

2014-23458

SUGAR CREEK NEIGHBORHOOD CENTER REPLAT 3

LOTS 1 AND 2

BEING A REPLATTING OF LOT 6, SUGAR CREEK NEIGHBORHOOD CENTER AND LOT 4, SUGAR CREEK NEIGHBORHOOD CENTER REPLAT 2, BOTH SUBDIVISIONS IN SARPY COUNTY, NEBRASKA.

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2014-23458

10/21/2014 11:39:15 AM

Clayton J. Darling

REGISTER OF DEEDS



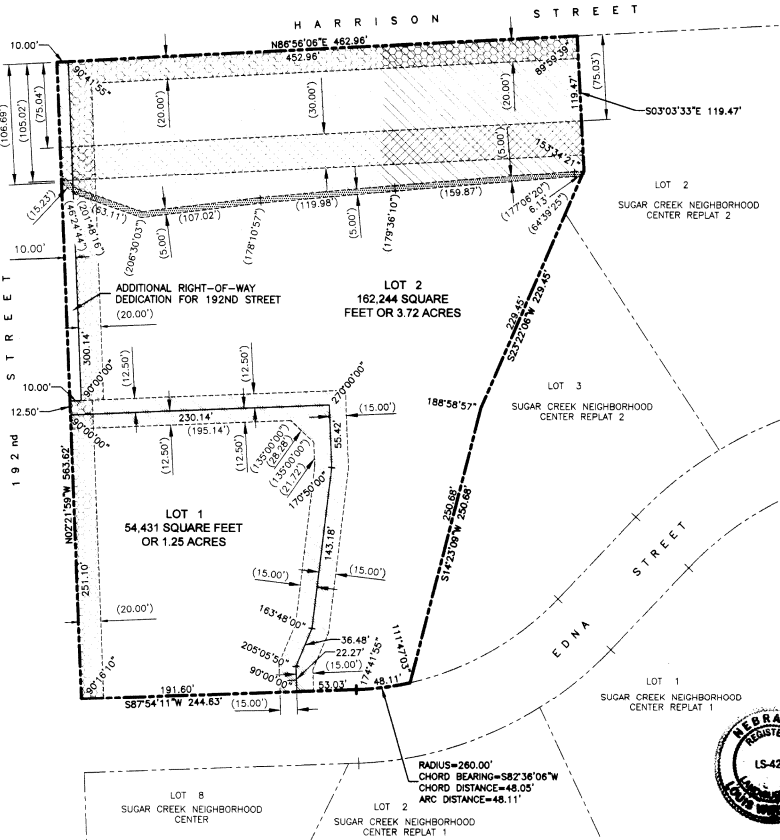
Thompson, Greenlee & Corner, Inc.
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Omaha, NE 68154
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td2.com

- UTILITY EASEMENTS GRANTED IN THE FINAL PLAT DEDICATION OF SUGAR CREEK NEIGHBORHOOD CENTER RECORDED AS INSTRUMENT NO. 2006-33343 OF THE SARPY COUNTY RECORDS.
- 20 FOOT WIDE LANDSCAPE BUFFER EASEMENT AS SHOWN ON THE FINAL PLAT DEDICATION OF SUGAR CREEK NEIGHBORHOOD CENTER RECORDED AS INSTRUMENT NO. 2006-33343 AND AS SHOWN ON THE FINAL PLAT OF SUGAR CREEK NEIGHBORHOOD CENTER REPLAT 2 RECORDED AS INSTRUMENT NO. 2011-20856 OF THE SARPY COUNTY RECORDS.
- 30 FOOT WIDE SANITARY SEWER EASEMENT RECORDED AS INSTRUMENT NO. 2002-54972 AND AS SHOWN ON THE FINAL PLAT OF SUGAR CREEK NEIGHBORHOOD CENTER RECORDED AS INSTRUMENT NO. 2006-33343 BOTH OF THE SARPY COUNTY RECORDS.

- PERMANENT CHANNEL RELOCATION EASEMENT AS SHOWN ON THE FINAL PLAT OF SUGAR CREEK NEIGHBORHOOD CENTER REPLAT 2 RECORDED AS INSTRUMENT NO. 2011-20856 OF THE SARPY COUNTY RECORDS.
- INGRESS AND EGRESS EASEMENT GRANTED TO THE PRESENT AND FUTURE OWNERS OF LOTS 1 AND 2. (SEE RECORDED DOCUMENT)

NOTES

- ANGLES SHOWN ADJACENT TO CURVES ARE MEASURED TO THE CHORD LINE OF SAID CURVE.
- DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
- ACCESS TO 192nd STREET WILL BE LIMITED TO ONE SHARED 25 FOOT WIDE DRIVE CENTERED ON THE COMMON LINE BETWEEN LOTS 1 AND 2 AS SHOWN HEREON. THIS ACCESS WILL BE RIGHT-IN AND RIGHT-OUT ONLY.
- ACCESS TO EDNA STREET WILL BE LIMITED TO ONE SHARED 30 FOOT WIDE DRIVE CENTERED ON THE COMMON LINE BETWEEN LOTS 1 AND 2 AS SHOWN HEREON.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS SUGAR CREEK NEIGHBORHOOD CENTER REPLAT 3, LOTS 1 AND 2, BEING A REPLAT OF LOT 6, SUGAR CREEK NEIGHBORHOOD CENTER AND LOT 4, SUGAR CREEK NEIGHBORHOOD CENTER REPLAT 2, BOTH SUBDIVISIONS IN SARPY COUNTY, NEBRASKA.



JANUARY 25, 2014

DATE

JAMES D. WARNER
NEBRASKA RLS 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, UNITED REPUBLIC BANK, A NEBRASKA BANKING CORPORATION, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SUGAR CREEK NEIGHBORHOOD CENTER REPLAT 3, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE ADDITIONAL RIGHT-OF-WAY FOR 192ND STREET AS SHOWN HEREON, AND WE FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK Q.C. 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 GUTS 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HERIN GRANTED.

UNITED REPUBLIC BANK,
A NEBRASKA BANKING CORPORATION

By: *Michael Pate*
MICHAEL PATE, PRESIDENT AND CEO

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF October, 2014 BY MICHAEL PATE, PRESIDENT AND CEO OF UNITED REPUBLIC BANK, A NEBRASKA BANKING CORPORATION ON BEHALF OF SAID CORPORATION.



Jerry L. Pearson
JERRY L. PEARSON
NOTARY PUBLIC

SARPY 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 WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 14th DAY OF October, 2014.

Rich James by JM
RICH JAMES BY JM
SARPY COUNTY TREASURER

APPROVAL OF THE SARPY COUNTY PLANNING DIRECTOR

THIS PLAT OF SUGAR CREEK NEIGHBORHOOD CENTER REPLAT 3 WAS APPROVED BY THE SARPY COUNTY PLANNING DIRECTOR THIS 20th DAY OF October, 2014.

Bruce Mountain
BRUCE MOUNTAIN, SARPY COUNTY PLANNING DIRECTOR

APPROVAL OF SARPY COUNTY PUBLIC WORKS

THIS PLAT OF SUGAR CREEK NEIGHBORHOOD CENTER REPLAT 3 WAS APPROVED BY THE SARPY COUNTY SURVEYOR'S OFFICE.



Clayton J. Darling
DATE: 01/25/2014
CLAYTON J. DARLING
SARPY COUNTY SURVEYOR/ENGINEER

SUGAR CREEK NEIGHBORHOOD
CENTER REPLAT 3
LOTS 1 AND 2



Revision Dates

No.	Description	MM-DD-YY
1		
2		
3		
4		

Job No.: 1837-101-(ADM REV)
Drawn By: RJR
Reviewed By: JDW
Date: JANUARY 25, 2014
Book: 11/14
Pages: 40-42

Sheet Title
SARPY COUNTY ADMINISTRATIVE REPLAT

Sheet Number
SHEET 1 OF 1