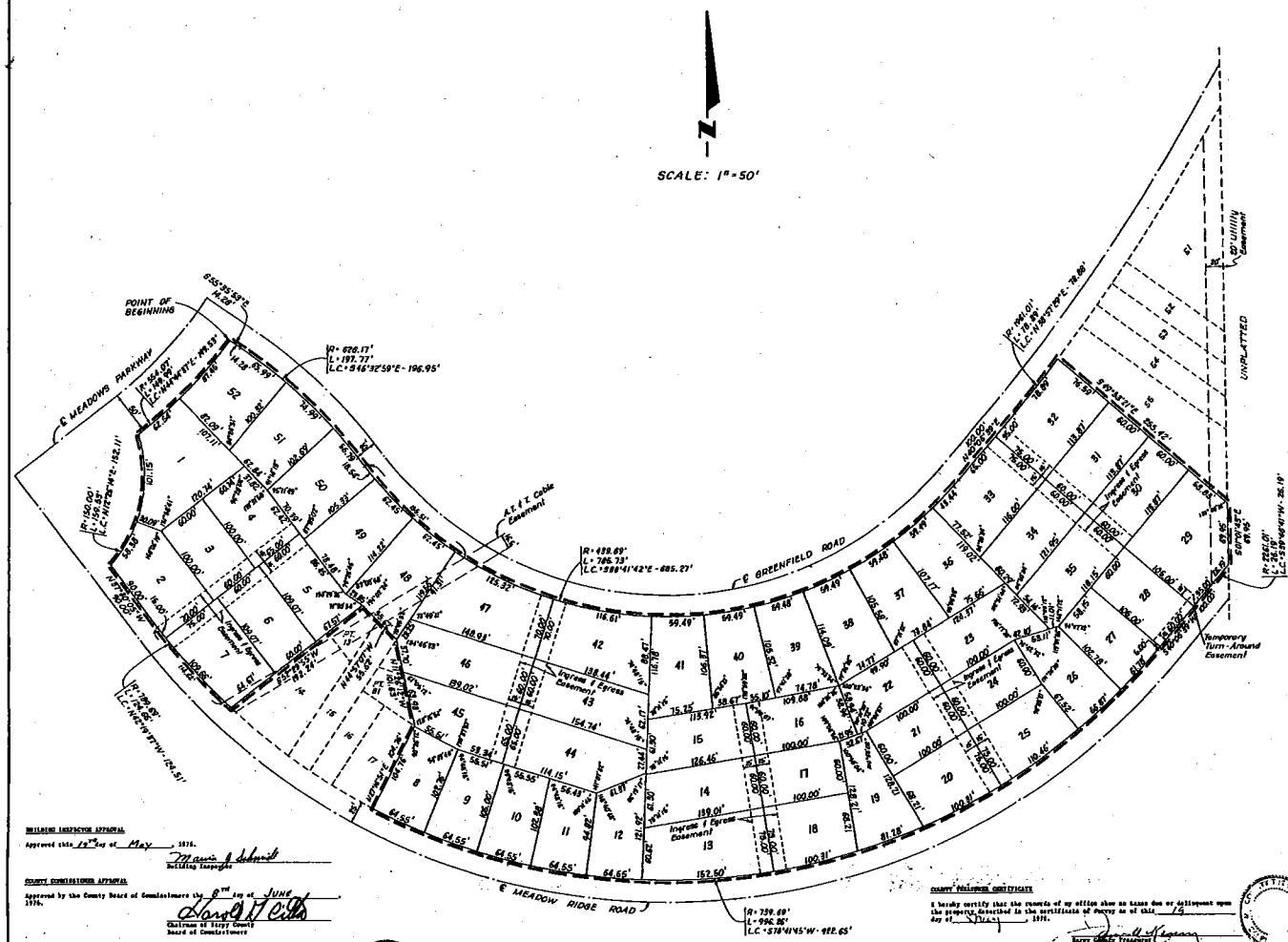
# THE MEADOWS REPLAT VIII

A REPLAT OF ALL OF LOTS 1 THRU 12, INCLUSIVE, PART OF LOT 13, ALL OF LOTS 18 THRU 50, INCLUSIVE, ALL OF LOTS 56 THRU 80, INCLUSIVE, PART OF LOTS 81, 82 & 83 AND ALL OF LOTS 84 THRU 91, INCLUSIVE, IN THE MEADOWS REPLAT II, AN ADDITION IN THE NW¼ OF SEC. 24, T14N, R11E OF THE 6TH P.M., 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 Meadows Replat VIII, a replat of all of Lots 1 thru 12, inclusive, part of Lot 13, all of Lots 18 thru 50, inclusive, all of Lots 56 thru 80, inclusive, part of Lots 81, 82 and 83, and all of Lots 84 thru 91, inclusive, in The Meadows Replat II, an addition in the NW 1/4 of Section 24, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the point of intersection of the Easterly right-of-way line of Meadows Parkway and the Southerly right-of-way line of Greenfield Road; thence along said Southerly right-of-way line of Greenfield Road on the following described courses; thence S55°35'59"E, a distance of 14.28 feet; thence Southeasterly on a curve to the right, with a radius of 626.17 feet, a distance of 197.77 feet; thence Northeasterly on a curve to the left, with a radius of 739.69 feet, a distance of 765.33 feet; thence N46°04'39"E, a distance of 180.00 feet; thence Northeasterly on a curve to the left, with a radius of 1561.81 feet, a distance of 78.89 feet, said curve having a long chord which bears N38°57'37"E, a distance of 78.88 feet to the Northwesterly corner of Lot 55 in said The Meadows Replat II; thence S69°53'31"E, along the Southerly line of said Lot 55, The Meadows Replat II, a distance of 225.17 feet to a point on the East line of said NW 1/4 of Section 24; thence N00°01'43"E, along said East line of the NW 1/4 of Section 24, a distance of 69.95 feet to the point of intersection of said East line of the NW 1/4 of Section 24 and the Southerly right-of-way line of Meadow Ridge Road; thence along said Southerly right-of-way line of Meadow Ridge Road on the following described courses; thence Southwesterly on a curve to the right, with a radius of 2261.01 feet, a distance of 76.19 feet, said curve having a long chord which bears S39°15'15"W, a distance of 76.18 feet; thence S40°06'39"W, a distance of 200.00 feet; thence Northwesterly on a curve to the right, with a radius of 330.69 feet, a distance of 996.26 feet, said curve having a long chord which bears N48°41'42"W, a distance of 922.65 feet to the Southwesterly corner of said Lot 18, The Meadows Replat II; thence N37°18'51"E, along the Westerly line of said Lot 18, The Meadows Replat II, a distance of 166.76 feet to the Northwesterly corner of said Lot 18, The Meadows Replat II; thence N14°18' 13"W, a distance of 101.85 feet to the Southeasterly corner of said Lot 86, The Meadows Replat II; thence N54°13'00"W, along the Southerly line of said Lot 86, The Meadows Replat II, a distance of 53.03 feet feet to the point of intersecting of said Southerly line of Lot 86, The Meadows Replat II and the extended Westerly line of Lot 85, The Meadows Replat II; thence N32°39'13"W, along said Westerly line, extended, of Lot 85, The Meadows Replat II, a distance of 102.14 feet to the Southwesterly corner of said Lot 84, The Meadows Replat II, said corner being on said Northerly right-of-way line of Meadow Ridge Road; thence Northeasterly along said Northerly right-of-way line of Meadow Ridge Road, on a curve to the right, with a radius of 739.69 feet, a distance of 114.16 feet, said curve having a long chord which bears N63°38'33"E, a distance of 114.16 feet; thence N39°38'03"W, along said Northerly right-of-way line of Meadow Ridge Road, a distance of 50.00 feet to the point of intersection of said Northerly right-of-way line of Meadow Ridge Road and said Easterly right-of-way line of Meadows Parkway; thence Northerly, along said Easterly right-of-way line of Meadows Parkway on a curve to the left with a radius of 830.00 feet, a distance of 130.53 feet, said curve having a long chord which bears N13°34'41"E, a distance of 137.11 feet thence Northwesterly, along said Easterly right-of-way line of Meadows Parkway on a curve to the left, with a radius of 354.07 feet, a distance of 148.99 feet, said curve having a long chord which bears N44°45'17"W, a distance of 148.99 feet to the Point of Beginning.

Rod W. Elliott L.S. 703 Date 5-17-76

**DEDICATION**

Known by all these presents we The Meadows Development Company, 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 and streets to be numbered and named as shown, said subdivision to be hereafter known as The Meadows Replat VIII and we do hereby ratify 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, crossarms, down guys and anchors, cables, conduits and other related facilities, and to extend therein wires or 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 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 side lot Easements are granted upon the specific condition that if either of said utility companies fail to utilize said side lot Easements within Sixty (60) months of the date hereof, or if any poles, wires or conduits are constructed but hereafter removed without replacement within Sixty (60) days after their removal, then this side lot Easement shall automatically terminate and become void as to such unused or abandoned Easement; provided, however, that the rear lot lines adjacent to lots bordering on the outer boundary line of the above described addition. Said Sixteen (16') foot wide Easement will be reduced to an Eight (8') foot wide strip when the adjacent land is surveyed, platted, and recorded if said Sixteen (16') foot Easement is not occupied by utility facilities and is requested by the owner. No permanent buildings, 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 uses or rights herein granted.

In witness whereof we do set our names this 17TH day of MAY, 1976.

Virginia H. Eellmann, Secretary
The Meadows Development Company

Joel H. Eellmann, President
The Meadows Development Company

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA } ss
COUNTY OF SARPY }

On this 17TH day of MAY, 1976, before me, the undersigned, a Notary Public in and for said County personally came Joel H. Eellmann and Virginia H. Eellmann, to me personally known to be identical persons who are affixed to the dedication of this plat, and acknowledged the execution thereof to be their voluntary acts and deeds as such officers and the voluntary acts and deeds of said corporations and that the Corporation Seals of said corporations where thereto affixed by their authority.

Witness my hand and Notarial Seal at PAPILLION in said county the day and year last above written.

Notary Public

My Commission expires the 14th day of June 19 77.

**BUILDING INSPECTOR APPROVAL**

Approved this 18TH day of May, 1976.

Maurice J. Schmitt
Building Inspector

**COUNTY COMMISSIONER APPROVAL**

Approved by the County Board of Commissioners this 8TH day of JUNE, 1976.

Carl L. Eilers
Chairman of Sarpy County Board of Commissioners

**COUNTY SURVEYOR APPROVAL**

I, Herman Whitney, hereby approve of the survey and subdivision of the above described property as shown on this plat.

Date May 19, 1976

Herman Whitney
Sarpy County Surveyor

HERMAN WHITNEY
SURVEYOR
SARPY COUNTY, NEBRASKA

FILED FOR RECORD 6-11-76 at 3:30 p.m. in BOOK 6 of Plats PAGE 61 Carl L. Eilers REGISTER OF DEEDS

36.50

Rec. # 35729

**COUNTY TREASURER CERTIFICATE**

I hereby certify that the records of my office show no taxes due or delinquent upon the property described in the certificate of survey as of this 14 day of June, 1976.

Sarpy County Treasurer

**ZONING CHAIRMAN APPROVAL**

Approved this 19 day of May, 1976.

Zoning Chairman

67.

#7642 (7324)

**ELLIOTT & BLACK**

SUITE 106 8814 WEST CENTER ROAD OMAHA, NEBRASKA 68124 (402) 393-7233

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