

97-08307

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
97-08307

97 MAY -1 PM 4:45

REGISTER OF DEEDS

Counter: 10  
Verify: 10  
D.E.: 10  
Proof: 10  
Fee: 10  
CK  
Cash  
Charge 10

25 STAMPED COPY

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
1	180.00'	127.32'	66.45'	124.68'	40°31'35"
2	150.00'	106.10'	55.38'	103.90'	40°31'35"
3	120.00'	84.88'	44.30'	83.12'	40°31'35"
4	175.00'	119.37'	62.11'	117.07'	39°04'51"
5	150.00'	102.31'	53.24'	100.34'	39°04'51"
6	125.00'	85.28'	44.36'	83.62'	39°04'51"
7	325.00'	46.53'	23.30'	46.49'	08°12'10"
8	300.00'	42.95'	21.51'	42.91'	08°12'10"
9	275.00'	39.37'	19.72'	39.34'	08°12'10"
10	325.00'	53.47'	26.80'	53.41'	09°25'38"
11	300.00'	49.36'	24.74'	49.31'	09°25'38"
12	275.00'	45.25'	22.68'	45.20'	09°25'38"
13	110.88'	149.43'	88.54'	138.37'	77°12'53"
14	100.00'	144.48'	88.13'	132.23'	82°46'43"
15	70.00'	101.13'	61.69'	92.56'	82°46'43"
16	125.00'	196.35'	125.00'	176.78'	90°00'00"
17	100.00'	157.08'	100.00'	141.42'	90°00'00"
18	75.00'	117.81'	75.00'	106.07'	90°00'00"
19	175.00'	76.21'	38.72'	75.61'	24°57'09"
20	150.00'	65.33'	33.19'	64.81'	24°57'09"
21	125.00'	54.44'	27.66'	54.01'	24°57'09"

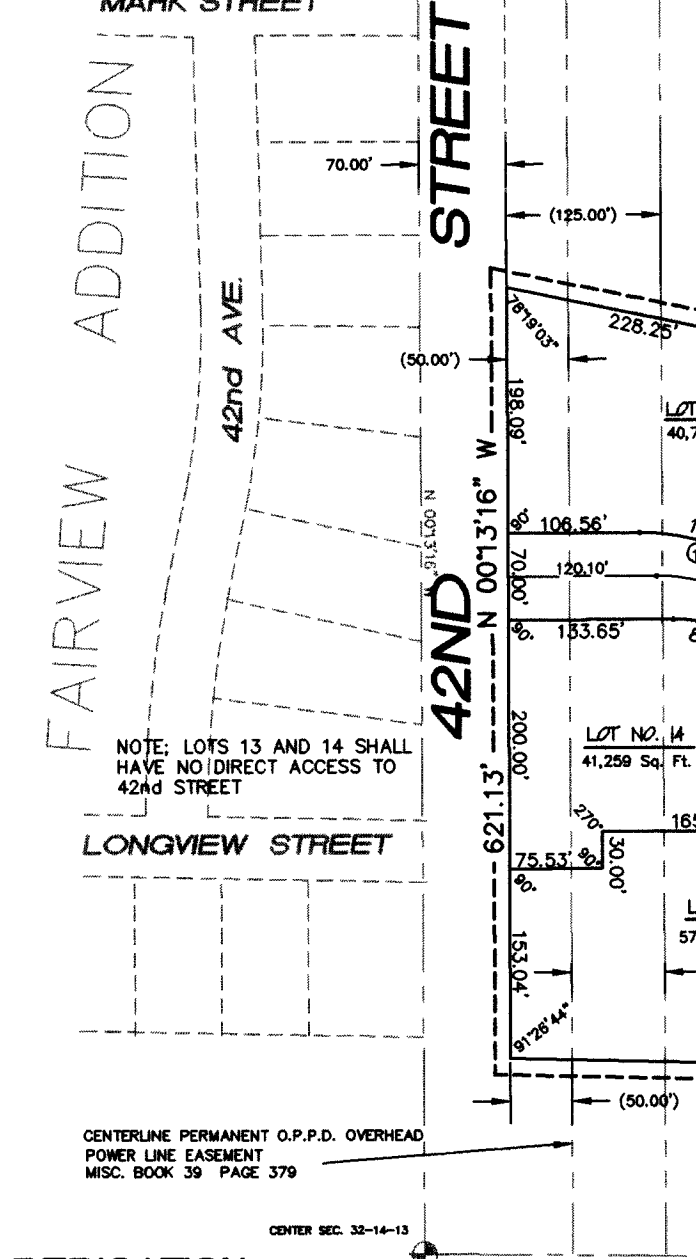
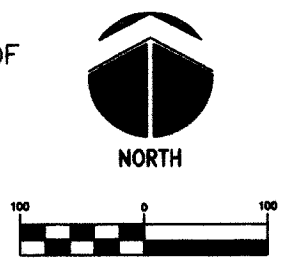
# TWINCREEK PLAZA

BEING A REPLAT OF TAX LOTS 2A3, 2A5 AND 25A1; LOTS 1, 2, 7A AND 8, SUMMIT PLAZA; PART OF VACATED SUMMIT PLAZA DRIVE; PART OF VACATED MAASS ROAD AND SURPLUS STATE RIGHT-OF-WAY ALONG THE NORTH SIDE OF HIGHWAY 370 AND THE EAST SIDE OF 42nd STREET. ALL LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

LOT 1 THRU 24 (INCLUSIVE) AND OUTLOTS 1, 2, 3 & 4

### SURVEYOR'S CERTIFICATE

I, RONALD D. HILL, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND WILL STAKE WITH IRON PINS ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF CURVES IN TWINCREEK PLAZA, A REPLAT OF TAX LOTS 2A3, 2A5 AND 25A1; LOTS 1, 2, 7A AND 8, SUMMIT PLAZA; PART OF VACATED MAASS ROAD AND SURPLUS STATE RIGHT-OF-WAY ALONG THE NORTH SIDE OF STATE HIGHWAY 370 AND THE EAST SIDE OF 42nd STREET; ALL LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 32, T 14 N, R 13 E OF THE SIXTH P.M., SARPY COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 32, THENCE 00°05'00"E (ASSUMED BEARING) 848.53 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 32-14-13; THENCE N89°55'00"W, 33.16 FEET TO THE POINT OF BEGINNING; THENCE S00°05'19"W, 178.87 FEET ALONG THE WEST RIGHT-OF-WAY OF 36th STREET; THENCE S75°15'06"W, 173.12 FEET ALONG THE SOUTH RIGHT-OF-WAY OF MAASS ROAD; THENCE S59°42'36"W, 108.02 FEET CONTINUING ALONG THE SOUTH RIGHT-OF-WAY OF MAASS ROAD; THENCE S24°10'30"E, 218.56 FEET ALONG THE EASTERLY LINE OF LOT 7A, SUMMIT PLAZA TO A POINT ON THE NORTH RIGHT-OF-WAY OF SUMMIT PLAZA DRIVE; THENCE WESTERLY ALONG THE NORTH RIGHT-OF-WAY OF SUMMIT PLAZA DRIVE ALONG THE FOLLOWING 3 COURSES: 1) SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 324.98 FEET AN ARC DISTANCE OF 50.93 FEET (CHORD BEARING S57°06'10"W, 50.88 FEET); 2) S52°36'50"W, 112.94 FEET; 3) SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 240.00 FEET AN ARC DISTANCE OF 186.86 FEET (CHORD BEARING S74°55'03"W, 182.18 FEET); THENCE S07°13'17"W, 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SUMMIT PLAZA DRIVE; THENCE NORTHWESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF SUMMIT PLAZA DRIVE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AN ARC DISTANCE OF 27.74 FEET (CHORD BEARING N80°07'48"W, 27.73 FEET); THENCE S12°47'00"W, 173.86 FEET ALONG THE WEST LINE OF LOT 3, SUMMIT PLAZA TO A POINT ON THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY NO. 370; THENCE WESTERLY ALONG THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY 370 ALONG THE FOLLOWING 5 COURSES: 1) NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4174.31 FEET, AN ARC DISTANCE OF 196.50 FEET (CHORD BEARING N76°31'19"W, 196.48 FEET); 2) N79°06'19"W, 126.49 FEET; 3) N81°00'24"W, 148.98 FEET; 4) N42°33'38"W, 66.03 FEET; 5) N88°46'32"W, 144.99 FEET TO THE EAST RIGHT-OF-WAY OF 42nd STREET; THENCE N00°13'16"W, 621.13 FEET ALONG THE EAST RIGHT-OF-WAY OF 42nd STREET; THENCE S78°32'19"E, 979.67 FEET TO A POINT ON THE CENTERLINE OF QUAIL CREEK; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF QUAIL CREEK ALONG THE FOLLOWING 8 COURSES: 1) N12°00'03"W, 38.42 FEET; 2) N69°28'57"E, 90.70 FEET; 3) N82°17'57"E, 175.25 FEET; 4) N24°38'57"E, 320.62 FEET; 5) N53°38'57"E, 231.90 FEET; 6) N17°22'57"E, 290.09 FEET; 7) S85°47'03"E, 177.29 FEET; 8) N51°44'06"E, 262.32 FEET TO THE CENTERLINE OF THE WEST BRANCH PAVILLION CREEK; THENCE S84°21'54"E, 526.40 FEET ALONG THE CENTERLINE OF THE WEST BRANCH PAVILLION CREEK TO THE WEST RIGHT-OF-WAY OF 36th STREET; THENCE S00°05'19"W, 178.87 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 50.52 ACRES, MORE OR LESS.



DATE 3/15/97  
RONALD D. HILL, L.S. NO. 373

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, TWINCREEK, L.P., A NEBRASKA LIMITED PARTNERSHIP, AND JOHN R. THOMPSON AND MARY A. THOMPSON, BEING THE OWNER OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE REPLATED INTO LOTS AS SHOWN HEREIN. SAID ADDITION TO BE HEREAFTER KNOWN AS "TWINCREEK PLAZA" AND WE DO HEREBY RATIFY AND CONFIRM THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AS SHOWN ON THE PLAT. WE DO ALSO GRANT THE EASEMENTS AS SHOWN ON THE PLAT. 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 STRIP 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 (LOTS 17, 18, 19, 20, 21 AND OUTLOTS 1, 2, 3 AND 4 ARE EXCLUDED FROM THE SIDE AND REAR LOT LINE EASEMENTS). NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WALLS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE RIGHTS AND USES HEREIN GRANTED.

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF SARPY  
ON THIS 26 DAY OF April 1997, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JOHN R. THOMPSON AND MARY A. THOMPSON, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR ON THE DEDICATION ON THIS PLAT AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.  
MY COMMISSION EXPIRES June 1, 1998  
Lori A. Bickford  
NOTARY PUBLIC

### APPROVAL OF BELLEVUE PLANNING COMMISSION

THIS PLAT OF "TWINCREEK PLAZA" WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION, THIS 27 DAY OF Feb. 1997.  
Chairman, BELLEVUE PLANNING COMMISSION

### 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.  
4/28/97  
SARPY COUNTY TREASURER

### APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF "TWINCREEK PLAZA" WAS APPROVED BY THE BELLEVUE CITY COUNCIL, THIS 14 DAY OF April 1997. THIS PLAT BECOMES EFFECTIVE IF NOT RECORDED WITHIN 90 DAYS OF THE DATE ABOVE DATE.

### TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID.

TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31ST OF THIS YEAR.

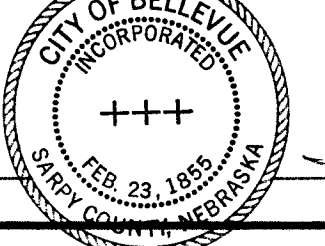
IN WITNESS WHEREOF WE DO HEREBY SET OUR NAMES THIS 26 DAY OF APRIL 1997.

TWINCREEK, L.P., A NEBRASKA LIMITED PARTNERSHIP  
BY: TWINCREEK DEVELOPMENT COMPANY, L.L.C.  
JOHN R. THOMPSON, MANAGER

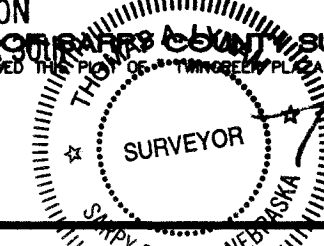
JOHN R. THOMPSON

MARY A. THOMPSON

ATTEST: Janey J. Kelly  
CITY CLERK



John M. Boyd  
MAYOR

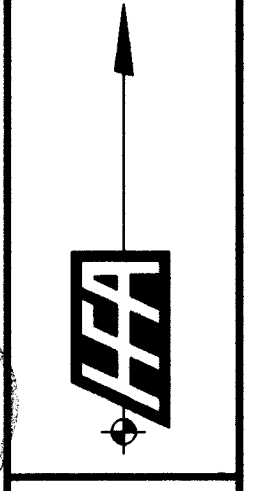


Paul A. Ly  
SARPY COUNTY SURVEYOR

DESIGNED DR/KPH  
DRAWN RCH  
CHECKED DOH  
DATE 12/22/96  
02/10/97  
03/16/97

TWINCREEK PLAZA  
FINAL PLAT

Hill-Farrell Associates, Inc.  
Engineers, Land Surveyors, Land Planners  
1008 Lincoln Rd., Bellevue, NE 68006 402-291-6100



PROJECT NO. KTWCRK/TCPLAT  
SHEET NO.