

31-04-2004  
~~31-04-2004~~

CITY OF PAPILLION, NEBRASKA  
ADMINISTRATIVE SUBDIVISION  
(include a diagram of the plat, legal description and legend)  
CREATING

LOTS 1A AND 1B AND 2A AND 2B, WALNUT CREEK HILLS REPLAT TWELVE

BEING A SUBDIVISION OF LOTS 20 AND 33, WALNUT CREEK HILLS REPLAT ONE, 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.  
OPPD AND USWC EASEMENTS ALONG LOT LINES AS SHOWN OR NOTED IN PLAT DEDICATION OF PLAT AS RECORDED IN INSTRUMENT NO. 2002 - 32705

LOT AREAS

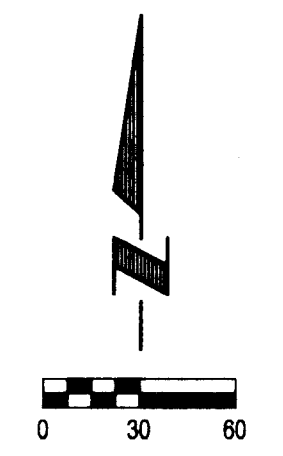
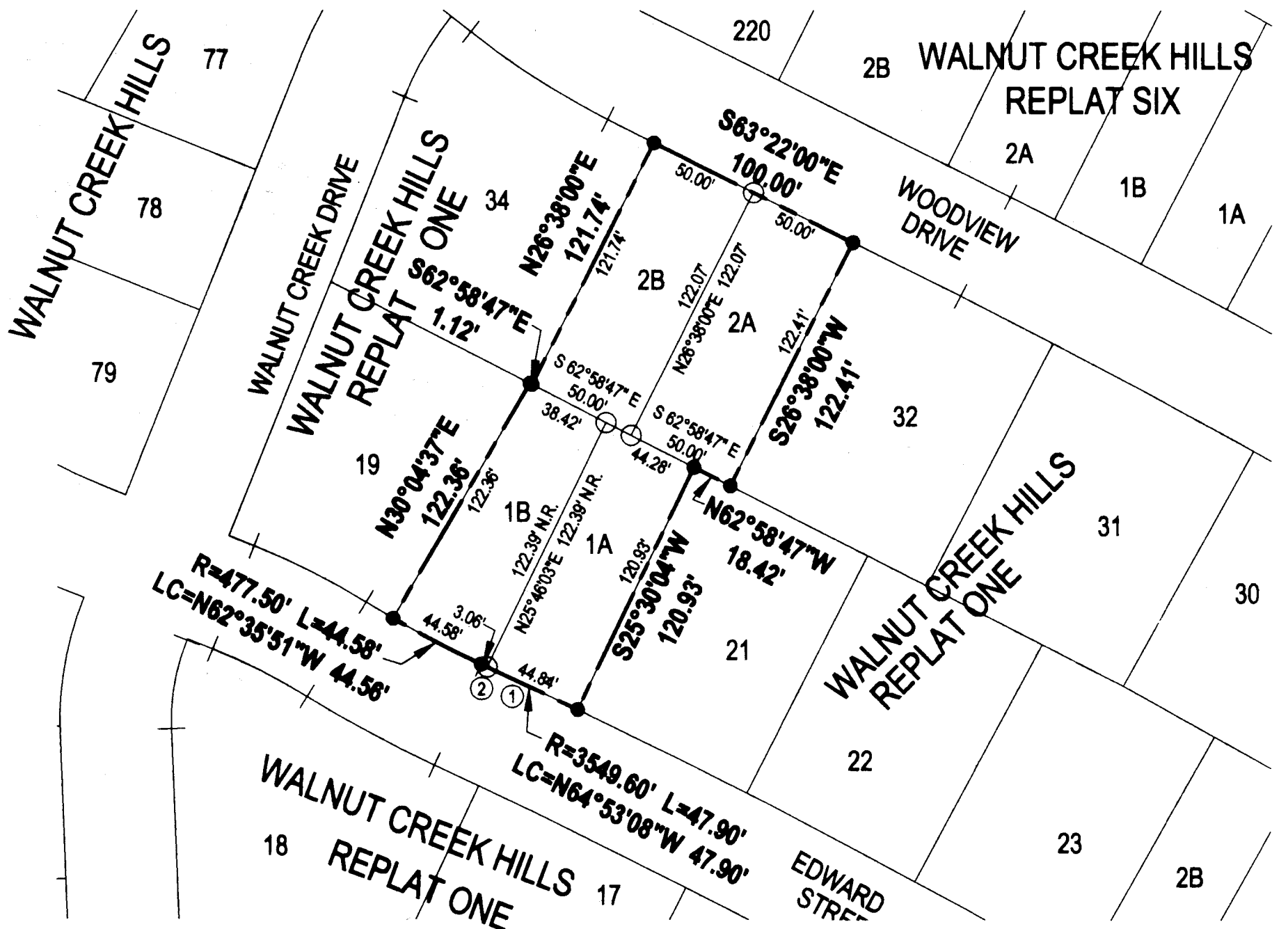
LOT 1A	5,418 S.F.	0.124 AC.
LOT 1B	5,279 S.F.	0.121 AC.
LOT 2A	6,112 S.F.	0.140 AC.
LOT 2B	6,095 S.F.	0.140 AC.

*J. M.*  
*P.S.*  
*CACG*

PLAT  
FUND  
SHORT

CHORD DATA  
 ① N 64°51'39" W, 44.84'  
 ② N 65°14'50" W, 3.06'

Lots 1A and 1B are for the construction of an attached single family dwelling sharing a common wall on the common lot line. detached dwellings are not permitted on either half of the lots.



Scale: 1" = 60'

- LEGEND:
- P PLAT DISTANCE
  - A ACTUAL DISTANCE
  - 5/8" REBAR SET
  - PINS FOUND
  - 5/8" REBAR

**SURVEYOR'S CERTIFICATE**  
 I hereby certify that I have surveyed and placed permanent markers at all corners of all lots being platted.  
 Land Surveyor - Robert V. Clark  
 LS# 419  
 Date: 01/06/2004

**OWNER'S CERTIFICATION**  
 KNOW ALL PERSONS BY THESE PRESENTS: That the undersigned are owner's of the property as described in the surveyor's certificate and embraced within this plat, and have caused said land to be subdivided into lots as shown on this plat.  
 Owner: Chad Larsen, Vice President  
 Date: 1-29-04

**ACKNOWLEDGEMENT OF NOTARY**  
 State of Nebraska )  
 County of Sarpy ) SS  
 On this 29 day of Jan, 2004, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Chad Larsen, Vice President of Celebrity Townhomes, Inc. who is personally known to me to be identical person whose name is affixed to the foregoing instrument and they acknowledged the signing of the same to be their voluntary act and deed as such officer of said corporation.  
 Notary Public: James R. Hunt  
 Date: 1-29-04

**COUNTY TREASURER'S CERTIFICATION**  
 This is to certify that I find no regular or special taxes due or delinquent against the property as described in the surveyor's certificate and as shown by the records of this office.  
 County Treasurer: [Signature]  
 Date: 1/29/04

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

**PLANNING DIRECTOR'S APPROVAL**  
 This plat of Walnut Creek Hills Replat Twelve was approved by the Papillion Planning Director on this 1 day of March, 2004.  
 Papillion Planning Director: [Signature]  
 Date: 3/1/04

**PAPILLION CITY ENGINEER**  
 This Plat of WALNUT CREEK HILLS REPLAT TWELVE was approved by the Papillion City Engineer on this 27 day of Feb, 2004.  
 Papillion City Engineer: [Signature]  
 Date: 2/27/04

**APPROVAL OF PAPILLION CITY ADMINISTRATOR**  
 This Plat of WALNUT CREEK HILLS REPLAT TWELVE was approved by the Papillion City Administrator on this 1 day of March, 2004.  
 Papillion City Administrator: [Signature]  
 Date: 3/1/04

Proj No:	2001059.11	Revisions
Date:	01/06/2004	(NO) Date
Drawn By:	DAS	
Checked By:	1-29-04 WAC	
Scale:	1" = 60'	
Sheet	1 of 1	

ADMINISTRATIVE SUBDIVISION

WALNUT CREEK HILLS REPLAT TWELVE  
 LOTS 1A AND 1B, 2A AND 2B  
 PAPILLION, NEBRASKA

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

12001 Q STREET  
 OMAHA, NE 68137  
 PHONE: (402) 895-4700  
 FAX: (402) 895-3599

7130 SOUTH 29TH STREET, SUITE D  
 LINCOLN, NE 68518-5841  
 PHONE: (402) 420-7217  
 FAX: (402) 420-7218