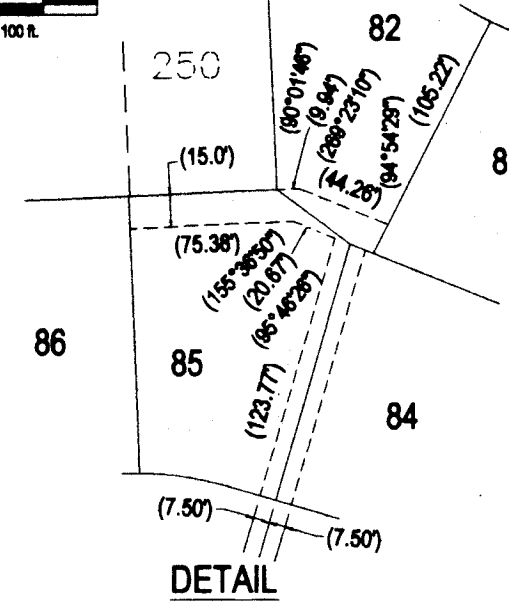


# WALNUT CREEK HILLS SOUTH

LOTS 1 THRU 136 INCLUSIVE & OUTLOTS 'A' THRU 'D' INCLUSIVE

Being a platting of part of Tax Lots 13A and 14, tax lots located in the South 1/2 of the SW 1/4 of Section 34; and also being a replat of all of Lot 249, Walnut Creek Hills, a subdivision located in said SW 1/4 of Section 34; and also being a replat of the included street right-of-way of Fenwick Street, all located in Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska.



### SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property shown on the plat and that all dimensions have been computed for all lots and streets in Walnut Creek Hills South (the lots numbered as shown) being a platting of part of Tax Lots 13A and 14, tax lots located in the South 1/2 of the SW 1/4 of Section 34; and also being a replat of all of Lot 249, Walnut Creek Hills, a subdivision located in said SW 1/4 of Section 34; and also being a replat of the included street right-of-way of Fenwick Street, all located in Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of said South 1/2 of the SW 1/4 of Section 34, said point also being the Northeast corner of said Tax Lot 14; thence S87°24'13"W (assumed bearing) along the North line of said South 1/2 of the SW 1/4 of Section 34, said line also being the North line of said Tax Lot 14, a distance of 50.00 feet to the point of intersection of the West right-of-way line of 90th Street and the South right-of-way line of said Fenwick Street, said point also being the point of beginning; thence S02°39'00"E along said West right-of-way line of 90th Street, a distance of 480.00 feet to a point on the North line of Tax Lot 136, a tax lot located in said South 1/2 of the SW 1/4 of Section 34, said line also being the Southern line of said Tax Lot 14; thence S87°24'13"W along said North line of Tax Lot 136, said line also being the Southern line of Tax Lot 14, a distance of 236.00 feet to the Northeast corner of said Tax Lot 136; thence S02°39'00"E along the West line of said Tax Lot 136, said line also being said Southern line of Tax Lot 14, a distance of 160.00 feet to the Southwest corner of said Tax Lot 136, said point also being on the Northern line of said Tax Lot 13A; thence N87°24'13"E along the South line of said Tax Lot 136, said line also being the Northern line of Tax Lot 13A, a distance of 236.00 feet to a point on said West right-of-way line of 90th Street; thence S02°39'00"E along said West right-of-way line of 90th Street, a distance of 650.08 feet to the point of intersection of said West right-of-way line of 90th Street and the North right-of-way line of Schram Road; thence N87°29'28"E along the Eastern extension of said North right-of-way line of Schram Road, a distance of 50.00 feet to a point on the East line of said SW 1/4 of Section 34; thence S02°39'00"E along said East line of the SW 1/4 of Section 34, a distance of 33.00 feet to the Southeast corner of said SW 1/4 of Section 34; thence S87°29'28"W along the South line of said SW 1/4 of Section 34, said line also being the South line of said Tax Lot 13A, a distance of 1368.96 feet to the point of intersection of said South line of the SW 1/4 of Section 34, said line also being said South line of Tax Lot 13A, and the Southern extension of the Eastern line of Edgewater On The Park, a subdivision located in said SW 1/4 of Section 34, thence N05°38'37"W along said Southern extension of said Eastern line of Edgewater On The Park, a distance of 1322.95 feet to the Northeast corner of Outlot 'A', said Edgewater On The Park, said point also being on the South line of Outlot 'A', Walnut Creek Hills Replat Three, a subdivision located in said SW 1/4 of Section 34; thence N87°24'13"E along said North line of the South 1/2 of the SW 1/4 of Section 34, said line also being said North line of Tax Lot 13A and also said North line of Tax Lot 14, said line also being the South line of said Walnut Creek Hills Replat Three, and also the South line of Walnut Creek Hills Replat Two, a subdivision located in said SW 1/4 of Section 34, and also the South line of said Walnut Creek Hills, a distance of 1144.24 feet to the Southwest corner of said Lot 249, Walnut Creek Hills; thence N02°37'33"W along the West line of said Lot 249, Walnut Creek Hills, a distance of 120.86 feet to the Northwest corner of said Lot 249, Walnut Creek Hills, said point also being on said Southern right-of-way line of Fenwick Street; thence Southeastly along said Southern right-of-way line of Fenwick Street and the Eastern extension thereof, said line also being said Southern right-of-way line of Fenwick Street, said line also being the Northern line of said Lot 249, Walnut Creek Hills, on a curve to the right with a radius of 125.00 feet, a distance of 72.64 feet, said curve having a long chord which bears S73°06'30"E, a distance of 71.82 feet; thence S56°27'41"E along said Southern right-of-way line of Fenwick Street, said line also being said Northern line of Lot 249, Walnut Creek Hills, a distance of 20.69 feet; thence Southeastly along said Southern right-of-way line of Fenwick Street and the Eastern extension thereof, said line also being said Northern line of Lot 249, Walnut Creek Hills and the Eastern extension thereof, on a curve to the left with a radius of 175.00 feet, a distance of 110.47 feet, said curve having a long chord which bears S74°32'46"E, a distance of 108.65 feet; thence N87°22'11"E, a distance of 38.51 feet; thence S02°37'49"E, a distance of 51.13 feet to a point on said North line of the South 1/2 of the SW 1/4 of Section 34, said line also being said North line of Tax Lot 14, said line also being said Southern right-of-way line of Fenwick Street; thence N87°24'13"E along said North line of the South 1/2 of the SW 1/4 of Section 34, said line also being said North line of Tax Lot 14, said line also being said Southern right-of-way line of Fenwick Street, a distance of 17.81 feet to the point of beginning.

Said tract of land contains an area of 40.844 acres, more or less.

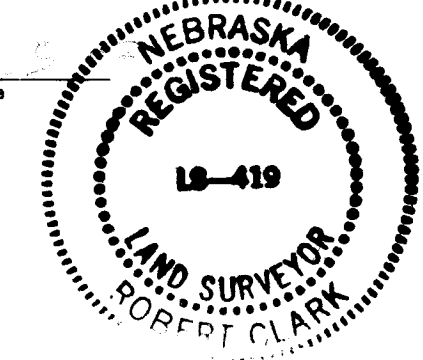
### DEDICATION

Know all men by these presents that we, CELEBRITY HOMES, INC., and CELEBRITY TOWNHOMES, 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 and streets to be numbered and named as shown, said subdivision to be hereinafter known as WALNUT CREEK HILLS SOUTH (lots to be numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we hereby dedicate to the public for public use the streets, avenues and circles, 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 except as shown in Lot 1, to avoid the gas pipelines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots, except as shown in Lots 125 thru 136 inclusive, to avoid the gas pipelines; 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.

CELEBRITY HOMES, INC. *Gale L. Larsen, President*  
 CELEBRITY TOWNHOMES, INC. *Chad Larsen, Vice President*

Robert Clark, LS-419 Date



### APPROVAL BY PAVILLION CITY COUNCIL

This subdivision of WALNUT CREEK HILLS SOUTH was approved by the City Council of the City of Papillion, Nebraska, on the 21 day of October 2003.

ATTEST: *Jeff Kamin, Mayor*  
 City Clerk

### APPROVAL OF PAVILLION MUNICIPAL ENGINEER

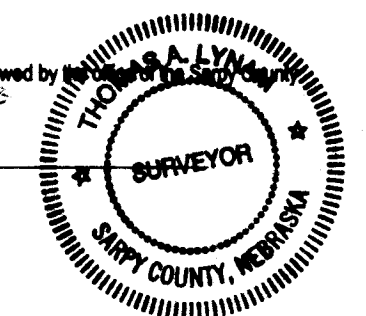
This subdivision of WALNUT CREEK HILLS SOUTH approved by the Papillion City Engineer this 21 day of October 2003.

*Robert Clark, Municipal Engineer*  
 Papillion City Engineer

### REVIEW OF SARPY COUNTY SURVEYOR

This plat of WALNUT CREEK HILLS SOUTH was reviewed by the Sarpy County Surveyor on this 26 day of October 2003.

*Robert Clark, Sarpy County Surveyor*  
 Sarpy County Surveyor



### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) COUNTY OF SARPY)  
 On this 21 day of October 2003, before me, the undersigned, a Notary Public in and for said County, personally came Chad Larsen, Vice President of Celebrity Townhomes, 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. WITNESS my hand and Notarial Seal the day and year last above written.

*Loana Johnson, Notary Public*  
 Notary Public

### 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 as shown by the records of the Sarpy County Treasurer.

DATE: *12/10/03*  
*Rayah Deo, County Treasurer*  
 County Treasurer



CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	380.00	36.42	12.50	12.50
2	100.00	182.47	126.48	93°02'00"
3	100.00	157.33	100.20	90°30'00"
4	117.32	106.10	66.37	51°19'34"
5	260.00	91.82	48.33	20°39'53"
6	266.89	127.39	65.25	27°11'58"
7	685.00	36.83	17.82	3°08'00"
8	271.62	86.79	43.79	18°17'58"
9	1051.00	86.48	44.77	4°52'40"
10	486.62	82.80	41.87	10°28'38"
11	267.26	86.32	44.58	18°39'58"
12	346.00	223.58	114.79	96°19'41"
13	346.00	72.17	36.22	12°02'40"
14	260.89	43.36	21.72	8°44'58"
15	400.00	66.47	32.81	9°22'43"
16	128.00	186.87	88.71	71°20'03"
17	128.00	40.29	20.32	18°27'58"
18	1000.00	41.82	20.81	2°21'11"
19	1000.00	38.47	19.24	2°12'18"

LOT AREAS							
1	0.268 acres	30	0.277 acres	86	0.189 acres	117	0.187 acres
2	0.216 acres	31	0.216 acres	87	0.265 acres	118	0.187 acres
3	0.216 acres	32	0.238 acres	88	0.196 acres	119	0.187 acres
4	0.216 acres	33	0.230 acres	89	0.196 acres	120	0.279 acres
5	0.216 acres	34	0.211 acres	90	0.204 acres	121	0.206 acres
6	0.216 acres	35	0.211 acres	91	0.228 acres	122	0.187 acres
7	0.228 acres	36	0.228 acres	92	0.219 acres	123	0.189 acres
8	0.209 acres	37	0.207 acres	93	0.222 acres	124	0.286 acres
9	0.195 acres	38	0.203 acres	94	0.194 acres	125	0.240 acres
10	0.195 acres	39	0.203 acres	95	0.190 acres	126	0.284 acres
11	0.195 acres	40	0.203 acres	96	0.195 acres	127	0.203 acres
12	0.195 acres	41	0.207 acres	97	0.200 acres	128	0.187 acres
13	0.212 acres	42	0.210 acres	98	0.206 acres	129	0.187 acres
14	0.288 acres	43	0.212 acres	99	0.206 acres	130	0.208 acres
15	0.282 acres	44	0.189 acres	100	0.208 acres	131	0.201 acres
16	0.282 acres	45	0.205 acres	101	0.228 acres	132	0.201 acres
17	0.254 acres	46	0.208 acres	102	0.286 acres	133	0.201 acres
18	0.215 acres	47	0.220 acres	103	0.284 acres	134	0.201 acres
19	0.225 acres	48	0.215 acres	104	0.285 acres	135	0.214 acres
20	0.278 acres	49	0.252 acres	105	0.183 acres	136	0.216 acres
21	0.221 acres	50	0.189 acres	106	0.208 acres	137	0.208 acres
22	0.221 acres	51	0.182 acres	107	0.276 acres	138	0.187 acres
23	0.221 acres	52	0.208 acres	108	0.219 acres	139	0.187 acres
24	0.224 acres	53	0.201 acres	109	0.230 acres	140	0.187 acres
25	0.280 acres	54	0.211 acres	110	0.282 acres	141	0.282 acres
26	0.270 acres	55	0.222 acres	111	0.222 acres	142	0.187 acres
27	0.203 acres	56	0.224 acres	112	0.207 acres	143	0.187 acres
28	0.285 acres	57	0.281 acres	113	0.188 acres	144	0.187 acres
29	0.272 acres	58	0.228 acres	114	0.188 acres	145	0.187 acres

- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
  - ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.)
  - ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
  - DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 90TH STREET OR TO SCHRAM ROAD FROM ANY LOTS ABUTTING SAID STREETS.
  - ALL OF OUTLOT 'D' WILL BE GRANTED TO THE PUBLIC FOR USE AS A PEDESTRIAN WALKWAY EASEMENT; AND ALSO A PERMANENT SANITARY SEWER, STORM SEWER, AND DRAINAGEWAY EASEMENT OVER ALL OF OUTLOT 'D' WILL BE GRANTED TO SARPY COUNTY S.I.D. NO. 228.

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31ST OF THIS YEAR.

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



WALNUT CREEK HILLS SOUTH  
 PAVILLION, NEBRASKA

FINAL PLAT

DATE	BY	SCALE	SHEET
2003 DEC 22	P 2	0=1"	1 of 1

2003-73600  
 FILED SARPY CO. NE  
 INSTRUMENT NUMBER  
 2003-73600  
 2003 DEC 22 P 2:00  
*Slowly*  
 REGISTER OF DEEDS

*LA...*  
 86.00  
 EACO