95-15313

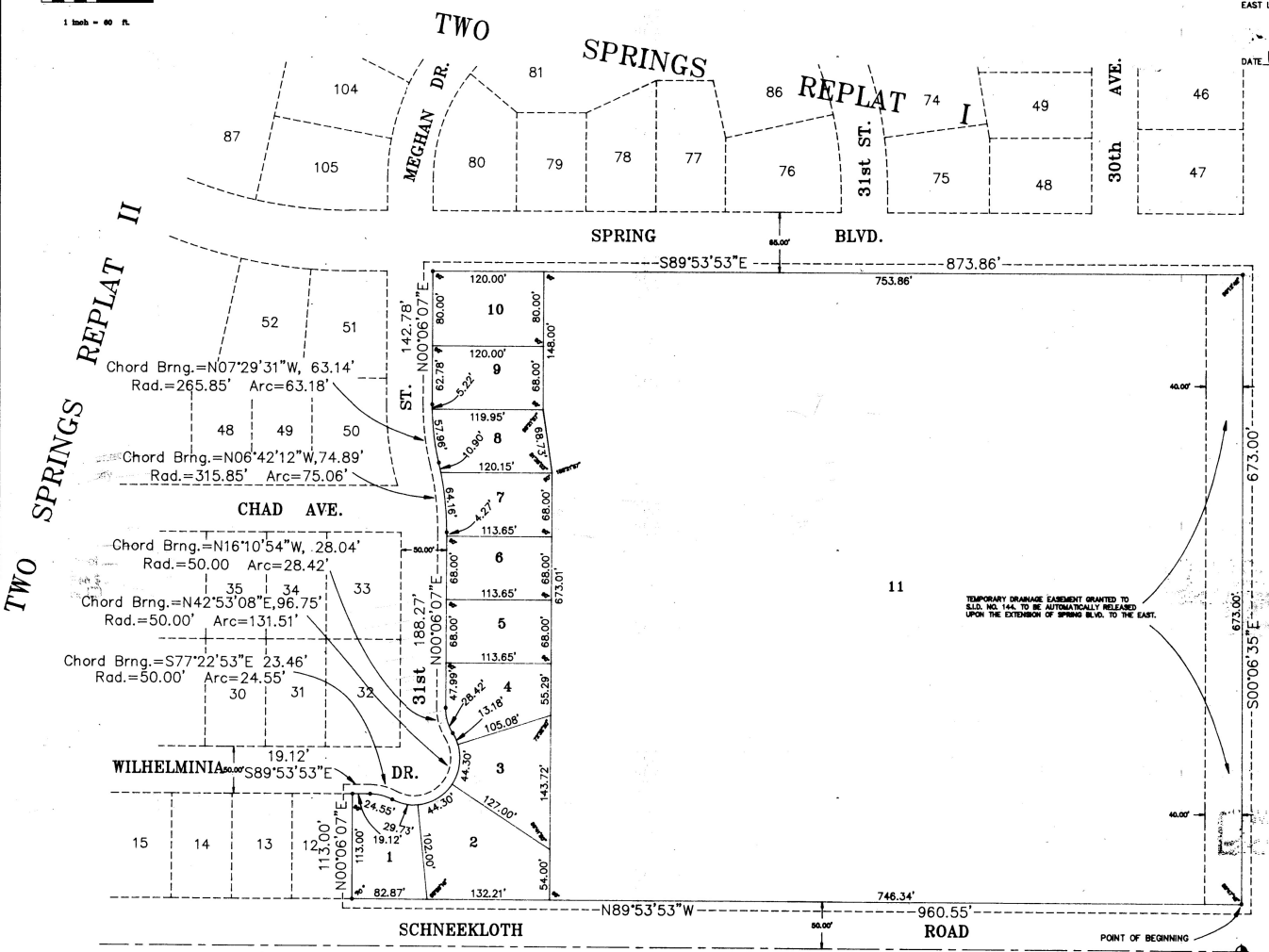
Filed For Record 9895 at 3:28 PM
Instrument # 95-15313
Lloyd J. Dowling Register of Deed Sarpy Cty, NE

TWO SPRINGS REPLAT III

BEING A REPLAT OF LOTS 1 THRU 11 (INCLUSIVE) TWO SPRINGS REPLAT II, AND PART OF VACATED WILHELMINIA DRIVE ADJOINING THEREON, LOCATED NW 1/4 OF SEC. 16, T13N, R13E OF THE 6th P.M., SARPY COUNTY, NEBRASKA

LOTS 1 THRU 11 (INCLUSIVE)

1 inch = 60 ft.



SURVEYOR'S CERTIFICATE

I, RONALD D. HILL, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND WILL STAKE WITH 5/8" IRON PINS ALL LOTS AND ANGLE POINTS IN "TWO SPRINGS REPLAT III" BEING A REPLAT OF LOTS 1 THRU 11 (INCLUSIVE), TWO SPRINGS REPLAT II AND PART OF WILHELMINIA DRIVE ADJOINING THEREON, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, TWO SPRINGS REPLAT II, THENCE N89°53'53"W (ASSUMED BEARING), 960.55 FEET ALONG THE NORTH R.O.W. OF SCHNEEKLOTH ROAD TO THE SOUTHEAST CORNER OF LOT 12, TWO SPRINGS REPLAT II; THENCE N00°06'07"E, 113.00 FEET TO THE NORTHEAST CORNER OF LOT 12, TWO SPRINGS REPLAT II; THENCE EASTERLY ALONG THE SOUTH R.O.W. OF WILHELMINIA DRIVE AND NORTHERLY ALONG THE EAST R.O.W. OF 31st STREET ALONG THE FOLLOWING 8 COURSES: 1.)S89°53'53"E, 19.12 FEET 2.) SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, CHORD BEARING S77°22'53"E, 23.46 FEET, RADIUS 50.00 FEET, ARC 24.55 FEET 3.) NORTHEASTERLY ALONG A CURVE TO THE LEFT, CHORD BEARING N42°53'08"E, 96.76 FEET, RADIUS 50.00 FEET,ARC 131.51 FEET 4.) NORTHWESTERLY ALONG A CURVE TO THE RIGHT, CHORD BEARING N16°10'54"W, 28.04 FEET, RADIUS 50.00 FEET, ARC 28.42 FEET 5.) N00°06'07"E,188.27 FEET, 6.) NORTHWESTERLY ALONG A CURVE TO THE LEFT, CHORD BEARING N06°42'12"W, 74.89 FEET, RADIUS 315.85 FEET, ARC 75.06 FEET 7.) NORTHWESTERLY ALONG A CURVE TO THE RIGHT, CHORD BEARING N07°29'31"W, 63.14 FEET, RADIUS 265.85 FEET, ARC 63.18 FEET 8.) N00°06'07"E, 142.78 FEET TO A POINT ON THE SOUTH R.O.W. OF SPRING BLVD.; THENCE S89°53'53"E, 873.86 FEET ALONG SAID SOUTH R.O.W. OF SPRING BLVD. TO A POINT ON THE EAST LINE OF TWO SPRINGS ADDITION; THENCE S00°06'35"E, 673.00 FEET ALONG SAID EAST LINE OF TWO SPRINGS ADDITION TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 13.576 ACRES.

DATE May 16, 1995 — RONALD D. HILL L.S. NO. 373

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, TWO SPRINGS DEVELOPMENT CORP. AND SARPY COUNTY SCHOOL DISTRICT NO. 001, BEING THE OWNER'S OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE REPLATTED INTO LOTS AS SHOWN HEREON, SAID ADDITION TO BE HEREAFTER KNOWN AS "TWO SPRINGS REPLAT III" AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO ALSO GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, 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, 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 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 LOT LINE OF ALL INTERIOR LOTS, AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LOT LINE OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID SIXTEEN FOOT (16') WIDE EASEMENT SHALL BE REDUCED TO AN EIGHT FOOT (8') WIDE STRIP WHEN THE ADJACENT PROPERTY IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING 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 IN WITNESS HEREOF WE DO HEREBY SET MY NAME THIS 25th DAY OF August 1995.

CELEBRITY HOMES, INC.
BY: GALE L. LARSEN, PRESIDENT

SARPY COUNTY SCHOOL DISTRICT NO. 001
BY: JOHN HANSEN, SCHOOL BOARD PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF SARPY }

ON THIS 9 DAY OF JUNE 1995 BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME GALE L. LARSEN 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 — GENERAL NOTARY - State of Nebraska HOMER R. HUNT My Comm. Exp. April 30, 1999 — Homer R. Hunt NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF SARPY }

ON THIS 23 DAY OF August 1995 BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JOHN HANSEN, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS 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 — GENERAL NOTARY-State of Nebraska CHERYL L. ADAMY My Comm. Exp's — Cheryl L. Adamy NOTARY PUBLIC

APPROVAL OF BELLEVUE PLANNING COMMISSION

THIS PLAT OF "TWO SPRINGS REPLAT III" WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION THIS 25th DAY OF May 1995.

CHAIRMAN, BELLEVUE PLANNING COMMISSION

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF "TWO SPRINGS REPLAT III" WAS APPROVED BY THE BELLEVUE CITY COUNCIL THIS 12th DAY OF June 1995. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

ATTEST: Beverly Hoyle CITY CLERK — Jean M. Boyd MAYOR, CITY OF BELLEVUE

REVIEW OF SARPY COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT OF "TWO SPRINGS REPLAT III" THIS 5th DAY OF Sept 1995.

Thomas A. Lynam SARPY COUNTY SURVEYOR — THOMAS A. LYNAM SURVEYOR

TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR

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.

DATE AUG 23, 1995 — Ron Dixon DEPUTY — SARPY COUNTY TREASURER

Counter W
Verify
D.E. W
Proof W
Fee $ 21.00
Ck ☒ Cash ☐ Chg ☐

25 & cons

Hill-Farrell Associates, Inc.
Land Surveyors, Land Planners, Construction Surveys
1004 Lincoln RD., Bellevue, NE 68005 402-291-6100

TWO SPRINGS REPLAT III
FINAL PLAT

"TSRPIII"

MAY/1995