2015-20224

PARCEL AREA TABLE

PARCEL #	AREA (SF)
239	6499
240	8159
241	6672
242	6749
243	6742
244	6742
245	6690
246	6600
247	6600
248	6626
249	6793
250	6793
251	6793
252	6715
253	6600
254	6600
255	6600
256	12760
257	6541
258	7984
259	9152
260	7190
261	7214
262	7091
263	7099
264	7361
265	9723
266	14237
267	15884
268	7800
269	7800
270	7800
271	7820
272	7987
273	7669
274	7789
275	9105
276	8477
277	7820
278	7619
279	7595
280	7723
281	7800
282	7800
283	7800
284	8429
285	9714
286	9408
287	11420
288	10458
289	7855
290	7440
291	7440
292	7440
293	7440
294	7440
295	7879
296	7800
297	7882
298	8409

PARCEL #	AREA (SF)
299	10930
300	8448
301	7800
302	7800
303	7800
304	7800
305	7800
306	7800
307	7974
308	8900
309	9216
310	10418
311	10783
312	8567
313	9148
314	7800
315	7800
316	7800
317	7800
318	7708
319	8393
320	8777
321	8227
322	10833
323	10144
324	7884
325	6920
326	8859
327	8938
328	7778
329	7774
330	7800
331	7680
332	7680
333	7680
334	7680
335	7680
336	9100
337	9100
338	9100
339	8840
340	9018
341	8840
342	8970
343	9100
344	9100
345	11422
346	9053
347	8840
348	9612
349	9911
350	8564
351	8636
352	8840
353	8929
354	9243
355	9260
356	10642
357	9815
358	9955

PARCEL #	AREA (SF)
359	9662
360	9465
361	9254
362	9685
363	10366
364	11505
365	11032
366	9854
367	7011
368	8321
369	8407
370	9192
371	10798
372	14905
373	10466
374	7380
375	7380
376	7380
377	7380
378	8437
379	8364
380	7920
381	8235
382	8160
383	8160
384	8160
385	10460
386	8364
387	7718
388	7620
389	7620
390	7620
391	7620
392	9928
393	9005
394	7991
395	8393
396	9600
397	8511
398	8283
399	8296
400	8308
401	8321
402	8333
403	8346
404	8358
405	8371
406	8079
407	8613
408	8036
409	7641
410	7631
411	7621
412	7610
413	7600
414	7589
415	7546
416	7537
417	7527
418	7516

PARCEL #	AREA (SF)
419	7508
420	7498
421	8414
422	7854
423	7008
424	7029
425	7050
426	7071
427	7807
428	8364
429	7680
430	7680
431	7680
432	7680
433	7680
434	7680
435	7680
436	7680
437	7688
438	7944
439	8470
440	9506
441	7482
442	6840
443	6840
444	8364
445	8364
446	7080
447	6639
448	7680
449	7680
450	7680
451	8364
452	7903
453	6278
454	6210
455	7982
456	7667
457	11539
458	7798
459	6737
460	7256
461	8483
462	9735
463	9675
464	6600
465	7700
466	7664
467	6600
470	6600
471	6380
472	6380
473	6380
474	6380
475	8051
476	11438
477	14898

PARCEL #	AREA (SF)
OUTLOT D	29802
OUTLOT E	35177
OUTLOT F	22705
OUTLOT G	305035
OUTLOT H	41901
OUTLOT I	2200
OUTLOT J	15874
OUTLOT K	6476
OUTLOT L	7903

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. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. LOTS 422 THROUGH 427, LOTS 458 THROUGH 462, LOTS 465 THROUGH 477 AND OUTLOTS G AND H WILL HAVE NO DIRECT VEHICULAR ACCESS TO GILES ROAD.
7. LOTS 361 THROUGH 365 WILL HAVE NO DIRECT VEHICULAR ACCESS TO S 186TH STREET AND SIDEWALK SHALL BE CONSTRUCTED BOTH FRONT AND REAR YARD.
8. OUTLOT G IS A DEDICATED DRAINAGEWAY.
9. OUTLOTS D, E, F AND H ARE DEDICATED WATER QUALITY BASINS.
10. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
11. OUTLOTS I, J, K AND L ARE DEDICATED LANDSCAPE AREAS.

SECTION CORNER TIES

SW CORNER SW 1/4
SEC. 17, T14N, R11E
FOUND 5/8" REBAR
NE 49.31' TO SET 5/8" REBAR
SE 62.79' TO SET 5/8" REBAR
SW 76.95' TO "X" NAILS IN WOOD PP

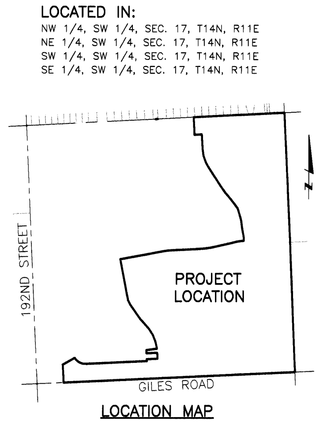
NE CORNER SW 1/4
SEC. 17, T14N, R11E
FOUND 5/8" REBAR
NNW 19.70' S8.17' TO 6" WOOD PRIVACY FENCE CORNER
NE 24.69' TO 5/8" REBAR
SE 24.33' TI 5/8" REBAR
SW 24.37' TO 5/8" REBAR

E 1/16 CORNER SW 1/4
SEC. 17, T14N, R11E
FOUND 3/4" PT
E 1.40' TO FENCE
SE 27.15' TO "X" NAILS IN 30" MULBERRY TREE
S 14.25' TO "X" NAILS IN 18" MULBERRY TREE
SW 8.90' TO "X" NAILS IN 12" MULBERRY TREE

SE CORNER SW 1/4
SEC. 17, T14N, R11E
FOUND 2" OT
NE 58.17' TO 5/8" REBAR
SE 57.28' TO 5/8" REBAR
SW 40.38' TO 5/8" REBAR

LOCATED IN:

NW 1/4, SW 1/4, SEC. 17, T14N, R11E
NE 1/4, SW 1/4, SEC. 17, T14N, R11E
SW 1/4, SW 1/4, SEC. 17, T14N, R11E
SE 1/4, SW 1/4, SEC. 17, T14N, R11E



LOCATION MAP

CENTERLINE CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	200.00	102.58	101.46	29°23'14"
C2	700.00	124.56	124.39	10°11'42"
C3	600.00	52.57	52.56	5°01'13"
C4	600.00	368.04	362.30	35°08'43"
C5	100.00	33.31	33.15	19°04'58"
C6	250.00	102.40	101.69	23°28'09"
C7	250.00	88.62	88.16	20°18'40"
C8	250.00	110.31	109.42	25°16'51"
C9	300.00	22.97	22.96	4°23'11"
C10	100.00	51.29	50.73	29°23'14"
C11	200.00	114.47	112.92	32°47'39"
C12	500.00	23.61	23.60	2°42'18"
C13	200.00	81.94	81.37	23°28'25"
C14	500.00	107.49	107.28	12°19'02"
C15	1198.72	141.92	141.84	6°46'40"
C16	1199.72	56.74	56.74	2°42'35"
C17	865.00	63.73	63.71	4°13'16"
C18	865.00	147.35	147.17	9°45'37"
C19	300.00	246.62	239.74	47°06'05"
C20	200.00	82.54	81.96	23°38'50"
C21	750.00	191.48	190.96	14°37'41"
C22	750.00	255.80	254.56	19°32'29"
C23	300.00	134.12	133.00	25°36'52"
C24	500.00	165.35	164.60	18°56'52"
C25	200.00	68.21	67.88	19°32'29"
C26	300.00	170.40	168.12	32°32'41"
C27	1000.00	195.11	194.80	11°10'44"
C28	300.00	61.64	61.53	11°46'22"
C29	150.00	110.75	108.26	42°18'18"
C30	1290.00	226.23	225.94	10°02'53"
C31	300.00	55.72	55.64	10°38'30"

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 monumenta will be placed at all corners, angle points and ends of curves on all lots and streets within the subdivision to be known as WHITETAIL CREEK, Lots 239 through 477, inclusive and Outlots D through L, inclusive 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 northeast corner of the Southwest Quarter of said Section 17
Thence South 02°32'30" East (bearings referenced to Nebraska state plane NAD83) for 1327.42 feet along the east line of the Southwest Quarter of Section 17 to a 3/4" pinch top pipe at the east 1/16 of said Southwest Quarter;
Thence South 02°13'51" East for 1329.28 feet continuing along the east line of the Southwest Quarter of said Section 17 to a 2" open top pipe at the southeast corner of said Southwest Quarter;
Thence South 87°18'58" West for 2356.38 feet along the south line of the Southwest Quarter of said Section 17;
Thence North 02°41'02" West for 182.66 feet;
Thence North 59°48'51" East for 139.94 feet;
Thence along a curve to the left (having a radius of 125.00 feet and a long chord bearing South 61°26'05" East for 129.69 feet) for an arc length of 136.35 feet;
Thence North 87°18'58" East for 621.71 feet;
Thence North 02°41'02" West for 20.00 feet;
Thence North 87°18'58" East for 110.00 feet;
Thence North 02°41'02" West for 60.00 feet;
Thence South87°18'58" West for 110.00 feet;
Thence North 02°41'02" West for 8.57 feet;
Thence along a curve to the left (having a radius of 325.00 feet and a long chord bearing North 04°50'49" West for 24.53 feet) for an arc length of 24.54 feet;
Thence North 82°59'24" East for 110.00 feet;
Thence North 11°55'16" West for 74.48 feet;
Thence North 21°44'35" West for 74.48 feet;
Thence North 31°33'55" West for 74.48 feet;
Thence North 41°23'15" West for 74.48 feet;
Thence North 43°37'29" West for 58.58 feet;
Thence North 34°50'42" West for 177.13 feet;
Thence North 26°19'57" West for 52.11 feet;
Thence North 11°45'27" West for 57.09 feet;
Thence North 10°39'42" West for 370.00 feet;
Thence North 79°20'18" East for 450.81 feet;
Thence along a curve to the right (having a radius of 475.00 feet and a long chord bearing North 83°10'45" East for 63.64 feet) for an arc length of 63.68 feet;
Thence North 87°01'12" East for 324.95 feet;
Thence along a curve to the left (having a radius of 615.00 feet and a long chord bearing North 82°03'21" East for 106.44 feet) for an arc length of 106.57 feet;
Thence North 77°05'29" East for 266.37 feet;
Thence along a curve to the right (having a radius of 475.00 feet and a long chord bearing North 81°00'00" East for 64.76 feet) for an arc length of 64.81 feet;
Thence North 05°05'28" West for 50.00 feet;
Thence North 11°02'32" West for 79.72 feet;
Thence North 06°39'10" West for 76.03 feet;
Thence North 15°15'57" West for 129.77 feet;
Thence North 35°45'50" West for 74.08 feet;
Thence North 38°09'04" West for 50.04 feet;
Thence North 40°20'57" West for 83.06 feet;
Thence North 34°54'20" West for 78.17 feet;
Thence North 32°11'14" West for 244.18 feet;
Thence North 28°52'16" West for 43.17 feet;
Thence North 19°22'29" West for 71.87 feet;
Thence North 08°42'25" West for 65.28 feet;
Thence North 02°58'00" West for 155.35 feet;
Thence North 87°01'50" East for 73.78 feet;
Thence North 02°58'10" West for 180.00 feet;
Thence North 87°01'50" East for 922.11 feet along the north line of the Southwest Quarter of said Section 17 to the Point of Beginning.
Contains 72.116 acres including 1.780 acres of existing county roadway easement.

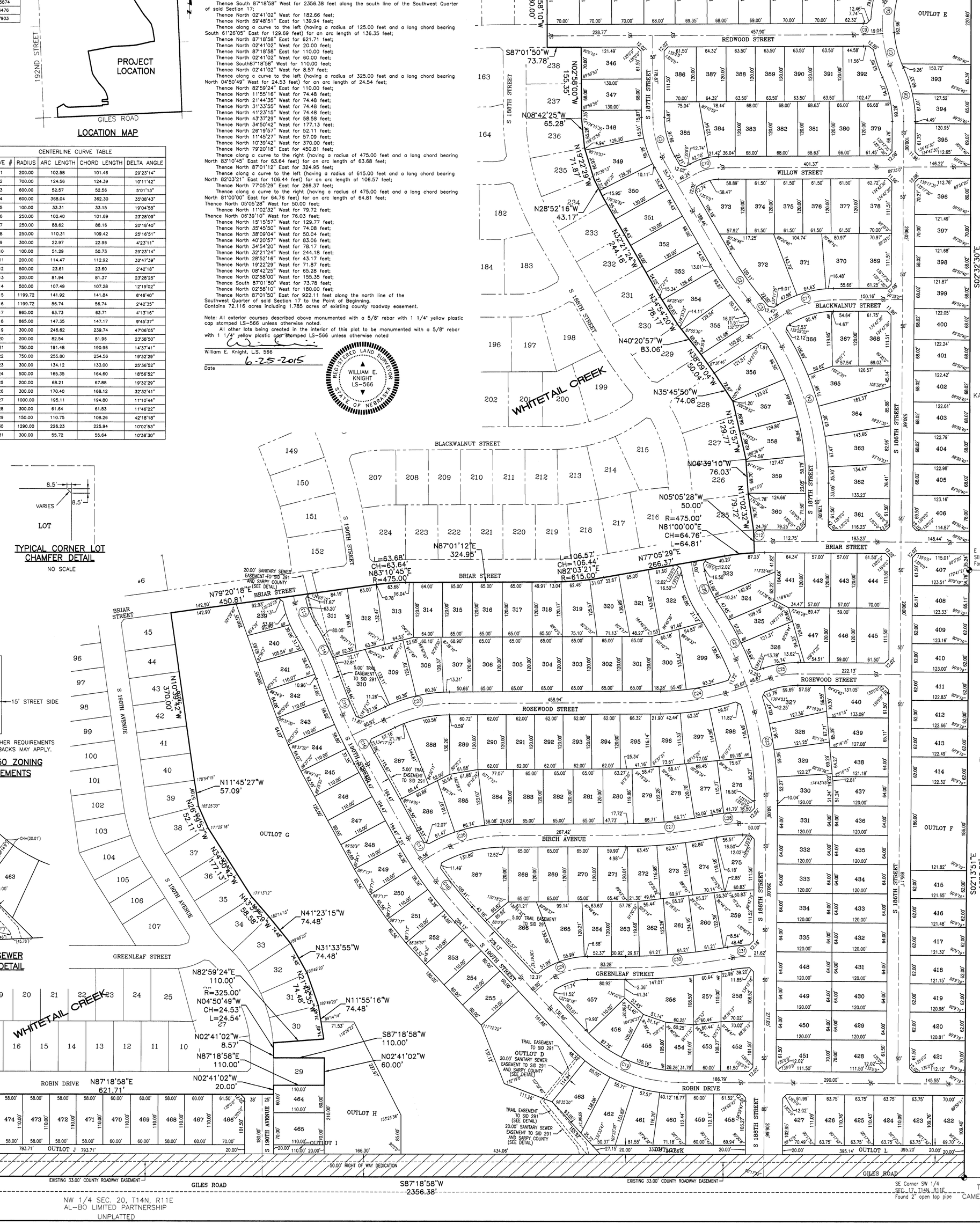
Note: All exterior courses described above monumented with a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS-566 unless otherwise noted.

All other lots being created in the interior of this plat to be monumented with a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS-566 unless otherwise noted.

William E. Knight, LS. 566

Date 6-25-2015

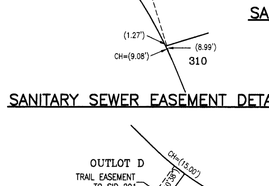
REGISTERED LAND SURVEYOR
WILLIAM E. KNIGHT
LS-566
STATE OF NEBRASKA



TYPICAL CORNER LOT CHAMFER DETAIL

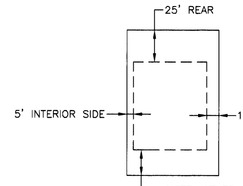
NO SCALE

SANITARY SEWER EASEMENT DETAIL



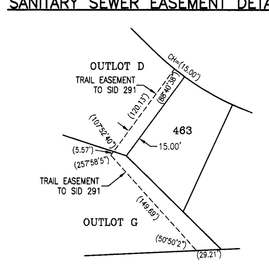
SARPY COUNTY RD-50 ZONING SETBACK REQUIREMENTS

NO SCALE

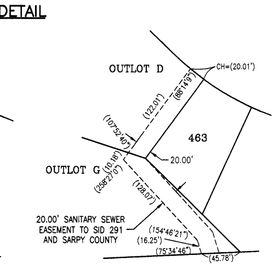


NOTE: OTHER REQUIREMENTS AND SETBACKS MAY APPLY.

SANITARY SEWER EASEMENT DETAIL



TRAIL EASEMENT DETAIL



SANITARY SEWER EASEMENT DETAIL

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2015-20224
08/18/2015 11:28:40 AM
REGISTER OF DEEDS

COUNTER IM C.E. LM
VERIFY LM J.S. D.E. IM
PROOF
FEES $ 70.00
CHECK #
CHG CASH
REFUND CREDIT
SHORT NCR

WHITETAIL CREEK

LOTS 239 THROUGH 477, INCLUSIVE AND OUTLOTS D THROUGH L, INCLUSIVE, BEING A PLATTING OF PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

0 100 200

LEGEND

- SECTION LINE
- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- STREET DEDICATION

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, CELEBRITY HOMES, INC., 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 239 THROUGH 477, INCLUSIVE AND OUTLOTS D THROUGH L, INCLUSIVE; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS AS SHOWN HEREON AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONSTRUCTION, OPERATION, MAINTENANCE, REPLACEMENT, AND/OR REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS
WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND CENTURYLINK AND TO ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE UNDER THE AUTHORITY OF THE SARPY COUNTY, NEBRASKA, 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 CABLE TELEVISION SYSTEMS, AND THE RECEPTION THEREON, OVER, 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. THE TERM "EXTERIOR LOTS" IS HEREIN DEFINED AS THOSE LOTS ABUTTING THE BOUNDARY OF THIS SUBDIVISION. SAID 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 LOOSE ROCK WALLS SHALL BE PLACED IN THIS EASEMENT, BUT THE SAME MAY BE USED FOR DRIVEWAYS, FENCES, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

FOR SANITARY SEWERS
WE DO HEREBY GRANT THE PERPETUAL SANITARY SEWER EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF SAID UTILITIES TO SARPY COUNTY, NEBRASKA AND SANITARY AND IMPROVEMENT DISTRICT #291. NO PERMANENT STRUCTURES, TREES, RETAINING WALLS, LOOSE ROCK WALLS NOR ANY GRADING, FILL OR FILL MATERIAL OR EMBANKMENT WORK SHALL BE PLACED IN, ON, OVER, OR ACROSS THIS 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.

CELEBRITY HOMES, INC., OWNER

CHAD LARSEN — VICE PRESIDENT (PRINT TITLE)

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF July 2015

BY CHAD LARSEN, Vice President (PRINT TITLE)

OF CELEBRITY HOMES, INC. ON BEHALF OF THE CORPORATION.

SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
LOREN JOHNSON
My Comm. Exp. October 30, 2017

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 10th DAY OF July 2015.

SARPY COUNTY TREASURER

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF WHITETAIL CREEK, LOTS 239 THROUGH 477, INCLUSIVE AND OUTLOTS D THROUGH L, INCLUSIVE WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 10TH DAY OF July 2015.

SARPY COUNTY SURVEYOR/ENGINEER

NEBRASKA REGISTERED LS-421 LAND SURVEYOR LOUIS WINSOMANT

APPROVAL OF COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF WHITETAIL CREEK, LOTS 239 THROUGH 477, INCLUSIVE AND OUTLOTS D THROUGH L, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, THIS 2ND DAY OF June 2015.

SEAL — ATTESTED, COUNTY CLERK — CHAIRMAN, BOARD OF COMMISSIONERS

APPROVAL OF COUNTY PLANNING DIRECTOR

THIS PLAT OF WHITETAIL CREEK, LOTS 239 THROUGH 477, INCLUSIVE AND OUTLOTS D THROUGH L, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE COUN