2003-44796

SPRINGHILL RIDGE

LOT 1

BEING A PLATTING OF PART OF THE SE 1/4 OF SECTION 15, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

SARPY 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 WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE, THIS 11 DAY OF Aug, 2003.

TAXES ASSESSED CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

SARPY COUNTY TREASURER

APPROVAL OF SARPY COUNTY BUILDING INSPECTOR

THIS PLAT OF SPRINGHILL RIDGE WAS APPROVED AND ACCEPTED BY THE SARPY COUNTY BUILDING INSPECTOR THIS 11 DAY OF August, 2003.

SARPY COUNTY BUILDING INSPECTOR

REVIEW BY SARPY COUNTY SURVEYOR

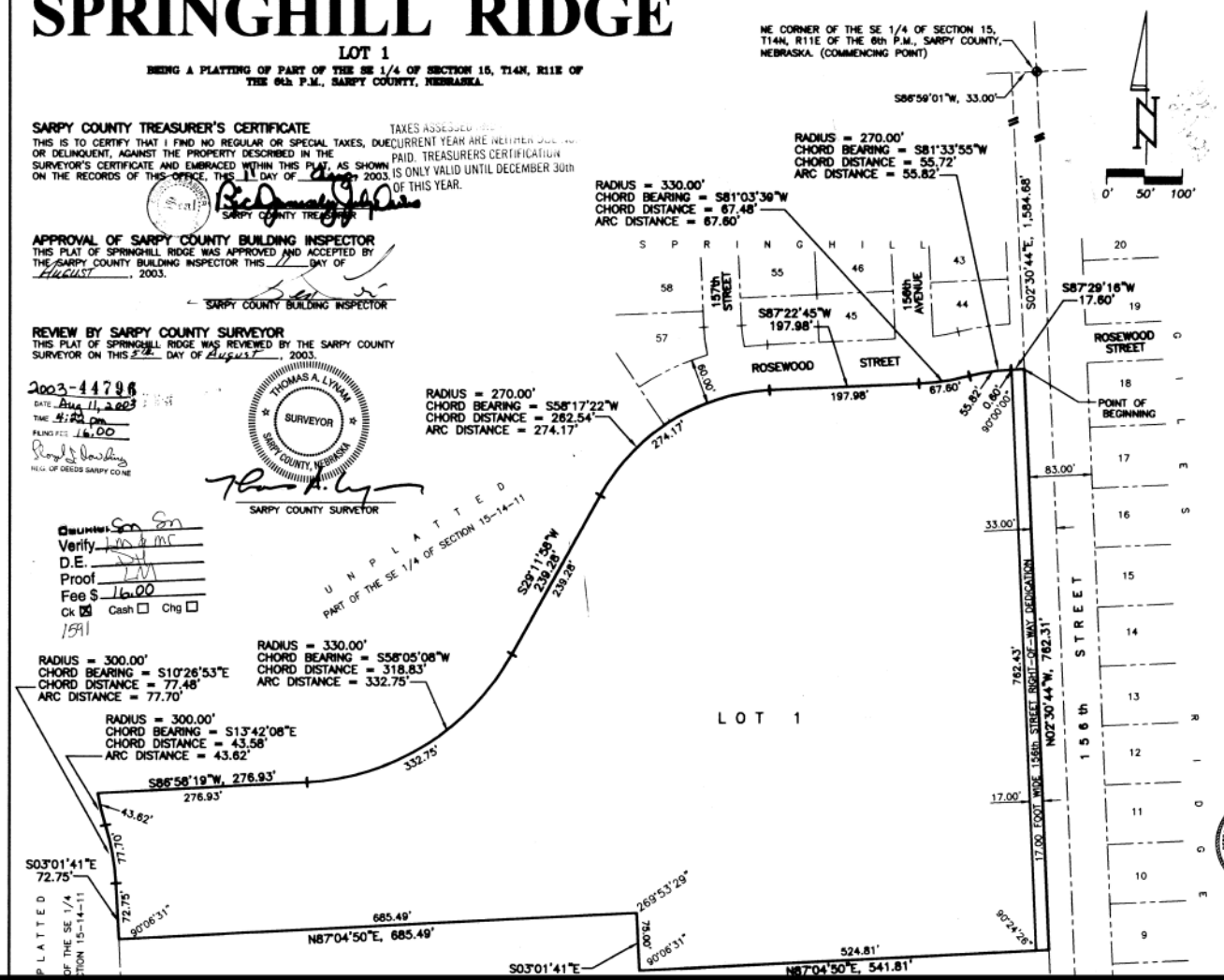
THIS PLAT OF SPRINGHILL RIDGE WAS REVIEWED BY THE SARPY COUNTY SURVEYOR ON THIS 5th DAY OF August, 2003.

2003-44796
DATE Aug 11, 2003
TIME 4:22 pm
FILING FEE 16.00
REG. OF DEEDS SARPY CO NE

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

SARPY COUNTY SURVEYOR

County SO SM
Verify
D.E.
Proof
Fee $ 16.00
Ck ☒ Cash ☐ Chg ☐
1591



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS SPRINGHILL RIDGE, LOT 1, BEING A PLATTING OF THAT PART OF THE SE 1/4 OF SECTION 15, T14N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID SE 1/4; THENCE S86°59'01"W (ASSUMED BEARING) 33.00 FEET ON THE NORTH LINE OF SAID SE 1/4 TO THE WEST LINE OF 156TH STREET; THENCE S02°30'44"E 1584.68 FEET ON A LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SE 1/4 AND ON THE WEST LINE OF 156TH STREET TO THE POINT OF BEGINNING; THENCE S87°29'16"W 17.60 FEET; THENCE SOUTHWESTERLY ON A 270.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S81°33'55"W, CHORD DISTANCE 55.72 FEET, AN ARC DISTANCE OF 55.82 FEET; THENCE SOUTHWESTERLY ON A 330.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S81°03'39"W, CHORD DISTANCE 67.48 FEET, AN ARC DISTANCE OF 67.60 FEET; THENCE S87°22'45"W 197.98 FEET; THENCE SOUTHWESTERLY ON A 270.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S58°17'22"W, CHORD DISTANCE 262.54 FEET, AN ARC DISTANCE OF 274.17 FEET; THENCE S28°11'59"W 239.28 FEET; THENCE SOUTHWESTERLY ON A 330.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S58°05'08"W, CHORD DISTANCE 318.83 FEET, AN ARC DISTANCE OF 332.75 FEET; THENCE S86°58'19"W 276.93 FEET; THENCE SOUTHEASTERLY ON A 300.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S13°42'08"E, CHORD DISTANCE 43.58 FEET, AN ARC DISTANCE OF 43.62 FEET; THENCE SOUTHEASTERLY ON A 300.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S10°26'53"E, CHORD DISTANCE 77.48 FEET, AN ARC DISTANCE OF 77.70 FEET; THENCE S03°01'41"E 72.75 FEET; THENCE N87°04'50"E 685.49 FEET; THENCE S03°01'41"E 75.00 FEET; THENCE N87°04'50"E 541.81 FEET TO A POINT 33.00 FEET WEST OF THE EAST LINE OF SAID SE 1/4, SAID POINT BEING ON THE WEST LINE OF 156TH STREET; THENCE N02°30'44"W 782.31 FEET ON A LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SE 1/4 AND ON THE WEST LINE OF 156TH STREET TO THE POINT OF BEGINNING.

NEBRASKA REGISTERED LAND SURVEYOR JAMES D. WARNER LS-308

MARCH 17, 2003
DATE

JAMES D. WARNER
NEBRASKA RLS 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, DOWD GRAIN COMPANY, INC., A NEBRASKA CORPORATION, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A STREET AND A LOT TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SPRINGHILL RIDGE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, 156th STREET AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION 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, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE AND REAR BOUNDARY LINES. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

DOWD GRAIN COMPANY, INC., A NEBRASKA CORPORATION

BY: _____
DUANE J. DOWD, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS))SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF August, 2003 BY DUANE J. DOWD, PRESIDENT OF DOWD GRAIN COMPANY, INC., A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION.

SEAL

GENERAL NOTARY - State of Nebraska CHRISTINE ANNE VANCE My Comm. Exp. May 7, 2006

NOTARY PUBLIC

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF SPRINGHILL RIDGE WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS 26 DAY OF May, 2003.

CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

APPROVAL OF SARPY COUNTY PLANNING COMMISSION

SPRINGHILL RIDGE

DATE: MAR. 17, 2003
DRAWN BY: RJR
CHECKED BY: JDW

FINAL PLAT

THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154
TEL: (402)330-8860 FAX: (402)330-5866
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

200-313-59