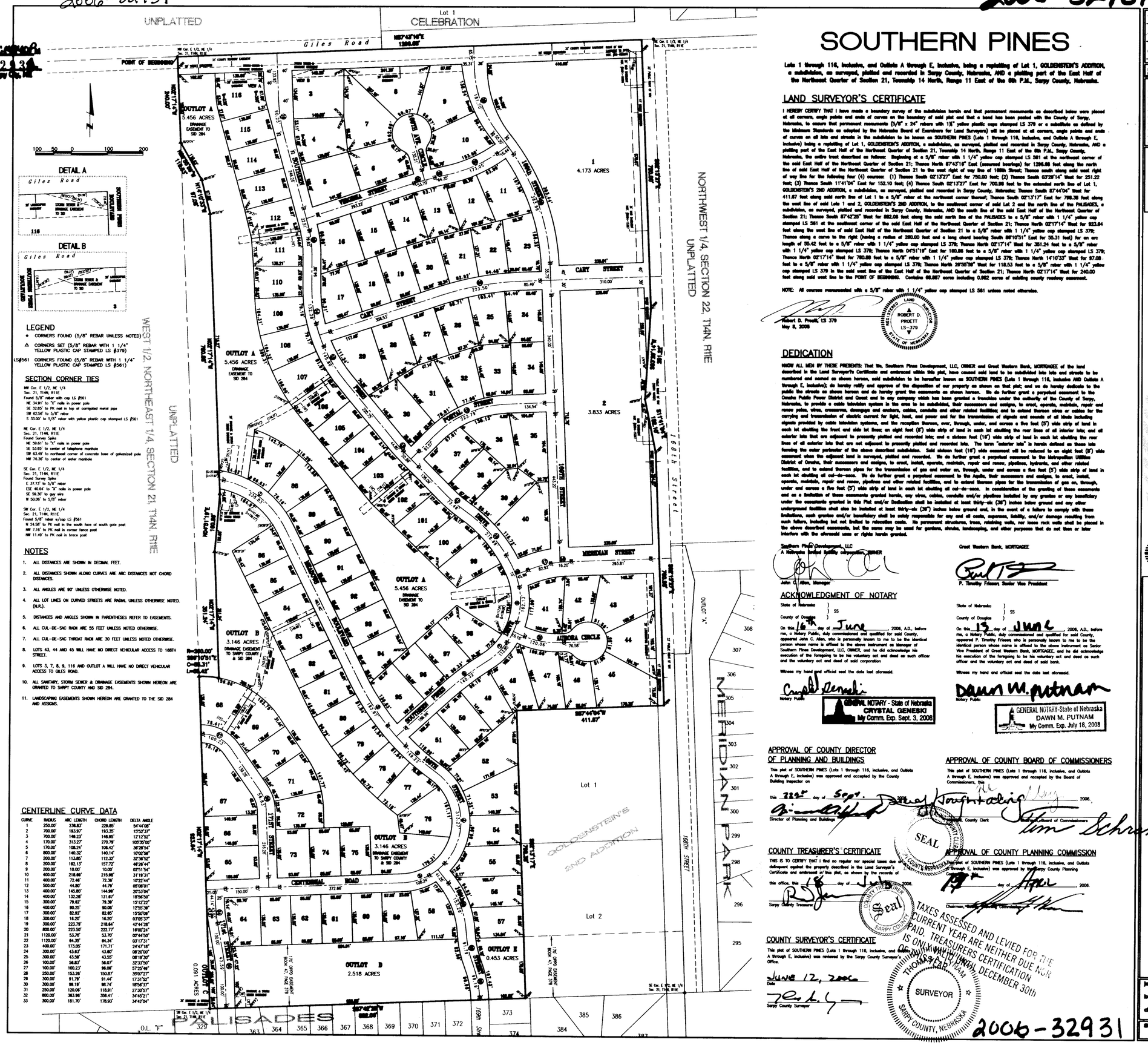
2006-32931

Filed for Record 9-22-06 at 4:10:00 PM
Instrument # 2006-32931
Lloyd J. Dolezal, Register of Deeds, Sarpy Co., NE

COUNTER LM
VERIFY LM
PROOF LM
FEES $ 7.00
CHECK# 1010
CHG ____ CASH ____
REFUND ____ CREDIT ____
SHORT ____ NCR ____

RECORDER NOTE:
FILED PER CERTIFICATE OF EXTENSION
LAL 9-22-06



NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (NUR.).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. ALL CUL-DE-SAC RADII ARE 55 FEET UNLESS NOTED OTHERWISE.
7. ALL CUL-DE-SAC THROAT RADII ARE 30 FEET UNLESS NOTED OTHERWISE.
8. LOTS 43, 44 AND 45 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 168TH STREET.
9. LOTS 3, 7, 8, 9, 116 AND OUTLOT A WILL HAVE NO DIRECT VEHICULAR ACCESS TO GILES ROAD.
10. ALL SANITARY, STORM SEWER & DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO SARPY COUNTY AND SID 284.
11. LANDSCAPING EASEMENTS SHOWN HEREON ARE GRANTED TO THE SID 284 AND ASSIGNS.

CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
1	250.00'	238.83'	229.85'	54°44'08"
2	700.00'	183.97'	183.35'	15°52'37"
3	700.00'	148.23'	148.95'	12°12'52"
4	170.00'	313.27'	270.79'	105°35'00"
5	170.00'	108.24'	106.42'	36°28'54"
6	800.00'	140.32'	140.14'	10°02'58"
7	200.00'	113.85'	112.32'	32°36'52"
8	200.00'	182.13'	157.72'	49°26'44"
9	200.00'	10.00'	10.00'	02°51'54"
10	400.00'	218.88'	215.98'	31°18'31"
11	400.00'	72.46'	72.36'	10°22'44"
12	500.00'	44.80'	44.79'	05°08'01"
13	400.00'	145.80'	144.99'	20°53'04"
14	400.00'	132.28'	131.67'	18°56'50"
15	300.00'	79.82'	79.38'	15°12'22"
16	400.00'	80.25'	80.08'	11°30'38"
17	300.00'	82.92'	82.65'	15°50'08"
18	300.00'	16.20'	16.20'	03°05'37"
19	300.00'	223.78'	218.64'	42°44'28"
20	800.00'	223.50'	222.77'	16°00'24"
21	1120.00'	53.26'	53.70'	02°44'30"
22	1120.00'	64.35'	64.34'	03°17'31"
23	400.00'	173.05'	171.71'	24°47'18"
24	300.00'	43.63'	43.60'	08°20'00"
25	300.00'	43.58'	43.55'	08°18'26"
26	100.00'	56.83'	56.07'	32°33'50"
27	100.00'	100.23'	96.00'	57°25'46"
28	250.00'	153.26'	150.87'	35°07'27"
29	300.00'	91.79'	91.44'	17°31'32"
30	300.00'	99.19'	98.74'	18°56'37"
31	250.00'	120.06'	118.91'	27°30'57"
32	600.00'	363.96'	358.41'	34°45'21"
33	300.00'	181.70'	178.93'	34°42'04"

SOUTHERN PINES

Lots 1 through 116, inclusive, and Outlots A through E, inclusive, being a replatting of Lot 1, GOLDENSTEIN'S ADDITION, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, AND a platting part of the East Half of the Northeast Quarter of Section 21, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments as described below were placed at all corners, angle points and ends of curves on the boundary of said plat and that a bond has been posted with the County of Sarpy, Nebraska, to ensure that permanent monuments (5/8" x 24" rebars with 1¼" yellow plastic caps stamped LS 379 or a substitute as defined by the Minimum Standards as adopted by the Nebraska Board of Examiners for Land Surveyors) will be placed at all corners, angle points and ends of curves on all lots and streets in the subdivision to be known as SOUTHERN PINES (Lots 1 through 116, inclusive, and Outlots A through E, inclusive) being a replatting of Lot 1, GOLDENSTEIN'S ADDITION, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, AND a platting part of the East Half of the Northeast Quarter of Section 21, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, the entire tract described as follows: Beginning at a 5/8" rebar with 1 1/4" yellow cap stamped LS 561 at the northeast corner of the said East Half of the Northeast Quarter of Section 21; Thence North 87°43'16" East (assumed bearings) for 1295.00 feet along the north line of said East Half of the Northeast Quarter of Section 21 to the west right of way line of 168th Street; Thence south along said west right of way line for the following four (4) courses: (1) Thence South 02°13'27" East for 730.00 feet; (2) Thence South 03°28'14" West for 251.22 feet; (3) Thence South 11°41'04" East for 152.10 feet; (4) Thence South 02°13'27" East for 700.88 feet to the extended north line of Lot 1, GOLDENSTEIN'S 2ND ADDITION, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska; Thence South 87°44'04" West for 411.87 feet along said north line of Lot 1 to a 5/8" rebar at the northeast corner thereof; Thence South 02°13'17" East for 798.38 feet along the east line of said Lots 1 and 2, GOLDENSTEIN'S 2ND ADDITION, to the southeast corner of said Lot 2 and the north line of the PALISADES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, AND the south line of the said East Half of the Northeast Quarter of Section 21; Thence South 87°42'25" West for 882.00 feet along the said north line of the PALISADES to a 5/8" rebar with 1 1/4" yellow cap stamped LS 561 at the southeast corner of the said East Half of the Northeast Quarter of Section 21; Thence North 02°17'14" West for 923.64 feet along the west line of said East Half of the Northeast Quarter of Section 21 to a 5/8" rebar with 1 1/4" yellow cap stamped LS 379; Thence along a curve to the right (having a radius of 250.00 feet and a long chord bearing South 88°10'51" East for 55.31 feet) for an arc length of 55.42 feet to a 5/8" rebar with 1 1/4" yellow cap stamped LS 379; Thence North 02°17'14" West for 351.24 feet to a 5/8" rebar with 1 1/4" yellow cap stamped LS 379; Thence North 04°51'18" East for 180.86 feet to a 5/8" rebar with 1 1/4" yellow cap stamped LS 379; Thence North 02°17'14" West for 780.88 feet to a 5/8" rebar with 1 1/4" yellow cap stamped LS 379; Thence North 14°10'33" West for 97.08 feet to a 5/8" rebar with 1 1/4" yellow cap stamped LS 379; Thence North 29°55'39" West for 118.53 feet to a 5/8" rebar with 1 1/4" yellow cap stamped LS 379 in the said west line of the East Half of the Northeast Quarter of Section 21; Thence North 02°17'14" West for 240.00 feet along said west line to the POINT OF BEGINNING. Contains 68.887 acres including 0.982 acres of existing county roadway easement.

NOTE: All courses monumented with a 5/8" rebar with 1 1/4" yellow cap stamped LS 561 unless noted otherwise.

Robert D. Proett, LS 379
May 8, 2006

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, Southern Pines Development, LLC, OWNER and Great Western Bank, MORTGAGEE of the land described in 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 SOUTHERN PINES (Lots 1 through 116, inclusive AND Outlots A through E, inclusive); do hereby ratify and approve of the disposition of our property as shown on that plat; and we do hereby dedicate to the public the streets as shown hereon and do hereby grant the easements as shown hereon. We do further grant a perpetual easement to the Omaha Public Power District and Qwest and to any company which has been granted a franchise under the authority of the County of Sarpy, 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, conductors, drainages and anchors, cables, conduits and other related facilities; and to extend therein 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 system, and the reception thereon, over, through, under, and across a five foot (5') wide strip of land in each lot abutting the front and side lot lines; an eight foot (8') wide strip of land in each lot abutting the rear 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 in each lot abutting the rear 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 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 therein pipes for the transmission of gas and water on, through, under and across a five foot (5') wide strip of land in each lot abutting all cul-de-sacs. We do further grant a perpetual easement to the Aquila, their successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines and other related facilities, and to extend therein pipes for the transmission of gas on, through, under and across a five foot (5') wide strip of land in each lot abutting all cul-de-sacs. In consideration of the granting of these easements and as a limitation of these easements granted herein, any wires, cables, conduits and/or pipelines installed by any grantee or any beneficiary under the easements granted in this Plat and/or Dedication shall be installed at least thirty-six (36") inches below ground and any other underground facilities shall also be installed at least thirty-six (36") inches below ground and, in the event of a failure to comply with these limitations, such grantee and/or beneficiary shall be solely responsible for any and all costs, expenses, liability, and/or damage resulting from such failure, including but not limited to relocation costs. No permanent structures, trees, retaining walls, nor fences rock walls shall be placed in the above described easements, 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.

Southern Pines Development, LLC
A Nebraska limited liability corporation, OWNER
John C. Allen, Manager

Great Western Bank, MORTGAGEE
P. Timothy Friesen, Senior Vice President

ACKNOWLEDGMENT OF NOTARY

State of Nebraska } SS
County of Douglas }

On this 16th day of June, 2006, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared John C. Allen, who is personally known to me to be the identical person whose name is affixed to the above instrument as Manager of Southern Pines Development, LLC, OWNER, and he did acknowledge his execution of the foregoing to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation

Witness my hand and official seal the date last aforesaid.

Notary Public

GENERAL NOTARY - State of Nebraska CRYSTAL GENESKI My Comm. Exp. Sept. 3, 2008

State of Nebraska } SS
County of Douglas }

On this 13 day of June, 2006, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared P. Timothy Friesen, who is personally known to me to be the identical person whose name is affixed to the above instrument as Senior Vice President of Great Western Bank, MORTGAGEE, and he did acknowledge his execution of the foregoing to be his voluntary act and deed as such officer and the voluntary act and deed of said bank.

Dawn M. Putnam
Notary Public

GENERAL NOTARY-State of Nebraska DAWN M. PUTNAM My Comm. Exp. July 18, 2008

APPROVAL OF COUNTY DIRECTOR OF PLANNING AND BUILDINGS

This plat of SOUTHERN PINES (Lots 1 through 116, inclusive, and Outlots A through E, inclusive) was approved and accepted by the County Building Inspector on

this 22nd day of Sept., 2006.

Director of Planning and Buildings

APPROVAL OF COUNTY BOARD OF COMMISSIONERS

This plat of SOUTHERN PINES (Lots 1 through 116, inclusive, and Outlots A through E, inclusive) was approved and accepted by the Board of Commissioners, this ____ day of ____, 2006.

County Clerk — Chairperson, County Board of Commissioners

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due nor 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 18 day of June, 2006.

Sarpy County Treasurer

APPROVAL OF COUNTY PLANNING COMMISSION

This plat of SOUTHERN PINES (Lots 1 through 116, inclusive, and Outlots A through E, inclusive) was approved by the Sarpy County Planning Commission this ____ day of April, 2006.

Chairman, Sarpy County Planning Commission

COUNTY SURVEYOR'S CERTIFICATE

This plat of SOUTHERN PINES (Lots 1 through 116, inclusive, and Outlots A through E, inclusive) was reviewed by the Sarpy County Surveyor's Office.

June 12, 2006
Date

Sarpy County Surveyor

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

SEAL — COUNTY TREASURER SARPY COUNTY, NEBRASKA

SEAL — SURVEYOR — THOMAS P. RICK — SARPY COUNTY, NEBRASKA

2006-32931

drawn by JMD
designed by RDP
reviewed by RDP
publication date
revisions

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SOUTHERN PINES (Lots 1 through 116, AND Outlots A through E)
Sarpy County, Nebraska

FINAL PLAT

job number-date 05087.01 / 003
book page 05087
date May 8, 2006
sheet 1 of 1

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