

2002 AUG 22 A 10: 27 R

Slowly Down
REGISTER OF DEEDS

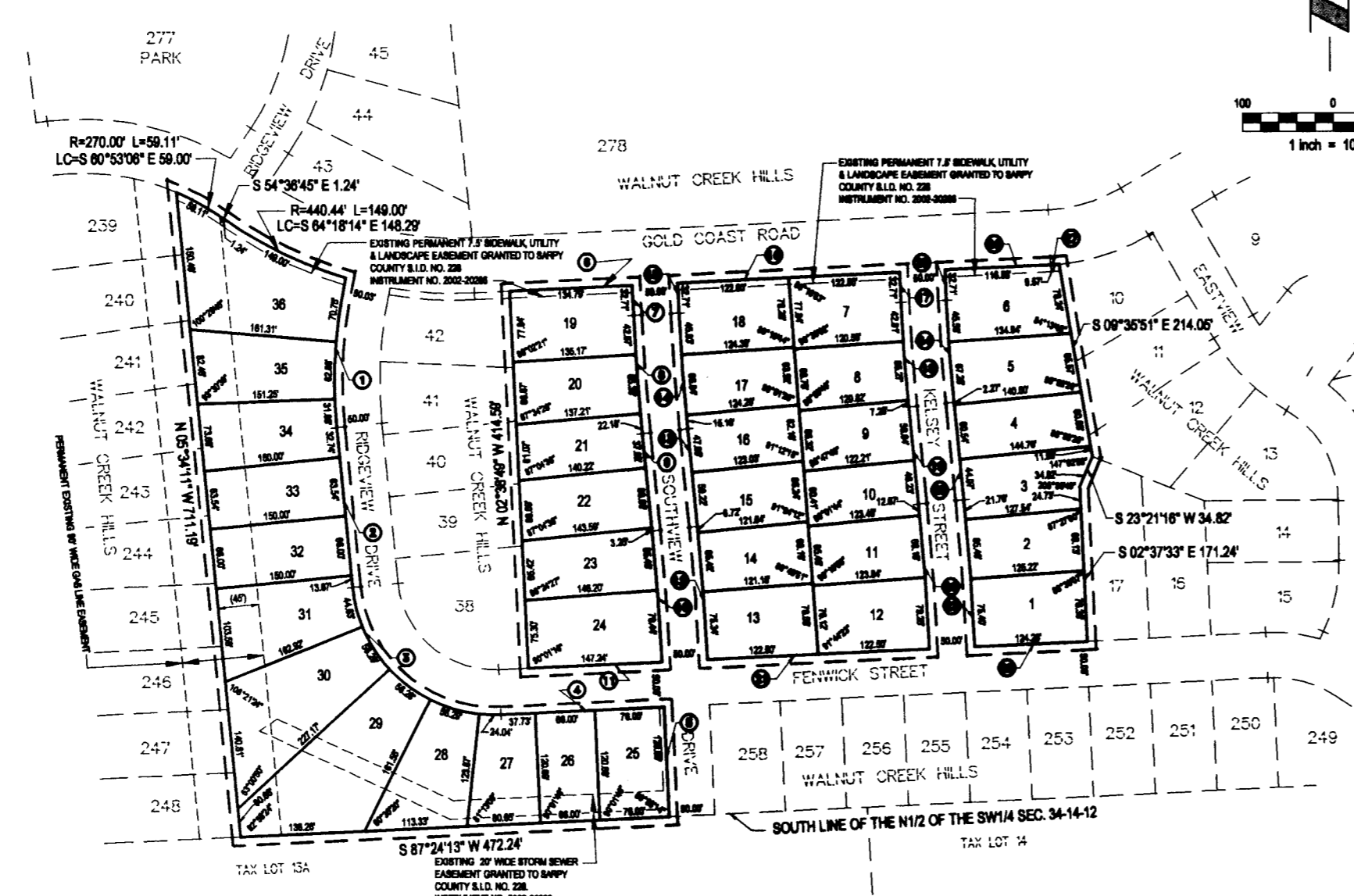
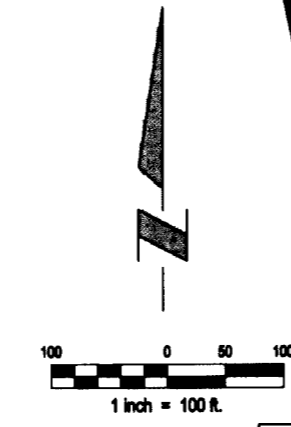
69393
48.50
X

2002-32706

WALNUT CREEK HILLS REPLAT TWO

LOTS 1 THRU 36 INCLUSIVE

BEING A REPLAT OF LOTS 18 THRU 37 INCLUSIVE AND LOTS 259 THRU 269 INCLUSIVE, WALNUT CREEK HILLS, A SUBDIVISION LOCATED IN THE NORTH 1/2 OF THE SW1/4 OF SECTION 34; TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



LOT NO.	AREA (ACRES)
1	0.220
2	0.194
3	0.206
4	0.198
5	0.213
6	0.231
7	0.214
8	0.185
9	0.184
10	0.171
11	0.190
12	0.220
13	0.215
14	0.186
15	0.198
16	0.177
17	0.198
18	0.220
19	0.237
20	0.210
21	0.192
22	0.215
23	0.223
24	0.261
25	0.211
26	0.183
27	0.198
28	0.258
29	0.440
30	0.304
31	0.283
32	0.227
33	0.219
34	0.238
35	0.258
36	0.414

BOUNDARY TABLE

- ① R=516.99' L=185.31' LC=S 03°35'25" E 164.80'
- ② S 05°34'11" E 175.95'
- ③ R=156.33' L=237.53' LC=S 49°05'52" E 215.33'
- ④ N 87°22'27" E 179.73'
- ⑤ S 02°37'33" E 120.89'
- ⑥ N 87°21'11" E 134.79'
- ⑦ S 02°38'49" E 32.71'
- ⑧ R=2566.36' L=130.41' LC=S 04°08'30" E 130.39'
- ⑨ S 05°34'11" E 108.87'
- ⑩ R=2820.42' L=144.82' LC=S 04°05'52" E 144.90'
- ⑪ S 87°22'27" W 147.24'
- ⑫ R=2870.42' L=147.48' LC=N 04°05'52" W 147.47'
- ⑬ N 05°34'11" W 108.87'
- ⑭ R=2508.36' L=127.88' LC=N 04°08'30" W 127.84'
- ⑮ N 02°38'49" W 32.71'
- ⑯ N 87°21'11" E 245.00'
- ⑰ S 02°38'49" E 32.71'
- ⑱ R=2281.36' L=115.36' LC=S 04°08'30" E 115.36'
- ⑲ S 05°34'11" E 108.87'
- ⑳ R=3115.42' L=180.07' LC=S 04°05'52" E 180.05'
- ㉑ S 87°22'27" W 245.00'
- ㉒ R=3185.42' L=182.64' LC=N 04°05'52" W 182.62'
- ㉓ N 05°34'11" W 108.88'
- ㉔ R=2211.36' L=112.81' LC=N 04°08'30" W 112.79'
- ㉕ N 02°38'49" W 32.71'
- ㉖ N 87°21'11" E 116.58'
- ㉗ R=235.00' L=9.57' LC=N 88°11'10" E 9.57'
- ㉘ S 87°22'27" W 124.28'

NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

APPROVAL BY PAPIILLION CITY COUNCIL
This subdivision of WALNUT CREEK HILLS REPLAT TWO was approved by the City Council of the City of Papillion, Nebraska, on the 6th day of August, 2002.



APPROVAL OF PAPIILLION PLANNING COMMISSION
This subdivision of WALNUT CREEK HILLS REPLAT TWO was approved by the Papillion Planning Commission this 31 day of JULY, 2002.

REVIEW OF SARPY COUNTY SURVEYOR
This plat of WALNUT CREEK HILLS REPLAT TWO was reviewed by the office of the Sarpy County Surveyor on this 15th day of AUGUST, 2002.

THOMAS A. LYMAN
SURVEYOR
SARPY COUNTY, NEBRASKA

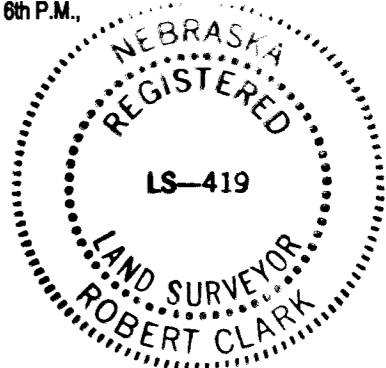
COUNTY TREASURER'S CERTIFICATE
This is to certify that I find no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat. TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30TH OF THIS YEAR.



SURVEYORS 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 Walnut Creek Hills Replat Two (the lots numbered as shown) being a replat of all of Lots 18 thru 37 inclusive, and Lots 259 thru 269 inclusive, Walnut Creek Hills, a subdivision located in the North 1/2 of the SW1/4 of Section 34; Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska.

Said tract of land contains an area of 359,740 square feet or 8.258 acres, more or less.

Robert Clark, L.S. 419
Date 8-13-02



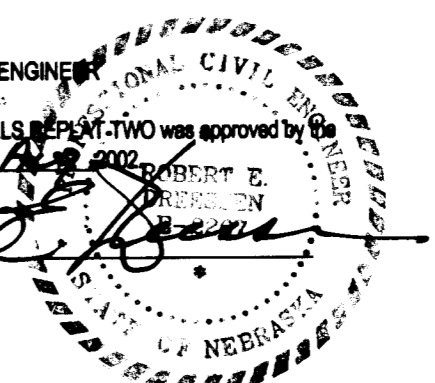
DEDICATION
Know all men by these presents that we, Celebrity Homes, Inc., owners of the property described in the Certification of Survey and embraced within the plat have caused said land to be subdivided into lots to be numbered and named as shown, said subdivision to be hereafter known as WALNUT CREEK HILLS REPLAT TWO (Lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, QWEST 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 poles, wires, 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 a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots, and a sixteen-foot (16') 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. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded, and we further grant a perpetual easement to the City of Papillion and Aquila, Inc., 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. 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 or rights herein granted.

In witness whereof, we do set our hand.
Gale L. Larsen, President

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF SARPY
On this 13th day of August, 2002, before me, the undersigned, a Notary Public in and for said County, personally came Gale L. Larsen, President of Celebrity Homes, Inc. to me personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as said officer of said corporation.

Alana Hallaert
Notary Public

APPROVAL OF PAPIILLION MUNICIPAL ENGINEER
This subdivision of WALNUT CREEK HILLS REPLAT TWO was approved by the Papillion City Engineer this 20 day of August, 2002.



E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS

12001 G STREET
OMAHA, NE 68137
PHONE: (402) 985-1700
FAX: (402) 985-1728

710 SOUTH 97TH STREET, SUITE D
LINCOLN, NE 68518-8841
PHONE: (402) 487-2727
FAX: (402) 487-2728

WALNUT CREEK HILLS REPLAT TWO

FINAL PLAT

Revisions:
Date: _____

Proj No: 2001089.03
Date: 08/10/2002
Designed By: HRH
Drawn By: LDD
Checked By (Dgn):
Checked By (Prep):
Checked By (Cad Mgr):
Scale: 1" = 100'
Sheet 1 of 1