2004-40871

SARPY CO NE
INSTRUMENT NUMBER
2004-40871
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VERIFY PC-LM DE
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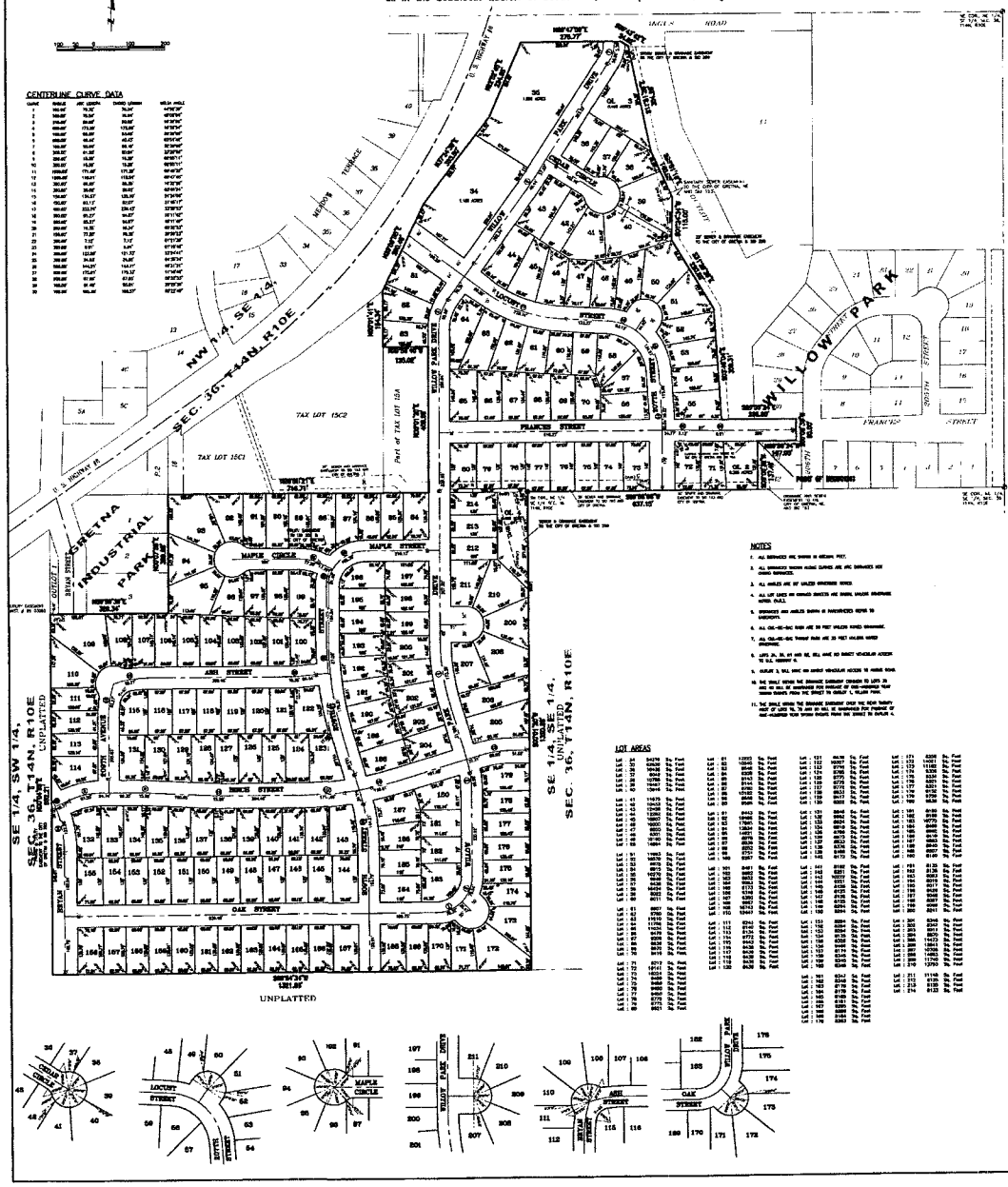
FEES $ 107.50
CHECK# 25777
CHG ____ CASH ____
REFUND ____ CREDIT ____
SHORT ____ NCR ____

REGISTER OF DEEDS

WILLOW PARK

Lots 34 through 214, inclusive, AND Outlots 2, 3 and 4, being a platting of Tax lot 1 AND parts of Tax lots 11, 14A and 15A, all in the Southeast Quarter of Section 36, Township 14 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska.



LAND SURVEYOR'S CERTIFICATE

DEDICATION

ACKNOWLEDGMENT OF NOTARIES

GENERAL NOTARY - State of Nebraska
PAMELA A. SUETHE
My Comm. Exp. March 13, 2006

GENERAL NOTARY - State of Nebraska
RUSTY WIENK
My Comm. Exp. June 10, 2005

COUNTY SURVEYOR'S CERTIFICATE

THOMAS E. LINAN
SURVEYOR
SARPY COUNTY, NEBRASKA

COUNTY TREASURER'S CERTIFICATE

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31th

APPROVAL OF CITY ENGINEER OF GRETNA

APPROVAL OF PLANNING COMMISSION

APPROVAL OF GRETNA CITY COUNCIL

Pamela A. Suethe
COUNTY, NEBRASKA

Lamp, Rynearson & Associates, Inc.
14715 West Dodge Road, Suite 100
Omaha, Nebraska 68154-5027
WWW.LRA-INC.COM
(P) 402-496-2498
(F) 402-496-2730

WILLOW PARK (Lots 34 through 214, inclusive, AND Outlots 2, 3 and 4)
Sarpy County, Nebraska

FINAL

1 of 1

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 angle points, corners and ends of curves on the boundary of the plat and that a bond has been posted with the City of Gretna, Nebraska, to ensure that permanent monuments will be placed at all angle points, corners and ends of curves on all lots and streets in said subdivision to be known as WILLOW PARK, Lots 34 through 214, inclusive, AND Outlots 2, 3 and 4, being a platting of Tracts 1 AND parts of Tracts 11, 14A and 15A, all in the Southeast Quarter of Section 36, Township 14 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, described as follows: Beginning at the northwest corner of Lot 31, WILLOW PARK; Thence South 00°00'36" West (bearings referenced to the Final Plat of WILLOW PARK) for 137.48 feet to the southwest corner of Lot 32, WILLOW PARK; Thence South 89°58'08" West for 637.15 feet to the southwest corner of said Tract 11; Thence South 00°01'20" West for 1320.88 feet to the southeast corner of said Tract 1; Thence South 88°54'24" West for 1321.86 feet to the southwest corner of said Tract 1; Thence North 00°04'56" East for 982.21 feet to the southwest corner of Outlot 1, GRETNA INDUSTRIAL PARK 1, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska; Thence North 89°59'36" East for 329.34 feet to the southeast corner of Lot 3, GRETNA INDUSTRIAL PARK 1; Thence North 00°07'55" East for 329.88 feet to the northeast corner of Lot 1, GRETNA INDUSTRIAL PARK 1; Thence North 89°50'21" East for 718.71 feet; Thence North 00°01'20" East for 408.88 feet; Thence North 88°58'40" West for 125.02 feet to the west line of Tracts 15A; Thence North 00°01'41" East for 154.34 feet along the west line of said Tracts 15A to the south right of way line of US Highway 6; Thence North 28°00'25" East for 280.46 feet along said south right of way line; Thence North 37°24'38" East for 303.30 feet along said south right of way line; Thence North 22°52'40" East for 224.88 feet along said south right of way line to the south right of way line of Angus Road; Thence North 89°47'58" East for 275.77 feet along said south right of way line; Thence South 58°43'42" East for 24.02 feet along said south right of way line to the west line of Outlot 1, WILLOW PARK; Thence south along said west line for the next five courses: (1) Thence South 11°51'25" East for 304.26 feet; (2) Thence South 24°51'19" East for 140.00 feet; (3) Thence South 01°24'34" West for 115.00 feet; (4) Thence South 31°29'28" East for 220.88 feet; (5) Thence South 03°48'24" East for 308.31 feet to the southwest corner of said Outlot 1; Thence South 89°59'24" East for 208.00 feet along the south line of Outlot 1 and Lot 30, WILLOW PARK to the west end of Frances Street; Thence South 00°00'36" West for 80.00 feet along said west end to the north line of said Lot 31, WILLOW PARK; Thence North 89°59'24" West for 107.00 feet to the Point of Beginning. Contains 57.290 acres.

Robert D. Proett, L.S. 379

January 27, 2004

LAND SURVEYOR ROBERT D. PROETT LS-379 STATE OF NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, PAUL S. AND SUSAN JO MCCUNE, husband and wife, OWNERS, and M. DOUG ZOERB, PRESIDENT for PINNACLE BANK, BENEFICIARY AND TRUSTEE of the land described within 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 WILLOW PARK, Lots 34 through 214, inclusive and Outlots 2, 3 and 4; 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 the streets as shown on the plat and do hereby grant the easements shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and U.S. West Communications and to any company which has been granted a franchise under the authority of the City Council of Gretna, Nebraska, 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, crossarms, downguys and anchors, 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 cable television systems, and the reception thereon, 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 all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen foot (16') wide strip of land abutting the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the City of Gretna, SID No. 250 and Aquila, 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-sacs. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above described 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.

PAUL S. MCCUNE AND SUSAN JO MCCUNE
HUSBAND AND WIFE
OWNERS:

Paul S. McCune — Susan Jo McCune

PINNACLE BANK,
BENEFICIARY
AND TRUSTEE

M. Doug Zoerb
President

ACKNOWLEDGMENT OF NOTARIES

State of Nebraska)

revisions

Lamp, Rynearson & Associates, Inc.
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Omaha, Nebraska 68154-2027
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Block 1, Lots 34 through 214, Inclusive, AND Outlots 2, 3 and 4)