

WICKS SOUTHPOINTE

Lots 3 through 9 inclusive, being a platting of part of the Northeast Quarter of Section 34, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska.

2007-03681

COUNTY: Sarpy
 VENDOR: W.L.C.
 PROJECT: WICKS SOUTHPOINTE
 FEES: \$2,400
 CHECK # 2053
 CHG: _____
 REFUND: _____
 SHORT: _____

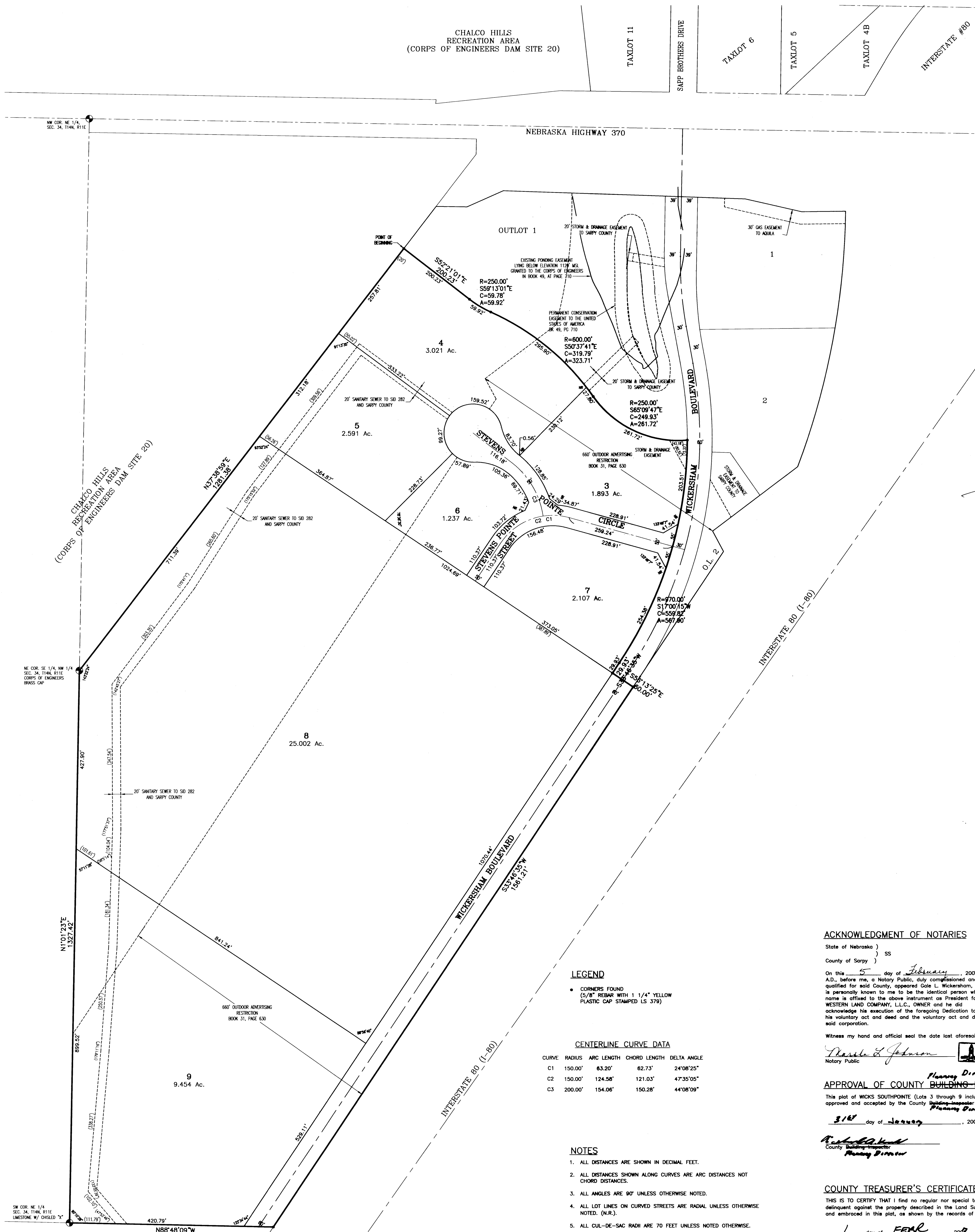
Filed for Record 2-5-07 at 3:44 P.M.
 Instrument # 2007-03681
 Lays J. Dowling, Register of Deeds, Sarpy Co., NE

drawn by: ELM
 designed by: RDP
 reviewed by: TAC
 Name: WICKS SOUTHPOINTE (NEW)
 This document is a PRELIMINARY version which has never been sealed. This map should not be considered a certified document.

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Lamp, Ryncarson & Associates, Inc.
 14710 West Dodge Road, Suite 100
 Omaha, Nebraska 68154-2027
WICKS SOUTHPOINTE (Lots 3 through 9 inclusive)
 Sarpy County, Nebraska

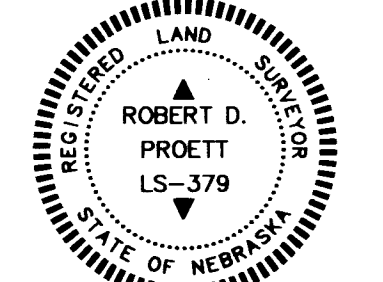
FINAL PLAT



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that all corners are monumented with a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 379 unless noted otherwise hereafter at all angle points, corners and ends of curves on the boundary of the plot and that a bond has been posted with Sarpy County, Nebraska, to ensure that a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 379 will be placed at all angle points, corners and ends of curves on all lots and streets in the subdivision to be known as WICKS SOUTHPOINTE (Lots 3 through 9) being a platting of that part of the Northeast Quarter of Section 34, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, described as follows: Beginning at the southwest corner of Outlot 1, WICKS SOUTHPOINTE, a subdivision, as surveyed, plotted and recorded in Sarpy County, Nebraska; Thence South 52°21'01" East (bearing referenced to the Final Plat of WICKS SOUTHPOINTE) for 200.23 feet along the southwest line of said Outlot 1; Thence along a curve to the left (having a radius of 250.00 feet and a long chord bearing South 59°29'47" East for 249.93 feet) for an arc length of 261.72 feet along said southwest line to the west right of way line of Wickersham Boulevard; Thence along a curve to the right (having a radius of 600.00 feet and a long chord bearing South 50°37'41" East for 319.79 feet) for an arc length of 323.71 feet along said southwest line; Thence along a curve to the left (having a radius of 250.00 feet and a long chord bearing South 65°09'47" East for 249.93 feet) for an arc length of 261.72 feet along said southwest line to the west right of way line of Wickersham Boulevard; Thence along a curve to the right (having a radius of 970.00 feet and a long chord bearing South 17°00'15" West for 559.82 feet) for an arc length of 107.80 feet along said west right of way line; Thence South 33°46'35" West for 29.93 feet along said west right of way line to the south end of Wickersham Boulevard; Thence South 56°13'25" East for 60.00 feet along said south end to the north right of way line of Interstate Highway 80; Thence South 33°46'35" West for 1561.21 feet along said north right of way line to the south line of the said Northeast Quarter of Section 34; Thence North 88°48'09" West for 492.00 feet along said south line to the southwest corner of the said Northeast Quarter of Section 34; Thence North 01°01'23" East for 1327.42 feet along the west line of the said Northeast Quarter of Section 34 to the Corps of Engineers brass cap at the northeast corner of the Southwest Quarter of the Northwest Quarter of said Section 34 in the east line of the Dam Site 20 Project; Thence North 37°38'59" East for 1281.38 feet along said east line to the Point of Beginning. Contains 48,722 acres.

Robert L. Proett, LS-379



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, WESTERN LAND COMPANY, L.L.C., a Nebraska limited liability company, OWNER, 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 WICKS SOUTHPOINTE (Lots 3 through 9, inclusive); do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public the streets as shown hereon and 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 connection with the inspection, operation, maintenance, replacement, and 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 Areas. In the event that the Grantee enters the Easement Area for purposes of maintenance or repair, the Grantee shall compensate Grantor for any damage to authorized uses within said easements. 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 West and to any company which has been granted a franchise under the authority of the County of Sarpy, Nebraska, to provide a cable television and electronic communication system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, crossarms, downguts 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 cable television systems, and the reception thereon, over, through, under, and across a five foot (5') wide strip of land in each lot abutting all public streets.

FOR WATER AND GAS
 We do hereby grant a perpetual easement to the Metropolitan Utilities District of Omaha, 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 along the front of each lot abutting all cul-de-sacs. No permanent buildings or retaining walls shall be placed in this easement, but the same may be used for driveways, gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses and rights herein granted.

FOR DRAINAGE AND STORM SEWERS and/or SANITARY SEWERS
 We do hereby grant The Perpetual Storm Sewer Easements, The Perpetual Sanitary Sewer Easements, and/or The Perpetual Drainage Easements shown hereon for the construction and maintenance of said utilities to Sanitary and Improvement District # 282. 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.

WESTERN LAND COMPANY, L.L.C., a Nebraska limited liability company, OWNER

Gole L. Wickersham, President

ACKNOWLEDGMENT OF NOTARIES

State of Nebraska)
 County of Sarpy) SS

On this 5 day of February, 2007, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Gole L. Wickersham, who is personally known to me to be the identical person whose name is affixed to the above instrument as President for WESTERN LAND COMPANY, L.L.C., OWNER 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 corporation.

Witness my hand and official seal the date last aforesaid.

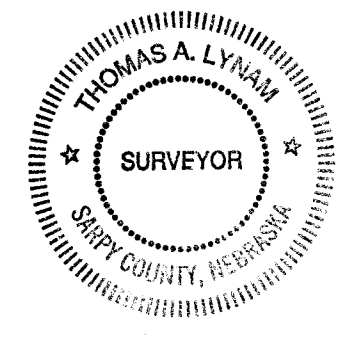
Notary Public

COUNTY SURVEYOR'S CERTIFICATE

This plat of WICKS SOUTHPOINTE (Lots 3 through 9 inclusive) was reviewed by the Sarpy County Surveyor's Office.

Nov. 7, 2006

Sarpy County Surveyor



APPROVAL OF COUNTY BUILDING INSPECTOR

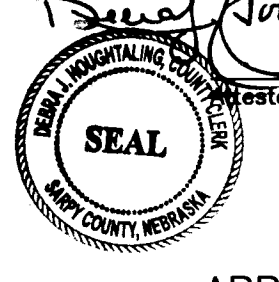
This plat of WICKS SOUTHPOINTE (Lots 3 through 9 inclusive) was approved and accepted by the County Building Inspector on this 31st day of January, 2007.

County Building Inspector

APPROVAL OF COUNTY BOARD OF COMMISSIONERS

This plat of WICKS SOUTHPOINTE (Lots 3 through 9 inclusive) was approved and accepted by the Board of Commissioners, this 14th day of November, 2006.

County Clerk



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 1 day of FEB, 2007.

Sarpy County Treasurer



APPROVAL OF COUNTY PLANNING COMMISSION

This plat of WICKS SOUTHPOINTE (Lots 3 through 9 inclusive) was approved by the Sarpy County Planning Commission, this 17th day of October, 2006.

Chairman, County Planning Commission

LEGEND

• CORNERS FOUND (5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 379)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	150.00'	63.20'	62.73'	24°08'25"
C2	150.00'	124.58'	121.03'	47°35'05"
C3	200.00'	154.06'	150.28'	44°08'09"

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. ALL CUL-DE-SAC RADI ARE 70 FEET UNLESS NOTED OTHERWISE.
6. ALL CUL-DE-SAC THROAT RADI ARE 125 FEET UNLESS NOTED OTHERWISE.
7. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
8. ALL EASEMENTS SHOWN ON OUTLOTS 1 AND 2 WICKS SOUTHPOINTE ARE PER FINAL PLAT UNLESS NOTED OTHERWISE.

UNPLATTED
 South 1/2, Section 34, T14N, R11E

PAID. TREASURERS CERTIFICATE IS ONLY VALID UNTIL DECEMBER 31st OF THIS YEAR

2007-03681

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