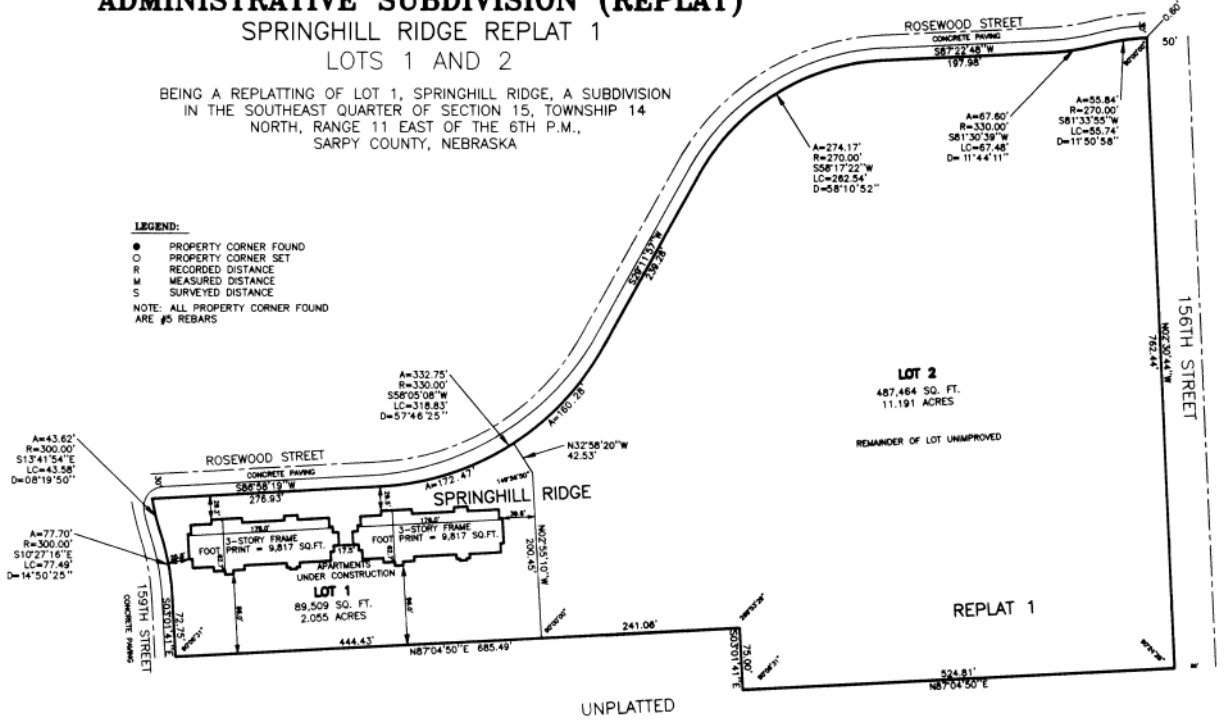
2005-47730

ADMINISTRATIVE SUBDIVISION (REPLAT)

SPRINGHILL RIDGE REPLAT 1

LOTS 1 AND 2

BEING A REPLATTING OF LOT 1, SPRINGHILL RIDGE, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



LEGEND:

- ● PROPERTY CORNER FOUND
- O PROPERTY CORNER SET
- R RECORDED DISTANCE
- M MEASURED DISTANCE
- S SURVEYED DISTANCE

NOTE: ALL PROPERTY CORNER FOUND ARE #5 REBARS

LEGAL DESCRIPTION:

LOTS 1 AND 2, SPRINGHILL RIDGE REPLAT 1, BEING A REPLATTING OF LOT 1, SPRINGHILL RIDGE, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT: THAT WE, DOWD GRAIN COMPANY, INC. AND PINNACLE ENTERPRISES, INC. BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITH THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS NUMBERED AS SHOWN AND GRANT THE EASEMENTS THEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SPRINGHILL RIDGE REPLAT 1 AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO GRANT PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST COMMUNICATIONS INTERNATIONAL, INC., COX CABLE AND ANY COMPANY WHICH AS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASIGNS, 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 LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT 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, PERPETUAL EASEMENTS ARE GRANTED TO AQUILA GAS COMPANY OR PEOPLES NATURAL GAS, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES, AND CIRCLES, WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDING, 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.

WITNESS OUR HANDS ON THIS 8th DAY OF Dec, 2005

DUANE J. DOWD
PRESIDENT, DOWD GRAIN COMPANY, INC.

BRIAN L. KATZ
PRESIDENT, PINNACLE ENTERPRISES, INC.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF Douglas)

THE FORGOING DEDICATION WAS ACKNOWLEDGE ON THIS 28th DAY OF Dec, 2005 BEFORE ME, A NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, BY THE ABOVE NAMED DUANE J. DOWD, AS PRESIDENT OF DOWD GRAIN COMPANY, INC., A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
JANETTE L. PRICE
My Comm. Exp. Nov. 28, 2009

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE PROPERTY DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN SET OR FOUND AT ALL CORNERS, AS DESCRIBED AND SHOWN HEREON, OF THE LOTS BEING PLATTED MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2, SPRINGHILL RIDGE REPLAT 1, SARPY COUNTY, NEBRASKA.

AND ALSO, I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

LOUIS WHISONANT, NE 421 Dated: Dec 15, 2005

NEBRASKA REGISTERED LS-421 LAND SURVEYOR LOUIS WHISONANT

SARPY COUNTY SURVEYOR'S CERTIFICATION

I HEREBY APPROVE OF THIS PLAT OF LOTS 1 AND 2, SPRINGHILL RIDGE REPLAT 1, SARPY COUNTY, NEBRASKA, ON THIS 28th DAY OF Dec, 2005.

SARPY COUNTY SURVEYOR

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

SARPY COUNTY TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR 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.

12-28-05
DATE: SARPY COUNTY TREASURER

COUNTY TREASURER SEAL SARPY COUNTY NEBRASKA

I, ..., CURRENT YEAR AND PRIOR TAXES PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

APPROVAL OF PLANNING DIRECTOR

THIS PLAT OF LOTS 1 AND 2, SPRINGHILL RIDGE REPLAT 1, IS HEREBY APPROVED BY THE PLANNING DIRECTOR OF SARPY COUNTY, NEBRASKA THIS 28th DAY OF December, 2005.

PLANNING DIRECTOR

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF Douglas)

THE FORGOING DEDICATION WAS ACKNOWLEDGE ON THIS 28th DAY OF Dec, 2005 BEFORE ME, A NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, BY THE ABOVE NAMED BRIAN L. KATZ, AS PRESIDENT OF PINNACLE ENTERPRISES, INC., A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
JANETTE L. PRICE
My Comm. Exp. Nov. 28, 2009

COUNTER P C.E. JS
VERIFY S+P D.E. JM
PROOF
FEES $ 16.50
CHECK# 1030
CHG CASH
REFUND CREDIT
SHORT NOR

Filed for Record 12-28-05 at 3:38 P.M.
Instrument # 2005 — 47730

LOUIS SURVEYING
12100 West Center Road Suite 523A
Omaha, NE 68144 (402-334-7982)

LS I

SPRINGHILL RIDGE REPLAT 1
SARPY COUNTY, NEBRASKA.
ADMINISTRATIVE REPLAT

Revisions:

Date	DEC. 15, 2005
Drawn By	S.L.H.
Checked By	L.R.W.
Project #	421-05
Scale	1"=100'
Project location	SPRINGHILL RIDGE REPLAT 1
Sheet No.	1 OF 1

2005-47730