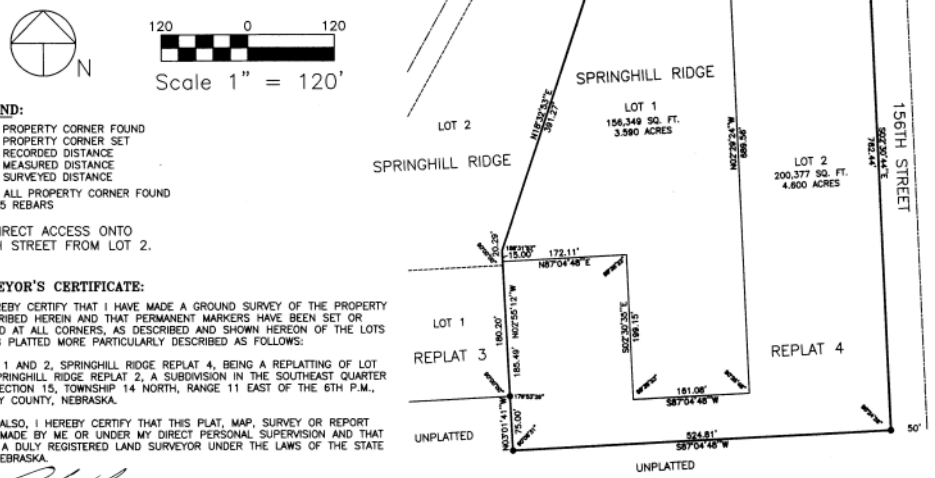
2013-00752

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2013-00752
01/09/2013 11:21:39 AM
Lloyd J. Dowling
REGISTER OF DEEDS

COUNTER LM C.E. LM
VERIFY LM D.E. LM
PROOF
FEES $ 22.00
CHECK# 4347
CHG CASH
REFUND CREDIT
SHORT NCR

ADMINISTRATIVE SUBDIVISION (REPLAT)
SPRINGHILL RIDGE REPLAT 4
LOTS 1 AND 2

BEING A REPLATTING OF LOT 2, SPRINGHILL RIDGE REPLAT 2, 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

NO DIRECT ACCESS ONTO 156TH STREET FROM LOT 2.

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 4, BEING A REPLATTING OF LOT 2, SPRINGHILL RIDGE REPLAT 2, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., 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: JANUARY 8, 2013

NEBRASKA REGISTERED LS-421 LAND SURVEYOR LOUIS WHISONANT

REVIEW BY THE SARPY COUNTY PUBLIC WORKS

THIS PLAT OF LOTS 1 AND 2, SPRINGHILL RIDGE REPLAT 4, WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE, NEBRASKA, ON THIS 9 DAY OF January, 2013.

COUNTY ENGINEER / SURVEYOR

NEBRASKA REGISTERED LS-515 LAND SURVEYOR MICHAEL R. SHARP

APPROVAL OF SARPY COUNTY PLANNING DIRECTOR

THIS PLAT OF LOTS 1 AND 2, SPRINGHILL RIDGE REPLAT 4, IS HEREBY APPROVED BY THE SARPY COUNTY PLANNING DIRECTOR ON THIS 9th DAY OF January, 2013.

SARPY COUNTY PLANNING DIRECTOR

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.

1-9-13 — Rich Tomlinson by Sue Johnson
DATE: SARPY COUNTY TREASURER

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

COUNTY TREASURER Seal SARPY COUNTY

LEGAL DESCRIPTION:

LOTS 1 AND 2, SPRINGHILL RIDGE REPLAT 4, BEING A REPLATTING OF LOT 2, SPRINGHILL RIDGE REPLAT 2, 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 GREAT WESTERN BANK, A NEBRASKA CORPORATION, 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 3 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 Jan., 2013.

DUANE J. DOWD
PRESIDENT, DOWD GRAIN COMPANY, INC. — FOR GREAT WESTERN BANK.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF Douglas)

THE FORGOING DEDICATION WAS ACKNOWLEDGE ON THIS 8 DAY OF Jan., 2013 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.

Witness my hand and official seal the last date aforesaid.

Ray L Gustafson
Notary Public
My commission expires on the 8 day of Oct., 2015

GENERAL NOTARY - State of Nebraska RAY L. GUSTAFSON My Comm. Exp. Oct. 8, 2015

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF Douglas)

THE FORGOING DEDICATION WAS ACKNOWLEDGE ON THIS 8 DAY OF Jan., 2013 BEFORE ME, A NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, BY THE ABOVE NAMED Michael Phelps, AS V. President OF GREAT WESTERN BANK, A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION.

Witness my hand and official seal the last date aforesaid.

Dixie L Nelson
Notary Public
My commission expires on the 5th day of June, 2014

GENERAL NOTARY-State of Nebraska DIXIE L. NELSON My Comm. Exp. June 5, 2014

Louis Surveying
7729 WILDWOOD COURT
La Vista, NE 68128 (402-334-7982)

Date	DEC. 11, 2012
Drawn By	L.J.W.
Checked By	L.R.W.
Project #	421-055
Scale	1"=120'
Project location	SPRINGHILL RIDGE REPLAT 4
Sheet No.	1 OF 1

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