2014-04759

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2014-04759

03/10/2014 10:48:53 AM

Floyd J. Dowling

REGISTER OF DEEDS

COUNTER P C.E.
VERIFY P D.E.
PROOF
FEES $ 46.00
CHECK# 2126
CHG CASH
REFUND CREDIT
SHORT NCR

SPRINGHILL RIDGE REPLAT 5
LOT 1

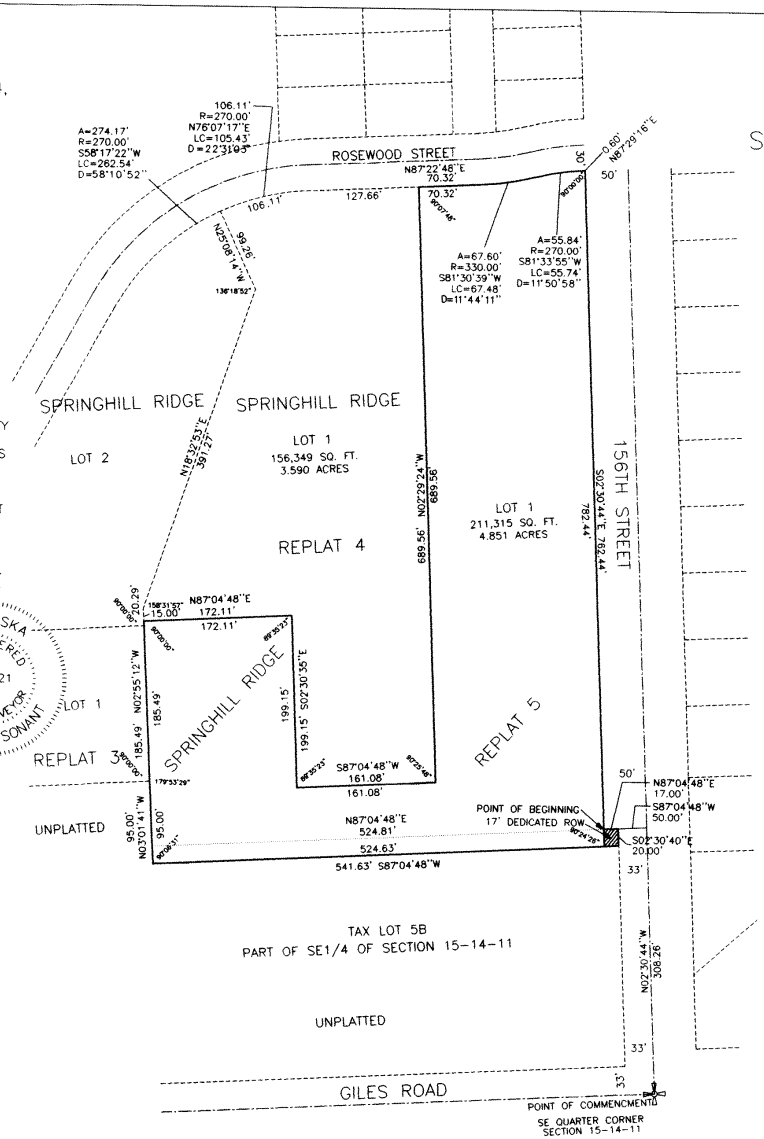
BEING A REPLATTING OF LOT 2, SPRINGHILL RIDGE REPLAT 4, AND PART OF TAX LOT 5B, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

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 1.



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:

LOT 1, SPRINGHILL RIDGE REPLAT 5, BEING A REPLATTING OF LOT 2, SPRINGHILL RIDGE REPLAT 4, AND PART OF TAX LOT 5B 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

SEPTEMBER 25, 2013
Dated:

NEBRASKA REGISTERED LS-421 LAND SURVEYOR LOUIS WHISONANT

REVIEW BY THE SARPY COUNTY PUBLIC WORKS

THIS PLAT OF LOT 1, SPRINGHILL RIDGE REPLAT 5, WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE, ON THIS 26th DAY OF SEPTEMBER, 2013.

COUNTY ENGINEER / SURVEYOR

NEBRASKA REGISTERED LS-515 LAND SURVEYOR MICHAEL R SHARP

APPROVAL OF SARPY COUNTY PLANNING DIRECTOR

THIS PLAT OF LOT 1, SPRINGHILL RIDGE REPLAT 5, IS HEREBY APPROVED BY THE SARPY COUNTY PLANNING DIRECTOR ON THIS 20th DAY OF December, 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.

3-10-14
DATE:

SARPY COUNTY TREASURER

PAID TAXES ARE NOT DUE UNTIL DECEMBER 31st

Seal

APPROVAL OF SARPY COUNTY PLANNING COMMISSION

THIS PLAT OF LOT 1, SPRINGHILL RIDGE REPLAT 5, IS HEREBY APPROVED BY THE SARPY COUNTY PLANNING COMMISSION ON THIS 19th DAY OF November, 2013.

CHAIR

Douglas L. Whitfield

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF LOT 1, SPRINGHILL RIDGE REPLAT 5, IS HEREBY APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS ON THIS 10th DAY OF December, 2013.

SARPY COUNTY BOARD CHAIR

ATTEST

SEAL

FINAL PLAT

LEGAL DESCRIPTION:

LOT 1, SPRINGHILL RIDGE REPLAT 5, BEING A REPLATTING OF LOT 2, SPRINGHILL RIDGE REPLAT 4 TOGETHER WITH A PART OF TAX LOT 5B, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, SAID PART OF TAX LOT 5B DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, N02°30'44"W, 308.26 FEET; THENCE S87°04'48"W, 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2 EXTENDED EASTERLY, N87°04'48"E, 17.00 FEET; THENCE ALONG A LINE 33.00 FEET WESTERLY AND PARALLEL WITH SAID EAST LINE, S02°30'40"E, 20.00 FEET; THENCE PARALLEL WITH AND 20.00 FEET NORMALLY DISTANT SOUTHERLY FROM SAID SOUTHERLY LINE, S87°04'48"W, 541.63 FEET; THENCE N03°01'41"W, 20.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE ALONG SAID SOUTHERLY LINE, N87°04'48"E, 524.81 FEET TO THE POINT OF BEGINNING.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT: THAT WE, DOWD GRAIN COMPANY, 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 LOT AND STREET NUMBERED AND NAMED AS SHOWN AND GRANT THE EASEMENTS THEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SPRINGHILL RIDGE REPLAT 5 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 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 27th DAY OF September, 2013.

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

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF Sarpy)

LORI J NELSON
State of Nebraska-General Notary
My Commission Expires
January 21, 2016

THE FORGOING DEDICATION WAS ACKNOWLEDGE ON THIS 27 DAY OF Sept, 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.

Notary Public
My commission expires on the 21 day of January, 2016.

Date	SEP. 25, 2013
Drawn By	L.J.W.
Checked By	L.R.W.
Project #	421-066
Scale	1"=100'
Project location	SPRINGHILL RIDGE REPLAT 4
Sheet No.	1 OF 1

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