99-23788

WOODLAND CREEK

Being a Replat of Tax Lot 4, Located in the NW 1/4 of Sec. 34, T 14 N, R 12 E of the 6th P.M., Sarpy County, Nebraska
Lots 1 thru 99 (Inclusive)

FILED SARPY CO. NE
INSTRUMENT NUMBER
99-023788
1999 JUL 28 AM 9:57
REGISTER OF DEEDS

Counter
Verify
D.E.
Proof
Fee $ 65.00
CK ☐ Cash ☐ Chg ☐

SURVEYOR'S CERTIFICATE

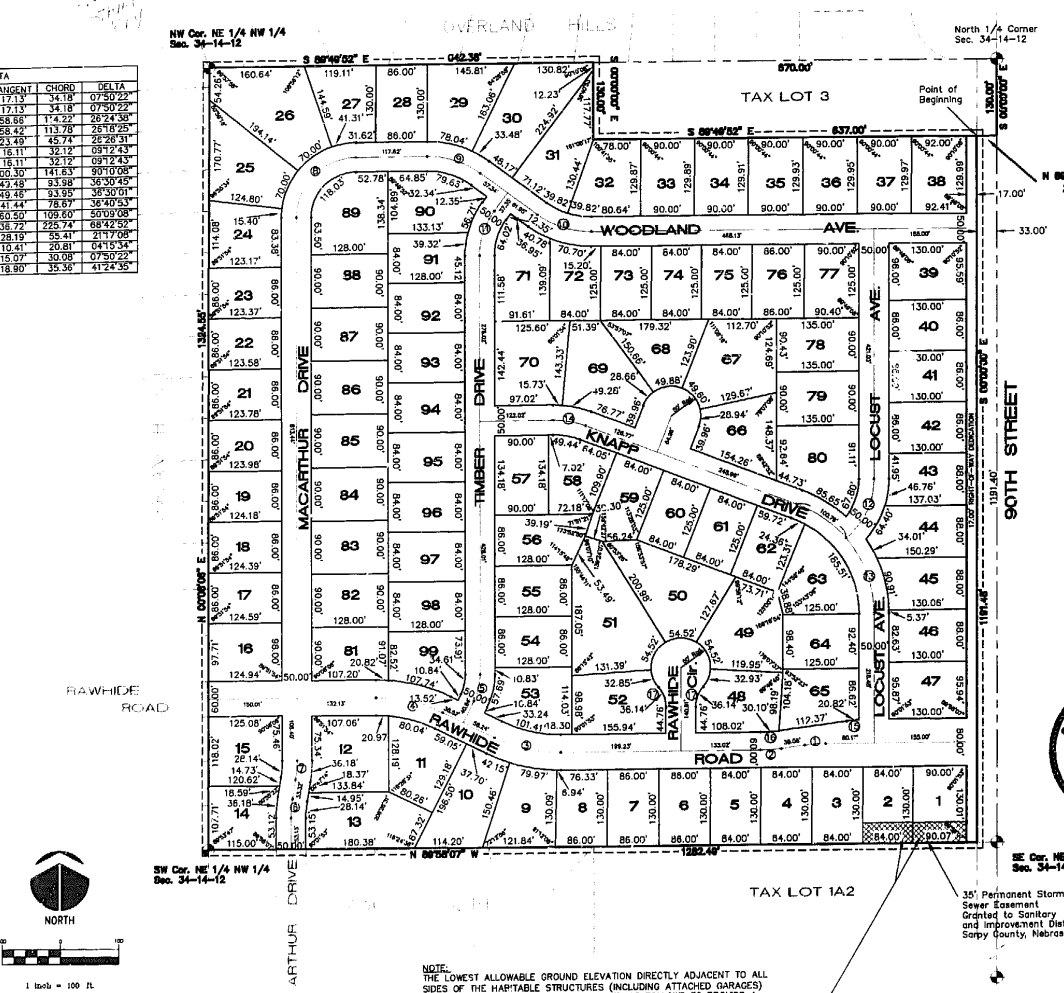
I, GARY S. JENSEN, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND WILL STAKE WITH 5/8" IRON PINS ALL LOTS AND ANGLE POINTS IN " WOODLAND CREEK " BEING A REPLAT OF TAX LOT 4, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 1+ NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 34; THENCE S 00°00'00" E (ASSUMED BEARING) 130.00 FEET ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER TO THE NORTHEAST CORNER OF SAID TAX LOT 4; THENCE N 89°49'52" W, 33.00 FEET ALONG THE NORTH LINE OF SAID TAX LOT 4 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 90TH STREET AND POINT OF BEGINNING; THENCE S 00°00'00" E, 1191.48 FEET ALONG SAID WEST RIGHT- OF- WAY LINE TO THE SOUTH LINE OF SAID TAX LOT 4; THENCE N89°58'07" W, 1282.49 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID TAX LOT 4; THENCE N00°08'06" E, 1324.55 FEET ALONG THE WEST LINE OF SAID TAX LOT 4 TO THE NORTHWEST CORNER OF SAID TAX LOT 4; THENCE S 89°49'52" E, 642.38 FEET ALONG THE NORTH LINE OF SAID TAX LOT 4 TO THE NORTHWEST CORNER OF TAX LOT 3; THENCE S 00°00'00" E, 130.00 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 3; THENCE S 89°49'52" E, 637.00 FEE; ALONG THE NORTH LINE OF SAID TAX LOT 4 TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 37.00 ACRES, MORE OR LESS.

DATE JUNE 25, 1999

GARY S. JENSEN L.S. NO. 478

REGISTERED LAND SURVEYOR GARY S. JENSEN 13-478 STATE OF NEBRASKA

CURVE DATA					
CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD	DELTA
1	250.00'	34.21'	17.13'	34.18'	07°50'22"
2	250.00'	34.21'	17.13'	34.18'	07°50'22"
3	250.00'	115.24'	58.66'	114.22'	26°24'38"
4	250.00'	114.79'	58.43'	113.78'	26°18'25"
5	100.00'	46.15'	23.49'	45.74'	26°26'31"
6	200.00'	32.16'	16.11'	32.12'	09°12'43"
7	200.00'	32.16'	16.11'	32.12'	09°12'43"
8	100.00'	157.37'	100.35'	141.63'	90°10'08"
9	150.00'	95.59'	49.48'	93.98'	36°30'45"
10	150.00'	95.56'	49.46'	93.95'	36°30'01"
11	125.00'	80.03'	41.44'	78.67'	36°40'53"
12	129.30'	113.18'	60.50'	109.60'	50°09'08"
13	200.00'	239.86'	138.72'	225.74'	68°42'52"
14	150.00'	55.73'	28.19'	55.41'	21°17'08"
15	220.00'	20.82'	10.41'	20.81'	04°15'34"
16	220.00'	30.10'	15.07'	30.08'	07°50'22"
17	50.00'	36.14'	18.90'	35.36'	41°24'35"



NORTH

1 Inch = 100 Ft.

All Angles Are 90°00'00" Unless Shown Otherwise
All Distances On Curves Are Arc Distances

NOTE:
THE LOWEST ALLOWABLE GROUND ELEVATION DIRECTLY ADJACENT TO ALL SIDES OF THE HABITABLE STRUCTURES (INCLUDING ATTACHED GARAGES) ON LOTS 1 AND 2 SHALL BE ESTABLISHED AS FOLLOWS TO PROVIDE A MINIMUM 1' OF FREEBOARD ABOVE THE 100-YEAR WATER ELEVATION OF THE DRAINAGEWAY THAT BORDERS THE LOTS:

LOT 1 ELEVATION = 1097.5 (MEAN SEA LEVEL)
LOT 2 ELEVATION = 1098.0 (MEAN SEA LEVEL)

GRADING OF THE LOTS THAT PROVIDES A LOWER ADJACENT ELEVATION WILL NOT BE PERMITTED.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, WOODLAND HOMES, INC., BEING THE OWNER OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE REPLATTED INTO LOTS AS SHOWN HEREIN. SAID ADDITION TO BE HEREAFTER KNOWN AS " WOODLAND CREEK " AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO ALSO GRANT TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREIN. WE DO ALSO GRANT A PERPETUAL EASEMENT TO 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 CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT AND LIGHT, HEAT, POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH AND ACROSS A FIVE FOOT (5') WIDE S'RIP OF LAND ADJOINING THE FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT FOOT (8') WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LOT LINE. 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 HEREOF WE DO HEREBY SET MY NAME THIS

6 DAY OF July 1999.

WOODLAND HOMES, INC.
BY: GERALD TORCZON, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF SARPY }

ON THIS 6 DAY OF July 1999, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME GERALD TORCZON, PRESIDENT OF WOODLAND HOMES, INC. PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAMES APPEAR ON THE DEDICATION ON THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES Jan. 29 2000

GENERAL NOTARY-State of Nebraska DORIS J. NICHOLS My Comm. Exp. Jan 29, 2000

NOTARY PUBLIC

APPROVAL OF PAPILLION PLANNING COMMISSION

THIS PLAT OF " WOODLAND CREEK " WAS APPROVED BY THE PAPILLION PLANNING COMMISSION THIS 2nd DAY OF July 1999.

CHAIRMAN, PAPILLION PLANNING COMMISSION

APPROVAL OF PAPILLION CITY COUNCIL

THIS PLAT OF "WOODLAND CREEK " WAS APPROVED BY THE PAPILLION CITY COUNCIL THIS 20th DAY OF July 1999.

CITY OF PAPILLION CORPORATE SEAL MAY 9, 1887 NEBRASKA

CITY CLERK

MAYOR, CITY OF PAPILLION

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THERE ARE NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE OR EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

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

Rich James
SARPY COUNTY TREASURER
By Nancy Day

REVIEW OF SARPY COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT OF " WOODLAND CREEK " THIS 7th DAY OF July 1999.

THOMAS A. LYNAM SURVEYOR SARPY COUNTY NEBRASKA

SARPY COUNTY SURVEYOR

DESIGNED-RDH
DRAWN-RDH/RGD
CHECKED-GSJ
DATE-10/18/98-REVISED 6/1/99

WOODLAND CREEK
FINAL PLAT

Hill-Farrell Associates, Inc.
Engineers, Land Surveyors, Land Planners
1008 Lincoln Rd., Bellevue, NE 68005 402-291-6100

PROJECT NO.
K:\WOODLAND\PPLAT.DWG
SHEET NO.
1 of 1