

LOCATED IN:
NE 1/4 NE 1/4 SEC. 21-14-11

SOUTHERN PINES REPLAT 4

LOTS 1 & 2, BEING AN ADMINISTRATIVE REPLATTING OF LOT 1, SOUTHERN PINES, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA

COUNTER	LM	CE	LM
VERIFY	LM	DS	LM
PROOF	LM	DS	LM
FEES \$	500		
CHECK #	23797		
CHG	CASH		
REFUND	CREDIT		
SHORT	NCR		

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2017-00340

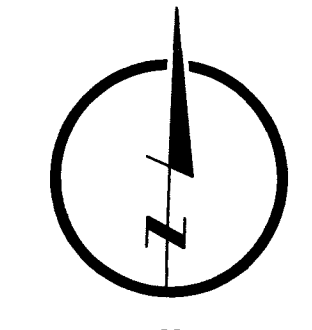
01/05/2017 1:20:21 PM

Ray J. Dowling
REGISTER OF DEEDS



LEGEND

- SECTION LINE
- ⊙ SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- CORNER FOUND
- △ CORNER SET (5/8" REBAR W/1 1/4" YELLOW PLASTIC CAP STAMPED LS-561)

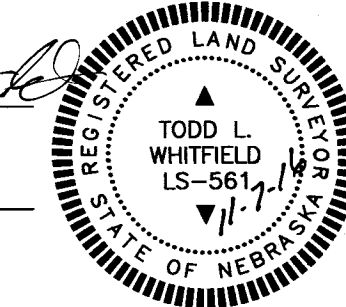


LAND SURVEYOR'S CERTIFICATE

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 THE BOUNDARY ON THE PLAT 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 SOUTHERN PINES REPLAT 4, LOTS 1 AND 2, BEING AN ADMINISTRATIVE REPLATTING OF LOT 1, SOUTHERN PINES, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.

CONTAINS 4.173 ACRES

T. L. Whitfield
TODD L. WHITFIELD, L.S. 561
11-7-2016
DATE



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, EL JAMAL PROPERTIES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNERS AND EQUITABLE BANK, MORTGAGEES, OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SOUTHERN PINES REPLAT 4, LOTS 1 AND 2; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND 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, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST 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
PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, 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-WIDE STRIP OF LAND ABUTTING THE INTERIOR SIDE LINE OF LOTS; 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.

EL JAMAL PROPERTIES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

Khalil Eljamal
(PRINTED NAME) SIGNATURE

Owner
(PRINTED TITLE)

EQUITABLE BANK, MORTGAGEE

Adam Lambers
ADAM LAMBERS (PRINTED NAME) Vice President (PRINTED TITLE)

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA) SS

COUNTY OF Douglas

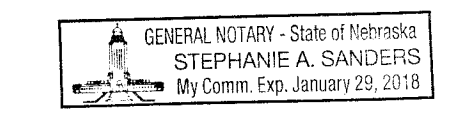
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

9th DAY OF December, 2016

BY *Khalil Eljamal* *Adam Lambers*
(PRINTED NAME) (PRINTED TITLE) OF

EL JAMAL PROPERTIES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

SIGNATURE OF NOTARY PUBLIC



STATE OF NEBRASKA) SS

COUNTY OF Douglas

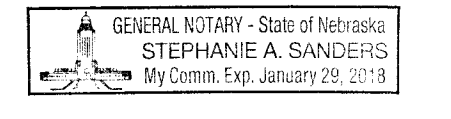
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

9th DAY OF December, 2016

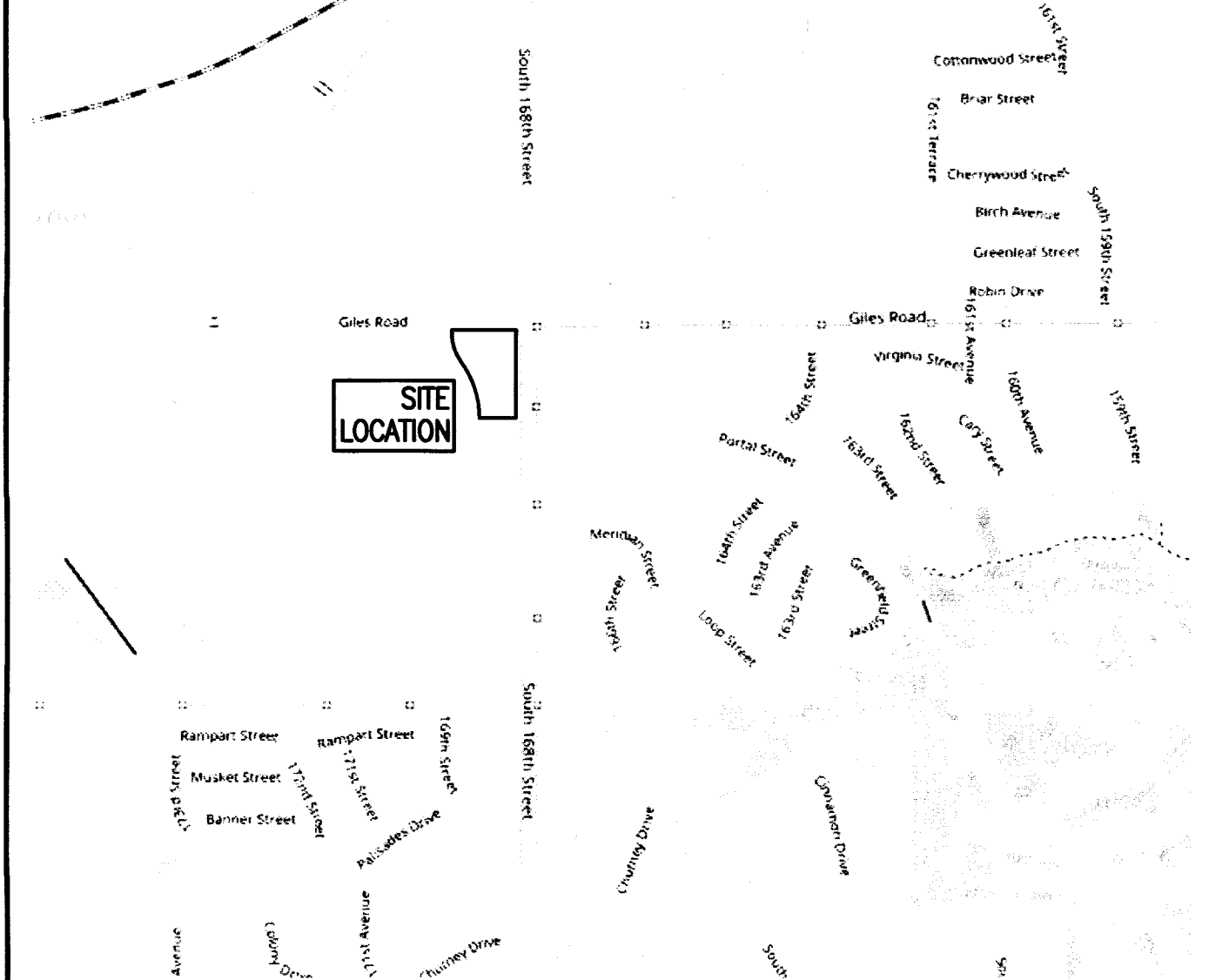
BY *Adam Lambers*
(PRINTED NAME) Vice President (PRINTED TITLE)

OF EQUITABLE BANK ON BEHALF OF SAID BANK.

SIGNATURE OF NOTARY PUBLIC



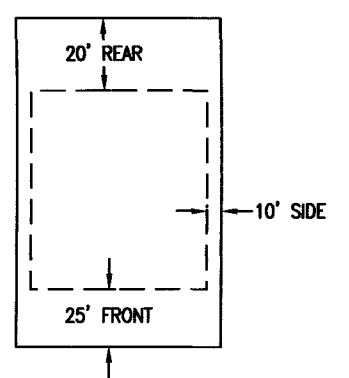
SITE LOCATION



VICINITY MAP

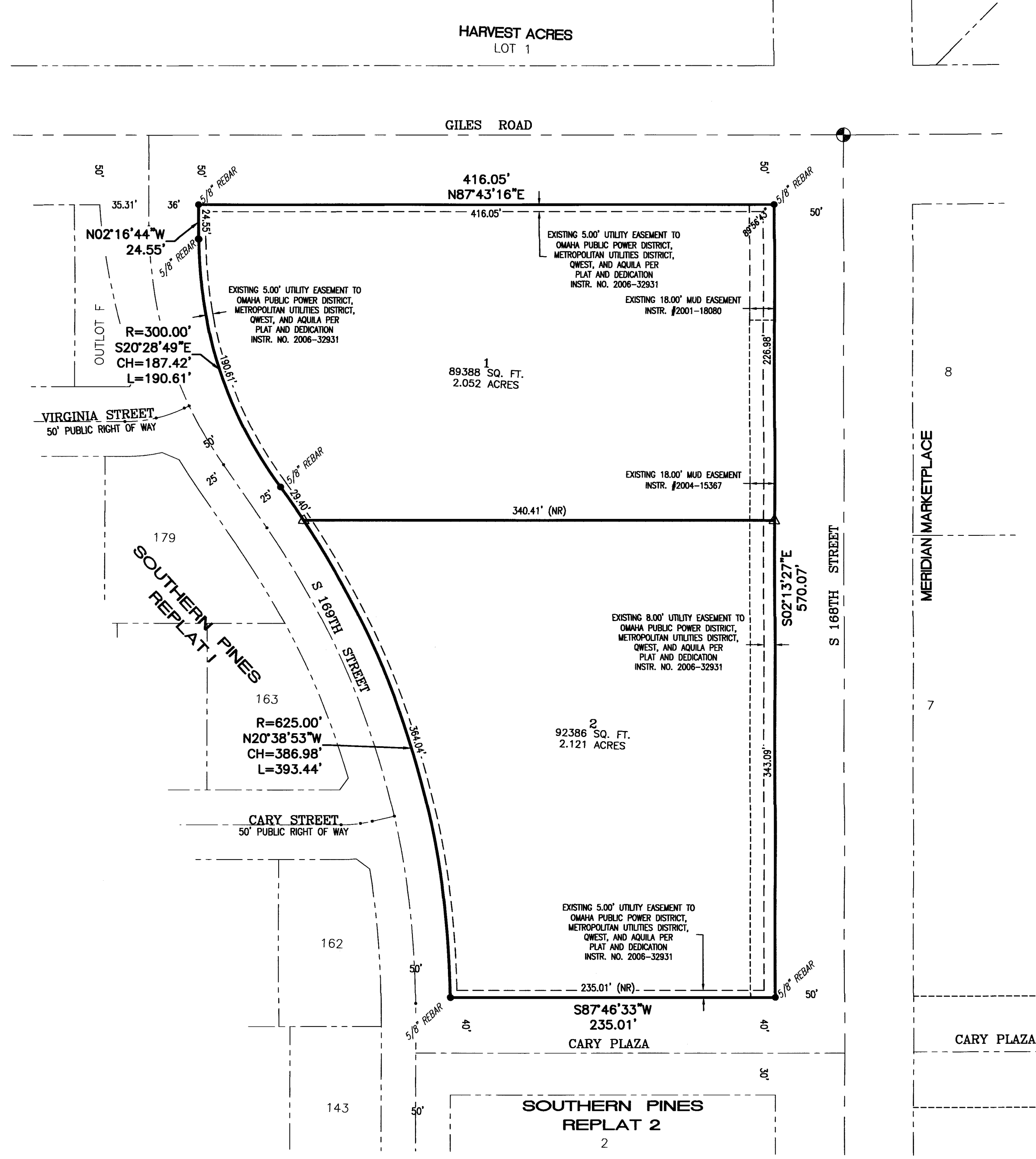
NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR).
- ALL EXISTING EASEMENTS ARE NOT BEING DEDICATED AND ARE SHOWN FOR REFERENCE ONLY.



NOTE: OTHER REQUIREMENTS AND SETBACKS MAY APPLY.

SARPY COUNTY
BG GENERAL BUSINESS DISTRICT ZONING
SETBACK REQUIREMENTS
NO SCALE



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

12 DAY OF Dec, 2016.

Richard J. ...
SARPY COUNTY TREASURER

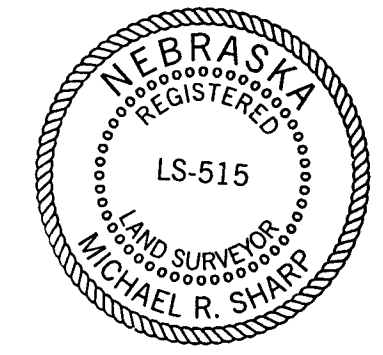
TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF SOUTHERN PINES REPLAT 4, LOTS 1 AND 2 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS

12th DAY OF December, 2016.

Michael R. Sharp
SARPY COUNTY SURVEYOR/ENGINEER



APPROVAL OF COUNTY PLANNING DIRECTOR

THIS PLAT OF SOUTHERN PINES REPLAT 4, LOTS 1 AND 2 WAS APPROVED AND ACCEPTED BY THE COUNTY BUILDING INSPECTOR ON THIS

13th DAY OF December, 2016.

Bruce ...
COUNTY PLANNING DIRECTOR

DRAWN BY EAM	DESIGNED BY TLW	DATE 10-25-2016	JOB NUMBER/TASKS 01M1610.53	BOOK AND PAGE
 LAMP RYNEARSON 14710 West Dodge Road, Suite 100 402-496-2498 P Omaha, Nebraska 68154-2027 402-496-2730 F www.LRA-inc.com				
SOUTHERN PINES REPLAT 4 (LOTS 1 AND 2) SARPY COUNTY, NEBRASKA				
ADMINISTRATIVE REPLAT				
SHEET 1 OF 1				

2017 - 00340