ROYAL VIEW APARTMENT COMMUNITY

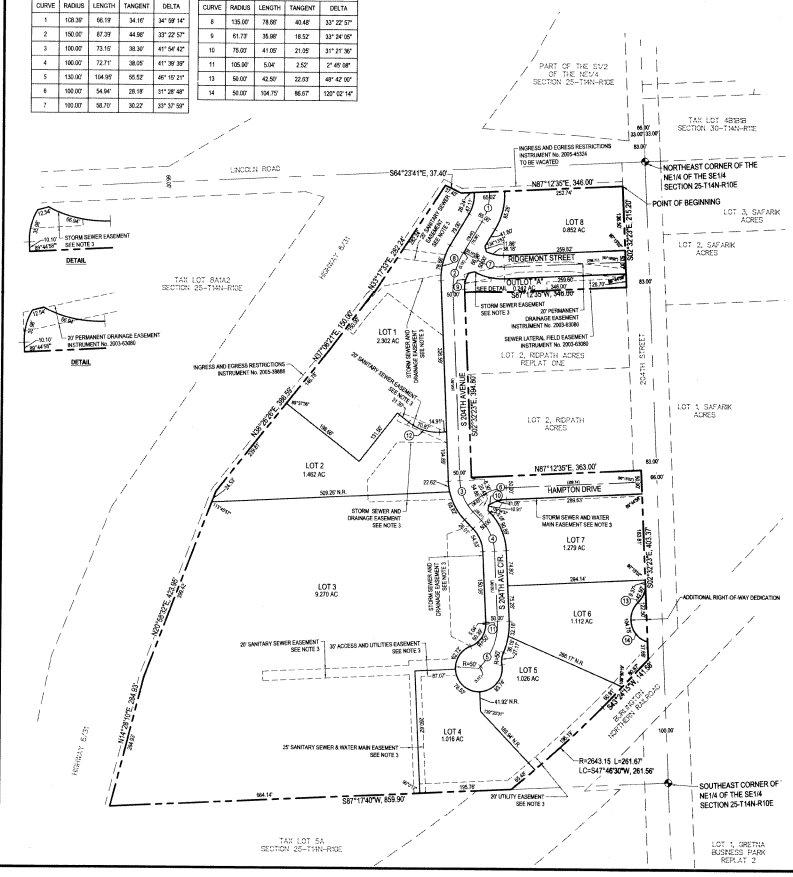
LOTS 1 THRU 8 INCLUSIVE & OUTLOT "A"

A TRACT OF LAND LOCATED IN ALL OF LOT 1, RIDPATH ACRES REPLAT ONE, A SUBDIVISION LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 25, AND TAXLOT 8A1A3, A TAXLOT 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.

LOT-LINE CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
12	100.00'	70.63'	37.00'	40° 36' 24"	N72° 14' 10"W	69.40'

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	108.39'	66.19'	34.16'	34° 59' 14"
2	150.00'	87.39'	44.98'	33° 22' 57"
3	100.00'	73.10'	38.30'	41° 54' 42"
4	100.00'	72.71'	38.05'	41° 39' 39"
5	130.00'	104.95'	55.52'	46° 15' 21"
6	100.00'	54.94'	28.19'	31° 28' 49"
7	100.00'	98.70'	30.22'	33° 37' 59"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
8	135.00'	78.69'	40.48'	33° 22' 57"
9	61.73'	35.98'	18.52'	33° 24' 05"
10	78.00'	41.05'	21.05'	31° 21' 36"
11	105.90'	5.04'	2.52'	2° 45' 08"
13	56.00'	42.50'	22.53'	48° 42' 00"
14	56.00'	104.70'	86.67'	120° 02' 14"



2015-22762

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2015-22762
09/15/2015 11:26:39 AM
REGISTER OF DEEDS

COUNTY
MAP/PLAT
PROOF
FEES $ 52.00
CHECK
CHG CASH
REFUND CREDIT
SHORT NCR

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 (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 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 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 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 (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 HEREIN GRANTED.

BY: GDI, LLC.

JESSE CALABRETTO
MANAGING MEMBER

9-22-15
DATE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 22nd DAY OF July 2015 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JESSE CALABRETTO, MANAGING MEMBER, 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.

NOTARY PUBLIC — SEAL

APPROVAL OF THE PLANNING COMMISSION OF GRETNA, NEBRASKA

THIS FINAL PLAT OF ROYAL VIEW APARTMENT COMMUNITY (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE GRETNA PLANNING COMMISSION THIS 2nd DAY OF February, 20 15

CHAIRPERSON, GRETNA PLANNING COMMISSION

APPROVAL OF CITY ENGINEER OF GRETNA

THIS FINAL PLAT OF ROYAL VIEW APARTMENT COMMUNITY WAS REVIEWED AND APPROVED BY THE GRETNA CITY ENGINEER ON THIS 10th DAY OF Sept 20 15

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.

THERE ARE 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. THIS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31ST OF THIS YEAR.

COUNTY TREASURER — 7/22/15 DATE

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF ROYAL VIEW APARTMENT COMMUNITY WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 6TH DAY OF June 20 15

COUNTY SURVEYOR / ENGINEER

NEBRASKA REGISTERED LAND SURVEYOR LOUIS WHISENHUNT LS-421

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 LOCATED IN ALL OF LOT 1, RIDPATH ACRES REPLAT ONE, A SUBDIVISION LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 25, AND TAXLOT 8A1A3, A TAXLOT 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 1, RIDPATH ACRES REPLAT ONE, 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 (ASSUME BEARING ALONG THE EAST LINE OF SAID LOT 1, RIDPATH ACRES REPLAT ONE, SAID LINE ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF 204TH STREET, A DISTANCE OF 215.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, RIDPATH ACRES REPLAT ONE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 2, SAID RIDPATH ACRES REPLAT ONE; THENCE S87°12'35"W ALONG THE SOUTH LINE OF SAID LOT 1, RIDPATH ACRES REPLAT ONE, 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 LOT 1, RIDPATH ACRES REPLAT ONE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 2, RIDPATH ACRES REPLAT ONE, SAID POINT ALSO BEING ON THE EASTERLY LINE OF SAID TAXLOT 8A1A3; THENCE S02°32'23"E ALONG 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, SAID LINE ALSO BEING SAID EASTERLY LINE OF SAID TAXLOT 8A1A3, A DISTANCE OF 394.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, RIDPATH ACRES; THENCE N87°12'35"E ALONG THE SOUTH LINE OF SAID LOT 2, RIDPATH ACRES AND THE EASTERLY EXTENSION THERE OF, SAID LINE ALSO BEING SAID EASTERLY LINE OF SAID TAXLOT 8A1A3, A DISTANCE OF 363.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF 204TH STREET; THENCE S03°12'27"E ALONG SAID EASTERLY LINE OF SAID TAXLOT 8A1A3, SAID LINE ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF 204TH STREET, A DISTANCE OF 403.37 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TAXLOT 8A1A3, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN RAILROAD; THENCE ALONG SAID SOUTHERLY LINE OF TAXLOT 8A1A3, SAID LINE ALSO BEING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN RAILROAD ON THE FOLLOWING TWO (2) COURSES: (1) THENCE S43°24'15"W, A DISTANCE OF 141.56 FEET; (2) THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 2643.15 FEET, A DISTANCE OF 261.67 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS S47°46'30"W, A DISTANCE OF 261.56 FEET TO A POINT ON THE SOUTH LINE OF SAID NE¼ OF THE SE¼ OF SECTION 25; THENCE S87°17'40"W ALONG SAID SOUTH LINE OF TAXLOT 8A1A3, SAID LINE ALSO BEING SAID SOUTH LINE OF THE NE¼ OF THE SE¼ OF SECTION 25, SAID LINE ALSO BEING THE NORTH LINE OF TAXLOT 5A, A TAXLOT LOCATED IN SAID SECTION 25 AND THE EASTERLY EXTENSION THEREOF, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN RAILROAD, AND THE WESTERLY EXTENSION THERE OF, A DISTANCE OF 659.90 FEET TO THE SOUTHWEST CORNER OF SAID TAXLOT 8A1A3, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TAXLOT 5A, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 6/31; THENCE ALONG THE WESTERLY LINE OF SAID TAXLOT 8A1A3, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 6/31 ON THE FOLLOWING FIVE (5) COURSES: (1) THENCE N14°29'16"E, A DISTANCE OF 284.93 FEET; (2) THENCE N03°08'21"E, A DISTANCE OF 429.99 FEET; (3) THENCE N38°26'26"E, A DISTANCE OF 386.59 FEET; (4) THENCE N37°06'21"E, A DISTANCE OF 150.06 FEET; (5) THENCE N33°17'37"E, A DISTANCE OF 202.24 FEET TO THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 6/31 AND SAID SOUTH RIGHT-OF-WAY LINE OF LINCOLN ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LINCOLN ROAD, SAID LINE ALSO BEING THE NORTH LINE OF SAID TAXLOT 8A1A3, AND ALONG THE NORTH LINE OF SAID LOT 1, RIDPATH ACRES REPLAT ONE ON THE FOLLOWING TWO (2) COURSES: (1) THENCE 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 907,434 SQUARE FEET OR 21.812 ACRES, MORE OR LESS.

JOHN W. VON DOLLEN LS-579

07-22-2015
DATE

STATE OF NEBRASKA REGISTERED LAND SURVEYOR LS-579 JOHN W. VON DOLLEN

GRETNA CITY COUNCIL ACCEPTANCE

THIS FINAL PLAT OF ROYAL VIEW APARTMENT COMMUNITY (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF GRETNA, NEBRASKA ON THIS 7th DAY OF July 20 15, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

MAYOR

ATTEST
CITY CLERK

CITY OF GRETNA Seal

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
3. ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.
4. DIRECT VEHICULAR ACCESS TO HIGHWAY 6/31 WILL NOT BE ALLOWED FROM LOTS 1, 2, 3 AND 8.
5. DIRECT VEHICULAR ACCESS TO 204TH STREET WILL NOT BE ALLOWED FROM LOTS 6, 7 AND 8.
6. 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.
7. ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF THE CENTERLINE.
8. A PERMANENT DRAINAGE EASEMENT (INSTRUMENT # 2001032080256) GRANTED TO THE NOKIN TO CONVEY STORM WATER ACROSS LOT 1, RIDPATH ACRES REPLAT, SARPY COUNTY, NEBRASKA WAS RECORDED ON JULY 29, 2015 OVER THE ENTIRE SIDE LOT. THE OWNER OF SAID LOT WILL WORK WITH THE NOOR TO MODIFY THE EASEMENT OVER LOT 1, RIDPATH ACRES REPLAT.

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ROYAL VIEW APARTMENT COMMUNITY
GRETNA, NEBRASKA

FINAL PLAT

No.	Date	Description

Proj No: 2014.0506
Date: 07/08/2015
Designed By: ART
Drawn By: DRD
Scale: 1"=100'
Sheet: 1 of 1

Terry Hansen
7/22/2015 12:32 PM K:\Projects\2014\projects\Plat\Final Design\Final_PLAT_2014.dwg