

FILED SARPY CO. NE.  
 INSTRUMENT NUMBER  
**2002-32705**  
 2002 AUG 22 A 10:23 AM

*Steve J. Dowling*  
 REGISTER OF DEEDS

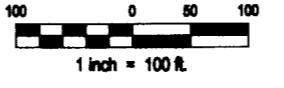
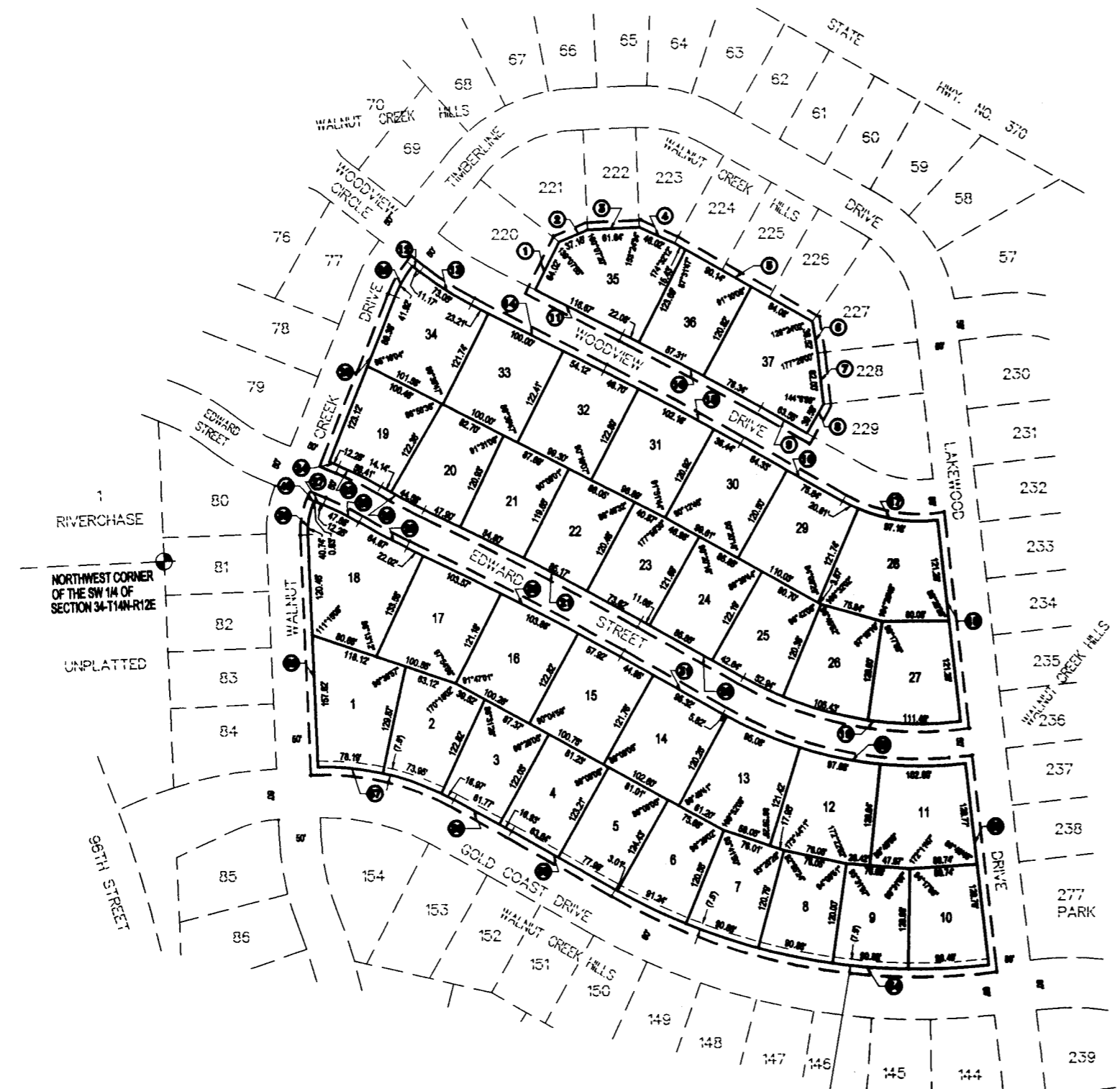
Handwritten notes:  
 12259  
 Cash [ ]  
 66.00

2002-32705

# WALNUT CREEK HILLS REPLAT ONE

LOTS 1 THRU 37 INCLUSIVE

BEING A REPLAT OF LOTS 155 THRU 219 INCLUSIVE, WALNUT CREEK HILLS, A SUBDIVISION LOCATED IN THE WEST 1/2 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



- BOUNDARY TABLE**
- 1 N 26°38'00" E 64.02'
  - 2 N 67°30'04" E 37.15'
  - 3 N 87°22'45" E 81.84'
  - 4 S 06°01'49" E 46.02'
  - 5 S 06°34'01" E 186.06'
  - 6 S 08°58'02" E 36.52'
  - 7 S 06°27'02" E 62.00'
  - 8 S 29°25'59" W 39.58'
  - 9 N 06°34'01" W 63.55'
  - 10 R=3842.10' L=187.73' LC=N 61°58'01" W 187.72'
  - 11 N 63°22'00" W 116.67'
  - 12 S 51°40'18" E 11.17'
  - 13 R=357.88' L=73.05' LC=S 57°31'09" E 72.82'
  - 14 S 83°22'00" E 177.33'
  - 15 R=3782.10' L=185.30' LC=S 61°58'01" E 185.28'
  - 16 S 80°34'01" E 140.17'
  - 17 R=188.39' L=117.99' LC=S 78°30'32" E 118.07'
  - 18 S 06°27'02" E 242.50'
  - 19 R=430.89' L=289.88' LC=N 78°30'32" W 285.47'
  - 20 N 06°34'01" W 140.17'
  - 21 R=3548.80' L=291.49' LC=N 62°55'10" W 291.41'
  - 22 R=477.50' L=58.72' LC=N 61°44'57" W 58.68'
  - 23 R=322.50' L=58.41' LC=N 63°14'13" W 58.33'
  - 24 N 08°14'51" W 12.25'
  - 25 N 21°45'09" E 212.48'
  - 26 R=144.81' L=41.82' LC=N 30°02'28" E 41.78'
  - 27 S 06°14'51" E 12.25'
  - 28 R=272.50' L=47.88' LC=S 63°14'13" E 47.80'
  - 29 R=527.50' L=64.87' LC=S 61°44'57" E 64.83'
  - 30 R=3489.80' L=287.39' LC=S 62°55'10" E 287.30'
  - 31 S 60°34'01" E 140.17'
  - 32 R=480.89' L=301.18' LC=S 78°30'32" E 298.28'
  - 33 S 06°27'02" E 241.55'
  - 34 R=739.89' L=483.38' LC=N 78°30'32" W 455.85'
  - 35 N 06°34'01" W 141.63'
  - 36 R=3238.10' L=78.70' LC=N 61°15'49" W 78.70'
  - 37 R=330.00' L=189.11' LC=N 78°38'29" W 187.27'
  - 38 N 02°22'58" W 278.27'
  - 39 R=98.71' L=40.74' LC=N 08°41'05" E 40.44'
  - 40 N 21°45'09" E 0.63'

LOT NO.	AREA (ACRES)	LOT NO.	AREA (ACRES)
1	0.312	20	0.246
2	0.256	21	0.238
3	0.233	22	0.238
4	0.228	23	0.241
5	0.230	24	0.240
6	0.236	25	0.247
7	0.233	26	0.253
8	0.232	27	0.288
9	0.231	28	0.355
10	0.247	29	0.285
11	0.320	30	0.278
12	0.306	31	0.282
13	0.299	32	0.282
14	0.283	33	0.280
15	0.286	34	0.303
16	0.286	35	0.348
17	0.298	36	0.248
18	0.381	37	0.340
19	0.256		

**NOTES:**  
 1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.  
 2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).  
 3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

**APPROVAL BY PAPILLION CITY COUNCIL**  
 This subdivision of WALNUT CREEK HILLS REPLAT ONE was approved by the City Council of the City of Papillion, Nebraska, on the 6<sup>th</sup> day of August, 2002.

*Christine M. Myers*  
*Donnie Brandt*  
 Mayor  
 CITY OF PAPILLION NEBRASKA  
 PAPILLION PLANNING COMMISSION

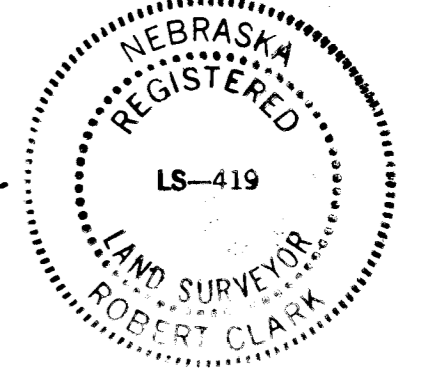
This subdivision of WALNUT CREEK HILLS REPLAT ONE was approved by the Papillion Planning Commission this 31<sup>st</sup> day of JULY, 2002.  
*Anni Rose*  
 Chairman, Papillion Planning Commission

**REVIEW OF SARPY COUNTY SURVEYOR**  
 This plat of WALNUT CREEK HILLS REPLAT ONE was reviewed by the Sarpy County Surveyor on this 15<sup>th</sup> day of August, 2002.  
*Thomas A. Lynam*  
 Sarpy County Surveyor

**COUNTY TREASURER'S CERTIFICATE**  
 This is to certify that I find no regular or 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.  
 DATE 8/15/02  
*Benjamin J. ...*  
 County Treasurer  
**TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31<sup>ST</sup> OF THIS YEAR.**

**SURVEYORS 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 WALNUT CREEK HILLS REPLAT ONE (the lots numbered as shown) being a replat of all of Lots 155 thru 219 inclusive, Walnut Creek Hills, a subdivision located in the West 1/2 of Section 34, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska.

Said tract of land contains an area of 441,037 square feet or 10.125 acres, more or less.  
*Robert Clark* 8-13-02  
 Robert Clark, L.S. 419 Date



**DEDICATION**  
 Know all men by these presents that we, Celebrity Townhomes, Inc., owners of the property described in the Certification of Survey and embraced within the plat have caused said land to be subdivided into lots to be numbered and named as shown, said subdivision to be hereafter known as WALNUT CREEK HILLS REPLAT ONE (Lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, QWEST Communications 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, 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 and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots, and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded, and we further grant a perpetual easement to the City of Papillion and Aquila, Inc., their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all streets. No permanent buildings or retaining 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 hand.  
 CELEBRITY TOWNHOMES, INC.  
*Chad Larsen*  
 Chad Larsen, Vice-President

**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA  
 COUNTY OF SARPY  
 On this 13 day of August, 2002, before me, the undersigned, a Notary Public in and for said County, personally came Chad Larsen, Vice-President of Celebrity Townhomes, Inc. to me personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as said officer of said corporation.

*Alana M. Hallmark*  
 Notary Public

**APPROVAL OF PAPILLION MUNICIPAL ENGINEER**  
 This subdivision of WALNUT CREEK HILLS REPLAT ONE was approved by the Papillion City Engineer this 15<sup>th</sup> day of August, 2002.  
*John F. ...*  
 Papillion City Engineer

**E&A CONSULTING GROUP, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 1200 Q STREET  
 OMAHA, NE 68108  
 PHONE: (402) 963-1717  
 FAX: (402) 963-5388

**WALNUT CREEK HILLS REPLAT ONE**

**FINAL PLAT**

Revisions: \_\_\_\_\_  
 Date: \_\_\_\_\_

Proj No: 2001089.02  
 Date: 08/24/2002  
 Designed By: HRH  
 Drawn By: LDD  
 Checked By (Eng):  
 Checked By (Imp):  
 Checked By (Crd Mgr):  
 Scale: 1" = 100'  
 Sheet 1 of 1