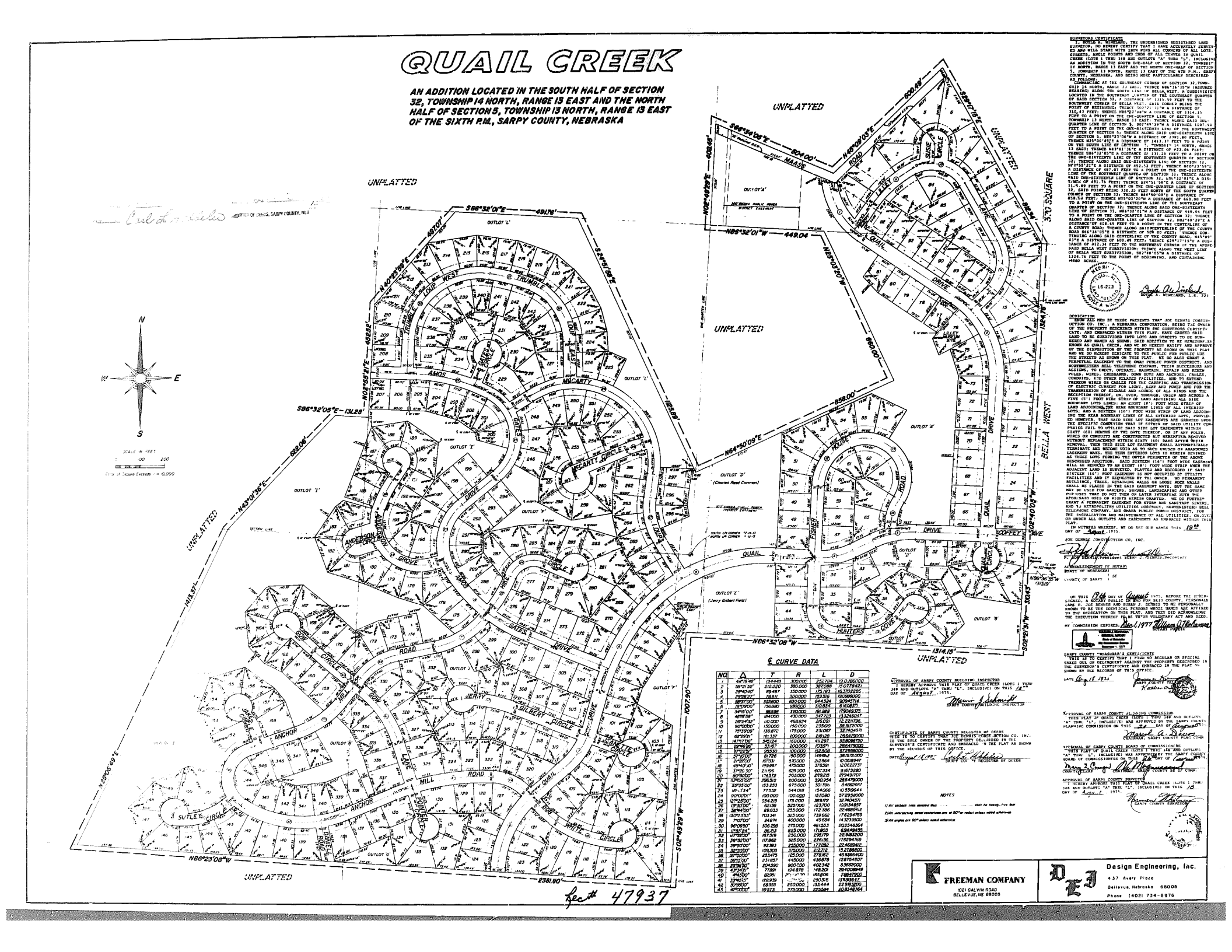
QUAIL CREEK

AN ADDITION LOCATED IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 13 EAST AND THE NORTH HALF OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE SIXTH P.M., SARPY COUNTY, NEBRASKA



€ CURVE DATA

NO.	Δ	T	R	L	D
1	49°18'42"	134.443	300.000	252.784	19.0486000
2	58°01'52"	210.220	380.000	367.088	15.0778452
3	29°40'40"	89.467	350.000	175.013	16.3702286
4	62°38'21"	118.911	300.000	163.926	19.0986000
5	90°27'01"	233.600	650.000	644.524	8.8104571
6	126°09'00"	156.880	300.000	310.834	6.1608571
7	34°15'00"	88.398	300.000	89.589	19.0949333
8	46°59'58"	164.000	450.000	368.763	13.3238571
9	28°24'32"	110.000	468.824	216.091	12.2211786
10	29°40'40"	89.467	350.000	175.013	16.3702286
11	79°33'09"	130.875	175.000	243.067	32.7404571
12	62°29'21"	181.337	800.000	238.128	286479.000
13	16°37'06"	150.000	800.000	41.637	286479.000
14	62°46'26"	53.167	800.000	103.391	286479.000
15	17°32'00"	88.530	800.000	152.508	572958.000
16	51°40'00"	81.726	150.000	149.862	38.197180
17	2°12'00"	10.153	570.000	212.564	10.058947
18	43°40'30"	113.997	475.000	362.178	12.0623737
19	17°07' 30"	211.196	625.000	417.334	9.1673280
20	28°30'00"	174.372	350.000	348.715	17.9449707
21	119°00'00"	296.512	200.000	330.954	286479.000
22	29°15'00"	153.233	675.000	301.196	8.4882947
23	61°13'24"	77.332	544.018	194.068	10.5396641
24	90°00'00"	100.000	100.000	157.080	57.2958000
25	61°23'00"	354.218	175.000	389.172	32.7404571
26	17°30'00"	82.150	523.000	123.700	10.9534657
27	36°44'00"	89.633	255.000	172.386	22.4689412
28	29°15'00"	703.341	323.000	739.662	17.7429709
29	7°07'00"	24.874	400.000	49.684	14.3239500
30	96°09'30"	306.298	275.000	461.553	20.8348364
31	17°52'24"	86.213	625.000	171.603	9.1673280
32	67°58'02"	187.518	230.000	293.579	24.9353200
33	39°55'00"	117.525	325.000	226.436	17.6294769
34	39°50'00"	92.393	255.000	177.282	22.4689412
35	32°50'00"	109.303	375.000	212.712	15.2788000
36	67°50'00"	233.673	175.000	378.667	32.7404571
37	59°15'00"	231.857	445.000	436.878	12.8754607
38	20°00'00"	204.590	900.000	402.342	6.3663000
39	43°34'21"	71.289	194.878	148.209	29.4006949
40	4°55'00"	82.90	[illegible]	163.806	28647900
41	19°55'21"	108.939	625.000	290.535	9.1673947
42	30°30'00"	68.553	250.000	133.444	22.9183200
43	49°40'00"	193.73	275.000	225.584	20.8348364

APPROVAL OF SARPY COUNTY BUILDING INSPECTOR

I HEREBY APPROVE THIS PLAT OF QUAIL CREEK (LOTS 1 THRU 348 AND OUTLOTS "A" THRU "L", INCLUSIVE) ON THIS 18TH DAY OF August 1975.

Marvin A. Schmidt
SARPY COUNTY BUILDING INSPECTOR

CERTIFICATE OF SARPY COUNTY REGISTER OF DEEDS

THIS IS TO CERTIFY THAT JOE DENNIS CONSTRUCTION CO. INC. IS THE SOLE OWNER OF THE PROPERTY INCLUDED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THE PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE August 19 1975
Lucile M. Willis
SARPY COUNTY REGISTER OF DEEDS

NOTES

1) All setback lines denoted thus ..... shall be twenty-five feet.

2) All intersecting street centerlines are at 90° to radial arcs unless noted otherwise.

3) All angles are 90° unless noted otherwise.

SURVEYORS CERTIFICATE

I, DOYLE A. WINKLAND, 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 ALL CURVES IN QUAIL CREEK (LOTS 1 THRU 348 AND OUTLOTS "A" THRU "L", INCLUSIVE) AN ADDITION IN THE SOUTH ONE-HALF OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 13 EAST AND THE NORTH ONE-HALF OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 13 EAST; THENCE N86°36'36"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF BELLA WEST, A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 1313.59 FEET TO THE SOUTHWEST CORNER OF BELLA WEST; SAID CORNER BEING THE POINT OF BEGINNING; THENCE S02°21'15"W A DISTANCE OF 304.47 FEET; THENCE N86°02'06"W A DISTANCE OF 1314.15 FEET TO A POINT ON THE ONE-QUARTER LINE OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 13 EAST; THENCE ALONG SAID ONE-QUARTER LINE OF SECTION 5, S02°40'29"W A DISTANCE OF 1007.90 FEET TO A POINT ON THE ONE-SIXTEENTH LINE OF THE NORTHEAST QUARTER OF SECTION 5; THENCE ALONG SAID ONE-SIXTEENTH LINE OF SECTION 5, N88°23'06"W A DISTANCE OF 2381.80 FEET; THENCE N25°05'49"E A DISTANCE OF 1143.37 FEET TO A POINT ON THE SOUTH LINE OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 13 EAST; THENCE N43°01'36"E A DISTANCE OF 622.06 FEET; THENCE S86°32'05"E A DISTANCE OF 131.28 FEET TO A POINT ON THE ONE-SIXTEENTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE N02°45'29"E A DISTANCE OF 452.52 FEET; THENCE N40°23'09"E A DISTANCE OF 497.01 FEET TO A POINT ON THE ONE-SIXTEENTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID ONE-SIXTEENTH LINE OF SECTION 32, S44°49'59"E A DISTANCE OF 1125.69 FEET; THENCE S88°32'04"E A DISTANCE OF 499.76 FEET; THENCE S02°45'29"W A DISTANCE OF 457.82 FEET TO A POINT ON THE ONE-QUARTER LINE OF SECTION 32, SAID POINT BEING 330.35 FEET NORTH OF THE SOUTH QUARTER CORNER OF SECTION 32; THENCE N64°50'09"E A DISTANCE OF 858.50 FEET; THENCE N25°03'20"W A DISTANCE OF 660.00 FEET TO A POINT ON THE ONE-SIXTEENTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32; THENCE ALONG SAID ONE-SIXTEENTH LINE OF SECTION 32, N86°32'01"W A DISTANCE OF 449.04 FEET TO A POINT ON THE ONE-QUARTER LINE OF SECTION 32; THENCE ALONG SAID ONE-QUARTER LINE OF SECTION 32, N02°49'29"E A DISTANCE OF 408.46 FEET TO A POINT IN THE CENTERLINE OF A COUNTY ROAD; THENCE ALONG SAID RECENTERLINE OF THE COUNTY ROAD S66°34'05"E A DISTANCE OF 509.00 FEET; THENCE CONTINUING ALONG SAID CENTERLINE OF THE COUNTY ROAD, N45°09'05"E A DISTANCE OF 600.49 FEET; THENCE S89°17'15"E A DISTANCE OF 813.42 FEET TO THE NORTHWEST CORNER OF THE AFORESAID BELLA WEST SUBDIVISION; THENCE ALONG THE WEST LINE OF BELLA WEST SUBDIVISION, S02°40'09"W A DISTANCE OF 1324.76 FEET TO THE POINT OF BEGINNING, AND CONTAINING 48.80 ACRES.

DOYLE A. WINKLAND, L.S. 223

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOE DENNIS CONSTRUCTION CO. INC., A NEBRASKA CORPORATION, BEING THE OWNER OF THE PROPERTY DESCRIBED WITHIN THE SURVEYORS CERTIFICATE, AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN: SAID ADDITION TO BE HEREINAFTER KNOWN AS QUAIL CREEK, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN ON THIS PLAT. WE DO ALSO GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, 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 THEREOF, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ADJOINING ALL SIDE BOUNDARY LOTS LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS, PROVIDED HOWEVER, THAT SAID SIDE LOT EASEMENTS ARE GRANTED UPON THE SPECIFIC CONDITION THAT IF EITHER OF SAID UTILITY COMPANIES FAIL TO UTILIZE SAID SIDE LOT EASEMENTS WITHIN SIXTY (60) MONTHS OF THE DATE THEREOF, OR IF ANY POLES, WIRES OR CONDUITS ARE CONSTRUCTED BUT HEREAFTER REMOVED WITHOUT REPLACEMENT WITHIN SIXTY (60) DAYS AFTER SUCH REMOVAL, THEN THIS SIDE LOT EASEMENT SHALL AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH UNUTILIZED OR ABANDONED EASEMENT WAYS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF ABOVE DESCRIBED ADDITION. SAID SIXTEEN (16') FOOT WIDE EASEMENTS WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER, NO PERMANENT BUILDINGS, CONCRETE RETAINING WALLS OR LOOSE ROCK 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 AND RIGHTS HEREIN GRANTED. WE DO FURTHER GRANT A PERMANENT EASEMENT FOR STORM AND SANITARY SEWERS, AND TO METROPOLITAN UTILITIES DISTRICT, NORTHWESTERN BELL TELEPHONE COMPANY AND OMAHA PUBLIC POWER DISTRICT, FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES, ON, OVER OR UNDER ALL OUTLOTS AND EASEMENTS AS ENDORSED WITHIN THIS PLAT.

IN WITNESS WHEREOF, WE DO SET OUR HANDS THIS 19TH DAY OF August, 1975.

JOE DENNIS CONSTRUCTION CO. INC.

R. JOE DENNIS, President SUSAN J. DENNIS, Secretary

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA } ss
COUNTY OF SARPY }

ON THIS 19th DAY OF August 1975, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME R. JOE DENNIS AND SUSAN J. DENNIS TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION ON THIS PLAT, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES Dec 1, 1977 William O'Melveny NOTARY PUBLIC

SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES OUT OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THE PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE August 18 1975
Kathryn Kirby
SARPY COUNTY TREASURER

APPROVAL OF SARPY COUNTY PLANNING COMMISSION

THIS PLAT OF QUAIL CREEK (LOTS 1 THRU 348 AND OUTLOTS "A" THRU "L", INCLUSIVE) WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION ON THE 21st DAY OF August 1975.

Marvin A. Dixon
CHAIRMAN, SARPY COUNTY PLANNING COMM.

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF QUAIL CREEK (LOTS 1 THRU 348 AND OUTLOTS "A" THRU "L", INCLUSIVE) WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS ON THIS 26th DAY OF August 1975.

Marvin A. Dixon
COUNTY CLERK
CHAIRMAN, SARPY COUNTY BD OF COMM.

APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE THIS PLAT OF QUAIL CREEK (LOTS 1 THRU 348 AND OUTLOTS "A" THRU "L", INCLUSIVE) ON THIS 18 DAY OF August 1975.

SARPY COUNTY SURVEYOR

FREEMAN COMPANY
10211 GALVIN ROAD
BELLEVUE, NE 68005

Design Engineering, Inc.
437 Avery Plaza
Bellevue, Nebraska 68005
Phone (402) 734-6976