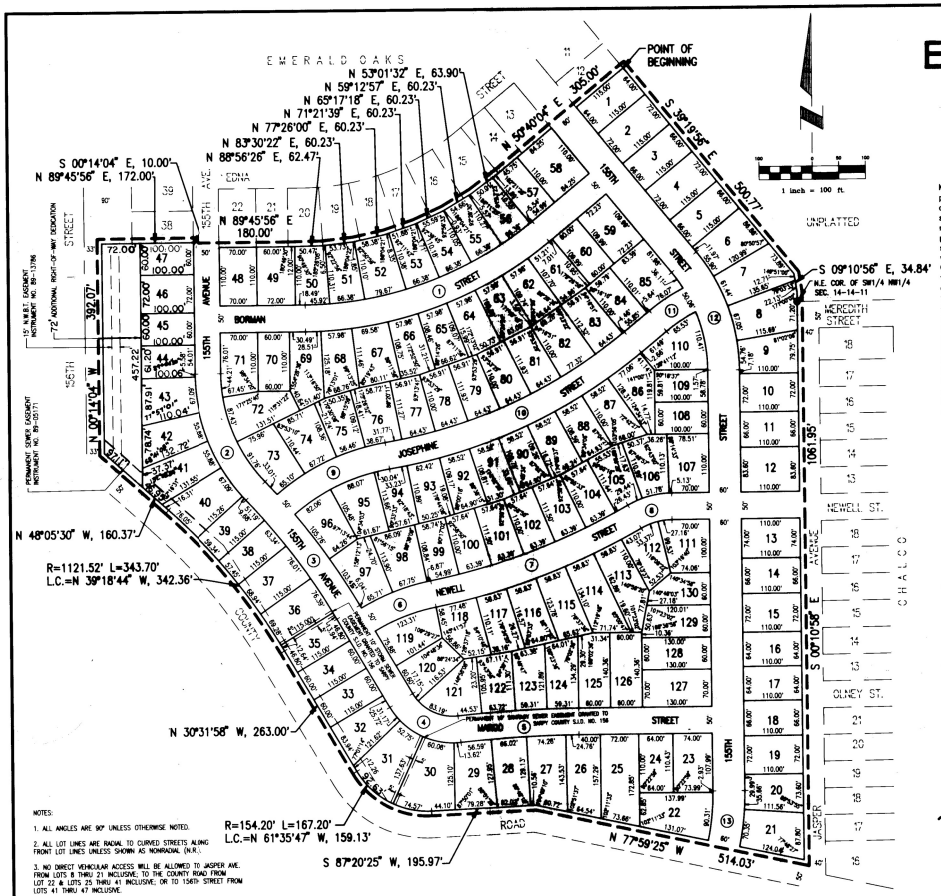
94-12261

EMERALD OAKS 2ND ADDITION

LOTS 1 THRU 130 INCLUSIVE

BEING A PLATTING OF PART OF T.L. 18A, A TAX LOT IN THE N1/2 OF THE NW1/4 OF SECTION 14, AND ALSO PART OF T.L. 1, A TAX LOT IN THE SW1/4 OF SAID NW1/4 OF SECTION 14, LYING NORTH OF A COUNTY ROAD, ALL IN 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 JASPER AVE. FROM LOTS 8 THRU 21 INCLUSIVE, TO THE COUNTY ROAD FROM LOT 22 & LOTS 25 THRU 41 INCLUSIVE, OR TO 156TH STREET FROM LOTS 41 THRU 47 INCLUSIVE.

℄ CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	703.59'	480.11'	248.83'	39°05'57"
2	320.52'	242.30'	127.27'	43°18'05"
3	1281.52'	368.54'	143.89'	17°00'51"
4	113.80'	126.98'	72.81'	69°37'48"
5	1145.59'	214.39'	112.33'	10°43'16"
6	387.49'	131.62'	66.59'	19°26'47"
7	1243.58'	406.53'	205.09'	18°43'46"
8	143.30'	73.44'	37.56'	29°21'52"
9	385.22'	214.07'	109.87'	31°50'18"
10	973.58'	513.29'	262.76'	30°12'27"
11	330.81'	70.80'	35.53'	12°15'46"
12	320.00'	218.65'	113.79'	39°08'35"
13	466.18'	98.62'	50.00'	12°07'03"

DEDICATION

Know all men by these presents that we, Construction Sciences Inc., owner 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 2ND ADDITION (Lots numbered as shown), 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 24 day of JAN, 1994

CONSTRUCTION SCIENCES, INC.

JOHN J. SMITH, PRESIDENT

Proof
D.E
Verify
Filmed
Checked
Fee $ 80.50

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

On this 24 day of JAN, 1994, 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.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public

GENERAL NOTARY-State of Nebraska
HOMER R. HUNT
My Comm. Exp. April 30, 1995

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 2nd Addition (lots numbered as shown) being a platting of part of Tax Lot 18A, a tax lot located in the N 1/2 of the NW 1/4 of Section 14, and also part of Tax Lot 1, a tax lot located in the SW 1/4 of the NW 1/4 of said Section 14, lying North of a county road, all located in Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Southeasterly corner of Lot 12, Emerald Oaks, a subdivision located in said NW 1/4 of Section 14; thence S39°19'56"E (assumed bearing), a distance of 500.77 feet; thence S09°10'56"E, a distance of 34.84 feet to a point on the East line of the West 1/2 of said NW 1/4 of Section 14; thence S00°10'58"E along said east line of the West 1/2 of the NW 1/4 of Section 14, a distance of 1061.95 feet to the point of intersection of said East line of the West 1/2 of the NW 1/4 of Section 14 and the Northerly right-of-way line of a county Road; thence along said Northerly right-of-way line of a county road on the following described courses; thence N77°59'25"W, a distance of 514.03 feet; thence S87°20'25"W, a distance of 195.97 feet; thence Northwesterly on a curve to the right with a radius of 154.20 feet, a distance of 167.20 feet, said curve having a long chord which bears N61°35'47"W, a distance of 159.13 feet; thence N30°31'58"W, a distance of 263.00 feet; thence Northwesterly on a curve to the left with a radius of 1121.52 feet, a distance of 343.70 feet, said curve having a long chord which bears N39°18'44"W, a distance of 342.36 feet; thence N48°05'30"W, a distance of 160.37 feet to the point of intersection of said Northerly right-of-way line of a county road and 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 392.07 feet; thence N89°45'56"E along said Easterly right-of-way line of 156th Street and the South line of Lot 38, said Emerald Oaks, a distance of 172.00 feet to the Southeast corner of said Lot 38, Emerald Oaks; thence along the Southerly line of said Emerald Oaks on the following described courses; thence S00°14'04"E, a distance of 10.00 feet; thence N89°45'56"E, a distance of 180.00 feet; thence N88°56'26"E, a distance of 62.47 feet; thence N83°30'22"E, a distance of 60.23 feet; thence N77°26'00"E, a distance of 60.23 feet; thence N71°21'39"E, a distance of 60.23 feet; thence N65°17'18"E, a distance of 60.23 feet; thence N59°12'57"E, a distance of 60.23 feet; thence N53°01'32"E, a distance of 63.90 feet; thence N50°40'04"E, a distance of 305.00 feet to the point of beginning.

Robert Clark, LS-419 — 1-20-94 Date

NEBRASKA REGISTERED LS-419 SURVEYOR ROBERT CLARK

Filed For Record: 5-31-94 at 3:30 P M
Instrument # 94-12261
Carol A. Gavin Register of Deed Sarpy City NE

SARPY COUNTY BUILDING INSPECTOR APPROVAL

This final plat of EMERALD OAKS 2ND ADDITION was approved on this 16th day of February 1994.

Sarpy County Building Inspector

SARPY COUNTY BOARD OF COMMISSIONERS APPROVAL

This final plat of EMERALD OAKS 2ND ADDITION was approved by the County Board of Commissioners on this 8 day of MAR. 1994.

Chairman, Sarpy County Board of Commissioners

ATTEST: SARPY COUNTY SURVEYOR

This plat of EMERALD OAKS 2ND ADDITION was reviewed by the Sarpy County Surveyor on this 25th day of JAN. 1994.

Sarpy County Surveyor

NEBRASKA REGISTERED LS-462 LAND SURVEYOR THOMAS A. LYNAM

SARPY COUNTY PLANNING COMMISSION APPROVAL

This final plat of EMERALD OAKS 2ND ADDITION was approved by the County Planning Commission on this 16 day of February 1994.

Chairman, Sarpy County Planning Commission

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.

Sarpy County Treasurer by Nancy Day — 5-20-94 Date

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

94-12261

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

EMERALD OAKS 2ND ADDITION
SARPY COUNTY, NEBRASKA

FINAL PLAT

JOB NO. 91042.3 | DATE 1-19-94 | SCALE 1"=100' | DRAWN BY RLS | SHEET 1 of 1 | CHECKED BY TRH