

2013-33856

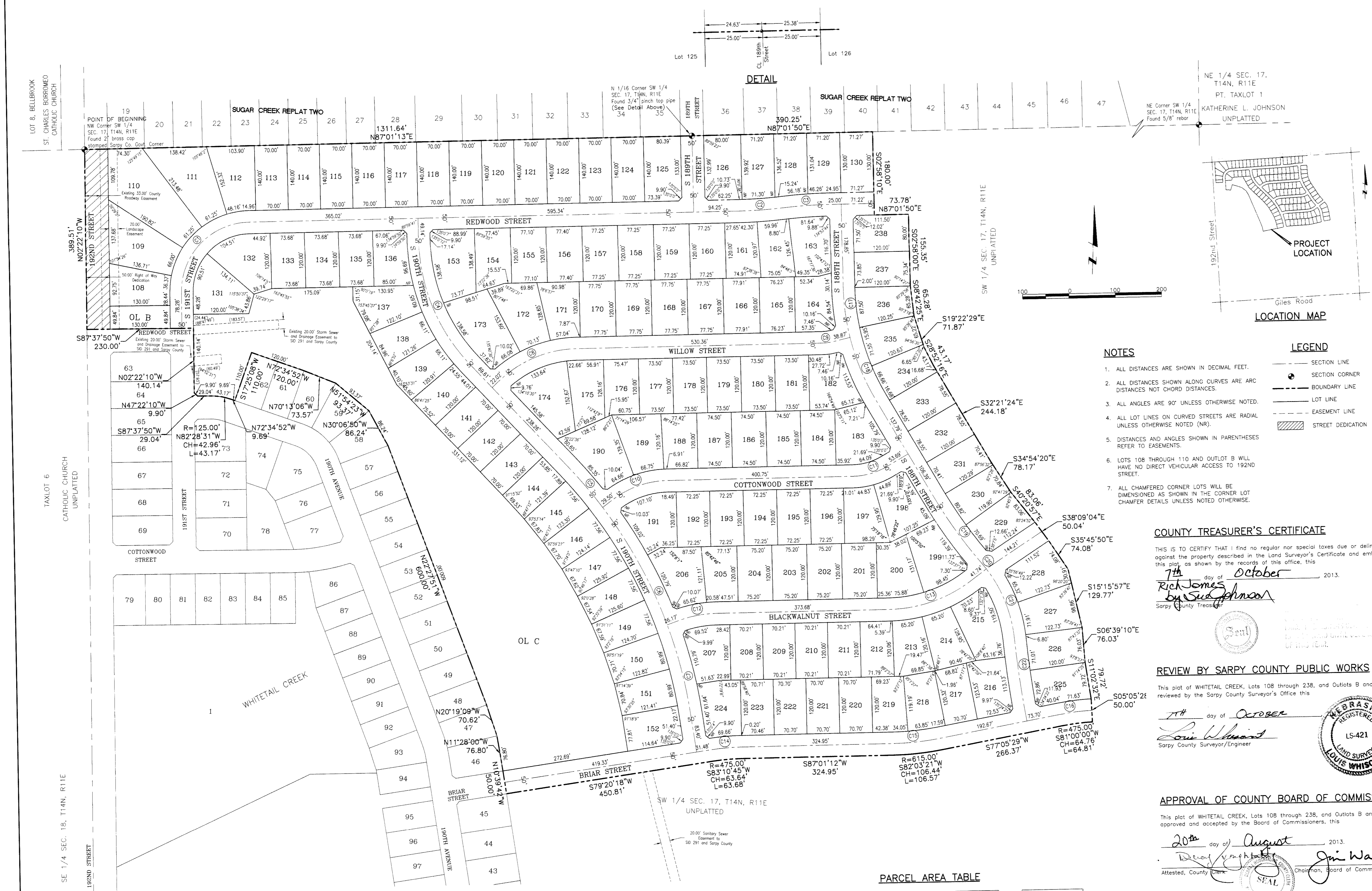
FILED SARY COUNTY NEBRASKA INSTRUMENT NUMBER 2013-33856 11/01/2013 2:16:08 PM

drawn by EAM reviewed by HCS

WHITETAIL CREEK

Lots 108 through 238, and Outlots B and C, being a platting of that part of the Southwest Quarter of Section 17, Township 14 North, Range 11 East of the 6th P.M., Sary County, Nebraska

LOCATED IN: SW 1/4, SEC. 17, T14N, R11E



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all corners, angle points and ends of curves on all lots and that permanent monuments will be placed at all corners, angle points and ends of curves on all lots and streets within the subdivision to be known as WHITETAIL CREEK, Lots 108 through 238, and Outlots B and C, being a platting of that part of the Southwest Quarter of Section 17, Township 14 North, Range 11 East of the 6th P.M., Sary County, Nebraska, described as follows:

Beginning at a brass cap at the northeast corner of the Southwest Quarter of Section 17, Township 14 North, Range 11 East of the 6th P.M., Sary County, Nebraska; Thence North 87°01'50" East for 390.25 feet continuing along the north line of said Southwest Quarter of Section 17; Thence South 02°58'10" East for 180.00 feet; Thence South 87°01'50" East for 73.78 feet; Thence South 02°58'10" East for 155.35 feet; Thence South 08°42'25" East for 65.28 feet; Thence South 19°22'29" East for 71.87 feet; Thence North 28°52'11" East for 43.17 feet; Thence South 32°21'24" East for 244.18 feet; Thence South 40°20'57" East for 83.05 feet; Thence South 38°09'04" East for 50.04 feet; Thence North 35°45'50" East for 74.08 feet; Thence North 15°15'57" East for 129.77 feet; Thence South 08°59'10" East for 76.03 feet; Thence South 11°02'32" East for 79.72 feet; Thence South 05°35'28" East for 50.00 feet; Thence along a curve to the left (having a radius of 475.00 feet and a long chord bearing South 81°00'00" West for 64.76 feet) for an arc length of 64.81 feet; Thence South 77°02'30" West for 246.37 feet; Thence along a curve to the right (having a radius of 615.00 feet and a long chord bearing South 82°03'21" West for 106.44 feet) for an arc length of 106.57 feet; Thence North 87°01'50" West for 324.95 feet; Thence along a curve to the left (having a radius of 475.00 feet and a long chord bearing South 83°10'45" West for 63.64 feet) for an arc length of 63.68 feet; Thence South 79°20'18" West for 450.81 feet; Thence North 10°39'42" West for 50.00 feet; Thence North 11°28'02" West for 76.80 feet; Thence North 20°19'09" West for 70.62 feet; Thence North 22°27'11" West for 85.17 feet; Thence North 30°06'50" West for 86.24 feet; Thence North 51°54'23" West for 93.37 feet; Thence North 70°15'08" West for 73.57 feet; Thence North 72°34'52" West for 120.00 feet; Thence South 17°25'08" West for 133.00 feet; Thence North 72°34'52" West for 9.69 feet; Thence along a curve to the left (having a radius of 125.00 feet and a long chord bearing North 82°28'31" West for 44.26 feet) for an arc length of 43.17 feet; Thence North 87°37'50" West for 29.04 feet; Thence North 87°37'50" West for 230.00 feet to the west line of said Southwest Quarter of Section 17; Thence North 02°22'10" West for 389.51 feet along said west line to the Point of Beginning; Contains 45,140 acres

NOTES

- 1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET. 2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES. 3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. 4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR). 5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS. 6. LOTS 108 THROUGH 110 AND OUTLOT B WILL HAVE NO DIRECT VEHICULAR ACCESS TO 192ND STREET. 7. ALL CHAMFERED CORNER LOTS WILL BE DIMENSIONED AS SHOWN IN THE CORNER LOT CHAMFER DETAILS UNLESS NOTED OTHERWISE.

LEGEND

- SECTION LINE SECTION CORNER BOUNDARY LINE LOT LINE EASEMENT LINE STREET DEDICATION

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat as shown by the records of this office, this 7th day of October 2013.

REVIEW BY SARY COUNTY PUBLIC WORKS

This plat of WHITETAIL CREEK, Lots 108 through 238, and Outlots B and C was reviewed by the Sary County Public Works Office this 7th day of October 2013.

APPROVAL OF COUNTY BOARD OF COMMISSIONERS

This plat of WHITETAIL CREEK, Lots 108 through 238, and Outlots B and C was approved and accepted by the Board of Commissioners, this 20th day of August 2013.

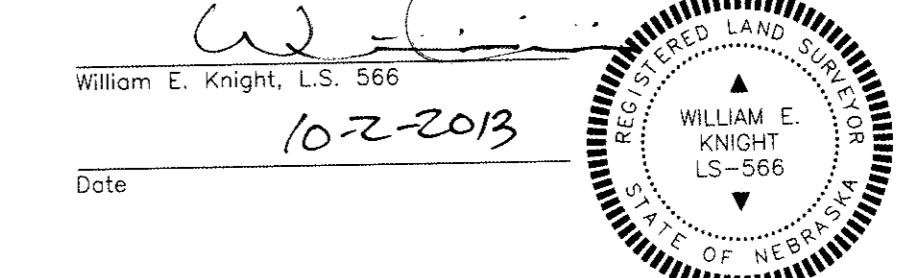
APPROVAL OF COUNTY PLANNING DIRECTOR

This plat of WHITETAIL CREEK, Lots 108 through 238, and Outlots B and C was approved and accepted by the County Planning Director on this 31st day of October 2013.

APPROVAL OF COUNTY PLANNING COMMISSION

This plat of WHITETAIL CREEK, Lots 108 through 238, and Outlots B and C was approved and accepted by the County Planning Commission on this 20th day of March 2013.

Note: All exterior corners described above monumented with a 5/8" rebar with 1" x 1" yellow plastic cap stamped LS-566 unless otherwise noted. All other lots being created in the interior of this plat to be monumented with a 5/8" rebar with 1" x 1" yellow plastic cap stamped LS-566 unless otherwise noted.



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT WE, CELEBRITY HOMES INC., OWNERS of the land described in the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown hereon, said subdivision to be hereafter known as WHITETAIL CREEK, Lots 108 through 238, and Outlots B and C, so hereby certify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public the streets shown hereon and do hereby grant the easements as shown hereon. We do hereby grant to the Grantees, their successors and assigns and their respective officers, agents, employees, and assigns, the permanent right to use, from time to time, the Easement Areas, shown hereon, for the stated purpose, for ingress and egress in the connection with the inspection, operation, maintenance, replacement, and repair of facilities provided, however, there is reserved to the Grantor, his successors and assigns, the right to use the Easement Area. This grant of any easement shown hereon shall not, nor shall it be construed to, constitute a fee simple interest in or title of the Easement Areas. Any variance or release to the rights granted herein must be approved by the Grantee in written form.

GRANTS OF EASEMENTS FOR POWER AND COMMUNICATIONS We do hereby grant a perpetual easement to the Omaha Public Power District and CenturyLink and to any company which has been granted a franchise under the authority of the Sary County, Nebraska, to any utility or other company to use, from time to time, the Easement Areas, shown hereon, for the stated purpose, for ingress and egress in the connection with the inspection, operation, maintenance, replacement, and repair of facilities provided, however, there is reserved to the Grantor, his successors and assigns, the right to use the Easement Area. This grant of any easement shown hereon shall not, nor shall it be construed to, constitute a fee simple interest in or title of the Easement Areas. Any variance or release to the rights granted herein must be approved by the Grantee in written form.

CELEBRITY HOMES INC., OWNER Chad Larsen, Vice President

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska) County of Sary) The foregoing instrument was acknowledged before me this 4th day of October 2013 by Chad Larsen, Vice President of CELEBRITY HOMES INC. on behalf of the corporation.

PARCEL AREA TABLE

Table with columns for Curve #, Radius, Arc Length, Chord Length, Chord Bearing, Delta Angle, Parcel #, and Area (SF). Includes a Centerline Curve Table and Parcel Area Table.

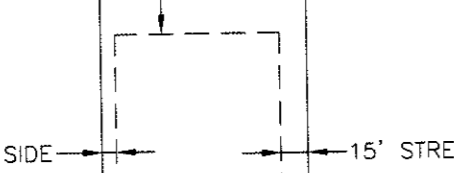
SECTION CORNER TIES

NW CORNER SW 1/4 SEC. 17, T14N, R11E Found 2" brass cap Sary Co. Govt. Corner NE 39.30' to "x" nails in wood traffic signal pole, 2.3' above ground W 35.40' to top center hydrant NW 41.32' to "x" nails in wood traffic signal pole, 2.5' above ground SW CORNER SW 1/4 SEC. 17, T14N, R11E Found 5/8" rebar NE 24.69' to 5/8" rebar SE 24.33' to 5/8" rebar SW 24.37' to 5/8" rebar NE 25.70' to SW face of light pole SE 29.45' to 5/8" rebar SW 76.95' to "x" nails in wood pp

ZONING SETBACKS

RD-50 FRONT YARD 25' SIDE YARD 15' STREET SIDE YARD 15' REAR YARD 25'

RD-50 ZONING



TYPICAL CORNER LOT CHAMFER DETAIL



SETBACK REQUIREMENTS



LAMP RYNEARSON & ASSOCIATES 14710 West Dodge Road, Suite 100 Omaha, Nebraska 68154-2027 www.LRA-Inc.com

WHITETAIL CREEK, Lots 108-238 and Outlots B and C SARY COUNTY, NEBRASKA

job number-task 0109067.03-003 book page 3-12-2013 sheet 1 of 1