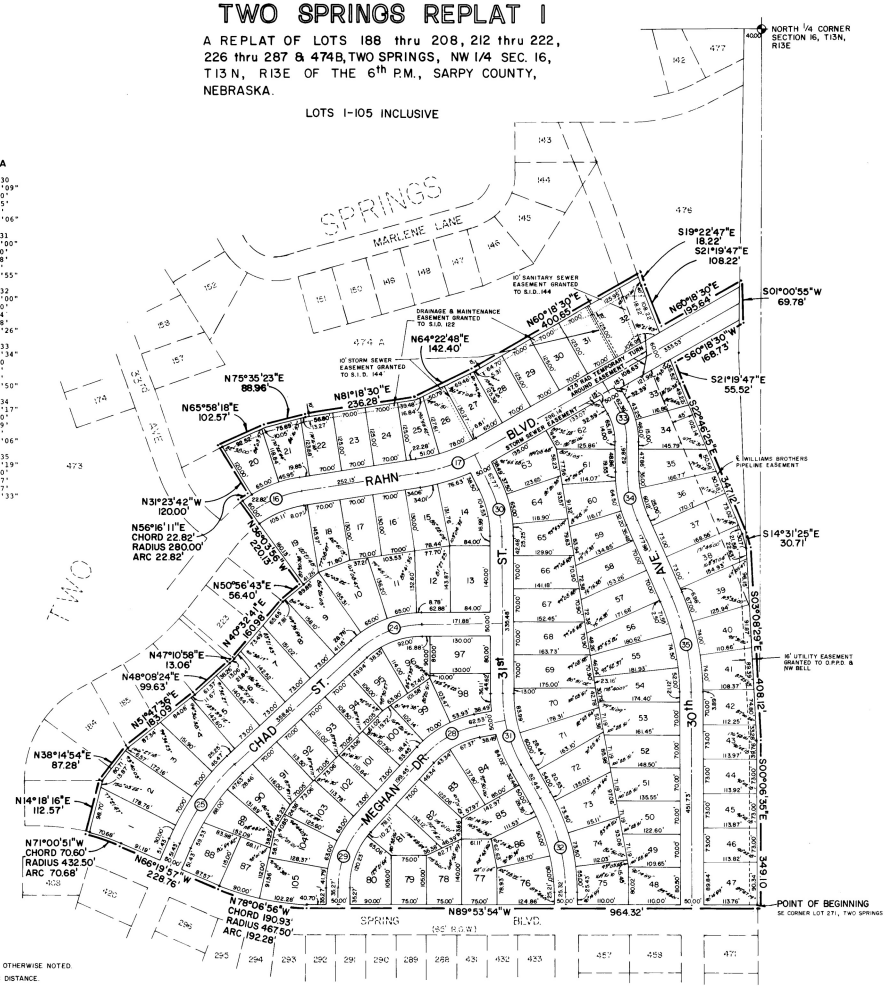
88-16095

TWO SPRINGS REPLAT I

A REPLAT OF LOTS 188 thru 208, 212 thru 222, 226 thru 287 & 474B, TWO SPRINGS, NW 1/4 SEC. 16, T13N, R13E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

LOTS 1-105 INCLUSIVE



ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

ALL CURVE LENGTHS ARE ARC DISTANCE.

CENTERLINE CURVE DATA

Curve No. 16	Curve No. 30
Δ = 43°00'00"	Δ = 26°37'09"
R = 250.00'	R = 250.00'
L = 187.62'	L = 116.15'
T = 98.48'	T = 59.14'
D = 22°55'06"	D = 22°55'06"
Curve No. 17	Curve No. 31
Δ = 21°00'00"	Δ = 30°00'00"
R = 400.00'	R = 300.00'
L = 146.61'	L = 157.08'
T = 74.14'	T = 80.39'
D = 14°19'26"	D = 19°05'55"
Curve No. 24	Curve No. 32
Δ = 42°40'09"	Δ = 30°00'00"
R = 200.00'	R = 400.00'
L = 148.94'	L = 209.44'
T = 78.12'	T = 107.38'
D = 28°38'52"	D = 14°19'26"
Curve No. 25	Curve No. 33
Δ = 23°30'56"	Δ = 29°52'34"
R = 500.00'	R = 150.00
L = 205.21'	L = 78.22'
T = 104.07'	T = 40.02'
D = 11°27'33"	D = 38°11'50"
Curve No. 28	Curve No. 34
Δ = 36°14'46"	Δ = 24°13'13"
R = 200.00'	R = 250.00'
L = 126.52'	L = 105.69'
T = 65.46'	T = 53.64'
D = 28°38'52"	D = 22°56'06"
Curve No. 29	Curve No. 35
Δ = 42°43'38"	Δ = 23°53'19"
R = 200.00'	R = 500.00'
L = 149.15'	L = 208.47'
T = 78.23'	T = 105.77'
D = 28°38'52"	D = 11°27'33"

DESIGN SURVEYING, INC.
LAND SURVEYORS SITE PLANNERS
1001 WEST MISSION BELLEVUE, NEBRASKA 68005
402 291-6100

Ref # 16095

SURVEYOR'S CERTIFICATE

I, RONALD D. HILL, 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 "TWO SPRINGS REPLAT I " BEING A REPLAT OF LOTS 188 THRU 208 INCLUSIVE, 212 THRU 222 INCLUSIVE, 226 THRU 287 INCLUSIVE AND 474B, TWO SPRINGS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 271, TWO SPRINGS, THENCE N 89°53'54" W, (ASSUMED BEARING) ALONG THE NORTH R.O.W. OF SPRING BLVD., 964.32 FEET; THENCE CONTINUING WESTERLY ALONG SAID NORTH R.O.W. OF SPRING BLVD. ALONG THE FOLLOWING 3 COURSES: 1.) NORTHWESTERLY ALONG A CURVE TO THE RIGHT, CHORD BEARING N 78°06'56" W, CHORD DISTANCE 190.93, RADIUS 467.50 FEET AND ARC 192.28 FEET 2.) N 66°19'57" W, 228.76 FEET 3.) NORTHWESTERLY ALONG A CURVE TO THE LEFT, CHORD BEARING N 71°00'51" W, CHORD DISTANCE 70.60 FEET, RADIUS 432.50 FEET AND ARC 70.68 FEET; THENCE N 14°18'16" E, 112.57 FEET; THENCE N 38°14'54" E, 87.28 FEET; THENCE N 51°47'36" E, 183.09 FEET; THENCE N 48°08'24" E, 99.63 FEET; THENCE N 47°10'58" E, 13.06 FEET; THENCE N 40°32'41" E, 160.98 FEET; THENCE N 50°56'43" E, 56.40 FEET; THENCE N 36°03'58" W, 220.13 FEET TO A POINT ON THE NORTH R.O.W. OF RAHN BLVD.; THENCE NORTHEASTERLY ALONG SAID NORTH R.O.W. OF RAHN BLVD. ALONG A CURVE TO THE RIGHT, CHORD BEARING N 56°16'11" E, CHORD DISTANCE 22.82 FEET, RADIUS 280.00 FEET AND ARC 22.82 FEET; THENCE N 31°23'42" W, 120.00 FEET; THENCE N 65°58'18" E, 102.57 FEET; THENCE N 75°35'23" E, 88.96 FEET; THENCE N 81°18'30" E, 236.28 FEET; THENCE N 64°22'48" E, 142.40 FEET; THENCE N 60°18'30" E, 400.85 FEET; THENCE S 19°22'47" E, 18.22 FEET; THENCE S 21°19'47" E, 108.22 FEET TO A POINT ON THE NORTH R.O.W. OF RAHN BLVD.; THENCE N 69°18'30" E ALONG SAID NORTH R.O.W. OF RAHN BLVD. 195.64 FEET; THENCE S 01°00'55" W, 69.78 FEET TO A POINT ON THE SOUTH R.O.W. OF RAHN BLVD.; THENCE S 60°18'30" W ALONG SAID SOUTH R.O.W. OF RAHN BLVD. 168.73 FEET; THENCE S 21°19'47" E, 55.52 FEET; THENCE S 22°46'25" E, 367.12 FEET; THENCE S 14°31'25" E, 30.71 FEET; THENCE S 03°08'39" E, 408.12 FEET; THENCE S 00°06'35" E, 349.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 2981 ACRES, MORE OR LESS.

DATE June 30, 1988 RONALD D. HILL L.S. NO. 373

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, TWO SPRINGS DEVELOPMENT CORP., BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE REPLATTED INTO LOTS AND STREETS TO BE NAMED AND NUMBERED AS SHOWN, SAID ADDITION TO BE HEREAFTER KNOWN AS TWO SPRINGS REPLAT I, (LOTS 1 THRU 105, INCLUSIVE) AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO A 50 GRANT TO THE PUBLIC FOR PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN ON THIS PLAT. WE DO ALSO GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY, 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, TO ERECT, OPERATE MAINTAIN, REPAIR AND RENEW CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT AND LIGHT, HEAT AND POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ADJOINING THE FRONT AND SIDE BOUNDARY LOT LINES AND AN EIGHT FOOT (8') WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT, 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 NAMES THIS 30 DAY OF June, 1988.

TWO SPRINGS DEVELOPMENT CORP.
DUANE H. MENKE, PRESIDENT

TWO SPRINGS DEVELOPMENT CORP.
PATRICIA A. MENKE, SECRETARY

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF SARPY }

GENERAL NOTARY STATE OF NEBRASKA
BARBARA A. REA
MY COMM. EXP. 12-1-89

ON THIS 30 DAY OF June, 1988, BEFORE ME A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY, APPEARED DUANE H. MENKE AND PATRICIA A. MENKE, KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION ON THIS PLAT, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES 12/1/89 NOTARY PUBLIC

APPROVAL OF BELLEVUE PLANNING COMMISSION
THIS PLAT OF " TWO SPRINGS REPLAT I " WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION ON THE 13th DAY OF September, 1988

CHAIRMAN, BELLEVUE PLANNING COMMISSION

APPROVAL OF BELLEVUE CITY COUNCIL
THIS PLAT OF " TWO SPRINGS REPLAT I " WAS APPROVED BY THE BELLEVUE CITY COUNCIL ON THE 20th DAY OF September, 1988. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 180 DAYS OF THE ABOVE DATE.

MAYOR ATTEST: CITY CLERK

CITY OF BELLEVUE INCORPORATED SEPT. 29, 1971 SARPY COUNTY, NEBRASKA

COUNTY TREASURER'S CERTIFICATE
I HEREBY CERTIFY THAT I FIND NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE June 30 1988 SARPY COUNTY TREASURER

APPROVAL OF SARPY COUNTY SURVEYOR
I HEREBY APPROVE THIS PLAT OF " TWO SPRINGS REPLAT I " THIS 30th DAY OF June, 1988.

SARPY COUNTY SURVEYOR

NEBRASKA REGISTERED LAND SURVEYOR LS-241 RONALD A. RYESTROM

REGISTERED LAND SURVEYOR RONALD D. HILL LS-373 STATE OF NEBRASKA

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FILED FOR RECORD 11-4-88 AT 11:04A M. INSTRUMENT # 88-16095

REGISTER OF DEEDS, SARPY COUNTY, NE