LANGDON BROTHERS 7TH ADDITION

LOTS 1 & 2, BEING A REPLATTING OF TAX LOT 6A2 IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA AND LOTS 3 THROUGH 5, INCLUSIVE, BLOCK 1, LANGDON BROTHERS 5TH ADDITION TO THE VILLAGE OF GRETNA, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA EXCEPT THAT PART OF LOT 5 CONVEYED TO THE STATE OF NEBRASKA

LOCATED IN:
NE 1/4 SW 1/4 SEC. 36, T14N, R10E
SE 1/4 SW 1/4 SEC. 36, T14N, R10E

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2019-07908
04/25/2019 10:07:16 AM
COUNTY CLERK/REGISTER OF DEEDS

SARPY 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

25 DAY OF April, 2019.

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.

APPROVAL OF PLANNING COMMISSION OF GRETNA, NEBRASKA

THIS PLAT OF LANGDON BROTHERS 7TH ADDITION (LOTS 1 AND 2) WAS APPROVED BY THE PLANNING COMMISSION OF GRETNA, NEBRASKA ON THIS

23 DAY OF APRIL, 2019.

CHAIRPERSON, PLANNING COMMISSION OF GRETNA, NEBRASKA

APPROVAL OF GRETNA CITY ENGINEER

THIS PLAT OF LANGDON BROTHERS 7TH ADDITION (LOTS 1 AND 2) WAS APPROVED BY THE ENGINEER OF THE CITY OF GRETNA, NEBRASKA ON THIS

23rd DAY OF April, 2019.

CITY OF GRETNA ENGINEER

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF LANGDON BROTHERS 7TH ADDITION (LOTS 1 AND 2) WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS

22 DAY OF APRIL, 2019.

SARPY COUNTY SURVEYOR/ENGINEER

DENNIS L. WILSON E-6210 STATE OF NEBRASKA

APPROVAL OF GRETNA CITY COUNCIL

THIS PLAT OF LANGDON BROTHERS 7TH ADDITION (LOTS 1 AND 2) WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF GRETNA, NEBRASKA, THIS

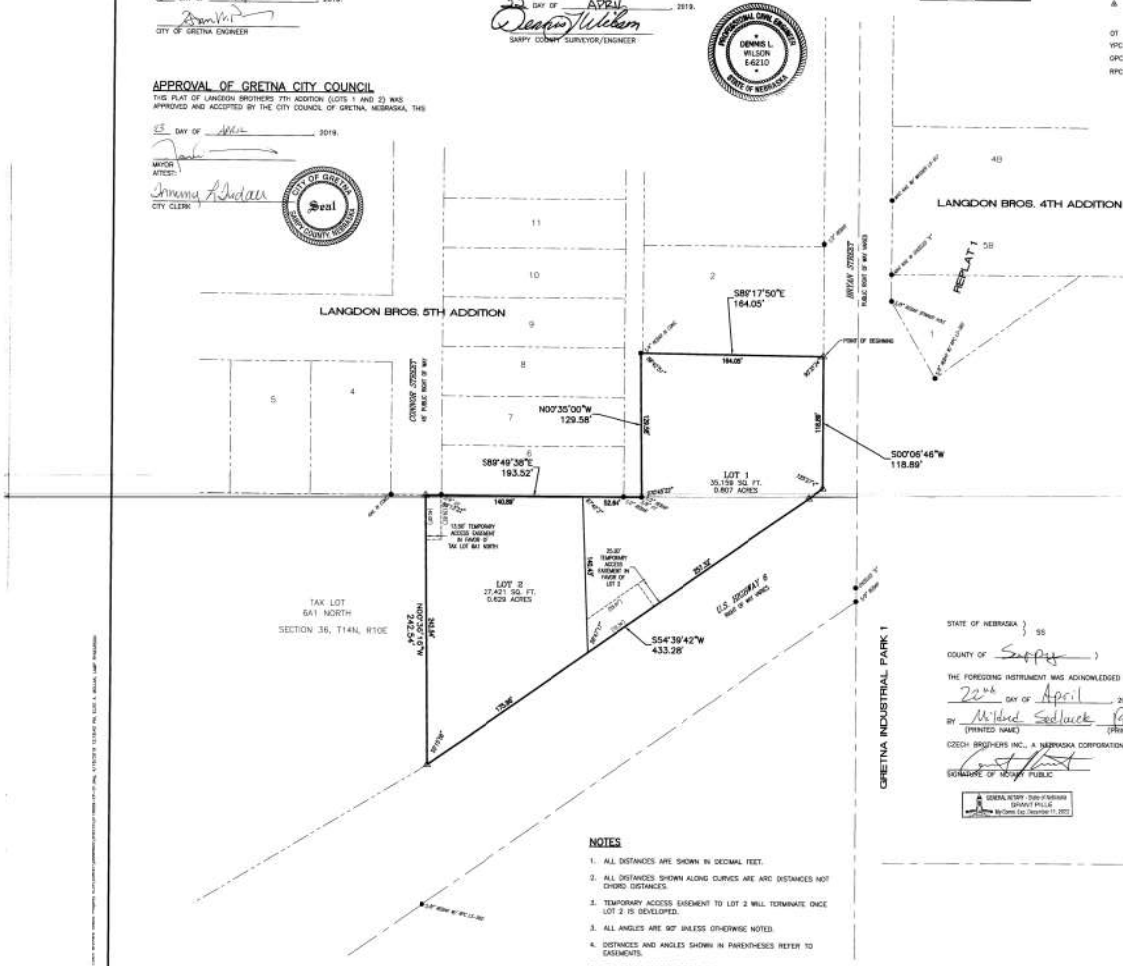
23 DAY OF APRIL, 2019.

MAYOR

ATTEST:

CITY CLERK

CITY OF GRETNA Seal SARPY COUNTY NEBRASKA



LEGEND

- PROPERTY LINE
- SECTION LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- SECTION CORNER
- CORNERS FOUND
- CORNERS SET (5/8" REBAR WITH 1 1/4", YELLOW PLASTIC CAP STAMPED LS-566)
- OT OPEN TOP PIPE
- YPC YELLOW PLASTIC CAP
- OPC ORANGE PLASTIC CAP
- RPC RED PLASTIC CAP

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 LANGDON BROTHERS 7TH ADDITION (LOTS 1 AND 2), BEING AN REPLATTING OF TAX LOT 6A2 IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M, SARPY COUNTY, NEBRASKA AND LOTS 3 THROUGH 5, INCLUSIVE, BLOCK 1, LANGDON BROTHERS 5TH ADDITION TO THE VILLAGE OF GRETNA, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA EXCEPT THAT PART OF LOT 5 CONVEYED TO THE STATE OF NEBRASKA AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 1, LANGDON BROTHERS 5TH ADDITION TO THE VILLAGE OF GRETNA, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA;
THENCE SOUTH 00°05'46" WEST (BEARINGS REFERENCED TO THE SARPY COUNTY LOW DISTORTION COORDINATE SYSTEM) FOR 118.89 FEET ALONG THE WEST RIGHT OF WAY LINE OF BRYAN STREET TO THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 6;
THENCE SOUTH 54°39'42" WEST FOR 433.28 FEET ALONG SAID NORTH RIGHT OF WAY LINE;
THENCE NORTH 00°36'16" WEST FOR 242.54 FEET TO THE NORTH LINE OF THE SE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36;
THENCE SOUTH 89°49'38" EAST FOR 193.52 FEET ALONG SAID NORTH LINE TO THE EAST RIGHT OF WAY LINE OF THE ALLEY IN BLOCK 1, LANGDONS BROTHERS 5TH ADDITION;
THENCE NORTH 00°35'00" WEST FOR 129.58 FEET ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, LANGDON BROTHERS 5TH ADDITION;
THENCE SOUTH 89°17'50" EAST FOR 164.05 FEET TO THE POINT OF BEGINNING.
CONTAINS 1.437 ACRES.

WILLIAM E. KNIGHT, L.S. 566
4-18-19
DATE

WILLIAM E. KNIGHT LS-566 STATE OF NEBRASKA

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, CZECH BROTHERS INC., A NEBRASKA CORPORATION AND FIELD SIDE LANE INC., A NEBRASKA CORPORATION, OWNERS AND PINNACLE BANK GRETNA, 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 LANGDON BROTHERS 7TH ADDITION (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 GRANTEES, 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 (EXCLUDING THE WEST LINE OF LOT 2)
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 ALL FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 16-FOOT-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 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATED AND RECORDED. 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.

FOR WATER AND GAS
PERPETUAL EASEMENTS SHALL BE GRANTED TO CITY OF GRETNA AND BLACK HILLS ENERGY, AND THEIR SUCCESSORS AND ASSIGNS, TO ERECT, 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-WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTAGES OF ALL 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.

CZECH BROTHERS INC., A NEBRASKA CORPORATION, OWNER
Mildred Sedlacek (PRINTED NAME) — Mildred Sedlacek (SIGNATURE)
President (PRINTED TITLE)

FIELD SIDE LANE INC., A NEBRASKA CORPORATION, OWNER
John Sedlacek (PRINTED NAME) — John Sedlacek (SIGNATURE)
President (PRINTED TITLE)

PINNACLE BANK GRETNA, MORTGAGEE
Grant Pille (PRINTED NAME) — Grant Pille (SIGNATURE)
Assistant Vice President (PRINTED TITLE)

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA } SS
COUNTY OF Sarpy)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF April, 2019
BY Mildred Sedlacek (PRINTED NAME) President (PRINTED TITLE) OF
CZECH BROTHERS INC., A NEBRASKA CORPORATION, ON BEHALF OF THE CORPORATION.
SIGNATURE OF NOTARY PUBLIC
GENERAL NOTARY - State of Nebraska GRANT PILLE My Comm. Exp. December 11, 2021

STATE OF NEBRASKA } SS
COUNTY OF Sarpy)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF April, 2019
BY John Sedlacek (PRINTED NAME) President (PRINTED TITLE) OF
FIELD SIDE LANE INC., A NEBRASKA CORPORATION, ON BEHALF OF THE CORPORATION.
SIGNATURE OF NOTARY PUBLIC
GENERAL NOTARY - State of Nebraska GRANT PILLE My Comm. Exp. December 11, 2021

STATE OF NEBRASKA } SS
COUNTY OF Sarpy)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF April, 2019
BY Grant Pille (PRINTED NAME) Assistant VP (PRINTED TITLE) OF
PINNACLE BANK GRETNA ON BEHALF OF SAID BANK.
SIGNATURE OF NOTARY PUBLIC
GENERAL NOTARY - State of Nebraska SHAWN MORRISON My Comm. Exp. July 15, 2021

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. TEMPORARY ACCESS EASEMENT TO LOT 2 WILL TERMINATE ONCE LOT 2 IS DEVELOPED.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
5. TEMPORARY ACCESS EASEMENT TO TAX LOT 6A1 NORTH WILL TERMINATE ONCE LOT 1 AND TAX LOT 6A1 ARE DEVELOPED.

REVISIONS
4/3/2019 CLOSE WOLANE

LAMP RYNEARSON
14710 W. Dodge Rd., Ste. 100
Omaha, NE 68154
402.496.2498
Lamp@lamprynearson.com

LANGDON BROTHERS 7TH ADDITION (LOTS 1 AND 2)
GRETNA, SARPY COUNTY, NEBRASKA

FINAL PLAT

DESIGNED / DRAFTED
WEK/EAM
DATE
2-21-2019
PROJECT NUMBER
0119008.01-404
BOOK AND PAGE
18-2, 1 & 19-19
SHEET
1 OF 1

2019-07908