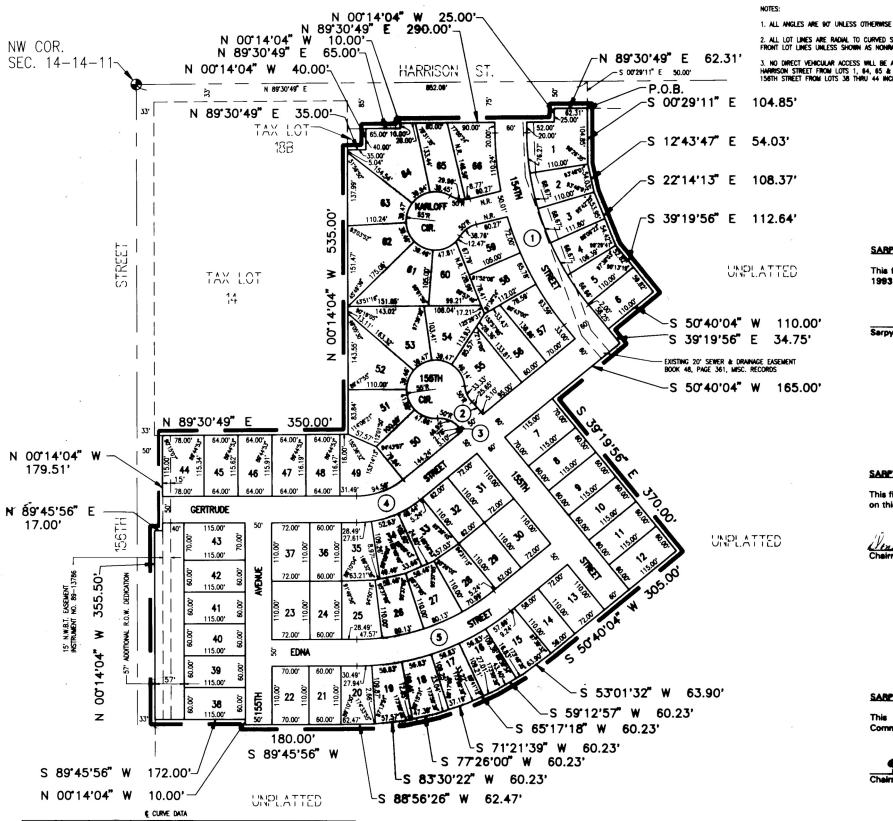
93-10751

EMERALD OAKS

LOTS 1 THRU 66 INCLUSIVE

BEING A PLATTING OF PART OF TAX LOT 18A A TAX LOT LOCATED IN THE NW 1/4 OF SECTION 14, T 14 N, R 11 E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS ALONG FRONT LOT LINES UNLESS SHOWN AS NONRADIAL (N.R.).
3. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO HARRISON STREET FROM LOTS 1, 64, 65 & 66; TO 156TH STREET FROM LOTS 38 THRU 44 INCLUSIVE.

1 INCH = 100 FEET

€ CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	542.82341'	347.89729'	181.33200'	36°50'48"
4	163.57752'	111.82317'	58.08315'	39°09'52"
5	433.57752'	295.86766'	153.95483'	39°05'52"

R.O.W. CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
2	308.82117'	25.84825'	12.93001'	36°50'48"
3	258.82117'	2.78471'	1.39237'	1°59'33"

SARPY COUNTY BUILDING INSPECTOR APPROVAL

This final plat of EMERALD OAKS was approved on this 10 day of May 1993.

Sarpy County Building Inspector

SARPY COUNTY PLANNING COMMISSION APPROVAL

This final plat of EMERALD OAKS was approved by the County Planning Commission on this 18 day of April 1993.

Chairman, Sarpy County Planning Commission

SARPY COUNTY BOARD OF COMMISSIONERS APPROVAL

This final plat of EMERALD OAKS was approved by the County Board of Commissioners on this 18 day of May 1993.

Chairman, Sarpy County Board

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property shown on this plat and that all dimensions have been computed for all lots and streets in Emerald Oaks (Lots 1 thru 66, inclusive) being a platting of part of Tax Lot 18A, tax lot located in the NW 1/4 of Section 14, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said NW 1/4 of Section 14; thence N89°30'49"E (assumed bearing) along the North line of said NW 1/4 of Section 14, a distance of 852.09 feet; thence S00°29'11"E, a distance of 50.00 feet to a point on the South right-of-way line of Harrison Street, said point also being the point of beginning; thence continuing S00°29'11"E, a distance of 104.85 feet; thence S12°43'47"E, a distance of 54.03 feet; thence S22°14'13"E, a distance of 108.37 feet; thence S39°19'56"E, a distance of 112.64 feet; thence S50°40'04"W, a distance of 110.00 feet; thence S39°19'56"E, a distance of 34.75 feet; thence S50°40'04"W, a distance of 165.00 feet; thence S39°19'56"E, a distance of 370.00 feet; thence S50°40'04"W, a distance of 305.00 feet; thence S53°01'32"W, a distance of 63.90 feet; thence S59°12'57"W, a distance of 60.23 feet; thence S65°17'18"W, a distance of 60.23 feet; thence S71°21'39"W, a distance of 60.23 feet; thence S77°26'00"W, a distance of 60.23 feet; thence S83°30'22"W, a distance of 60.23 feet; thence S88°56'26"W, a distance of 62.47 feet; thence S89°45'56"W, a distance of 180.00 feet; thence N00°14'04"W, a distance of 10.00 feet; thence S89°45'56"W, a distance of 172.00 feet; thence N00°14'04"W along said Easterly right-of-way line of 156th Street, a distance of 179.51 feet to a point on the Easterly right-of-way line of 156th Street; thence N00°14'04"W along said Easterly right-of-way line of 156th Street, a distance of 355.50 feet; thence N89°45'56"E along said Easterly right-of-way line of 156th Street, a distance of 17.00 feet; thence N00°14'04"W along said Easterly right-of-way line of 156th Street, a distance of 179.51 feet to a point on the South line of Tax Lot 14, a tax lot located in said NW 1/4 of Section 14; thence N89°30'49"E along said South line of Tax Lot 14, a distance of 350.00 feet to the Southeast corner of said Tax Lot 14; thence N00°14'04"W along the East line of said Tax Lot 14, a distance of 535.00 feet to the Southwest corner of Tax Lot 18B, a tax lot located in said NW 1/4 of Section 14; thence N89°30'49"E along said South line of Tax Lot 18B, a distance of 35.00 feet to the Southeast corner of said Tax Lot 18B; thence N00°14'04"W along the East line of said Tax Lot 18B, a distance of 40.00 feet to a point on said South right-of-way line of Harrison Street; thence Easterly along said South right-of-way line of Harrison Street on the following described courses; thence N89°30'49"E, a distance of 65.00 feet; thence N00°14'04"W, a distance of 10.00 feet; thence N89°30'49"E, a distance of 290.00 feet; thence N00°14'04"W, a distance of 25.00 feet; thence N89°30'49"E, a distance of 62.31 feet to the point of beginning.

Robert Clark, LS-419 — Date 3-30-93

DEDICATION

Know all men by these presents that we, Construction Sciences, Inc., Owners of the property described in the Certification of Survey and embraced within the 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 EMERALD OAKS (Lots 1 thru 66, inclusive), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, 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 poles, wires, 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 on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') wide strip of land abutting 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 addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded, and we do further grant a perpetual easement to Metropolitan Utilities District of Omaha and Peoples Natural Gas Company, 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 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 whereof, we do set our hands this 30 day of Mar. 1993

CONSTRUCTION SCIENCES INC.

JOHN J. SMITH, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

On this 30 day of MAR, 1993, before me a Notary Public, duly commissioned and qualified in and for said County, appeared John J. Smith, President of Construction Sciences, Inc., who is personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as such officer of said corporation.

My Commission Expires: _____ Notary Public

GENERAL NOTARY-State of Nebraska HOWARD R. HUNT My Comm. Exp. April 28, 1995

REVIEW OF SARPY COUNTY SURVEYOR

This plat of EMERALD OAKS was reviewed by the Sarpy County Surveyor on this 14 day of May 1993.

Sarpy County Surveyor — LS-462 — NEBRASKA REGISTERED LAND SURVEYOR THOMAS A. LYNAM

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 in this plat as shown by the records of this office.

Joe Vihstadt by [illegible] — Sarpy County Treasurer — 5-14-93 Date

ELLIOTT & ASSOCIATES
5316 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)895-4700

EMERALD OAKS
SARPY COUNTY, NEBRASKA

FINAL PLAT

JOB NO. 9104.2
DATE 3-19-93
SCALE 1"=100'
DRAWN BY T.R.H.
SHEET NO. 1 OF 1
CHECKED BY H.R.H.