2002-01428

# VILLA SPRINGS REPLAT 1

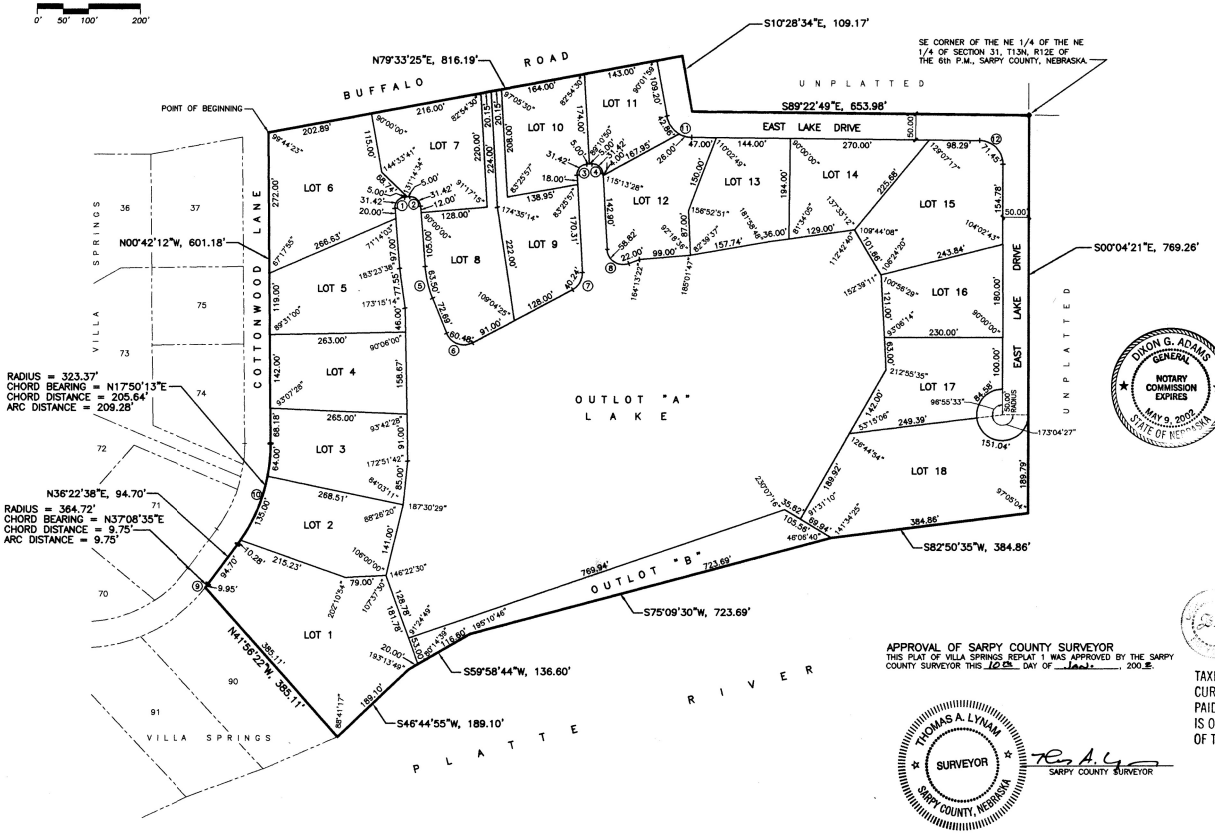
## LOTS 1 THRU 18, INCLUSIVE AND OUTLOTS A AND B

BEING A REPLAT OF LOTS 76 THRU 89, INCLUSIVE, AND OUTLOTS "J", "L" AND "M", VILLA SPRINGS, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

Filed For Record 1-11-2002 at 12:41:50 PM
Instrument # 2002-01428
Lloyd J. Dowding Register of Deed Sarpy Cty. NE

Counter SM
Verify
D.E.
Proof
Fee $ 33.50
Ck ☒ Cash ☐ Chg ☐
1720

| PROPERTY LINE CURVE INFORMATION | | | | |
|---|---|---|---|---|
| CURVE NO. | DELTA | TANGENT | LENGTH | RADIUS |
| 1, 2, 3 and 4 | 90°00'00" | 20.00' | 31.42' | 20.00' |
| 5 | 17°30'21" | 32.00' | 63.50' | 208.74' |
| 6 | 95°41'35" | 40.00' | 60.48' | 36.21' |
| 7 | 65°30'49" | 22.64' | 40.24' | 35.19' |
| 8 | 107°11'18" | 42.64' | 58.82' | 31.44' |
| 9 | 01°31'54" | 4.88' | 9.75' | 364.72' |
| 10 | 37°04'50" | 108.45' | 209.28' | 323.37' |
| 11 | 78°54'15" | 41.15' | 68.86' | 50.00' |
| 12 | 89°18'28" | 45.29' | 71.45' | 45.84' |




### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL ACCESSIBLE CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL ACCESSIBLE LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS VILLA SPRINGS REPLAT 1, LOTS 1 THRU 18, INCLUSIVE, AND OUTLOTS "A" AND "B", BEING A REPLAT OF LOTS 76 THRU 89, INCLUSIVE, AND OUTLOTS "J", "L" AND "M", VILLA SPRINGS, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 76; THENCE N79°33'25"E (ASSUMED BEARING) 816.19 FEET ON THE NORTH LINES OF SAID LOTS 76 THRU 79, INCLUSIVE, AND SAID OUTLOT "L" TO THE NE CORNER OF SAID OUTLOT "L"; THENCE S10°28'34"E 109.17 FEET ON THE EAST LINE OF SAID OUTLOT "L"; THENCE S89°22'49"E 653.98 FEET ON THE EAST LINE OF SAID OUTLOT "L"; THENCE S00°04'21"E 769.26 FEET ON THE EAST LINES OF SAID OUTLOT "L" AND SAID LOT 85 TO THE SE CORNER OF SAID LOT 85; THENCE S82°50'35"W 384.86 FEET ON THE SOUTH LINE OF SAID LOT 85 TO THE SW CORNER THEREOF; THENCE S75°09'30"W 723.69 FEET ON THE SOUTH LINE OF SAID OUTLOT "M" TO THE SW CORNER THEREOF; THENCE S59°58'44"W 136.60 FEET ON THE SOUTH LINE OF SAID LOT 88 TO THE SW CORNER THEREOF; THENCE S46°44'55"W 189.10 FEET ON THE SOUTHEASTERLY LINE OF SAID LOT 89 TO THE MOST SOUTHERLY CORNER THEREOF; THENCE N41°56'22"W 385.11 FEET ON THE SOUTHWESTERLY LINE OF SAID LOT 89 TO THE MOST WESTERLY CORNER THEREOF; THENCE NORTHEASTERLY ON THE NORTHWESTERLY LINE OF SAID LOT 89 ON A 364.72 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N37°08'35"E, CHORD DISTANCE 9.75 FEET, AN ARC DISTANCE OF 9.75 FEET; THENCE N36°22'38"E 94.70 FEET ON THE NORTHWESTERLY LINE OF SAID LOT 89; THENCE NORTHEASTERLY ON THE NORTHWESTERLY LINES OF SAID LOTS 89 AND 88 ON A 323.37 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N17°50'13"E, CHORD DISTANCE 205.64 FEET, AN ARC DISTANCE OF 209.28 FEET; THENCE N00°42'12"W 601.18 FEET ON THE WEST LINES OF SAID LOTS 87, 86 AND 76 TO THE POINT OF BEGINNING.

James D. Warner LS-308

OCTOBER 13, 2001
DATE

JAMES D. WARNER,
NEBRASKA RLS 308

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT I, W. M. LOOBY BEING THE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, OUTLOTS AND A STREET TO BE NUMBERED, LETTERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS VILLA SPRINGS REPLAT 1, AND I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF MY PROPERTY AS SHOWN ON THIS PLAT I HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREET AS SHOWN ON THIS PLAT, AND I DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, INC., AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSS ARMS, DOWN GUYS AND ANCHORS, CABLE, 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 RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY 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.

W. M. Looby

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)SS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF OCTOBER, 2001 BY W. M. LOOBY.

Dixon G. Adams
NOTARY PUBLIC

DIXON G. ADAMS
GENERAL NOTARY
COMMISSION EXPIRES
MAY 9, 2002
STATE OF NEBRASKA

### APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF VILLA SPRINGS REPLAT 1 WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS 7 DAY OF DECEMBER, 2001.

CHAIRMAN, SARPY COUNTY COMMISSIONERS

### APPROVAL OF SARPY COUNTY PLANNING COMMISSION

THIS PLAT OF VILLA SPRINGS REPLAT 1 WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS 27 DAY OF NOVEMBER, 2001.

Donald E. Myers
CHAIRMAN, SARPY COUNTY PLANNING COMMISSION

### APPROVAL OF SARPY COUNTY SURVEYOR

THIS PLAT OF VILLA SPRINGS REPLAT 1 WAS APPROVED BY THE SARPY COUNTY SURVEYOR THIS 10th DAY OF January, 2002.

THOMAS A. LYNAM
SURVEYOR
SARPY COUNTY, NEBRASKA

SARPY COUNTY SURVEYOR

### SARPY COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT AS OF THIS 11 DAY OF January, 2002.

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31th OF THIS YEAR.

SARPY COUNTY TREASURER

### APPROVAL OF SARPY COUNTY BUILDING INSPECTOR

THIS PLAT OF VILLA SPRINGS REPLAT 1 WAS APPROVED BY THE SARPY COUNTY BUILDING INSPECTOR THIS 11 DAY OF DEC, 2001.

SARPY COUNTY BUILDING INSPECTOR

SCALE: 1" = 100'
DATE: OCT. 13, 2001
DRAWN BY: RJR
CHECKED BY: JDW
REVISION:

VILLA SPRINGS REPLAT 1

FINAL PLAT


TYP 2
THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD
OMAHA, NE 68154
(402) 330 - 8860


1075-101

A1075101A.DWG