HILLS OF ASPEN CREEK

LOTS 1 THROUGH 267, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE, BEING A PLATTING OF PART OF TAX LOTS 1A1 AND 1A2 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

COUNTER CK
VERIF CK
PROOF
FEES
CHG CASH
CK CREDIT
SHORT NCR

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2018-24567
10/17/2018 3:58:23 PM
REGISTER OF DEEDS

LOCATED IN:
NW 1/4 SE 1/4 SEC. 20, T14N, R11E
NE 1/4 SE 1/4 SEC. 20, T14N, R11E
SW 1/4 SE 1/4 SEC. 20, T14N, R11E
SE 1/4 SE 1/4 SEC. 20, T14N, R11E

CENTERLINE CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	800.00'	131.83'	131.48'	9°26'39"
C2	100.00'	140.49'	129.22'	80°29'51"
C3	300.00'	98.52'	98.08'	18°48'55"
C4	100.00'	71.62'	70.10'	41°02'05"
C5	400.00'	10.27'	10.27'	1°28'15"
C6	400.00'	209.43'	207.05'	29°59'56"
C7	175.00'	113.32'	111.35'	37°06'06"
C8	225.00'	151.47'	148.63'	38°34'20"
C9	1230.00'	402.85'	400.96'	18°45'23"
C10	1230.00'	271.85'	271.10'	12°39'15"
C11	1230.00'	161.06'	160.94'	7°30'08"
C12	1720.00'	170.14'	170.07'	5°40'03"
C13	300.00'	174.38'	171.94'	33°18'15"
C14	950.00'	520.81'	514.31'	31°24'38"
C15	950.00'	124.39'	124.30'	7°30'08"
C16	2000.00'	508.38'	506.76'	14°34'13"
C17	100.00'	152.48'	138.13'	87°21'49"
C18	670.00'	336.48'	332.95'	28°46'27"
C19	670.00'	87.73'	87.67'	7°30'08"
C20	2280.00'	692.08'	689.42'	17°23'30"
C21	2280.00'	107.04'	107.03'	2°41'23"
C22	5000.00'	154.52'	154.52'	1°46'15"
C23	300.00'	31.51'	31.50'	6°01'07"
C24	800.00'	64.21'	64.19'	4°35'55"
C25	800.00'	84.04'	84.00'	6°01'07"
C26	400.00'	143.61'	142.84'	20°34'13"
C27	400.00'	177.07'	175.63'	25°21'49"
C28	400.00'	110.54'	110.19'	15°50'03"
C29	500.00'	104.02'	103.83'	11°55'11"
C30	1419.00'	169.27'	169.17'	6°50'05"
C31	1419.00'	325.07'	324.36'	13°07'33"
C32	1419.00'	192.39'	192.25'	7°46'06"
C33	300.00'	63.13'	63.01'	12°03'25"
C34	300.00'	63.13'	63.01'	12°03'25"
C35	500.00'	67.79'	67.74'	7°46'06"
C36	500.00'	182.34'	181.33'	20°53'39"

PARCEL CURVE TABLE					
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C37	1461.50'	S3°42'14"W	192.04'	192.17'	7°32'02"
C38	1538.50'	N2°40'25"E	203.78'	203.93'	7°35'41"

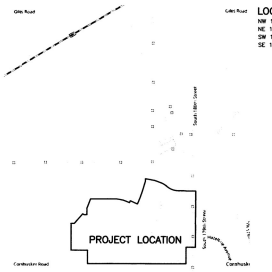
SECTION CORNER TIES

NW COR. SE 1/4 SEC. 20, T14N, R11E
1" I.P.
-0.69' W 5/8" REBAR, ±0.3' B.G.
-NW 7.20' N 5/8" REBAR, ±0.3' B.G.

SW COR. SE 1/4 SEC. 20, T14N, R11E
1" I.P.
-0.69' W 5/8" REBAR, ±0.3' B.G.
-NW 7.20' N 5/8" REBAR, ±0.3' B.G.

NE CORNER SE 1/4 SEC. 20-14-11
3/4" OT (±0.6' B.G.)
-34.00' W TO FOUND 600 MAIL IN S. FACE OF WOOD PP, ±0.5' A.G.
-33.46' E TO FOUND "X" MAIL IN SW FACE OF CORNER POST, 0.3' A.G.
-56.61' NNE TO SET CHISELED "X" IN TOP OF 24" CMP
-38.06' SSW TO SET CHISELED "X" IN TOP OF 24" CMP

SW CORNER SE 1/4 SEC. 20-14-11
SURVEY SPIKE SHAFT (MISSING HEAD)
-87.26' ESE TO FOUND "X" MAIL IN N. FACE OF WOOD PP, 1.1' A.G.
-40.03' SW TO FOUND "X" MAIL IN NW FACE OF WOOD PP, ±0.3' A.G.
-44.21' NE TO SET CHISELED "X" IN SW QUAD. METAL RING FOR ROUND A.L. MANHOLE



VICINITY MAP

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED WITH AN ANGLE TO CHORD IN BRACKETS.
5. ALL CUL-DE-SAC RADII ARE 50 FEET UNLESS NOTED OTHERWISE.
6. ALL CUL-DE-SAC THROAT RADII ARE 25 FEET UNLESS NOTED OTHERWISE.
7. LOTS AND OUTLOTS WILL HAVE NO DIRECT VEHICULAR ACCESS TO S 180TH STREET, S 186TH STREET AND CORNHUSKER ROAD.
8. OUTLOTS C AND F ARE DEDICATED DRAINAGEWAYS.
9. OUTLOTS A, B, D AND E ARE DEDICATED WATER QUALITY BASINS.
10. OUTLOT G IS FUTURE DEVELOPMENT.
11. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
12. PROPOSED STORM SEWER, DRAINAGE AND SANITARY SEWER EASEMENTS ARE TO SID 333 VIA SEPARATE RECORDED INSTRUMENT UNLESS NOTED OTHERWISE.

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS

12 DAY OF Oct, 2018.

SARPY COUNTY TREASURER

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NOT YET DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF HILLS OF ASPEN CREEK, LOTS 1 THROUGH 267, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS

12th DAY OF October, 2018.

SARPY COUNTY SURVEYOR/ENGINEER

PROFESSIONAL CIVIL ENGINEER
DENNIS L WILSON
E-6210
STATE OF NEBRASKA

APPROVAL OF COUNTY PLANNING COMMISSION

THIS PLAT OF HILLS OF ASPEN CREEK, LOTS 1 THROUGH 267, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE COUNTY PLANNING COMMISSION CHAIRMAN ON THIS

21st DAY OF August, 2018.

COUNTY PLANNING COMMISSION CHAIRMAN

APPROVAL OF COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF HILLS OF ASPEN CREEK, LOTS 1 THROUGH 267, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, THIS

11th DAY OF September, 2018.

SARPY COUNTY CLERK
SEAL
DEBRA J. HOUGHTON

ASSISTANT COUNTY CLERK

CHAIRMAN, BOARD OF COMMISSIONERS

APPROVAL OF COUNTY PLANNING DIRECTOR

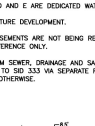
THIS PLAT OF HILLS OF ASPEN CREEK, LOTS 1 THROUGH 267, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE COUNTY BUILDING INSPECTOR ON THIS

15th DAY OF October, 2018.

COUNTY PLANNING DIRECTOR

LEGEND

- OT OPEN TOP PIPE
- ● CORNER FOUND
- SECTION LINE
- ⊕ SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- STREET DEDICATION



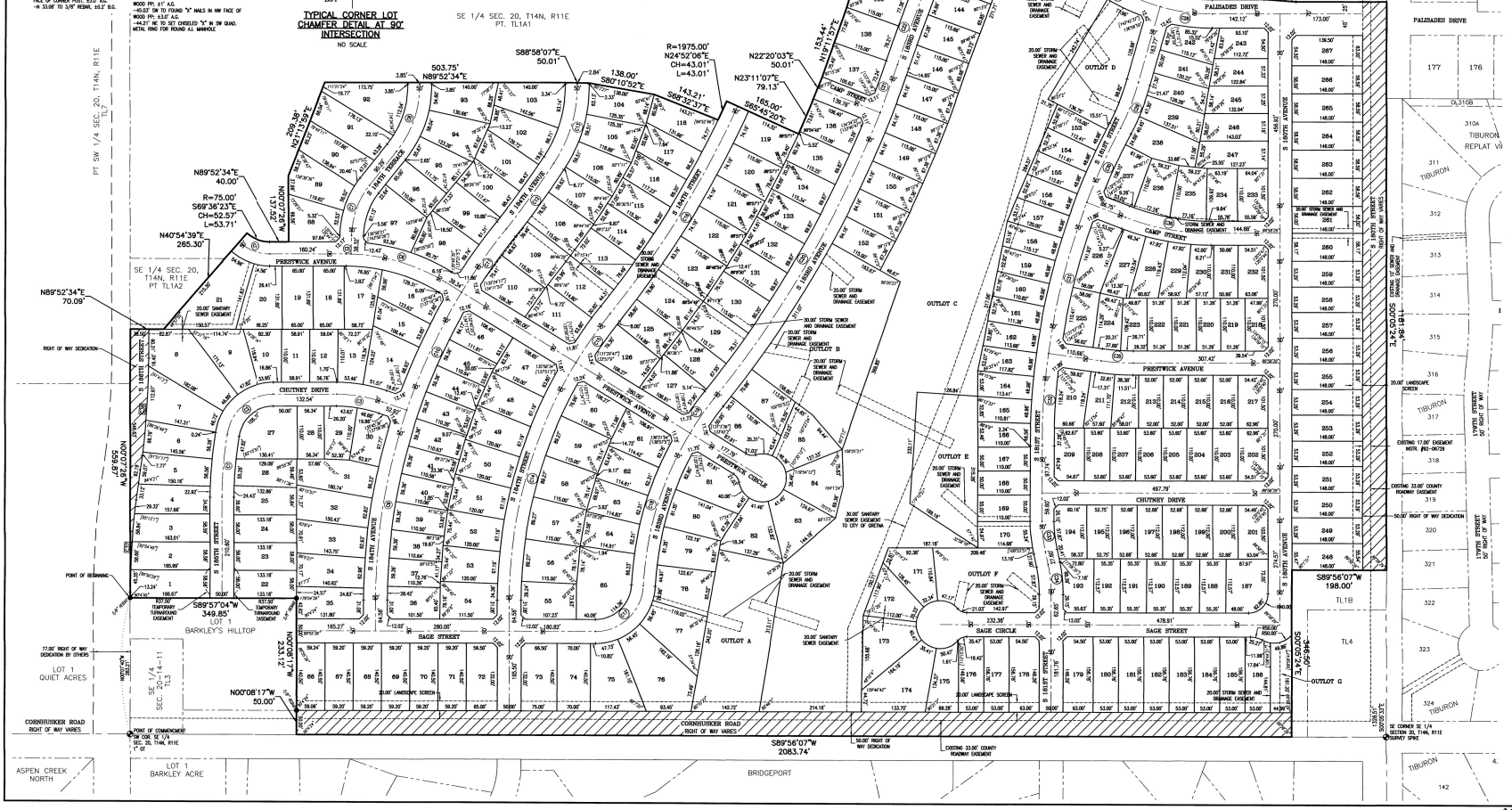
NOTE: OTHER REQUIREMENTS AND SETBACKS MAY APPLY.

SARPY COUNTY RD-50 AND RS-72 ZONING SETBACK REQUIREMENTS

NO SCALE

TYPICAL CORNER LOT CHAMFER DETAIL AT 90° INTERSECTION

NO SCALE



REVISIONS	DRAWN BY	RJM
	CHECKED BY	JJC
	DATE	
	JOB #	18-42-2018
	FILE NAME	HILLS ASPEN CREEK 01126B.01-003
	BOOK AND PAGE	

LAMP RYNEARSON
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
402.496.2498 P
402.496.2730 F
www.LRA-inc.com

HILLS OF ASPEN CREEK (LOTS 1-267 AND OUTLOTS A-G)
SARPY COUNTY, NEBRASKA

FINAL PLAT

SHEET 1 OF 2

2018-24567

LOCATED IN:
NW 1/4 SE 1/4 SEC. 20, T14N, R11E
NE 1/4 SE 1/4 SEC. 20, T14N, R11E
SW 1/4 SE 1/4 SEC. 20, T14N, R11E
SE 1/4 SEC. 20, T14N, R11E

HILLS OF ASPEN CREEK

LOTS 1 THROUGH 267, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE, BEING A PLATTING OF PART OF TAX LOTS 1A1 AND 1A2 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE	
PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)
1	9754	51	8526	101	8105	151	7553	201	7021	251	7887
2	9649	52	8526	102	9446	152	7553	202	6893	252	7887
3	9406	53	8526	103	10231	153	5781	203	5896	253	7887
4	9218	54	9073	104	8617	154	5691	204	5896	254	7887
5	9086	55	8793	105	8519	155	5697	205	5896	255	7887
6	8984	56	9677	106	8110	156	5797	206	5896	256	7887
7	12268	57	9677	107	7826	157	5992	207	5896	257	7887
8	16902	58	9677	108	9085	158	5985	208	5896	258	7887
9	10494	59	9677	109	10005	159	5778	209	6906	259	7887
10	7422	60	9072	110	9073	160	5662	210	7945	260	8608
11	6481	61	8985	111	8813	161	5643	211	6156	261	8288
12	6463	62	7712	112	8699	162	5718	212	5956	262	8671
13	7031	63	7711	113	8563	163	5889	213	5720	263	8671
14	10408	64	7710	114	7467	164	5882	214	5720	264	8671
15	6441	65	15529	115	7451	165	5697	215	5720	265	8671
16	8640	66	8310	116	7632	166	5587	216	5720	266	8671
17	9017	67	8318	117	8136	167	5500	217	6887	267	9288
18	8560	68	8318	118	9252	168	5500	218	5246		
19	8560	69	8318	119	8756	169	6050	219	5639		
20	10667	70	8318	120	8756	170	6132	220	5639		
21	15889	71	8318	121	8756	171	9164	221	5639		
22	7725	72	9096	122	8756	172	8397	222	5639		
23	7725	73	10501	123	9879	173	11546	223	5820		
24	7725	74	9835	124	9062	174	14947	224	6009		
25	7847	75	12689	125	7884	175	7865	225	7238		
26	7526	76	17785	126	9358	176	8269	226	9231		
27	12663	77	11764	127	8958	177	8308	227	7510		
28	8197	78	10138	128	7581	178	9840	228	6733		
29	6757	79	9060	129	8746	179	9840	229	8131		
30	7390	80	9664	130	9073	180	8308	230	5822		
31	10858	81	10675	131	7846	181	8308	231	5573		
32	10361	82	10862	132	7845	182	8308	232	6898		
33	9778	83	10736	133	7845	183	8308	233	7010		
34	9441	84	10845	134	7846	184	8308	234	7074		
35	9200	85	10871	135	7847	185	8308	235	7550		
36	7318	86	10200	136	8753	186	8097	236	7552		
37	6252	87	8919	137	8939	187	9561	237	7564		
38	6252	88	9045	138	8856	188	6231	238	9266		
39	6259	89	9856	139	9116	189	6231	239	6994		
40	6257	90	9700	140	9525	190	6231	240	6311		
41	6251	91	10879	141	10231	191	6231	241	5883		
42	6254	92	11961	142	8744	192	6231	242	7226		
43	6261	93	9761	143	7552	193	7400	243	6715		
44	6253	94	9090	144	7682	194	7375	244	6752		
45	6265	95	8250	145	7676	195	5908	245	7322		
46	7731	96	7207	146	7580	196	5900	246	7891		
47	9064	97	11750	147	7553	197	5900	247	8422		
48	8526	98	10016	148	7553	198	5900	248	8215		
49	8526	99	8873	149	7553	199	5900	249	7887		
50	8526	100	7892	150	7553	200	5900	250	7887		

OUTLOT AREA TABLE	
OUTLOT	AREA (SF)
A	45532
B	60786
C	316486
D	28199
E	37092
F	27831
G	6682

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS HILLS OF ASPEN CREEK, LOTS 1 THROUGH 267, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE, BEING A PLATTING OF PART OF TAX LOTS 1A1 AND 1A2 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, ENTIRE TRACT DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" OPEN TOP PIPE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 20;
THENCE NORTH 00°07'40" WEST (ASSUMED BEARINGS) FOR 283.21 FEET ON THE WEST LINE OF SAID SOUTHEAST QUARTER TO A 5/8" REBAR AT THE NORTHWEST CORNER OF LOT 1, BARKLEY'S HILLTOP, A SUBDIVISION AS SURVEYED, PLATTED, AND RECORDED IN SARPY COUNTY, NEBRASKA AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 00°07'26" WEST FOR 559.87 FEET ON SAID WEST LINE OF THE SOUTHEAST QUARTER;
THENCE NORTH 89°52'34" EAST FOR 70.09 FEET;
THENCE NORTH 40°54'39" EAST FOR 265.30 FEET;
THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 75.00 FEET AND A LONG CHORD BEARING SOUTH 69°36'23" EAST FOR 52.57 FEET) FOR AN ARC LENGTH OF 53.71 FEET;
THENCE NORTH 89°52'34" EAST FOR 40.00 FEET;
THENCE NORTH 00°07'26" WEST FOR 137.52 FEET;
THENCE NORTH 21°13'59" EAST FOR 209.38 FEET;
THENCE NORTH 89°52'34" EAST FOR 503.75 FEET;
THENCE SOUTH 88°58'07" EAST FOR 50.01 FEET;
THENCE SOUTH 80°10'52" EAST FOR 138.00 FEET;
THENCE SOUTH 68°32'37" EAST FOR 143.21 FEET;
THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 1975.00 FEET AND A LONG CHORD BEARING NORTH 24°52'06" EAST FOR 43.01 FEET) FOR AN ARC LENGTH OF 43.01 FEET;
THENCE SOUTH 65°45'20" EAST FOR 165.00 FEET;
THENCE NORTH 23°11'07" EAST FOR 79.13 FEET;
THENCE NORTH 22°20'03" EAST FOR 50.01 FEET;
THENCE NORTH 19°11'57" EAST FOR 153.44 FEET;
THENCE NORTH 17°02'00" EAST FOR 228.94 FEET;
THENCE NORTH 01°04'27" EAST FOR 50.60 FEET;
THENCE SOUTH 80°04'48" EAST FOR 94.16 FEET;
THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 825.00 FEET AND A LONG CHORD BEARING SOUTH 78°56'39" EAST FOR 32.71 FEET) FOR AN ARC LENGTH OF 32.71 FEET;
THENCE SOUTH 79°44'46" EAST FOR 67.25 FEET;
THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 830.00 FEET AND A LONG CHORD BEARING SOUTH 71°18'47" EAST FOR 53.60 FEET) FOR AN ARC LENGTH OF 53.61 FEET;
THENCE SOUTH 69°27'48" EAST FOR 85.04 FEET;
THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 430.00 FEET AND A LONG CHORD BEARING SOUTH 59°10'39" EAST FOR 153.55 FEET) FOR AN ARC LENGTH OF 154.38 FEET;
THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 370.00 FEET AND A LONG CHORD BEARING SOUTH 69°29'28" EAST FOR 260.35 FEET) FOR AN ARC LENGTH OF 266.04 FEET;
THENCE NORTH 89°54'36" EAST FOR 106.62 FEET;
THENCE SOUTH 85°49'20" EAST FOR 67.19 FEET;
THENCE NORTH 89°54'36" EAST FOR 189.50 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 00°05'24" EAST FOR 1181.84 FEET ON SAID EAST LINE OF THE SOUTHEAST QUARTER TO THE NORTHEAST CORNER OF TAX LOT 1B LOCATED IN THE SOUTHEAST QUARTER OF SAID SECTION 20;
THENCE SOUTH 89°56'07" WEST FOR 198.00 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 1B;
THENCE SOUTH 00°05'24" EAST FOR 346.50 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 1B, ALSO BEING THE SOUTHEAST CORNER OF SAID TAX LOT 1A1 AND THE SOUTH LINE OF SAID SOUTHEAST QUARTER;
THENCE SOUTH 89°56'07" WEST FOR 2083.74 FEET ON SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID TAX LOT 1A2;
THENCE NORTH 00°08'17" WEST FOR 50.00 FEET TO A 5/8" REBAR AT THE SOUTHEAST CORNER OF SAID LOT 1, BARKLEY'S HILLTOP;
THENCE NORTH 00°08'17" WEST FOR 233.12 FEET TO A 5/8" REBAR AT THE NORTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH 89°57'04" WEST FOR 349.85 FEET TO THE POINT OF BEGINNING.
CONTAINS 81.385 ACRES. INCLUDES 2.474 ACRES OF EXISTING COUNTY ROADWAY EASEMENT.

JON L. CARRELL, L.S. 693

9-17-2018
DATE

JON L. CARRELL LS-693 — REGISTERED LAND SURVEYOR — STATE OF NEBRASKA

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, RICHLAND HOMES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER AND AMERICAN NATIONAL BANK, MORTGAGEE, OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HILLS OF ASPEN CREEK, LOTS 1 THROUGH 472, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS
PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, 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-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 16-FOOT-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 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. 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.

FOR WATER AND GAS
PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA AND BLACK HILLS ENERGY, AND 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-WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTAGES OF ALL CORNER LOTS. 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.

FOR ENTRANCE MARKERS AND LANDSCAPING
WE DO HEREBY GRANT ENTRANCE MARKER AND LANDSCAPE EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF ENTRANCE MARKERS AND LANDSCAPING TO SANITARY AND IMPROVEMENT DISTRICT AND THE HOME OWNERS ASSOCIATION, THEIR SUCCESSOR AND ASSIGNS.

RICHLAND HOMES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

GERALD TORCZON
(PRINTED NAME)

SIGNATURE

PRES.
(PRINTED TITLE)

AMERICAN NATIONAL BANK, MORTGAGEE

EDWARD J. KELLEHER, EXECUTIVE VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA } SS
COUNTY OF Sarpy)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

20th DAY OF September, 2018

BY GERALD TORCZON (PRINTED NAME) PRESIDENT (PRINTED TITLE)

OF RICHLAND HOMES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

SIGNATURE OF NOTARY PUBLIC

State of Nebraska - General Notary
MARY JANE THEDENS
My Commission Expires
September 27, 2020

STATE OF NEBRASKA } SS
COUNTY OF Sarpy)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

20 DAY OF September, 2018

BY EDWARD J. KELLEHER, EXECUTIVE VICE PRESIDENT OF AMERICAN NATIONAL BANK ON BEHALF OF SAID BANK.

SIGNATURE OF NOTARY PUBLIC

General Notary - State of Nebraska
DORIS J. NICHOLSON
My Comm. Exp. Jan. 15, 2021

PROFESSIONAL LAND SURVEYOR — DENNIS L. WILSON — LS-6210 — STATE OF NEBRASKA

FINAL PLAT

DRAWN BY: ADM
CHECKED BY: JLC
DATE: 8-14-2018
JOB NUMBER: 01126510.01-003
BOOK AND PAGE:

REVISIONS

LAMP RYNEARSON
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
402.496.2498 P
402.496.2730 F
www.LRA-inc.com

HILLS OF ASPEN CREEK (LOTS 1-267 AND OUTLOTS A-G)
SARPY COUNTY, NEBRASKA

SHEET
2 OF 2

2018-241567 A

U:\Engineering\01126510.01-003 - Hills of Aspen Creek\SURVEY\DRAWINGS\SHEETS\PLAT\01126510.01-003-PLAT-02.dwg, 9/17/2018 8:39:51 AM, ELISE A. ADLAM, LAMP RYNEARSON & ASSOCIATES