

2003-15115

WALNUT CREEK HILLS REPLAT THREE

March 24, 2003 1:41:10 PM
Instrument # 2003-15115
Lloyd J. Dowding Register of Deed Sarpy Co., NE

LOTS 1 THRU 36 INCLUSIVE AND CULOTS 'A', 'B', AND 'C'.

Being a replat of all of Lots 56 and 57, Lots 230 thru 248, inclusive, and Lots 270 thru 276, inclusive, all in Walnut Creek Hills, a subdivision located in the West 1/2 of Section 34; and also being a replat of all of Lots 29 thru 36, inclusive, Walnut Creek Hills Replat Two, a subdivision located in the North 1/2 of the SW 1/4 of said Section 34; all located in Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska.

Counter SN
Verify DH+KH
Proof 52.50
Ch EACC

LEGEND
(P) PLATTED DISTANCE
(A) ACTUAL DISTANCE

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 THREE was approved by the City Council of the City of Papillion, Nebraska, on the 4 day of March, 2003.

ATTEST: [Signature]
City Clerk

APPROVAL OF PAPILLION PLANNING COMMISSION

This subdivision of WALNUT CREEK HILLS REPLAT THREE was approved by the Papillion Planning Commission this 19 day of DECEMBER, 2002.

[Signature]
Chairman, Papillion Planning Commission

REVIEW OF SARPY COUNTY SURVEYOR

This plat of WALNUT CREEK HILLS REPLAT THREE was reviewed by the office of the Sarpy County Surveyor on this 27th day of December, 2002.

[Signature]
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 11/26/02
[Signature]
County Treasurer

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31st OF THIS YEAR.

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 Walnut Creek Hills Replat Three (the lots numbered as shown) being a replat of all of Lots 56 and 57, Lots 230 thru 248, inclusive, and Lots 270 thru 276, inclusive, all in Walnut Creek Hills, a subdivision located in the West 1/2 of Section 34; and also being a replat of all of Lots 29 thru 36, inclusive, Walnut Creek Hills Replat Two, a subdivision located in the North 1/2 of the SW 1/4 of said Section 34; all located in Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska.

Said tract of land contains an area of 9.630 acres, more or less.

[Signature]
Robert Clark, LS-419 Date 2-11-03

DEDICATION

Know all men by these presents that we, Celebrity Homes, 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 THREE (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 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, except as shown in lots 1 thru 15 inclusive and lots 17 thru 36 inclusive, to avoid the gas pipeline, 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 HOMES, INC.
[Signature]
Gale L. Larsen, President

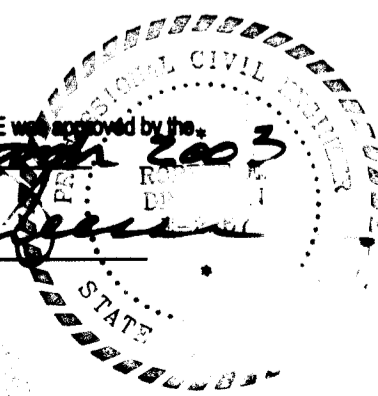
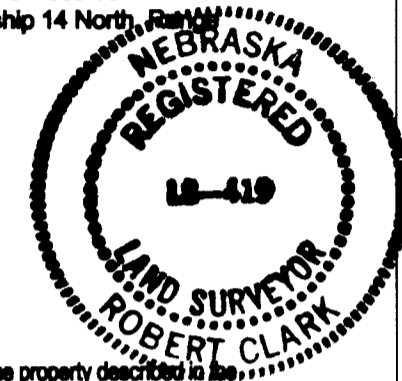
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)
On this 20th day of Nov, 2002, before me, the undersigned, a Notary Public in and for said County, personally came Gale L. Larsen, President of Celebrity Homes, 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.

[Signature]
Notary Public
General Notary Public
HOMER R. HUNT
State of Nebraska
My Commission Expires April 30, 2003

APPROVAL OF PAPILLION MUNICIPAL ENGINEER

This subdivision of WALNUT CREEK HILLS REPLAT THREE was approved by the Papillion City Engineer this 19 day of March, 2003.
[Signature]
Papillion City Engineer



LOT NO.	AREA (ACRES)
1	0.417 acres
2	0.317 acres
3	0.226 acres
4	0.189 acres
5	0.182 acres
6	0.196 acres
7	0.212 acres
8	0.331 acres
9	0.195 acres
10	0.195 acres
11	0.195 acres
12	0.195 acres
13	0.195 acres
14	0.195 acres
15	0.310 acres
16	0.277 acres
17	0.380 acres
18	0.236 acres
19	0.204 acres
20	0.202 acres
21	0.201 acres
22	0.196 acres
23	0.196 acres
24	0.196 acres
25	0.194 acres
26	0.183 acres
27	0.265 acres
28	0.200 acres
29	0.187 acres
30	0.183 acres
31	0.181 acres
32	0.182 acres
33	0.183 acres
34	0.189 acres
35	0.194 acres
36	0.201 acres

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS

715 SOUTH 47TH STREET, SUITE 100
PAPILLION, NEBRASKA 68047
PHONE: (402) 934-7271
FAX: (402) 934-7218

1000 G STREET
PAPILLION, NEBRASKA 68047
PHONE: (402) 934-7270
FAX: (402) 934-5058

WALNUT CREEK HILLS REPLAT THREE

FINAL PLAT

Revisions	Date

Proj No: 2001059.06
Date: 11-7-02
Designed By: MAN
Drawn By: TRH
Checked By (Date):
Checked By (Map):
Checked By (Civil Mgr):
Scale: 1" = 100'
Sheet 1 of 1