

# THE MEADOWS REPLAT VII

A REPLAT OF LOT 4, THE MEADOWS, & A REPLAT OF LOTS 1 THRU 47 INCLUSIVE & LOTS 56 THRU 143 INCLUSIVE & THE INCLUDED RIGHT-OF-WAYS OF LISA CIRCLE & 139<sup>TH</sup> CIRCLE IN THE MEADOWS REPLAT IV, SUBDIVISIONS IN THE NW 1/4 OF SEC. 24, T14N, R11E, OF THE 6<sup>TH</sup> PM, SARPY COUNTY, NEBR.

**SURVEYOR'S CERTIFICATE**

I hereby certify that I have surveyed the property shown on this plat and that all dimensions have been computed for all lots and streets in the Meadow Replat V, a replat of Lot 4 in the Meadows, and a replat of Lots 1 thru 47 inclusive and Lots 56 thru 143 inclusive, and the included right-of-way of Lisa Circle and 139<sup>th</sup> Circle in the Meadows Replat IV, subdivisions located in the NW 1/4 of Section 24, Township 14 North, Range 11 East, of the 6<sup>th</sup> PM, Sarpy County, Nebraska, said replat of Lots 1 thru 47 and Lots 56 thru 143 and the included right-of-ways of Lisa Circle and 139<sup>th</sup> Circle in the Meadows Replat IV being more particularly described as follows:

Beginning at the point of intersection of the Easterly right-of-way line of Meadow Parkway and the Northerly right-of-way line of Jennifer Road; thence N00°00'00" (assumed bearing) along said Easterly right-of-way line of Meadow Parkway, a distance of 104.88 feet to the Southeast corner of Lot 48, The Meadow Replat IV; thence N85°59'53"W, along said Lot 48, The Meadow Replat IV, a distance of 225.91 feet to the Southeast corner of said Lot 48, The Meadow Replat IV; thence along the Easterly line of Lots 48 thru 55 inclusive, the Meadow Replat IV; on the following described course; thence S24°59'43"E, a distance of 41.40 feet; thence N00°00'00"W, a distance of 141.35 feet; thence S00°15'00"E, a distance of 111.40 feet to a point on said Easterly right-of-way line of Meadow Parkway; thence along said Easterly right-of-way line of Meadow Parkway on the following described course; thence Northeasterly on a curve to the right with a radius of 936.27 feet, a distance of 381.12 feet; said curve having a long chord which bears N27°14'47"E, a distance of 381.43 feet; thence Northeasterly on a curve to the left with a radius of 173.02 feet, a distance of 205.00 feet; said curve having a long chord which bears S28°44'59"E, a distance of 203.91 feet to the point of intersection of said Easterly right-of-way line of Meadow Parkway and the South right-of-way line of Virginia Street; thence along said South right-of-way line of Virginia Street on the following described course; thence Easterly on a curve to the left with a radius of 173.02 feet, a distance of 141.20 feet; said curve having a long chord which bears S67°59'53"E, a distance of 140.95 feet; thence S89°59'40"E, a distance of 391.33 feet to a point on the East line of said NW 1/4 of Section 14; thence S00°00'00"W, along said East line of the NW 1/4 of Section 14, a distance of 410.00 feet to a point on said Northerly right-of-way line of Jennifer Road; thence along said Northerly right-of-way line of Jennifer Road on the following described course; thence southeasterly on a curve to the left with a radius of 1366.43 feet, a distance of 302.36 feet; said curve having a long chord which bears S40°38'33"W, a distance of 499.52 feet; thence S30°00'00"W, a distance of 138.13 feet; thence Northeasterly on a curve to the right with a radius of 245.53 feet, a distance of 389.20 feet; thence S00°00'00"W, a distance of 144.42 feet; thence Easterly on a curve to the left with a radius of 179.14 feet, a distance of 198.73 feet; said curve having a long chord which bears N77°00'00"W, a distance of 198.73 feet to the Point of Beginning.



Don W. Elliott L.S. 15105 Date 11-19-75

**NOTICE**

Known by all these presents The Meadows Development Company, a Nebraska Corporation and Pinter Construction Company, Inc., a Nebraska Corporation, owners of the property described in the certification of survey and embraced within this plat, have caused said land to be subdivided into lots to be numbered and named as shown, said subdivision to be hereafter known as the Meadows Replat VII and we do hereby certify and approve of the disposition of our property as shown on this plat, and we do hereby dedicate to the public for public use, the streets and easements as shown on this plat. We do further grant a perpetual Easement to the Omaha Public Power District, and N.W. Bell Telephone Company, their successors and assigns, to erect, operate, maintain, repair and remove, poles, wires, cross-arms, down guys and anchors, cables, conduits and other related facilities, and to extend thereon wires of 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 lot lines, and 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 lot Easement shall terminate if the specific conditions that if either of said utility companies fail to utilize said lot Easements within Sixty (60) months after the date of this plat, and if poles, wires or conduits are constructed but hereafter removed without replacement within Sixty (60) days after their removal, then this said lot Easement shall automatically terminate and become void as to such unused or abandoned Easement ways. The lot Easement herein defined as those lots forming the outer perimeter of the above described addition. Said Easement (16) foot wide Easement will be reduced to an Eight (8) foot wide strip when the adjacent lot 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 building, trees, 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 use of Easement herein granted.

In witness whereof we do set our names this 28<sup>th</sup> day of November, 1975.

*Don W. Elliott* Surveyor  
*James A. Pinter* Secretary  
*James A. Pinter* Secretary  
 Pinter Construction Company, Inc.

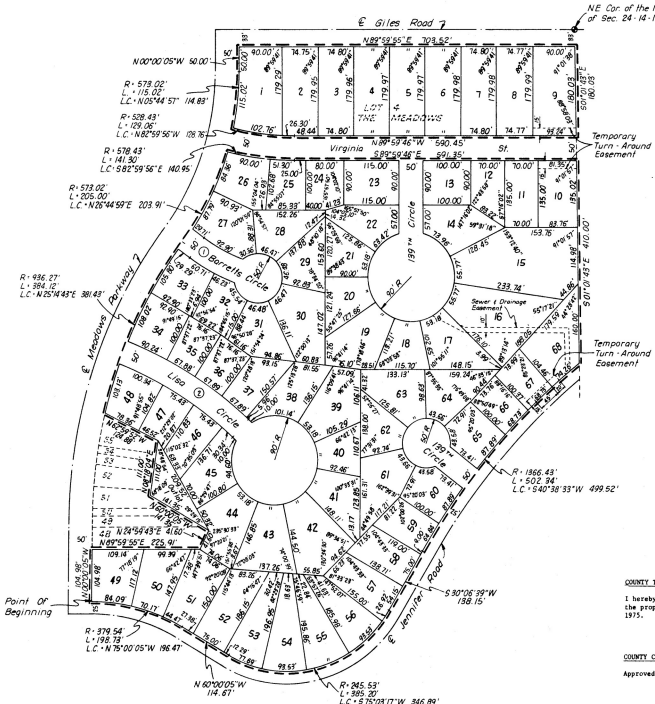
**ACKNOWLEDGMENT OF NOTARY**  
 STATE OF NEBRASKA )  
 COUNTY OF SARPY ) ss

On this 28<sup>th</sup> day of November, 1975, before me, the undersigned, a Notary Public in and for said County of Sarpy, Nebraska, came *James A. Pinter*, known to me personally known to be the identical person whose name are affixed to the dedication of this plat, and advised me of the contents thereof to be their voluntary acts and deeds as such officers and the voluntary acts and deeds of said corporations and that the Corporate Seal of said corporations were thereto affixed by their authority.

Witness by hand and Notarial Seal at *Papillion* in said county the day and year last above written.  
*Don W. Elliott*  
 Notary Public

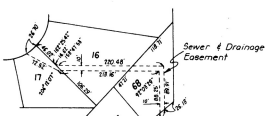
My Commission expires the 14<sup>th</sup> day of June, 1976.

**COUNTY SURVEYOR APPROVAL**  
 I, Norman Whitney, hereby approve of the survey and subdivision of the described property as shown on this plat.  
 Date Dec. 1, 1975  
*Norman Whitney*  
 Sarpy County Surveyor



**CURVE DATA**

1	6°05'13"	2	21°00'00"
3	855.89'	4	R 199.14'
5	50.29'	6	L 147.00'
7	99.82'	8	L 290.70'
9	16.09930'	10	D 7.22929'



DETAIL OF SEWER & DRAINAGE EASEMENT

FILE FOR RECORD 3.5% AT 11:01 A.M. NOV. 26 - 1975  
*Carl L. Hillebo* REGISTER OF DEEDS, SARPY COUNTY, NEB.

**COUNTY TREASURER CERTIFICATE**  
 I hereby certify that the records of my office show no taxes due on the property described in the certificate of survey as of this 2<sup>nd</sup> day of December, 1975.  
*James A. Pinter*  
 Sarpy County Treasurer

**COUNTY COMMISSIONER APPROVAL**  
 Approved by the County Board of Commissioners this 23<sup>rd</sup> day of December, 1975.  
*W. J. Pinter*  
 Chairman of Sarpy County Board of Commissioners

**SEALING CHAIRMAN APPROVAL**  
 Approved this 17<sup>th</sup> day of Dec., 1975.  
*Samuel M. Bellhoff*  
 Sealing Chairman

**BUILDING INSPECTOR APPROVAL**  
 Approved this 18<sup>th</sup> day of Dec., 1975.  
*Marvin J. Schmidt*  
 Building Inspector

Rec'd 52628 ✓

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**ELLIOTT & BLACK**  
 SURVEYORS  
 100 WEST CENTER ROAD  
 SARIY COUNTY, NEBRASKA 68081  
 PHONE 7629  
 H.R.H.  
 11-10-75  
 7629