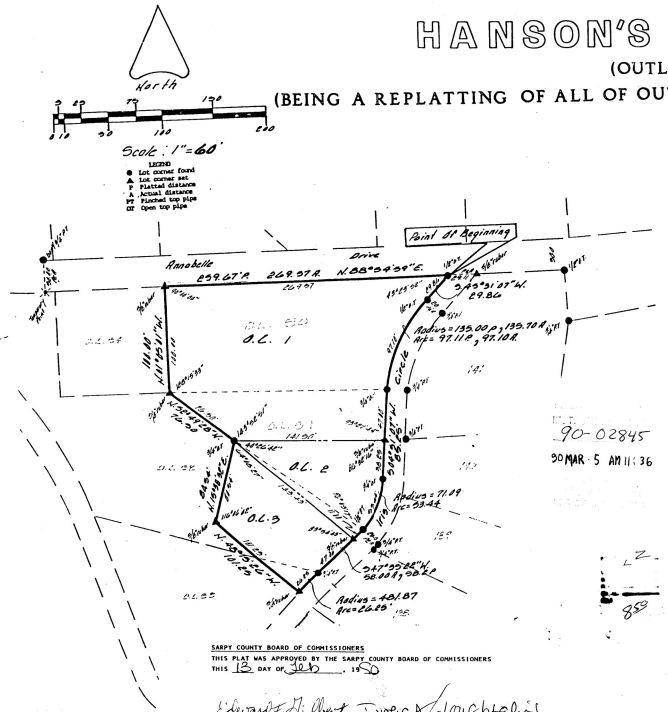
90-02845

FINAL PLAT

HANSON'S LAKES REPLAT I

(OUTLOTS 1 THROUGH 3 INCLUSIVE)

(BEING A REPLATTING OF ALL OF OUTLOTS 50, 51 AND PARTS OF OUTLOTS 52, 53, HANSON'S LAKES)



SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS 13 DAY OF Feb, 1990

Edward F. Hilbert — Dorcas A. Voughtaler

CHAIRMAN — COUNTY CLERK

SARPY COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACE WITHIN THIS PLAT AS OF THE 5th DAY OF February IN 90.

Kathleen Engam By: Doris Larsen

SARPY COUNTY TREASURER

APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE THIS PLAT OF HANSON'S LAKES REPLAT I 5TH DAY OF Feb., 1990.

Thomas A. Lyman

SARPY COUNTY SURVEYOR

NEBRASKA REGISTERED LS 462 LAND SURVEYOR THOMAS A. LYMAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT IRON PINS HAVE BEEN PLACED AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND POINT OF CURVATURE AND POINT OF TANGENCY OF ALL CURVES, SAID SUBDIVISION TO BE KNOWN AS HANSON'S LAKES REPLAT I, (OUTLOTS 1 THROUGH 3 INCLUSIVE) BEING A REPLATTING OF OUTLOT 50, 51 AND PART OF OUTLOT 52 AND PART OF OUTLOT 53, HANSON'S LAKES BEING LOCATED IN THE SW¼ OF SECTION 27 T13N R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF OUTLOT 50, HANSON'S LAKES; THENCE SOUTH 45°31'07" WEST (ASSUMED BEARING) ALONG THE LINE COMMON TO OUTLOT 50 AND 20 FOOT WIDE IRIS CIRCLE A DISTANCE OF 29.86 FEET TO A POINT OF CURVATURE; THENCE SOUTH AND WEST ALONG A 135.0 FOOT PLATTED, 135.70 FOOT ACTUAL RADIUS CURVE TO THE LEFT AND ALONG THE COMMON LINEOF SAID OUTLOT 50; AND 20 FOOT WIDE IRIS CIRCLE, AN ARC DISTANCE OF 97.11 PLATTED, 97.10 ACTUAL FEET TO A POINT OF TANGENCY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF OUTLOT 51; THENCE SOUTH 04°31'07" WEST ALONG THE LINE COMMON TO OUTLOT 51 AND 20 FOOT WIDE IRIS CIRCLE A DISTANCE OF 85.25 FEET TO A POINT OF CURVATURE; THENCE SOUTH AND WEST ALONG A 71.00 FOOT RADIUS CURVE TO THE LEFT AND ALONG THE LINE COMMON TO SAID OUTLOT 50 AND 20 FOOT WIDE IRIS CIRCLE AN ARC DISTANCE OF 33.44 FEET TO A POINT OF TANGENCY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF OUTLOT 52; THENCE SOUTH 47°35'27" WEST ALONG THE LINE COMMON TO OUTLOT 52 AND 20 FOOT WIDE IRIS CIRCLE A DISTANCE OF 58.2 FEET PLATTED, 58.00 FEET RECORDED AND ACTUAL TO A POINT OF CURVATURE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF OUTLOT 53; THENCE SOUTH AND WEST ALONG A 401.87 FOOT RADIUS CURVE TO THE LEFT AND ALONG THE COMMON LINE OF OUTLOT 53 AND 20 FOOT WIDE IRIS CIRCLE AN ARC DISTANCE OF 26.25 FEET TO A POINT; THENCE NORTH 48°15'26" WEST A DISTANCE OF 101.25 FEET TO A POINT; THENCE NORTH 15°38'32" EAST A DISTANCE OF 80.54 FEET TO A POINT ON THE LINE COMMON TO OUTLOT 51 AND OUTLOT 52; THENCE NORTH 52°49'28 WEST ALONG THE COMMON LINE OF SAID OUTLOT 51 AND OUTLOT 52 A DISTANCE OF 76.50 FEET TO THE SOUTHWEST CORNER OF OUTLOT 50; THENCE NORTH 01°05'01" WEST ALONG THE LINE COMMON TO OUTLOT 50 AND OUTLOT 54 A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF OUTLOT 50; THENCE NORTH 88°54'59" EAST ALONG THE LINE COMMON TO OUTLOT 50 AND 30 FOOT WIDE ANNABELLE DRIVE A DISTANCE OF 259.67 FEET PLATTED, 269.57 FEET ACTUAL TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS: 48,052 SQUARE FEET OR 1.1 ACRES MORE OR LESS.

NOTE: THE NORTH LINE OF OUTLOT 50, HANSON'S LAKES IS ASSUMED TO BEAR NORTH 88°54'59" EAST AS SHOWN ON THE ORIGINAL PLAT.

Clarence Roger Carrell

CLARENCE ROGER CARRELL — N. R.L.S. NO. 306

DATE: September 6, 1989

REGISTERED LAND SURVEYOR — CLARENCE ROGER CARRELL — #LS-306 — STATE OF NEBRASKA

Jack W. Waltz — Mary Ann Waltz

JACK W. WALTZ, HUSBAND AND MARY ANN WALTZ, WIFE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF SARPY)

ON THIS 3 DAY OF January, 1990 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JACK W. AND MARY ANN WALTZ, HUSBAND AND WIFE , TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE CERTIFICATE OF OWNERSHIP OF THIS PLAT, AND THEY DID ACKNOWLEDGE THE EXECUTION THERE OF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL AT Omaha IN SAID COUNTY, THE DAY AND YEAR LAST ABOVE WRITTEN.

Peggy Carrell — November 24, 1990

NOTARY PUBLIC — MY COMMISSION EXPIRES

GENERAL NOTARY-State of Nebraska PEGGY A. CARRELL My Comm. Exp. Nov. 24, 1990

02845

CERTIFICATION OF OWNERSHIP

I HEREBY CERTIFY THAT WE, JON A AND JILL S SINER HUSBAND AND WIFE, JACE W AND MARY ANN WALTZ, HUSBAND AND WIFE AND EUGENE AND DOROTHY FRANCOIS, HUSBAND AND WIFE ARE THE SOLE OWNERS AND PROPRIETORS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED THE LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, AND SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HANSON'S LAKES REPLAT I AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY GRANT PERPETUAL EASEMENTS TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST, 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 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. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED ON 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 HEREOF WE HEREBY SET OUR HAND THIS 3 DAY OF January 1990

Jon A Siner — Jill S Siner

JON A SINER, HUSBAND AND JILL S SINER, WIFE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF SARPY)

ON THIS 3 DAY OF January, 1990 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JON A AND JILL S SINER, HUSBAND AND WIFE, , TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE CERTIFICATE OF OWNERSHIP OF THIS PLAT, AND THEY DID ACKNOWLEDGE THE EXECUTION THERE OF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL AT Omaha IN SAID COUNTY, THE DAY AND YEAR LAST ABOVE WRITTEN.

Peggy Carrell — Nov 24, 1990

NOTARY PUBLIC — MY COMMISSION EXPIRES

GENERAL NOTARY-State of Nebraska PEGGY A. CARRELL My Comm. Exp. Nov. 24, 1990

Eugene Francois — Dorothy Francois

EUGENE FRANCOIS, HUSBAND AND DOROTHY FRANCOIS, WIFE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF SARPY)

ON THIS 3 DAY OF January, 1990 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME EUGENE AND DOROTHY FRANCOIS, HUSBAND AND WIFE , TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE CERTIFICATE OF OWNERSHIP OF THIS PLAT, AND THEY DID ACKNOWLEDGE THE EXECUTION THERE OF TO BE THEIR VOLUNTARY ACT AND DEED.

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CARRELL & ASSOCIATES, INC.
LAND SURVEYORS & CONSULTANTS
11128 "O" STREET
OMAHA, NEBRASKA 68137
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3780 AC