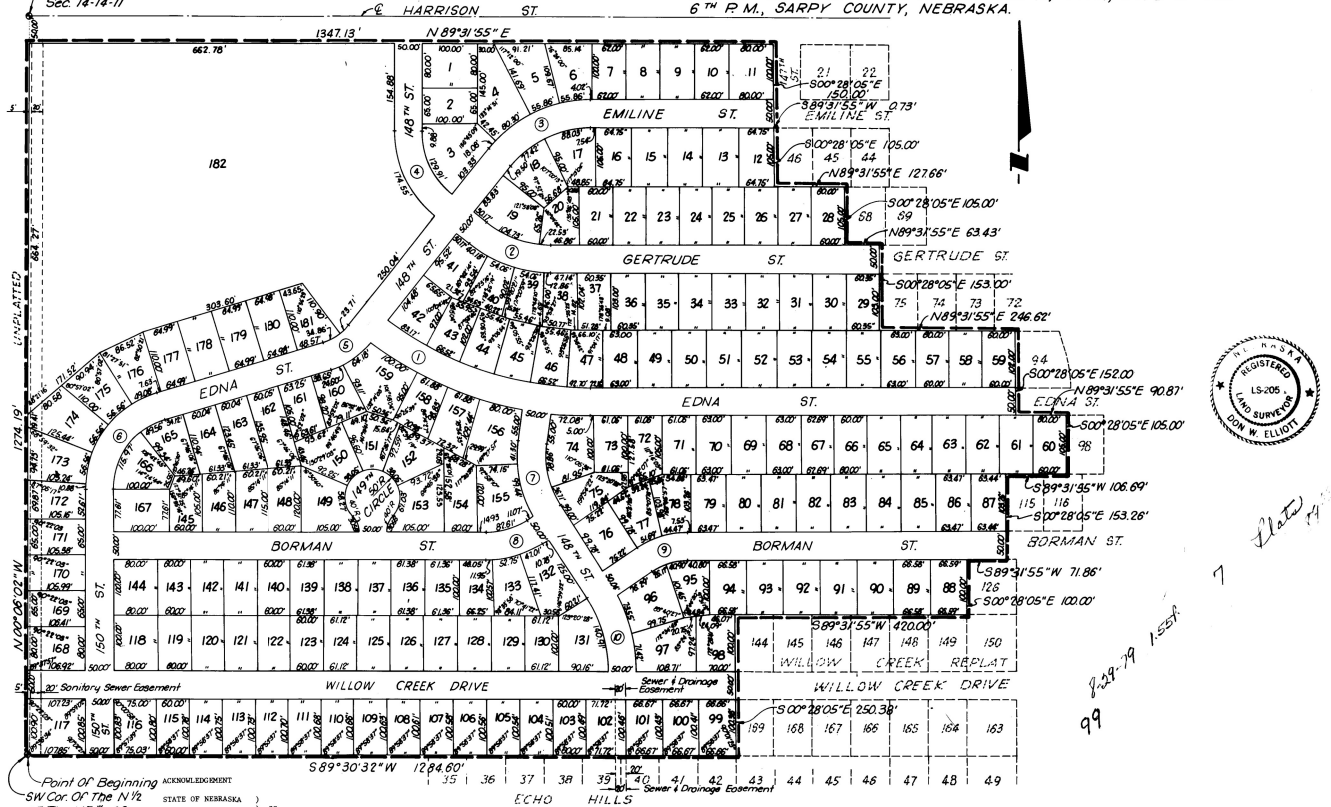
WILLOW CREEK REPLAT I

(LOTS 1 THRU 182, INCLUSIVE)

BEING A REPLAT OF LOTS 1 THRU 20, INCLUSIVE, LOTS 47 THRU 67, INCLUSIVE, LOTS 76 THRU 93, INCLUSIVE, LOTS 99 THRU 114, INCLUSIVE, LOTS 127 THRU 143, INCLUSIVE, LOTS 170 THRU 239, INCLUSIVE, AND THE INCLUDED RIGHT-OF-WAYS OF WILLOW CIRCLE, EMILINE ST., GERTRUDE ST., EDNA ST., BORMAN ST., WILLOW CREEK DRIVE, 148TH ST., 149TH ST., AND 150TH ST., ALL LOCATED IN WILLOW CREEK REPLAT, AN ADDITION IN THE N½ OF THE NE¼ OF SEC. 14, T14N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

℄ CURVE DATA

NO	Δ	R	T	L	D
1	38°50'43"	640.00'	225.66'	433.91'	8.95247°
2	38°50'43"	212.30'	75.00'	144.21'	26.99674°
3	51°09'17"	210.32'	100.66'	187.78'	27.24220°
4	51°09'17"	170.51'	81.61'	152.23'	33.60260°
5	34°37'22"	121.92'	38.00'	73.67'	46.99459°
6	73°28'05"	154.09'	115.00'	197.58'	37.18333°
7	4°42'20"	858.77'	70.00'	133.77'	31.17799°
8	33°20'09"	166.67'	50.00'	97.16'	34.31502°
9	33°20'28"	140.25'	42.00'	81.61'	40.85262°
10	33°20'28"	267.15'	80.00'	155.46'	21.44705°



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 Willow Creek Replat I, a replat of Lots 1 thru 20, inclusive, Lots 47 thru 67, inclusive, Lots 76 thru 93, inclusive, Lots 99 thru 114, inclusive, Lots 127 thru 143, inclusive, Lot 170 thru 239, inclusive, and the included right-of-ways of Willow Circle, Emiline Street, Gertrude Street, Edna Street, Borman Street, Willow Creek Drive, 148th Street, 149th Street, and 150th Street, all located in Willow Creek Replat, an addition located in the North 1/2 of the NE 1/4 of Section 14, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, said Willow Creek Replat I being more particularly described as follows:

Beginning at the Southwest corner of said North 1/2 of the NE 1/4 of Section 14; thence N00°06'02"W (assumed bearing) along the West line of said NE 1/4 of Section 14, a distance of 1,274.19 feet to a point on the South right-of-way line of Harrison Street; thence N89°31'55"E, along said South right-of-way line of Harrison Street, a distance of 1,347.13 feet to the point of intersection of said South right-of-way line of Harrison Street and the West right-of-way line of 147th Street; thence S00°28'05"E, along said West right-of-way line of 147th Street extended, a distance of 150.00 feet to a point on the South right-of-way line of Emiline Street; thence S89°31'55"W, along said South right-of-way line of Emiline Street, a distance of 0.73 feet to the Northwest corner of Lot 46, Willow Creek Replat; thence S00°28'05"E, along the West line of said Lot 46, Willow Creek Replat, a distance of 105.00 feet to the Southwest corner of said Lot 46, Willow Creek Replat; thence N89°31'55"E, along the South line of Lots 46 and 45, Willow Creek Replat, a distance of 127.66 feet to the Northwest corner of Lot 68, Willow Creek Replat; thence S00°28'05"E, along the West line of said Lot 68, Willow Creek Replat, a distance of 105.00 feet to the Southwest corner of said Lot 68, Willow Creek Replat; thence N89°31'55"E, along the North right-of-way line of Gertrude Street, a distance of 63.43 feet to the point of intersection of said North right-of-way line of Gertrude Street and the extended West line of Lot 75, Willow Creek Replat; thence S00°28'05"E, along said extended West line of Lot 75, Willow Creek Replat, a distance of 153.00 feet to the Southwest corner of said Lot 75, Willow Creek Replat; thence N89°31'55"E, along the South line of Lots 75, 74, 73 and 72, Willow Creek Replat, a distance of 246.62 feet to the Northwest corner of Lot 94, Willow Creek Replat; thence S00°28'05"E, along the extended West line of said Lot 94, Willow Creek Replat, a distance of 152.00 feet to a point on the South right-of-way line of Edna Street; thence N89°31'55"E, along said South right-of-way line of Edna Street, a distance of 90.87 feet to the Northwest corner of Lot 98, Willow Creek Replat; thence S00°28'05"E, along the West line of said Lot 98, Willow Creek Replat, a distance of 105.00 feet to the Southwest corner of said Lot 98, Willow Creek Replat; thence S89°31'55"W, along the North line of Lots 116 and 115, Willow Creek Replat, a distance of 106.69 feet to the Northwest corner of said Lot 115, Willow Creek Replat; thence S00°28'05"E, along the extended West line of said Lot 115, Willow Creek Replat, a distance of 153.26 feet to a point on the South right-of-way line of Borman Street; thence S89°31'55"W, along said South right-of-way line of Borman Street, a distance of 71.86 feet to the Northwest corner of Lot 126, Willow Creek Replat; thence S00°28'05"E, along the West line of said Lot 126, Willow Creek Replat, a distance of 100.00 feet to the Southwest corner of said Lot 126, Willow Creek Replat; thence S89°31'55"W, along the North line of Lots 149, 148, 147, 146, 145 and 144, Willow Creek Replat, a distance of 420.00 feet to the Northwest corner of said Lot 144, Willow Creek Replat; thence S00°28'05"E, along the extended West lines of Lots 144 and 169, Willow Creek Replat, a distance of 250.38 feet to the Southwest corner of said Lot 169, Willow Creek Replat; thence S89°30'32"W, along the South line of said North 1/2 of the NE 1/4 of Section 14, a distance of 1,284.60 feet to the Point of Beginning.

Don W. Elliott — L.S. 205 — 5-25-79 Date

PETITION TO VACATE A PART OF WILLOW CREEK REPLAT, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska, and to replat and dedicate said area as Willow Creek Replat I.

The undersigned, Howard D. Vann and Judith M. Vann, husband and wife, being the sole owners of the property described in the certification of survey and embraced within this plat, petition that the portion of said subdivision being herein replatted, and the dedication of the street, easements and other areas for public use be set aside, vacated, and held for naught and to replat said tract as Willow Creek Replat I, and in connection therewith make the following dedication:

DEDICATION

Known by all these presents, we, Howard D. Vann & Judith M. Vann, husband and wife, owners of the property described in the certification of survey and embraced within this plat, have caused said land to be subdivided into lots, streets, drives, and circles to be numbered and named as shown, said subdivision to be hereafter known as Willow Creek Replat I and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby dedicate to the public for public use the streets, drives and circles, and do hereby grant the sewer and drainage easements all as shown on this plat. Perpetual easements shall be granted to the Omaha Public Power District and Northwestern Bell Telephone Company, 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 and the reception on, over, through, under and across a five foot (5') wide strip of land abutting the 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 do further grant a perpetual easement to Metropolitan Utilities District of Omaha, 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 cul-de-sac streets. No permanent buildings or retaining walls shall be placed in the said easement ways, but 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 names this 19TH day of JUNE, 1979.

Howard D. Vann — Judith M. Vann

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

On this 19TH day of JUNE, 1979, before me a Notary Public, in and for said County came Howard D. Vann & Judith M. Vann, who are personally known to me to be the identical persons whose names are affixed to the dedication on this plat and being the owner's of the property described in the certificate of survey and they acknowledged the signing of said dedication to be their voluntary act and deed. Witness my hand and notarial seal the date aforesaid.

Notary Public

My commission expires on the 14TH day of JUNE, 1983.

COUNTY SURVEYOR APPROVAL

I, Norman Whitney, hereby approve of the survey and subdivision of the described property as shown on this plat.

June 5, 1979 — Date — Norman Whitney, Sarpy County Surveyor

COUNTY TREASURER CERTIFICATE

I hereby certify that the records of my office show no taxes due or delinquent upon the property described in the certificate of survey as of this 20th day of June, 1979.

Kathleen A. Ingram
Sarpy County Treasurer

COUNTY COMMISSIONER APPROVAL

Approved by the County Board of Commissioners this 10TH day of July, 1979.

Chairman of Sarpy County Board of Commissioners

ZONING CHAIRMAN APPROVAL

Approved this 22 day of June, 1979.

Evelyn N. Clark
Sarpy County Zoning Chairman

BUILDING INSPECTOR APPROVAL

Approved this 20TH day of June, 1979.

Marvin J. Schmidt
Sarpy County Building Inspector

ELLIOTT & ASSOCIATES
100 BIGELOW BLDG. - 8901 W CENTER RD. - OMAHA, NE 68124 - (402) 393-7333

WILLOW CREEK REPLAT I
SARPY COUNTY, NEBR.

FINAL PLAT

SCALE 1" = 100'
DATE 12-1-78
DRAWN BY R.B.
PROJECT NO 7614
SHEET 1 OF 1

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