

ROYAL VIEW APARTMENT COMMUNITY

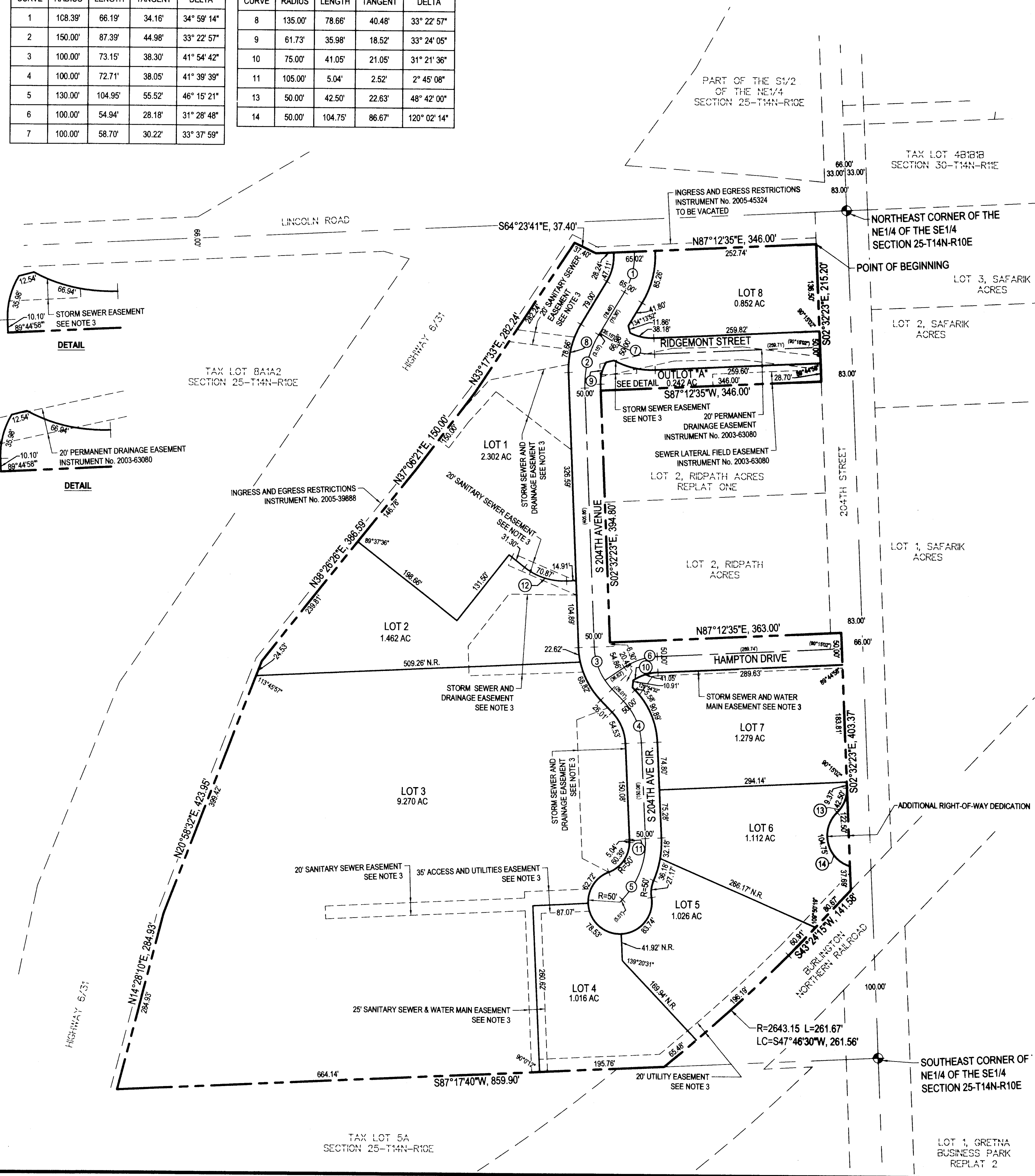
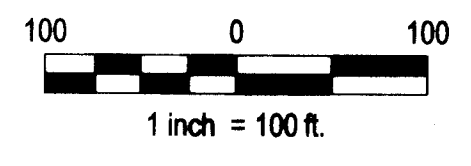
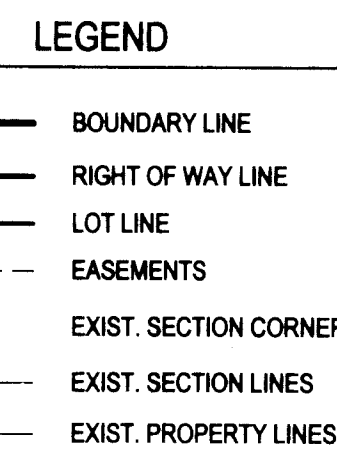
LOTS 1 THRU 8 INCLUSIVE & OUTLOT "A"

A TRACT OF LAND LOCATED IN ALL OF LOT 1, RIDPATH ACRES REPLAT ONE, A SUBDIVISION LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 25, AND TAXLOT 8A1A3, A TAXLOT LOCATED IN SAID NE1/4 OF THE SE1/4 OF SECTION 25; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
12	100.00'	70.87'	37.00'	40° 36' 24"	N72° 14' 10"W	69.40'

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	108.39'	66.19'	34.16'	34° 59' 14"
2	150.00'	87.39'	44.98'	33° 22' 57"
3	100.00'	73.15'	38.30'	41° 54' 42"
4	100.00'	72.71'	38.05'	41° 39' 39"
5	130.00'	104.95'	55.52'	46° 15' 21"
6	100.00'	54.94'	28.18'	31° 28' 48"
7	100.00'	58.70'	30.22'	33° 37' 59"

CURVE	RADIUS	LENGTH	TANGENT	DELTA
8	135.00'	78.66'	40.48'	33° 22' 57"
9	61.73'	35.98'	18.52'	33° 24' 05"
10	75.00'	41.05'	21.05'	31° 21' 36"
11	105.00'	5.04'	2.52'	2° 45' 08"
13	50.00'	42.50'	22.63'	48° 42' 00"
14	50.00'	104.75'	86.67'	120° 02' 14"



2015-22762

COUNTY: SARPY
 VERIFY: [Signature]
 FEES: \$2.00
 CHECK: [Signature]
 REFUND: [Signature]
 SHORT: [Signature]

FILED SARPY COUNTY NEBRASKA
 INSTRUMENT NUMBER
 2015-22762
 09/15/2015 11:26:39 AM
 [Signature]
 REGISTER OF DEEDS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, GDI, LLC, THE OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS ROYAL VIEW APARTMENT COMMUNITY (LOTS TO BE 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 DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK 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 ERRECT, 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; 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 E CITY OF GRETA AND BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, 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 OUL-DE-SAC 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.

BY: GDI, LLC.
 [Signature]
 JESSE CALABRETTO
 MANAGING MEMBER
 DATE: 7-22-15

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 ON THIS 22nd DAY OF July 2015, before me, the undersigned, a Notary Public in and for said county, personally came JESSE CALABRETTO, MANAGING MEMBER, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED ON BEHALF OF SAID CORPORATION.
 WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.
 [Signature]
 NOTARY PUBLIC

APPROVAL OF THE PLANNING COMMISSION OF GRETA, NEBRASKA

THIS FINAL PLAT OF ROYAL VIEW APARTMENT COMMUNITY (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE GRETA PLANNING COMMISSION THIS 22nd DAY OF July 2015.
 [Signature]
 CHAIRPERSON, GRETA PLANNING COMMISSION

APPROVAL OF CITY ENGINEER OF GRETA

THIS FINAL PLAT OF ROYAL VIEW APARTMENT COMMUNITY WAS REVIEWED AND APPROVED BY THE GRETA CITY ENGINEER ON THIS 10th DAY OF Sept 2015.
 [Signature]
 GRETA CITY ENGINEER

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.
 [Signature]
 COUNTY TREASURER
 DATE: 7/22/15

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF ROYAL VIEW APARTMENT COMMUNITY WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE THIS 21st DAY OF July 2015.
 [Signature]
 COUNTY SURVEYOR / ENGINEER



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AS ROYAL VIEW APARTMENT COMMUNITY. A TRACT OF LAND LOCATED IN ALL OF LOT 1, RIDPATH ACRES REPLAT ONE, A SUBDIVISION LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 25, AND TAXLOT 8A1A3, A TAXLOT LOCATED IN SAID NE1/4 OF THE SE1/4 OF SECTION 25; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, RIDPATH ACRES REPLAT ONE, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF LINCOLN ROAD AND THE WEST RIGHT-OF-WAY LINE OF 204TH STREET; THENCE S02°32'23"E (ASSUME BEARING) ALONG THE EAST LINE OF SAID LOT 1, RIDPATH ACRES REPLAT ONE, SAID LINE ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF 204TH STREET, A DISTANCE OF 215.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, RIDPATH ACRES REPLAT ONE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 2, SAID RIDPATH ACRES REPLAT ONE; THENCE S87°12'35"W ALONG THE SOUTH LINE OF SAID LOT 1, RIDPATH ACRES REPLAT ONE, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 2, RIDPATH ACRES REPLAT ONE, A DISTANCE OF 346.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, RIDPATH ACRES REPLAT ONE, SAID POINT ALSO BEING THE NORTHERLY CORNER OF SAID LOT 2, RIDPATH ACRES REPLAT ONE, SAID POINT ALSO BEING THE EASTERLY LINE OF SAID TAXLOT 8A1A3; THENCE S02°32'23"E ALONG THE WEST LINE OF SAID LOT 2, RIDPATH ACRES REPLAT ONE, SAID LINE ALSO BEING THE WEST LINE OF SAID TAXLOT 8A1A3, A DISTANCE OF 394.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, RIDPATH ACRES; THENCE N87°12'35"E ALONG THE SOUTH LINE OF SAID LOT 2, RIDPATH ACRES AND THE EASTERLY EXTENSION THERE OF, SAID LINE ALSO BEING SAID EASTERLY LINE OF SAID TAXLOT 8A1A3, A DISTANCE OF 363.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF 204TH STREET; THENCE S02°32'23"E ALONG SAID EASTERLY LINE OF SAID TAXLOT 8A1A3, SAID LINE ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF 204TH STREET, A DISTANCE OF 403.37 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TAXLOT 8A1A3, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN RAILROAD; THENCE ALONG SAID SOUTHERLY LINE OF TAXLOT 8A1A3, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN RAILROAD, A DISTANCE OF 141.58 FEET; (2) THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 2643.15 FEET, A DISTANCE OF 261.67 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS S47°46'30"W, A DISTANCE OF 281.56 FEET TO A POINT ON THE SOUTH LINE OF SAID NE1/4 OF THE SE1/4 OF SECTION 25; THENCE S87°17'40"W ALONG SAID SOUTH LINE OF TAXLOT 8A1A3, SAID LINE ALSO BEING SAID SOUTH LINE OF THE NE1/4 OF THE SE1/4 OF SECTION 25, SAID LINE ALSO BEING THE NORTH LINE OF TAXLOT 5A, A TAXLOT LOCATED IN SAID SECTION 25 AND THE EASTERLY EXTENSION THEREOF, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN RAILROAD, AND THE WESTERLY EXTENSION THERE OF, A DISTANCE OF 859.90 FEET TO THE SOUTHWEST CORNER OF SAID TAXLOT 8A1A3, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TAXLOT 5A, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 631; THENCE ALONG THE WESTERLY LINE OF SAID TAXLOT 8A1A3, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 631 ON THE FOLLOWING FIVE (5) COURSES: (1) THENCE N14°28'10"E, A DISTANCE OF 284.93 FEET; (2) THENCE N20°58'32"E, A DISTANCE OF 423.95 FEET; (3) THENCE N38°26'26"E, A DISTANCE OF 386.59 FEET; (4) THENCE N37°02'21"E, A DISTANCE OF 150.00 FEET; (5) THENCE N33°17'33"E, A DISTANCE OF 282.24 FEET TO THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 631 AND SAID SOUTH RIGHT-OF-WAY LINE OF LINCOLN ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LINCOLN ROAD, SAID LINE ALSO BEING THE NORTH LINE OF SAID TAXLOT 8A1A3, AND ALONG THE NORTH LINE OF SAID LOT 1, RIDPATH ACRES REPLAT ONE ON THE FOLLOWING TWO (2) COURSES: (1) THENCE S64°23'41"E, A DISTANCE OF 37.40 FEET; (2) THENCE N87°12'35"E, A DISTANCE OF 346.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 907,434 SQUARE FEET OR 21.812 ACRES, MORE OR LESS.
 [Signature]
 JOHN W. VON DOLLEN LS-578
 STATE OF NEBRASKA REGISTERED LAND SURVEYOR
 07-22-2015
 DATE

GRETA CITY COUNCIL ACCEPTANCE
 THIS FINAL PLAT OF ROYAL VIEW APARTMENT COMMUNITY (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF GRETA, NEBRASKA ON THIS 17th DAY OF July 2015, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.
 [Signature]
 MAJOR

ATTEST
 [Signature]
 CITY CLERK

- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
 - ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
 - ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.
 - DIRECT VEHICULAR ACCESS TO HIGHWAY 631 WILL NOT BE ALLOWED FROM LOTS 1, 2, 3 AND 8.
 - DIRECT VEHICULAR ACCESS TO 204TH STREET WILL NOT BE ALLOWED FROM LOTS 6, 7 AND 8.
 - THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT EIGHT AND A HALF FEET (8.5) RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
 - ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF THE CENTERLINE.
 - A PERMANENT DRAINAGE EASEMENT (INSTRUMENT # 000192089D59) GRANTED TO THE NDOR TO CONVEY STORM WATER ACROSS LOT 1, RIDPATH ACRES REPLAT, SARPY COUNTY, NEBRASKA WAS RECORDED ON JULY 29, 2010 OVER THE ENTIRE SAID LOT. THE OWNER OF SAID LOT WILL WORK WITH THE NDOR TO MODIFY THE EASEMENT OVER LOT 1, RIDPATH ACRES REPLAT.

E & A CONSULTING GROUP, INC.
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ROYAL VIEW APARTMENT COMMUNITY
 GRETA, NEBRASKA

FINAL PLAT

Revisions	Description	Date	Description	Date
(No)				

Proj No: P2014.104.002
 Date: 07/20/2015
 Designed By: JMT
 Drawn By: TRF3
 Scale: 1"=100'
 Sheet: 1 of 1

7/20/2015 12:32 PM K:\Projects\2014\104\001\Final\Plat\Final Plat.dwg