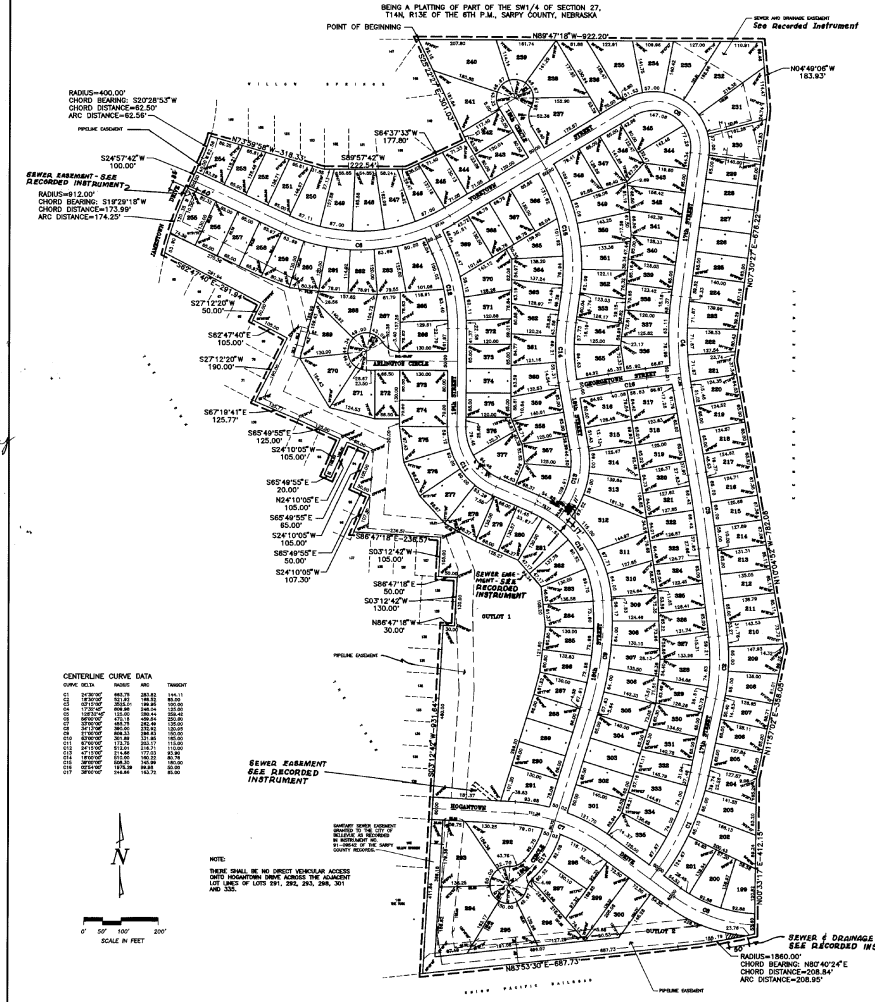
92-26050

WILLOW SPRINGS

LOTS 199 THRU 377, INCLUSIVE, AND OUTLOTS 1 AND 2

BEING A PLATTING OF PART OF THE SW1/4 OF SECTION 27, T14N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	ARC	TANGENT
C1	24°39'06"	460.79	285.83	144.11
C2	14°30'00"	527.00	166.12	83.54
C3	63°15'00"	200.00	198.00	100.00
C4	11°25'00"	656.00	195.44	125.00
C5	11°25'00"	656.00	195.44	125.00
C6	58°00'00"	410.16	458.44	250.00
C7	58°00'00"	410.16	458.44	250.00
C8	37°15'00"	685.00	242.44	125.00
C9	37°15'00"	685.00	242.44	125.00
C10	63°15'00"	884.93	292.83	150.00
C11	63°15'00"	884.93	292.83	150.00
C12	63°15'00"	301.84	121.46	110.00
C13	63°15'00"	113.79	265.07	110.00
C14	47°13'00"	214.68	177.03	93.80
C15	47°13'00"	214.68	177.03	93.80
C16	19°00'00"	511.80	169.73	85.79
C17	19°00'00"	511.80	169.73	85.79
C18	58°53'00"	1870.39	959.84	520.00
C19	38°00'00"	344.66	183.72	95.00

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREON AND THAT IRON PIPES OR PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF BELLEVUE, NEBRASKA TO INSURE THAT IRON PIPES WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS WILLOW SPRINGS, LOTS 199 THRU 377 INCLUSIVE, AND OUTLOTS 1 AND 2, BEING A PLATTING OF PART OF THE SW1/4 OF SECTION 27, T14N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF LOT 198, WILLOW SPRINGS, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA; THENCE N89°47'18"W (ASSUMED BEARING) ON THE NORTHERLY BOUNDARY LINE OF SAID WILLOW SPRINGS, 922.20 FEET; THENCE S64°37'33"W, 177.80 FEET ON THE SOUTHERLY BOUNDARY LINE OF SAID WILLOW SPRINGS; THENCE S89°57'40"W 222.54 FEET ON THE SOUTHERLY BOUNDARY LINE OF SAID WILLOW SPRINGS; THENCE N32°59'58"W 318.33 FEET ON THE SOUTHERLY BOUNDARY LINE OF SAID WILLOW SPRINGS TO THE EASTERLY BOUNDARY LINE OF THE TOWN, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA; THENCE SOUTHERLY AND EASTERLY ON THE EASTERLY BOUNDARY LINE OF THE TOWN ON THE FOLLOWING DESCRIBED TWENTY-TWO COURSES; THENCE SOUTHEASTERLY ON A 400.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S20°28'53"W, CHORD DISTANCE 62.50 FEET, AN ARC DISTANCE OF 62.56 FEET TO A POINT OF TANGENCY; THENCE S24°57'42"W 100.00 FEET; THENCE SOUTHWESTERLY ON A 912.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S19°29'18"W, CHORD DISTANCE 173.99 FEET, AN ARC DISTANCE OF 174.23 FEET; THENCE S13°59'54"W 173.64 FEET, AN ARC DISTANCE OF 174.23 FEET; THENCE S62°47'40"E 84.34 FEET; THENCE S27°12'20"W 50.00 FEET; THENCE S62°47'40"E 105.00 FEET; THENCE S27°12'20"W 190.00 FEET; THENCE S67°19'41"E 125.77 FEET; THENCE S65°49'55"E 125.00 FEET; THENCE S24°10'05"W 105.00 FEET; THENCE S65°49'55"E 20.00 FEET; THENCE N24°10'05"E 105.00 FEET; THENCE S65°49'55"E 65.00 FEET; THENCE S24°10'05"W 105.00 FEET; THENCE S65°49'55"E 50.00 FEET; THENCE S24°10'05"W 107.30 FEET; THENCE S88°47'18"E 238.57 FEET; THENCE S03°12'42"W 105.00 FEET; THENCE S86°47'18"E 50.00 FEET; THENCE S03°12'42"W 130.00 FEET; THENCE N86°47'18"W 30.00 FEET; THENCE S03°12'42"W 931.84 FEET TO THE NORTHERLY LINE OF THE UNION PACIFIC RAILROAD; THENCE N83°53'30"E ON THE NORTHERLY LINE OF THE UNION PACIFIC RAILROAD, 687.73 FEET; THENCE NORTHEASTERLY ON THE NORTHERLY LINE OF THE UNION PACIFIC RAILROAD ON A 1860.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N80°40'24"E, CHORD DISTANCE 208.84 FEET, AN ARC DISTANCE OF 208.95 FEET TO THE WESTERLY LINE OF THE KENNEDY FREEWAY; THENCE NORTHERLY ON THE WESTERLY LINE OF SAID FREEWAY ON THE FOLLOWING DESCRIBED FIVE COURSES; THENCE N03°53'27"E 412.15 FEET; THENCE N11°53'27"E 208.36 FEET; THENCE N14°06'33"W 782.08 FEET; THENCE N03°39'27"E 676.22 FEET; THENCE N04°49'05"W 183.93 FEET TO THE NORTH LINE OF SAID SW1/4; THENCE N89°47'18"W 922.20 FEET ON THE NORTH LINE OF SAID SW1/4 TO THE POINT OF BEGINNING.

NEBRASKA REGISTERED L.S. 217 SURVEYOR WILLIAM P. DORNER

MAY 27, 1992
DATE

WILLIAM P. DORNER, NEBR. R.L.S. 217

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MIKE HOGAN DEVELOPMENT COMPANY, A NEBRASKA CORPORATION, BEING THE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, AND LOTS TO BE NUMBERED AND DESIGNATED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS WILLOW SPRINGS, LOTS 199 THRU 377 INCLUSIVE, AND OUTLOTS 1 AND 2, AND DO HEREBY ADOPT AND APPROVE OF THE SUBDIVISION OF SAID PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN ON THIS PLAT AND WE GRANT UNTO ALL POTENTIAL EASEMENTS TO THE 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 POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, 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, THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, AND THE RECEPTION THEREOF, INCLUDING SIGNALS PRODUCED BY A CABLE TELEVISION SYSTEM AND SUCH RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ADJACENT AND PARALLEL WITH THE BOUNDARY LINES OF ALL STREETS AND AVENUES SHOWN ON THIS PLAT AND A SEVEN (7') FOOT WIDE STRIP OF ALL INTERIOR LOTS AND A SEVEN (7') FOOT WIDE STRIP OF LAND ADJACENT THE REAR BOUNDARY LINES IN ALL EXTERIOR LOTS THAT DO NOT ABUT EXISTING SURVEYED, PLATTED AND RECORDED LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID SEVEN (7') FOOT WIDE EASEMENT WILL BE INCREASED TO AN EIGHT (8') FOOT WIDE STRIP WHEN SUB ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SEVEN (7') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN CONDUITS, CABLES, PIPELINES, MANHOLES, VALVES AND OTHER RELATED FACILITIES, AND APPURTENANCES THEREIN FOR THE TRANSMISSION AND DISTRIBUTION OF GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS AND DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

MIKE HOGAN DEVELOPMENT COMPANY
Michael J. Hogan, Pres.

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
) ss
COUNTY OF Sarpy)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF July 1992 BY OF MIKE HOGAN DEVELOPMENT COMPANY, A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION.

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 THIS OFFICE, THIS 24 DAY OF AUGUST 1992.

DEPUTY
SARPY COUNTY TREASURER

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

THIS PLAT OF WILLOW SPRINGS WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION THIS 27 DAY OF August 1992.

Chairman

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF WILLOW SPRINGS WAS APPROVED AND ACCEPTED BY THE BELLEVUE CITY COUNCIL THIS 25th DAY OF August 1992. APPROVAL OF THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF SAID DATE.

MAYOR
PRESIDENT
CITY CLERK

REVIEW BY SARPY COUNTY SURVEYOR

THIS PLAT OF WILLOW SPRINGS WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS 27 DAY OF July 1992.

Dep. SARPY COUNTY SURVEYOR LS-134

Seal

Recd 11-24-92 at 11:55A M
92-26050
Gwen Fingerson Register of Deeds Sarpy County NE

Proof W
D.E.
Verify
Filmed
Checked
Fee $ 106.00
2 Sht Copy

TD 2

26050

SCALE:	AS SHOWN
DATE:	5-27-92
DRAWN BY:	RAH
CHECKED BY:	WPD
REVISION:	

WILLOW SPRINGS

FINAL PLAT

THOMPSON, DREESSEN & DORNER
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
(402) 330 - 8860

161-124