

ROYAL VIEW APARTMENT COMMUNITY

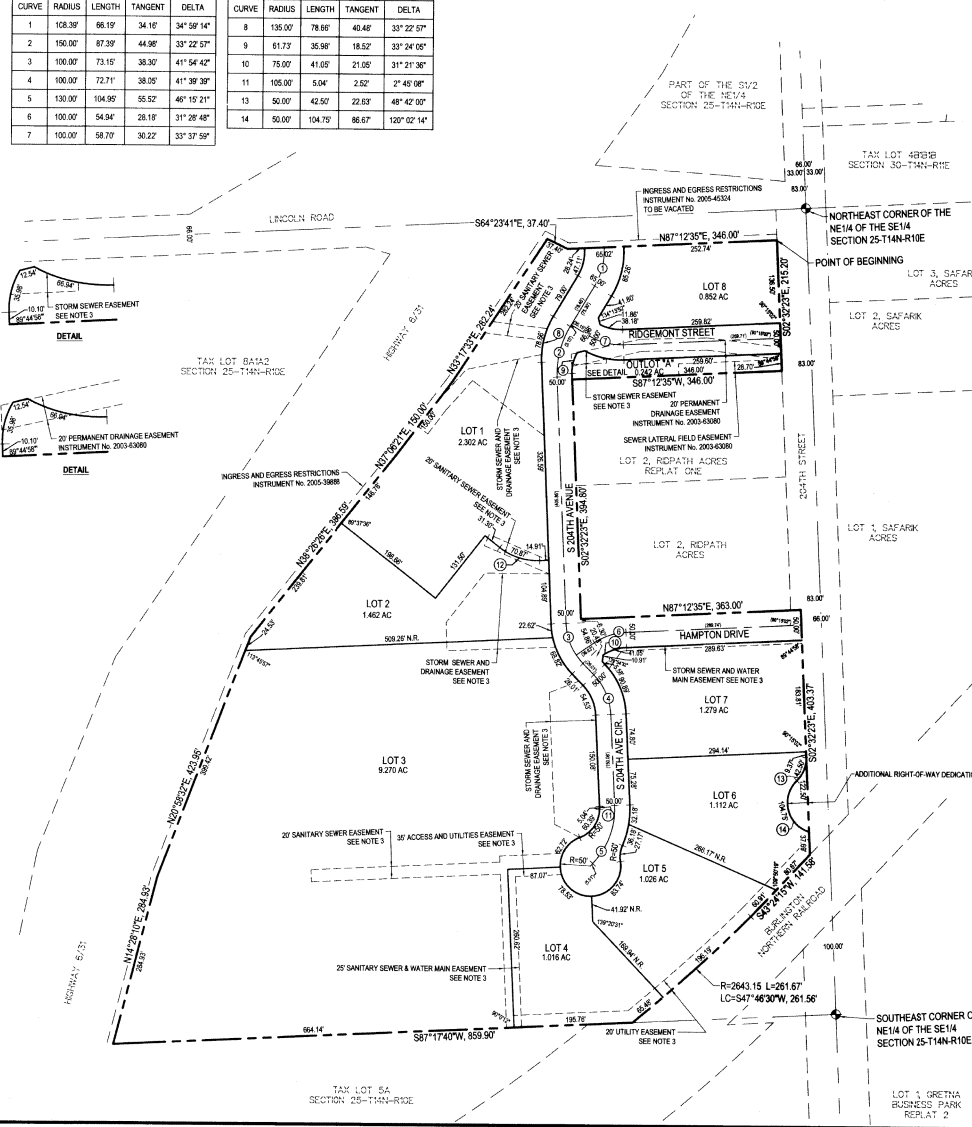
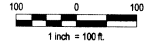
LOTS 1 THRU 8 INCLUSIVE & OUTLOT "A"

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 8A143, 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., SAPPY COUNTY, NEBRASKA.

LOT-LINE CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING
12	100.00	70.87	37.50	40° 36' 24"	N72° 14' 10"W
					69.40

CENTER-LINE CURVE TABLE				R.O.W. CURVE TABLE			
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CURVE	RADIUS	LENGTH
1	108.39	66.19	34.16	34° 58' 14"	8	135.00	78.66
2	150.00	87.39	44.98	33° 22' 57"	9	61.73	35.98
3	100.00	73.15	38.30	41° 54' 42"	10	75.00	41.65
4	100.00	72.71	38.05	41° 39' 38"	11	105.00	50.4
5	130.00	104.95	55.52	40° 15' 21"	12	50.00	42.52
6	100.00	54.34	28.18	31° 28' 48"	13	50.00	104.75
7	100.00	58.70	30.22	33° 37' 59"	14	50.00	66.67

LEGEND
 --- BOUNDARY LINE
 --- RIGHT-OF-WAY LINE
 --- LOT LINE
 --- EASEMENTS
 --- EXIST. SECTION CORNER
 --- EXIST. SECTION LINES
 --- EXIST. PROPERTY LINES



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, GDL 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 BEING HEREBY 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 DIRECT, 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 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 HEREBY 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 THE CITY OF GRETA AND BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS, TO DIRECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PRELINES, 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 CORNER AND SIDE BOUNDARY LINES OF LOT 1, RIDPATH ACRES REPLAT ONE, A SUBDIVISION LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 25, AND TAXLOT 8A143, 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., SAPPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BY: GDL LLC

JESSE CALABRETTI
MANAGING MEMBER

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 CALABRETTI, 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 GDL CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Notary Seal for Leslie Davis, Notary Public, State of Nebraska.

APPROVAL OF THE PLANNING COMMISSION OF GRETA, NEBRASKA

THIS FINAL PLAT OF ROYAL VIEW APARTMENT COMMUNITY (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE GRETA PLANNING COMMISSION THIS 10th DAY OF SEPTEMBER 2015.

CHAIRPERSON, GRETA PLANNING COMMISSION

APPROVAL OF CITY ENGINEER OF GRETA

THIS FINAL PLAT OF ROYAL VIEW APARTMENT COMMUNITY WAS REVIEWED AND APPROVED BY THE GRETA CITY ENGINEER ON THIS 10th DAY OF SEPTEMBER 2015.

GRETA 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 SURVEYORS CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER

REVIEW BY SAPPY COUNTY PUBLIC WORKS

THIS PLAT OF ROYAL VIEW APARTMENT COMMUNITY WAS REVIEWED BY THE SAPPY COUNTY SURVEYORS OFFICE THIS 10th DAY OF JULY 2015.

COUNTY SURVEYOR/ENGINEER



2015-22762

COUNTY OF SAPPY
INSTRUMENT NUMBER
2015-22762

09/15/2015 11:26:39 AM

REGISTER OF DEEDS

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 8A143, 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., SAPPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST 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 20TH STREET; THENCE S02°32'22"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 20TH STREET, A DISTANCE OF 215.00 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 S07°23'00"W ALONG THE SOUTH LINE OF SAID LOT 1, RIDPATH ACRES REPLAT ONE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 2, RIDPATH ACRES REPLAT ONE, A DISTANCE OF 48.00 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 8A143, THENCE S02°32'22"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 8A143, A DISTANCE OF 38.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, RIDPATH ACRES, THENCE S02°32'22"E ALONG SAID EASTERLY LINE OF SAID TAXLOT 8A143, SAID LINE ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF 20TH STREET, THENCE S02°32'22"E ALONG SAID EASTERLY LINE OF SAID TAXLOT 8A143, SAID LINE ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF 20TH STREET, A DISTANCE OF 40.57 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TAXLOT 8A143, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN RAILROAD, THENCE ALONG SAID SOUTHERLY LINE OF TAXLOT 8A143, SAID LINE ALSO BEING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN RAILROAD ON THE FOLLOWING TWO (2) COURSES: (1) THENCE S47°43'00"W, A DISTANCE OF 41.58 FEET; (2) THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 264.15 FEET, A DISTANCE OF 26.15 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS S47°43'00"W, A DISTANCE OF 26.15 FEET TO A POINT ON THE SOUTH LINE OF SAID NE1/4 OF THE SE1/4 OF SECTION 25, THENCE S07°23'00"W ALONG SAID SOUTH LINE OF TAXLOT 8A143, SAID LINE ALSO BEING SAID SOUTH LINE OF THE NE1/4 OF THE SE1/4 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 THEREOF, A DISTANCE OF 59.92 FEET TO THE SOUTHWEST CORNER OF SAID TAXLOT 8A143, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TAXLOT 5A, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 601, THENCE ALONG THE WESTERLY LINE OF SAID TAXLOT 8A143, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 601 ON THE FOLLOWING FIVE (5) COURSES: (1) THENCE N14°28'00"E, A DISTANCE OF 24.83 FEET; (2) THENCE N05°00'00"E, A DISTANCE OF 42.36 FEET; (3) THENCE N02°28'00"E, A DISTANCE OF 38.85 FEET; (4) THENCE N07°02'12"E, A DISTANCE OF 15.00 FEET; (5) THENCE N07°02'12"E, A DISTANCE OF 32.24 FEET TO THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 601 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 8A143, AND ALONG THE NORTH LINE OF SAID LOT 1, RIDPATH ACRES REPLAT ONE ON THE FOLLOWING TWO (2) COURSES: (1) THENCE S04°24'24"E, A DISTANCE OF 37.40 FEET; (2) THENCE N07°02'12"E, A DISTANCE OF 34.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 907.434 SQUARE FEET OR 2.112 ACRES, MORE OR LESS.

JOHN VON DOLLEN LS-579



GRETA CITY COUNCIL ACCEPTANCE

THIS FINAL PLAT OF ROYAL VIEW APARTMENT COMMUNITY (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF GRETA, NEBRASKA ON THIS 15th DAY OF SEPTEMBER 2015.

MAYOR

CITY CLERK



NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
- ALL LOTS ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.)
- ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT
- DIRECT VEHICULAR ACCESS TO HIGHWAY 601 WILL NOT BE ALLOWED FROM LOTS 1, 2, 3 AND 8
- DIRECT VEHICULAR ACCESS TO 20TH STREET WILL NOT BE ALLOWED FROM LOTS 6, 7 AND 8
- THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT EIGHT AND A HALF FEET (8.5') FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE
- ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF THE CENTERLINE
- A PERMANENT DRAINAGE EASEMENT (INSTRUMENT # 00012006059) GRANTED TO THE NOOK TO CONVEY STORM WATER ACROSS LOT 1, RIDPATH ACRES REPLAT ONE, SAPPY COUNTY, NEBRASKA WAS RECORDED ON JULY 28, 2015 OVER THE ENTIRE SAID LOT. THE OWNER OF SAID LOT, WITH WORK BY THE NOOK TO MODIFY THE EASEMENT OVER LOT 1, RIDPATH ACRES REPLAT ONE.

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services



ROYAL VIEW APARTMENT COMMUNITY
GRETA, NEBRASKA

FINAL PLAT

Revisions	Date	Description
1	07/20/2015	AMT
2	07/20/2015	TRD
3	07/20/2015	11/05/2015
4	07/20/2015	11/05/2015
5	07/20/2015	11/05/2015