95-13030

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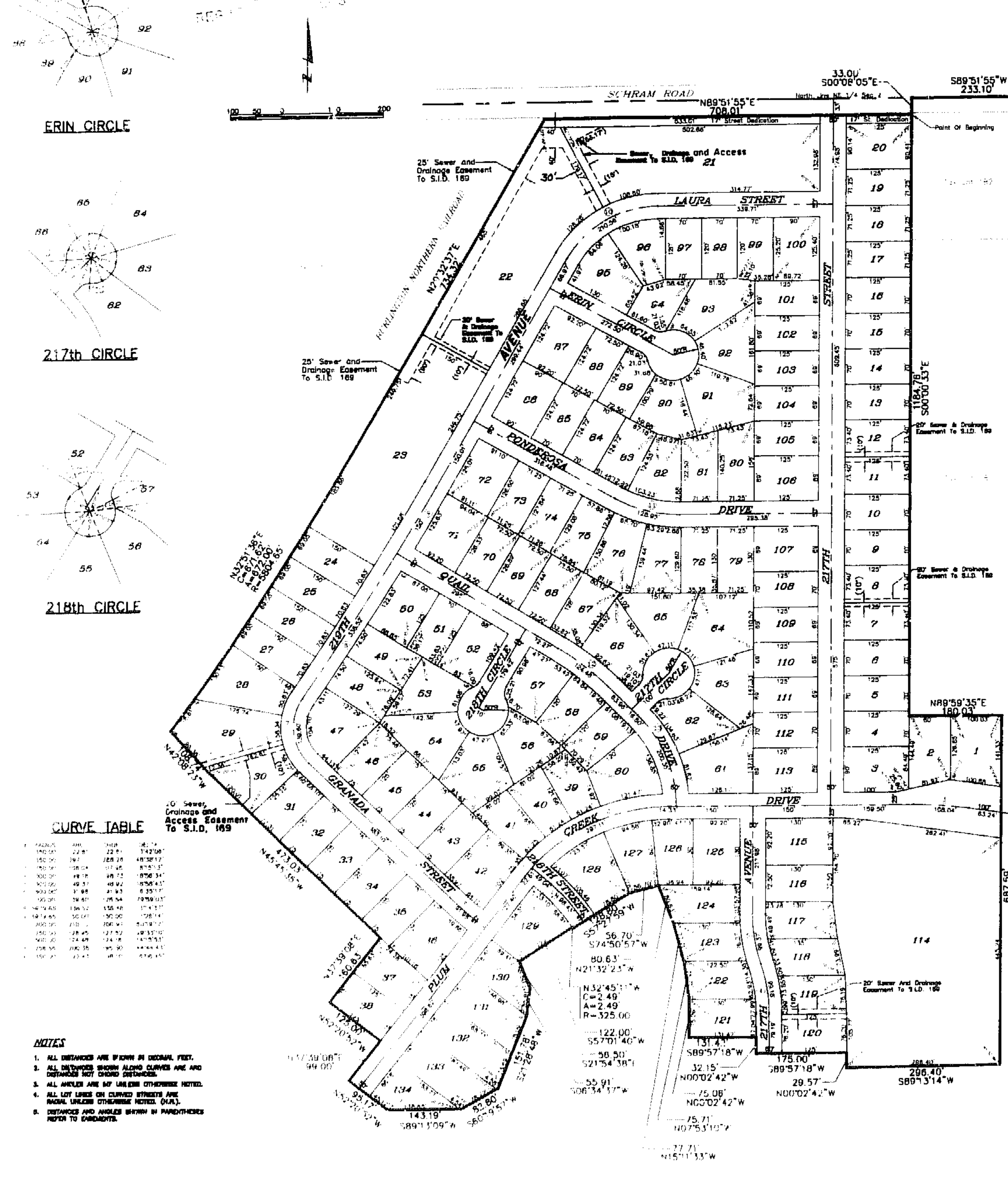
PLUM CREEK

LOTS 1 THROUGH 134, INCLUSIVE, BEING A PLATTING OF TAXLOT 1E AND PART OF TAXLOT 1A1 IN THE NORTH EAST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 10 EAST, SARPY COUNTY, NEBRASKA.



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. (N.R.)
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that monuments have been placed at all corners and angle points on the boundary of the plat and that a bond has been posted with the City of Gretna, Nebraska, to ensure that permanent monuments will be placed at all corners, angle points and ends of curves on all lots and streets; said subdivision to be known as PLUM CREEK (Lots 1 through 134, inclusive) being a platting of Taxlot 1E and part of Taxlot 1A1 in the Northeast Quarter of Section 2, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, described as follows: Commencing at the northeast corner of the said Northeast Quarter of Section 2; Thence South 89°51'55" West (assumed bearings) for 233.10 feet along the north line of the said Northeast Quarter of Section 2; Thence South 00°08'05" East for 33.00 feet to the south right of way line of Schram Road, the northwest corner of Taxlot 1B2 and the TRUE POINT OF BEGINNING; Thence South 00°00'33" East for 1184.78 feet along the west line of Taxlot 1B2 and 1B1 to the southwest corner of said Taxlot 1B1; Thence North 89°59'35" East for 180.03 feet along the south line of said Taxlot 1B1 to the west right of way line of State Highway # 6; Thence South 00°04'20" West for 687.59 feet along said west right of way line of State Highway # 6 to the southeast corner of said Taxlot 1E; Thence South 89°13'14" West for 296.40 feet to the southwest corner of said Taxlot 1E; Thence North 00°02'42" West for 29.57 feet; Thence South 89°57'18" West for 175.00 feet; Thence North 00°02'42" West for 32.15 feet; Thence South 89°57'18" West for 131.42 feet; Thence North 00°02'42" West for 75.08 feet; Thence North 07°53'10" West for 75.71 feet; Thence North 15°11'33" West for 77.71 feet; Thence North 21°32'23" West for 80.63 feet; Thence South 74°50'57" West for 56.70 feet; Thence South 57°27'59" West for 128.80 feet; Thence along a curve to the left (having a radius of 325.00 feet and a long chord bearing North 32°45'11" West for 2.49 feet) for an arc length of 2.49 feet; Thence South 57°01'40" West for 122.00 feet; Thence South 21°54'38" East for 58.50 feet; Thence South 06°34'37" West for 55.91 feet; Thence South 21°28'48" West for 151.78 feet; Thence South 60°19'57" West for 82.80 feet; Thence South 89°13'09" West for 143.19 feet; Thence North 52°20'52" West for 95.17 feet; Thence North 37°39'08" East for 99.00 feet; Thence North 52°20'52" West for 125.00 feet; Thence North 37°39'08" East for 160.63 feet; Thence North 45°45'35" West for 473.03 feet; Thence North 42°08'23" West for 108.74 feet to the southeast right of way line of the Burlington Northern Railroad; Thence along a curve to the left (having a radius of 5804.65 feet and a long chord bearing North 32°51'38" East for 671.82 feet) for an arc length of 672.00 feet along said southeast right of way line; Thence North 29°32'37" East for 734.32 feet along said southeast right of way line to the northwest corner of Taxlot 1A1 and south right of way line of Schram Road; Thence North 89°51'55" East for 708.01 feet along the south right of way line of Schram Road which is parallel with and 33.00 feet south of the north line of the said Northeast Quarter of Section 2 to the Point of Beginning. Contains 47.99 acres.

Robert D. Proett, L.S. # 379 — Date: Feb 9, 1995

NEBRASKA REGISTERED LS 379 LAND SURVEYOR ROBERT D. PROETT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, PAUL S. MCCUNE and SUSAN JO MCCUNE, and PLUM CREEK L.L.C., a Nebraska Limited Liability Company, OWNERS, and GRETNA STATE BANK, TRUSTEE AND BENEFICIARY under a Deed of Trust, being the sole owners and trustees and beneficiary of the land described within the 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, said subdivision to be hereafter known as PLUM CREEK; and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public, for public use, the streets and easements as shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and to U.S. West Communications and to 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 and for the transmission of signals and sounds of all kinds, including signals provided by a cable television system, and the reception thereon, over, through, under, and across a five (5') foot wide strip of land abutting all front and side boundary lot lines; an eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen (16') foot wide strip of land adjoining 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 subdivision; said sixteen (16') foot wide easement will be reduced to an eight (8') foot wide strip when the adjacent land is surveyed, platted, and recorded, if said (8') foot easement is not occupied by utility facilities, and if required by the Owner, and we do further grant a perpetual easement to the City of Gretna and Peoples Natural Gas, 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, 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, and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

PLUM CREEK L.L.C., Owner

Paul S. McCune, Manager

Kevin Irish, Manager

Paul S. McCune, Owner

Susan Jo McCune, Owner

GRETNA STATE BANK, TRUSTEE AND BENEFICIARY

M. Douglas Zoerb, President

ACKNOWLEDGEMENTS OF NOTARIES

State of Nebraska } SS
County of Sarpy }

On this 13th day of Febr. 1995 A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared PAUL S. MCCUNE, and KEVIN IRISH, who are personally known to me to be the Managers of PLUM CREEK L.L.C., and they did acknowledge the execution thereof to be their voluntary act and deed and the voluntary act and deed of said Limited Liability Company.

Witness my hand and official seal the date last aforesaid.

Joan R. Maly, Notary Public

My Commission Expires 1-28-96

GENERAL NOTARY-State of Nebraska JOAN R. MALY My Comm. Exp. Jan. 28, 1996

State of Nebraska } SS
County of Sarpy }

On this 13th day of Febr. 1995 A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared PAUL S. MCCUNE, and SUSAN JO MCCUNE, who are personally known to me and they did acknowledge the execution thereof to be their voluntary act and deed.

Witness my hand and official seal the date last aforesaid.

Joan R. Maly, Notary Public

My Commission Expires 1-28-96

GENERAL NOTARY-State of Nebraska JOAN R. MALY My Comm. Exp. Jan. 28, 1996

State of Nebraska } SS
County of Sarpy }

On this 13th day of Febr. 1995 A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared M. DOUGLAS ZOERB, who is personally known to me to be the President of GRETNA STATE BANK and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed and the voluntary act and deed of said Bank.

Witness my hand and official seal the date last aforesaid.

Joan R. Maly, Notary Public

My Commission Expires 1-28-96

GENERAL NOTARY-State of Nebraska JOAN R. MALY My Comm. Exp. Jan. 28, 1996

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular [illegible] due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat, as shown by the [illegible] office, this 11 day of August 1995.

Sarpy County Treasurer

TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR

APPROVAL OF CITY PLANNING COMMISSION

This plat of PLUM CREEK was approved by the City Planning Commission of the City of Gretna this 28TH day of FEB 1995.

Chairman, City Planning Commission

APPROVAL OF CITY COUNCIL

This plat of PLUM CREEK was approved and accepted by the City Council of Gretna on this 18th day of April 1995.

Mayor

City Clerk

APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE this plat of PLUM CREEK (Lots 1 through 134, inclusive) FEB 13, 1995.

Sarpy County Surveyor

NEBRASKA REGISTERED LS 462 LAND SURVEYOR THOMAS M. LYNAM

CITY ENGINEER'S CERTIFICATE

This plat of PLUM CREEK was approved and accepted by the City Engineer of Gretna, Nebraska, this 9th day of August 1995.

City Engineer

Counter / Verify / D.E. / Proof / Film

8230

25¢ Stamped copy

FINAL PLAT

lamp, rynearson & associates, inc.

PLUM CREEK (LOTS 1-134) SARPY COUNTY, NEBRASKA

designer RDP | drawn by EJK | revisions 3-15-95 ARJ

job number 93036-2124

date 02-10-95

sheet 1 of 1

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