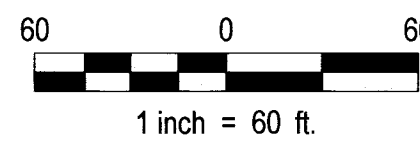


ROYAL VIEW APARTMENT COMMUNITY REPLAT 1

LOTS 1 AND 2 INCLUSIVE & OUTLOTS "A", "B" & "C"

BEING A REPLAT OF LOTS 1 AND 8, AND ALSO OUTLOT "A", ROYAL VIEW APARTMENT COMMUNITY, A SUBDIVISION LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 25, AND ALSO PART OF SOUTH 204TH AVENUE AND RIDGEMONT STREET RIGHT-OF-WAY, 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.

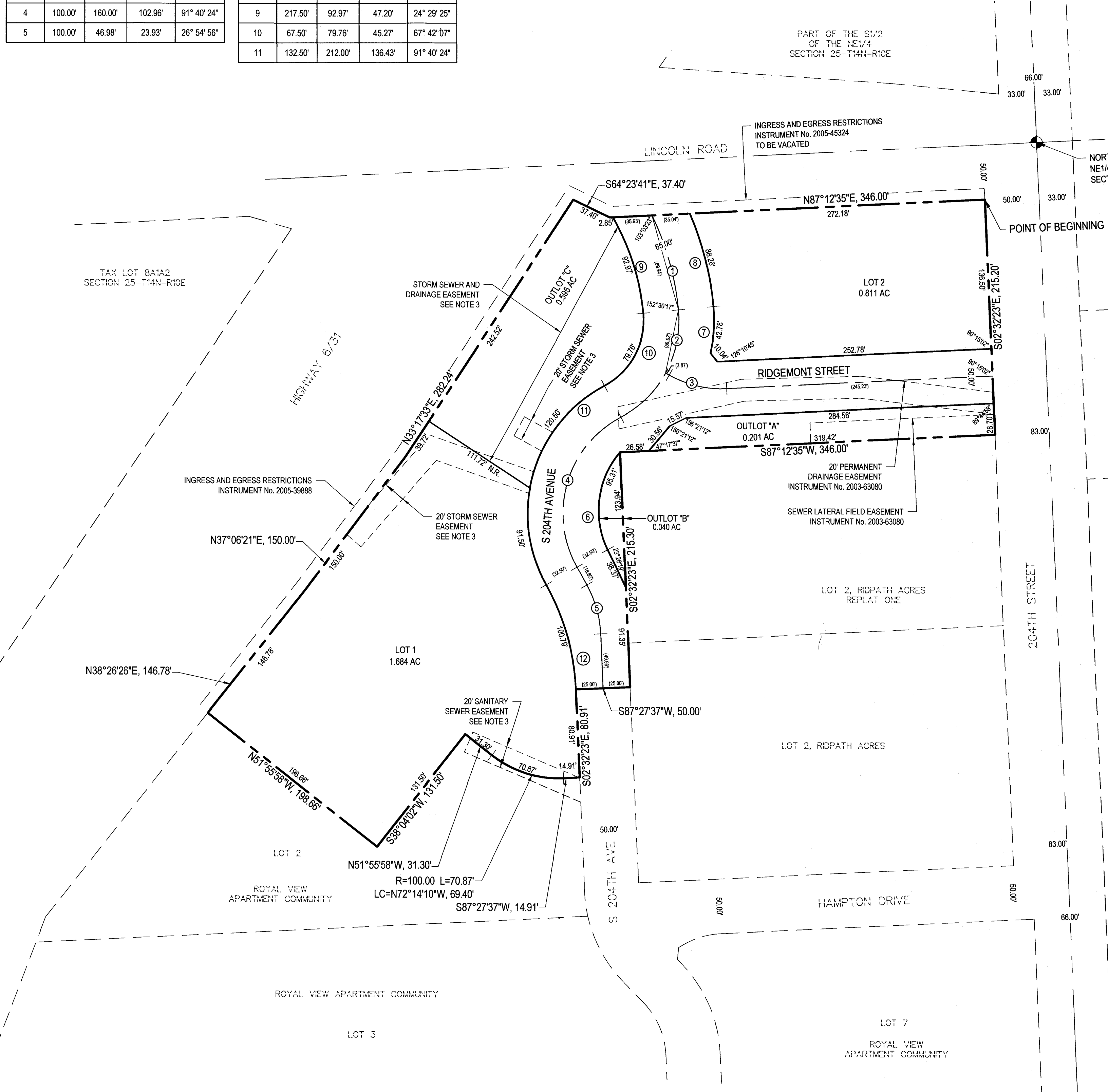


- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- EXIST. SECTION CORNER
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES

COUNTER
VERIFIED
PROOF
FEES \$
CHECK #
CHG
REFUND
SHORT

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2016-06921
04/01/2016 2:48:44 PM
REGISTER OF DEEDS

CENTER-LINE CURVE TABLE					R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	250.00'	90.43'	45.72'	20° 43' 32"	6	82.14'	95.31'	53.84'	66° 29' 07"
2	100.00'	118.16'	67.07'	67° 42' 07"	7	132.50'	42.78'	21.58'	18° 29' 49"
3	100.00'	55.10'	28.27'	31° 34' 17"	8	282.50'	88.26'	44.49'	17° 53' 59"
4	100.00'	160.00'	102.96'	91° 40' 24"	9	217.50'	92.97'	47.20'	24° 29' 25"
5	100.00'	46.98'	23.93'	26° 54' 56"	10	67.50'	79.76'	45.27'	67° 42' 07"
					11	132.50'	212.00'	136.43'	91° 40' 24"



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 REPLAT 1 (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 GRETNA 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 CUL-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 HERIN GRANTED.

BY: GDI, LLC
 JESSE CALABRETTO
 MANAGING MEMBER
 DATE: 3-24-16

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
 COUNTY OF DOUGLASS
 ON THIS 24th DAY OF March, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JESSE CALABRETTO, MANAGING MEMBER OF GDI, LLC, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON 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.
 Leslie Pierce
 NOTARY PUBLIC

APPROVAL OF THE PLANNING COMMISSION OF GRETNA, NEBRASKA

THIS FINAL PLAT OF ROYAL VIEW APARTMENT COMMUNITY REPLAT 1 (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE GRETNA PLANNING COMMISSION THIS 21st DAY OF January, 2016.
 Chairperson, GRETNA PLANNING COMMISSION

APPROVAL OF CITY ENGINEER OF GRETNA

THIS FINAL PLAT OF ROYAL VIEW APARTMENT COMMUNITY REPLAT 1 WAS REVIEWED AND APPROVED BY THE GRETNA CITY ENGINEER ON THIS 30th DAY OF March, 2016.
 GRETNA 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.
 COUNTY TREASURER
 DATE: 1st April 2016

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF ROYAL VIEW APARTMENT COMMUNITY REPLAT 1 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 15th DAY OF March, 2016.
 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 BEING LOTS 1 AND 8, AND ALSO OUTLOT "A", ROYAL VIEW APARTMENT COMMUNITY, A SUBDIVISION LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 25, AND ALSO PART OF SOUTH 204TH AVENUE AND RIDGEMONT STREET RIGHT-OF-WAY, 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 8, ROYAL VIEW APARTMENT COMMUNITY, 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 (ASSUMED BEARING) ALONG THE EAST LINE OF SAID LOT 8, ROYAL VIEW APARTMENT COMMUNITY, SAID LINE ALSO BEING THE EAST LINE OF SAID OUTLOT "A", ROYAL VIEW APARTMENT COMMUNITY AND ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF 204TH STREET, A DISTANCE OF 215.20 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "A", ROYAL VIEW APARTMENT COMMUNITY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 2, RIDPATH ACRES REPLAT ONE, A SUBDIVISION LOCATED IN SAID SECTION 25; THENCE S87°12'33"W ALONG THE SOUTH LINE OF SAID OUTLOT "A", ROYAL VIEW APARTMENT COMMUNITY, 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 OUTLOT "A", ROYAL VIEW APARTMENT COMMUNITY, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 2, RIDPATH ACRES REPLAT ONE AND ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH 204TH AVENUE; THENCE S02°32'23"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH 204TH AVENUE, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 2, RIDPATH ACRES REPLAT ONE, SAID LINE ALSO BEING THE WEST LINE OF LOT 2, RIDPATH ACRES, A SUBDIVISION LOCATED IN SAID SECTION 25, A DISTANCE OF 215.30 FEET; THENCE S87°27'37"W, A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID SOUTH 204TH AVENUE, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 1, ROYAL VIEW APARTMENT COMMUNITY; THENCE S02°32'23"E ALONG SAID WESTERLY RIGHT-OF-WAY OF SAID SOUTH 204TH AVENUE, SAID LINE ALSO BEING SAID EASTERLY LINE OF LOT 1, ROYAL VIEW APARTMENT COMMUNITY, A DISTANCE OF 80.91 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, ROYAL VIEW APARTMENT COMMUNITY, SAID POINT ALSO BEING THE NORTHERLY CORNER OF LOT 2, SAID ROYAL VIEW APARTMENT COMMUNITY; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, ROYAL VIEW APARTMENT COMMUNITY, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 2, ROYAL VIEW APARTMENT COMMUNITY, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 2, ROYAL VIEW APARTMENT COMMUNITY ON THE FOLLOWING FIVE (5) DESCRIBED COURSES: (1) S87°27'37"W, A DISTANCE OF 14.91 FEET; (2) THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 100.00 FEET, A DISTANCE OF 70.97 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N72°14'10"W, A DISTANCE OF 69.40 FEET; (3) THENCE N51°55'58"W, A DISTANCE OF 31.30 FEET; (4) THENCE S38°04'02"W, A DISTANCE OF 131.50 FEET; (5) THENCE N51°55'58"W, A DISTANCE OF 198.66 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, ROYAL VIEW APARTMENT COMMUNITY, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 2, ROYAL VIEW APARTMENT COMMUNITY, AND ALSO ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 631; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1, ROYAL VIEW APARTMENT COMMUNITY, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 631 ON THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) N38°26'26"E, A DISTANCE OF 146.78 FEET; (2) THENCE N37°06'21"E, A DISTANCE OF 150.00 FEET; (3) THENCE N33°17'33"E, A DISTANCE OF 282.24 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, ROYAL VIEW APARTMENT COMMUNITY, SAID POINT ALSO BEING 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 EASTERLY ALONG THE NORTH LINE OF SAID LOT 1, ROYAL VIEW APARTMENT COMMUNITY, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 8, ROYAL VIEW APARTMENT COMMUNITY, AND ALSO SAID SOUTH RIGHT-OF-WAY LINE OF LINCOLN ROAD, ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) 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 189,495 SQUARE FEET OR 4.350 ACRES, MORE OR LESS.
 JOHN W. VON DOLLEN LS-579
 DATE: 03-08-2016
 STATE OF NEBRASKA
 LAND SURVEYOR
 JOHN W. VON DOLLEN

GRETNA CITY COUNCIL ACCEPTANCE

THIS FINAL PLAT OF ROYAL VIEW APARTMENT COMMUNITY REPLAT 1 (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF GRETNA, NEBRASKA ON THIS 14th DAY OF February, 2016, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.
 MAYOR
 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 AND OUTLOT "C".
- DIRECT VEHICULAR ACCESS TO 204TH STREET WILL NOT BE ALLOWED FROM LOTS 2 AND OUTLOT "A".
- 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 # 0001920890569) 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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 Phone: 402.685.0700 • Fax: 402.685.3599
 www.eagroup.com

E & A CONSULTING GROUP, INC.
 Engineering Answers

ROYAL VIEW APARTMENT COMMUNITY REPLAT 1
 GRETNA, NEBRASKA

FINAL PLAT

Revisions	Description	Date	Description	Date
(1)		03/01/2016	JMT	JHA

Proj No: P2014.04.002
 Date: 03/01/2016
 Designed By: JMT
 Drawn By: JHA
 Scale: 1" = 60'
 Sheet: 1 of 1

3/20/16 9:04 AM
 K:\Projects\2016\04\01\Final\Final\Design\FINAL_PLAT1.RIP:1000.dwg
 Terry Hansen

2016-06921