

LOCATED IN:
NE 1/4 NE 1/4 SEC. 21, T14N, R11E



VICINITY MAP

SOUTHERN PINES REPLAT 2

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

COUNTER UB C.E. UB
VERIFY UB D.E. UB
PROOF UB
FEES \$ 28.00
CHECK # 7740
CHG CASH
REFUND CREDIT
SHORT NCR

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2014-25248

11/12/2014 01:22:15 PM

Wayne J. Dowling
REGISTER OF DEEDS

REGISTER OF DEEDS



PLAT

drawn by	EAM
designed by	
reviewed by	WEK

filename	0587R201-FINAL.dwg
revisions	

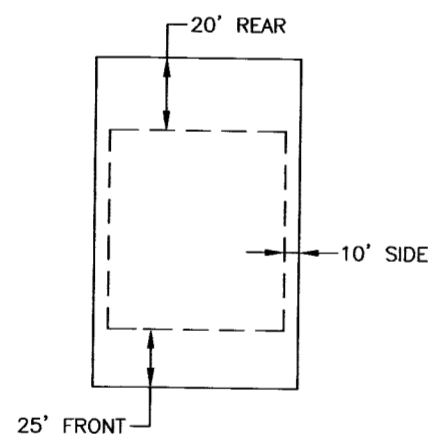
LAMP RYNEARSON & ASSOCIATES
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
www.LRA-inc.com

402.496.2498 | P
402.496.2730 | F

SOUTHERN PINES REPLAT 2 (LOTS 1 AND 2)
SARPY COUNTY, NEBRASKA

NOTES

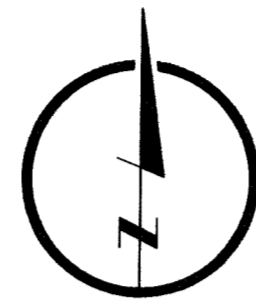
1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
4. LOTS 1 AND 2 WILL HAVE NO DIRECT VEHICULAR ACCESS TO S 168TH STREET.
5. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.



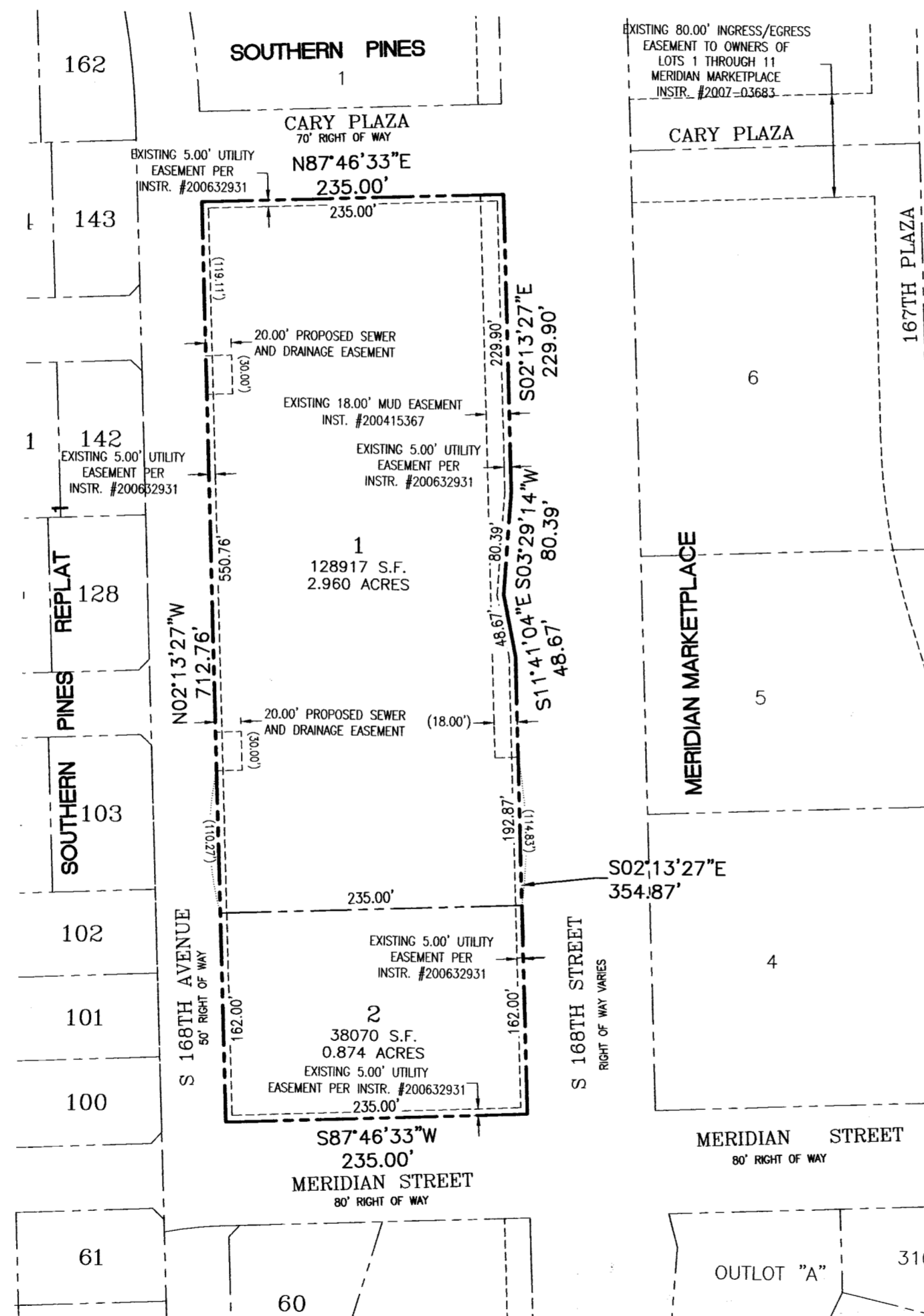
SARPY COUNTY BG ZONING
SETBACK REQUIREMENTS
NO SCALE

LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE



0 100 200



LAND SURVEYOR'S CERTIFICATE

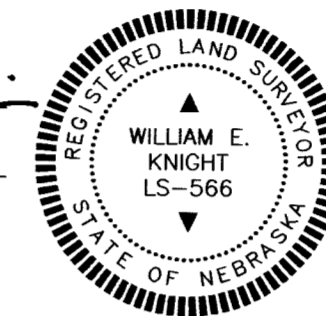
I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS WITHIN THE SUBDIVISION TO BE KNOWN AS LOTS 1 AND 2, SOUTHERN PINES REPLAT 2, BEING AN ADMINISTRATIVE REPLATTING OF LOT 2, SOUTHERN PINES, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.

CONTAINS 3.833 ACRES

WILLIAM E. KNIGHT, L.S. 566

DATE

11-04-14



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, SOUTHERN PINES DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY BEING THE SOLE OWNER AND CAPITAL INVESTORS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY BEING THE SOLE 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 TO BE NUMBERED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS LOTS 1 AND 2, SOUTHERN PINES REPLAT 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 EGRESS, 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
WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND CENTURYLINK AND TO ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE UNDER THE AUTHORITY OF THE SARPY COUNTY, NEBRASKA TO PROVIDE A CABLE TELEVISION AND ELECTRONIC COMMUNICATION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, CROSSARMS, DOWN GUYS AND ANCHORS, 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 CABLE TELEVISION SYSTEMS, AND THE RECEPTION THEREON, OVER, THROUGH, UNDER, AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE SIDE LOT LINES; AN EIGHT FOOT (8') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE REAR LOT LINES OF ALL INTERIOR LOTS. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS, NOR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR DRIVEWAYS, SIDEWALKS, FENCES, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

FOR DRAINAGE AND STORM SEWERS
WE DO HEREBY GRANT THE PERPETUAL STORM SEWER EASEMENTS, THE PERPETUAL SANITARY SEWER EASEMENTS, AND/OR THE PERPETUAL DRAINAGE EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF SAID UTILITIES TO SARPY COUNTY, NEBRASKA AND SANITARY AND IMPROVEMENT DISTRICT 297. NO PERMANENT STRUCTURES, TREES, RETAINING WALLS, LOOSE ROCK WALLS NOR ANY GRADING, FILL OR FILL MATERIAL OR EMBANKMENT WORK SHALL BE PLACED IN, ON, OVER, OR ACROSS THIS EASEMENT, 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 COMPANY, OWNER

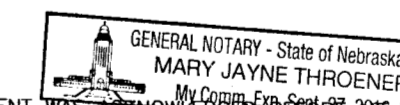
CAPITAL INVESTORS, LLC
A NEBRASKA LIMITED LIABILITY COMPANY, MORTGAGEE

Gerald L. Torczon
GERALD L. TORCZON
TITLE

Daniel J. Brabec
DANIEL J. BRABEC, VICE PRESIDENT

ACKNOWLEDGMENT OF NOTARIES

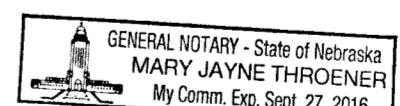
STATE OF NEBRASKA)
)SS
COUNTY OF SARPY)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
4th DAY OF November, 2014



BY GERALD L. TORCZON, *Gerald L. Torczon*
(TITLE)

OF SOUTHERN PINES DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.
Mary Jayne Throener
SIGNATURE OF NOTARY PUBLIC

STATE OF NEBRASKA)
)SS
COUNTY OF SARPY)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS



6th DAY OF November, 2014

BY DANIEL J. BRABEC, VICE PRESIDENT OF CAPITAL INVESTORS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.
Mary Jayne Throener
SIGNATURE OF NOTARY PUBLIC

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

12th DAY OF November, 2014.
Rich James by Sue Johnson
SARPY COUNTY TREASURER

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



REVIEW BY SARPY COUNTY PUBLIC WORKS

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

7th DAY OF November, 2014.
Louis Whisonant
SARPY COUNTY SURVEYOR/ENGINEER



APPROVAL OF COUNTY PLANNING DIRECTOR

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

6th DAY OF November, 2014.
Paul A. Jank
COUNTY PLANNING DIRECTOR

ADMINISTRATIVE
REPLAT

job number-tasks
0105087.01-006
book page
date
10-16-2014
sheet
1 of 1