2011-09338

FILED SARPY COUNTY, NEBRASKA
INSTRUMENT NUMBER
2011-09338
04/08/2011 11:57:49 AM
Register of Deeds

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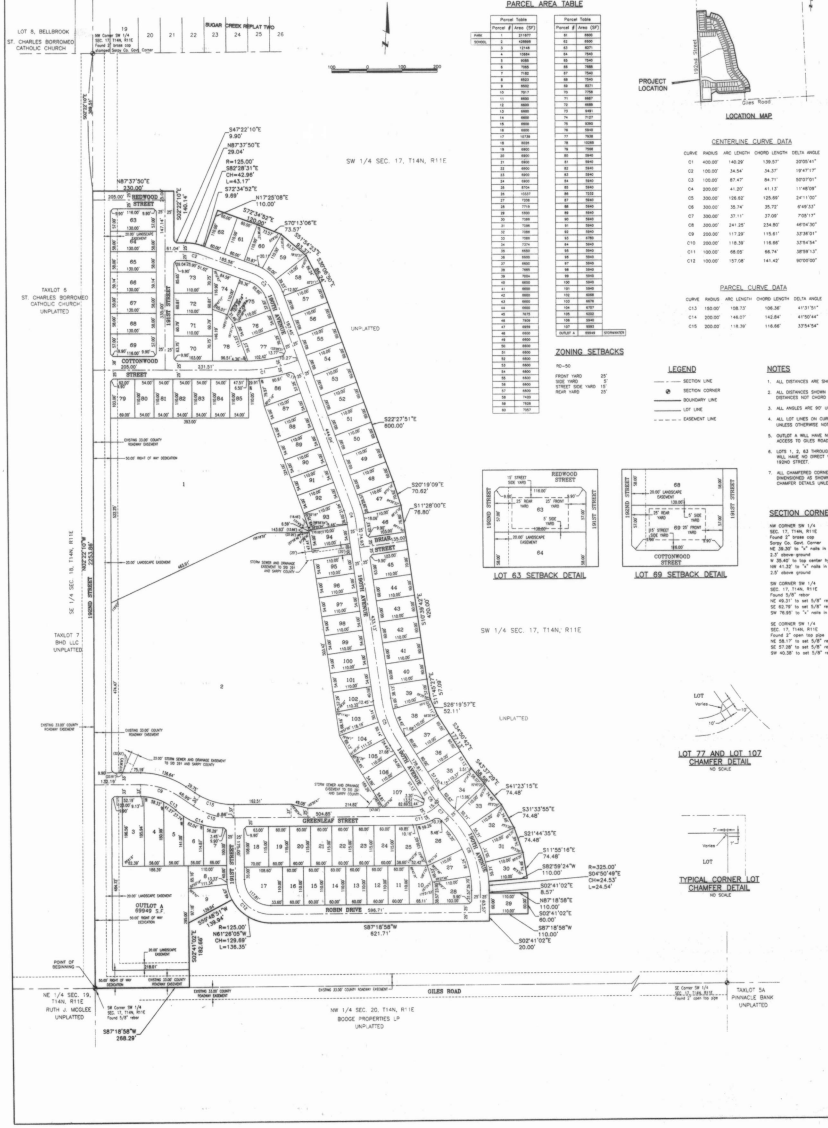
REGISTER OF DEEDS

PLAT

WHITETAIL CREEK

Lots 1 through 107, and Outlot A, being a platting of that part of the Southwest Quarter of Section 17, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska

LOCATED IN:
SW 1/4, SEC. 17, T14N, R11E



PARCEL AREA TABLE

Parcel	Parcel #	Area (SF)
AND	1	21977
MORE	2	10000
	3	10000
	4	10884
	5	8588
	6	7980
	7	7130
	8	8522
	9	9260
	10	7871
	11	6980
	12	6980
	13	6980
	14	6980
	15	6980
	16	6980
	17	10739
	18	8581
	19	6980
	20	6980
	21	6980
	22	6980
	23	6980
	24	6980
	25	6980
	26	6980
	27	6980
	28	7715
	29	7280
	30	7280
	31	7280
	32	7280
	33	7280
	34	7270
	35	7280
	36	6980
	37	6980
	38	7280
	39	7280
	40	6980
	41	6980
	42	6980
	43	6980
	44	6980
	45	7270
	46	6980
	47	6980
	48	6980
	49	6980
	50	6980
	51	6980
	52	6980
	53	6980
	54	6980
	55	6980
	56	6980
	57	6980
	58	7628
	59	7307

Parcel	Parcel #	Area (SF)
	60	8000
	61	8000
	62	8000
	63	7840
	64	7840
	65	7980
	66	7840
	67	7840
	68	8321
	69	7728
	70	6980
	71	6980
	72	6980
	73	6980
	74	6980
	75	6980
	76	6980
	77	6980
	78	6980
	79	6980
	80	6980
	81	6980
	82	6980
	83	6980
	84	6980
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	86	6980
	87	6980
	88	6980
	89	6980
	90	6980
	91	6980
	92	6980
	93	6980
	94	6980
	95	6980
	96	6980
	97	6980
	98	6980
	99	6980
	100	6980
	101	6980
	102	6980
	103	6979
	104	6757
	105	6980
	106	6980
	107	6980
	OUTLOT A	69949 SQ. FT. (ESTIMATED)

ZONING SETBACKS

R2-SD

FRONT YARD	25'
SIDE YARD	5'
STREET SIDE YARD	15'
REAR YARD	25'

LOT 63 SETBACK DETAIL

LOT 69 SETBACK DETAIL

LOCATION MAP

CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	400.00'	140.29'	139.57'	20°05'41"
C2	100.00'	34.54'	34.37'	19°47'17"
C3	100.00'	87.47'	84.71'	50°07'01"
C4	200.00'	41.20'	41.13'	11°48'08"
C5	200.00'	106.62'	105.39'	24°31'50"
C6	300.00'	35.74'	35.72'	6°49'33"
C7	300.00'	37.11'	37.09'	7°05'11"
C8	200.00'	241.25'	234.80'	69°06'35"
C9	200.00'	117.29'	115.61'	33°36'01"
C10	200.00'	118.39'	116.66'	33°54'34"
C11	100.00'	68.65'	66.74'	39°19'13"
C12	100.00'	157.08'	141.42'	90°00'00"

PARCEL CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C13	150.00'	108.73'	106.36'	41°31'51"
C14	200.00'	146.07'	142.84'	41°50'44"
C15	300.00'	118.39'	116.66'	33°54'34"

LEGEND

- SECTION LINE
- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR).
5. OUTLOT A WILL HAVE NO DIRECT VEHICULAR ACCESS TO GILES ROAD.
6. LOTS 1, 2, 62 THROUGH 69, 75 AND OUTLOT A WILL HAVE NO DIRECT VEHICULAR ACCESS TO HEDIG STREET.
7. ALL CHAMFERED CORNER LOTS WILL BE DIMENSIONED AS SHOWN IN THE CORNER LOT CHAMFER DETAILS UNLESS NOTED OTHERWISE.

SECTION CORNER TIES

NW CORNER SW 1/4
SEC. 17, T14N, R11E
Found 2" brass cap
Sarpy Co. Gen. Corner
NE 38.30' to "V" notch in wood traffic signal pole, 2.3' above ground
W 35.40' to top center hydrant
NW 41.32' to "V" notch in wood traffic signal pole, 2.9' above ground

SW CORNER SW 1/4
SEC. 17, T14N, R11E
Found 5/8" rebar
NE 1.00' to set 5/8" rebar
SE 62.76' to set 5/8" rebar
SW 76.55' to "V" notch in wood pp

SE CORNER SW 1/4
SEC. 17, T14N, R11E
Found 2" open top pipe
NE 58.17' to set 5/8" rebar
SE 57.39' to set 5/8" rebar
SW 40.30' to set 5/8" rebar

LOT 77 AND LOT 107 CHAMFER DETAIL
NO SCALE

TYPICAL CORNER LOT CHAMFER DETAIL
NO SCALE

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all corners, angle points and ends of curves on the boundary on the plat and that permanent monuments will be placed at all corners, angle points and ends of curves on all lots and streets platted within the subdivision as shown on the accompanying plat, all being a platting of that part of the Southwest Quarter of Section 17 Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, described as follows:

Beginning at the Southwest corner of the Southwest Quarter of Section 17, Township 14 North, Range 11 East of the 6th P.M. Sarpy County, Nebraska;
Thence North 02°22'10" West (Bearings referenced to Nebraska state plane NAD83 (2008) for 2213.86 feet along the west line of said Southwest Quarter of Section 17;
Thence North 87°37'50" East for 330.00 feet;
Thence South 47°22'10" East for 9.90 feet;
Thence South 47°22'10" East for 9.90 feet;
Thence North 87°37'50" East for 29.04 feet;
Thence Southeasterly along a curve to the right having a radius of 125.00 feet and a long chord bearing South 82°39'31" East for 43.96 feet for an arc length of 43.17 feet;
Thence South 72°34'52" East for 9.89 feet;
Thence North 17°25'08" East for 110.00 feet;
Thence South 72°34'52" East for 120.00 feet;
Thence South 17°25'08" West for 73.57 feet;
Thence South 11°54'22" East for 83.37 feet;
Thence South 20°26'50" East for 69.24 feet;
Thence South 22°27'51" East for 600.00 feet;
Thence South 20°19'09" East for 70.82 feet;
Thence South 11°28'00" East for 76.80 feet;
Thence South 17°26'42" East for 420.00 feet;
Thence South 11°45'27" East for 57.09 feet;
Thence South 41°25'15" East for 74.48 feet;
Thence South 34°50'42" East for 171.13 feet;
Thence South 43°37'29" East for 58.58 feet;
Thence South 31°33'55" East for 74.48 feet;
Thence South 21°13'50" East for 74.48 feet;
Thence South 21°44'35" East for 74.48 feet;
Thence South 11°55'16" East for 74.48 feet;
Thence South 02°41'05" East for 10.00 feet;
Thence Southwesterly along a curve to the right having a radius of 325.00 feet and a long chord bearing South 04°40'48" East for 24.53 feet for an arc length of 24.54 feet;
Thence South 82°59'24" West for 8.97 feet;
Thence South 87°18'58" West for 110.00 feet;
Thence South 82°41'02" East for 60.00 feet;
Thence South 87°18'58" West for 110.00 feet;
Thence South 02°41'02" East for 20.00 feet;
Thence South 87°18'58" West for 621.71 feet;
Thence Northwesterly along a curve to the right having a radius of 125.00 feet and a long chord bearing North 61°26'05" West for 129.65 feet for an arc length of 136.35 feet;
Thence South 89°48'51" West for 139.94 feet;
Thence North 00°11'09" West for 33.00 feet to the south line of said Southwest Quarter of Section 17;
Thence South 87°48'38" East for 268.28 feet to a 5/8" rebar at the southwest corner of said Southwest Quarter and the Point of Beginning
Contains 42.936 acres

Note: All exterior courses described above monumented with a 5/8" rebar with 1 ¼" yellow plastic cap stamped LS-596 unless otherwise noted.
All other lots being created in the interior of this plat to be monumented with a 5/8" rebar with 1 ¼" yellow plastic cap stamped "LS-596 unless otherwise noted

William T. Knight, LS 596

2-10-11
Date

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, CEDEVCO, INC. and SARPY COUNTY SCHOOL DISTRICT 77-0037 a/k/a SARPY COUNTY SCHOOLS, OWNERS of the land described in the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown hereon, said subdivision to be hereafter known as WHITETAIL CREEK Lots 1 through 107, and Outlot A), as hereby platted, designated and described, and do hereby dedicate the streets as shown hereon to the use of the public; the streets as shown hereon and do hereby grant or affirm the easements as shown hereon. We do hereby grant to the Grantees, their successors and assigns and their respective officers, agents, employees, and contractors a perpetual easement in the Grantors' property described hereon for the purpose of the initial and subsequent installation, operation, maintenance, repair, replacement, and removal of facilities provided, however, there is reserved to the Grantor, and to the Grantor's heirs, successors and assigns the right to use the land for any purpose which does not interfere with or endanger the facilities or the purposes of maintenance or repair. The Grantee shall compensate Grantor for any damage to authorized uses within said easements. The grant of any easement shown hereon shall not vote, nor be construed to vote, its vacation by the Grantee, and the Grantee shall not vacate any easement herein. Any variance or release to the rights granted herein must be approved by the Grantee in writing form.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS
We do hereby grant a perpetual easement to the Omaha Public Power District and Qwest and to any company which has been granted a franchise under the authority of Sarpy County, Nebraska, to provide a cable television system in the platted subdivision, to erect, lay, construct, renew, operate, maintain, inspect, remove and replace poles, manholes, hands, and marker posts, 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 sound of all kinds and the reception thereof, with all necessary appurtenances, over, under, through, across, upon, through, under, and across a five foot (5') wide strip of land in each lot abutting the front and side lot lines, an eight foot (8') wide strip of land in each lot abutting the rear lines of all interior lots; and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen foot (16') wide strip of land in each lot abutting the rear lines of all exterior lots that are not adjacent to presently platted and recorded lots, all such strips of land being shown and designated on the accompanying plat as Utility Easement (U.E.), the sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement when the adjacent land is surveyed, platted and recorded. No permanent structures, trees, retaining walls, nor bonsai type walls shall be placed in this easement. The Grantee shall have the right to remove obstructions, trees, shrubs, or other vegetation and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

FOR LANDSCAPING
We do hereby grant Landscape Easements shown hereon for the construction and maintenance of Landscaping.

CEDEVCO, INC. OWNER

TONY LARSEN
Vice President

SARPY COUNTY SCHOOL DISTRICT 77-0037 a/k/a GRETNA PUBLIC SCHOOLS, OWNER

Kevin M. Riley
(Printed Name)

Superintendent
(Printed Title)

ACKNOWLEDGEMENT OF NOTARIES

State of Nebraska }
ss
County of Sarpy }

The foregoing instrument was acknowledged before me this 6th day of April, 2011 by TONY LARSEN, VICE PRESIDENT of CEDEVCO, INC. a Nebraska corporation, on behalf of the corporation.

Witness my hand and seal the date aforesaid.

Signature of Notary Public

GENERAL NOTARY-State of Nebraska
LAURA A. JOHNSON
My Comm. Exp. Feb. 15, 2014

State of Nebraska }
ss
County of Sarpy }

The foregoing instrument was acknowledged before me this 10th day of February, 2011 by Kevin M. Riley, Superintendent of SARPY COUNTY SCHOOL DISTRICT 77-0037 a/k/a GRETNA PUBLIC SCHOOLS, a Nebraska political subdivision, on behalf of the subdivision.

Witness my hand and seal the date aforesaid.

Signature of Notary Public

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of this office this

11th day of March, 2011.

Sarpy County Treasurer

APPROVAL OF COUNTY BOARD OF COMMISSIONERS

This plat of WHITETAIL CREEK, Lots 1 through 107 and Outlot A was approved and accepted by the Board of Commissioners, this

22nd day of March, 2011.

Sarpy County Clerk

Chairman, Board of Commissioners

APPROVAL OF COUNTY PLANNING COMMISSION

This plat of WHITETAIL CREEK, Lots 1 through 107 and Outlot A was approved and accepted by the County Planning Commission on this

7th day of November, 2011

Chairman, County Planning Commission

COUNTY SURVEYOR'S CERTIFICATE

This plat of WHITETAIL CREEK, Lots 1 through 107 and Outlot A was reviewed by the Sarpy County Surveyor's Office

10TH day of MARCH, 2011.

Sarpy County Surveyor

APPROVAL OF COUNTY PLANNING DIRECTOR

This plat of WHITETAIL CREEK, Lots 1 through 107 and Outlot A was approved and accepted by the County Planning Director on this

7th day of April, 2011.

County Planning Director

Lamp, Rynearson & Associates, Inc.
14709 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
(P) 402.496.2498
(F) 402.496.2730
www.LRA-INC.COM

WHITETAIL CREEK, Lots 1 through 107 and Outlot A)
SARPY COUNTY, NEBRASKA

FINAL PLAT

job number 10W007.01-003
book page
DESIGN
drawn by
checked by
date 09-28-2010
sheet 1 of 1

2011-09338