Book 21911
2001 AUG 31 PM 3:48
REGISTER OF DEEDS
Fee $ 78.00
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CHESTNUT RIDGE REPLAT

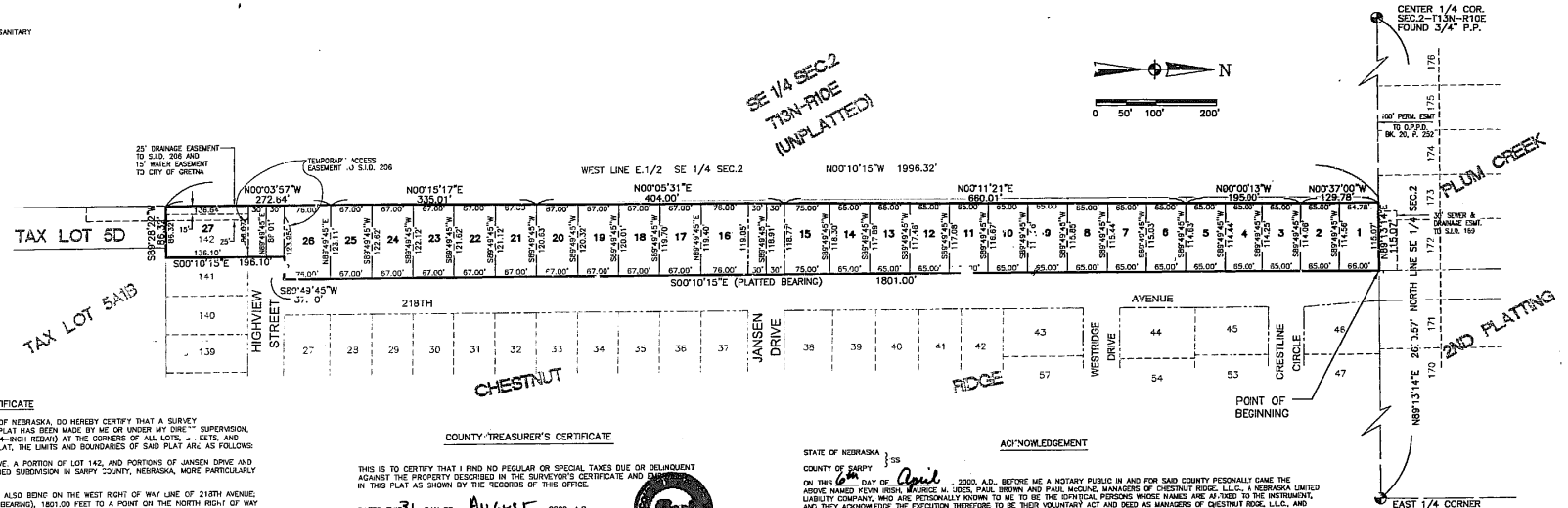
A REPLAT OF LOTS 1 THRU 26, LOT 142, AND PORTIONS OF JANSEN DRIVE AND HIGHVIEW STREET, IN CHESTNUT RIDGE, A PLATTED AND RECORDED SUBDIVISION LOCATED IN SARPY COUNTY, NEBRASKA

NOTES

1. ALL EASEMENTS SHOWN ARE PERMANENT EASEMENTS GRANTED TO SANITARY & IMPROVEMENT DISTRICT NO. 206 UNLESS SHOWN OTHERWISE.
2. CURRENT ZONING IS R2; PROPOSED ZONING FOR LOTS 1 THRU 27 WILL BE R-3.
3. BUILDING SETBACKS FOR R-3 ZONING SHALL BE AS FOLLOWS:
   FRONT AND REAR YARD – 25'
   STREET SIDE YARD – 15'
   INTERIOR SIDE YARD – 7.5'

LEGEND

- SECTION CORNER
- (17.34') DIMENSIONS IN PARENTHESIS ARE EASEMENT DIMENSIONS
- SECTION LINE
- RIGHT OF WAY LINE
- PROPERTY BOUNDARY
- PLATTED LOT LINE



SURVEYOR'S CERTIFICATE

I, CHAD W. MARSH, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF CHESTNUT RIDGE REPLAT HAS BEEN MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I SHALL INSTALL PERMANENT IRON PINS (5/8-INCH X 24-INCH REBAR) AT THE CORNERS OF ALL LOTS, STREETS, AND ANGLE POINTS, AS SHOWN ON THIS PLAT OF CHESTNUT RIDGE REPLAT, THE LIMITS AND BOUNDARIES OF SAID PLAT ARE AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF LOTS 1 THRU 26, INCLUSIVE, A PORTION OF LOT 142, AND PORTIONS OF JANSEN DRIVE AND HIGHVIEW STREET, ALL IN CHESTNUT RIDGE, A PLATTED AND RECORDED SUBDIVISION IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF 218TH AVENUE; THENCE ON SAID WEST RIGHT OF WAY LINE, S00°10'15"E (PLATTED BEARING), 1801.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HIGHVIEW STREET; THENCE ON SAID NORTH RIGHT OF WAY LINE, S89°49'45"W, 37.30 FEET; THENCE S00°10'15"E, 196.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 142; THENCE ON THE SOUTH LINE OF SAID LOT 142, S89°50'22"W, 88.32 FEET; THENCE N03°37'W, 272.64 FEET; THENCE N00°15'17"E, 335.01 FEET; THENCE N00°05'31"E, 404.00 FEET; THENCE N00°11'21"E, 660.01 FEET; THENCE N00°00'13"W, 195.00 FEET; THENCE N00°37'00"W, 129.78 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE ON SAID NORTH LINE, N89°13'14"E, 115.07 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 5.274 ACRES, MORE OR LESS.

DATED THIS 31 DAY OF March, 2000, A.D.

CHAD W. MARSH
REGISTERED LAND SURVEYOR L.S. #560

NEBRASKA REGISTERED LAND SURVEYOR LS-560 CHAD W. MARSH

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 DESCRIBED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATED THIS 31 DAY OF AUGUST, 2000, A.D.

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

COUNTY TREASURER

APPROVAL OF CITY PLANNING COMMISSION

THIS PLAT OF CHESTNUT RIDGE REPLAT WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF GRETNA THIS ___ DAY OF _____, 2000, A.D.

CHAIRMAN, CITY PLANNING COMMISSION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, KEVIN IRISH, MAURICE M. UDES, PAUL BROWN AND PAUL McCUNE, MANAGERS OF CHESTNUT RIDGE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, OWNERS AND PROPRIETORS OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, SAID SUBDIVISION TO BE KNOWN AS CHESTNUT RIDGE REPLAT, THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 THRU 27, INCLUSIVE) AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREON AND WE DO ALSO GRANT THE EASEMENTS SHOWN ON THIS PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO THE OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND U S WEST COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR, AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, GUYS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AN TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FEET WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS; AN EIGHT (8) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE SIXTEEN (16) FEET WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FEET WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE CITY OF GRETNA AND PEOPLES NATURAL GAS, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF NATURAL GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FEET WIDE STRIP OF LAND ABUTTING ALL PUBLIC STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED 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.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS THIS 6th DAY OF April, 2000, A.D.

CHESTNUT RIDGE, L.L.C.

BY: _____
KEVIN IRISH, MANAGER

BY: _____
PAUL BROWN, MANAGER

BY: _____
MAURICE M. UDES, MANAGER

BY: _____
PAUL McCUNE, MANAGER

ACKNOWLEDGEMENT

STATE OF NEBRASKA } SS
COUNTY OF SARPY }

ON THIS 6th DAY OF April, 2000, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED KEVIN IRISH, MAURICE M. UDES, PAUL BROWN AND PAUL McCUNE, MANAGERS OF CHESTNUT RIDGE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, WHO ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE INSTRUMENT, AND THEY ACKNOWLEDGE THE EXECUTION THEREFORE TO BE THEIR VOLUNTARY ACT AND DEED AS MANAGERS OF CHESTNUT RIDGE, L.L.C., AND THE VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 17th DAY OF October, 2001, A.D.

GENERAL NOTARY-State of Nebraska
JOHN L. ADLER
My Comm. Exp. Oct. 17, 2001

APPROVALS OF CITY ENGINEER OF GRETNA

THIS PLAT OF CHESTNUT RIDGE REPLAT WAS APPROVED AND ACCEPTED BY THE CITY ENGINEER OF GRETNA, NEBRASKA, THIS ___ DAY OF _____, 2000, A.D.

CITY ENGINEER

APPROVAL OF CITY COUNCIL

THIS PLAT OF CHESTNUT RIDGE REPLAT WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF GRETNA THIS ___ DAY OF _____, 2000, A.D.

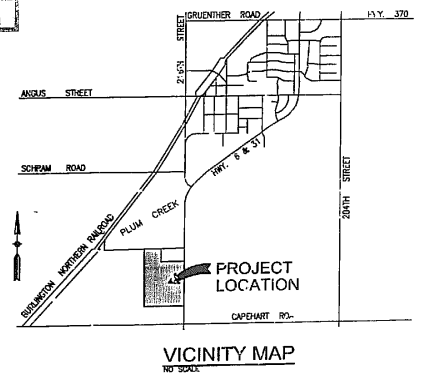
MAYOR

CITY CLERK

APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE THIS PLAT OF CHESTNUT RIDGE REPLAT (LOTS 1 THRU 27, INCLUSIVE), ON THIS 30th DAY OF March, 2000, A.D.

SARPY COUNTY SURVEYOR



VICINITY MAP
NO SCALE

KIRKHAM MICHAEL
CONSULTING ENGINEERS
9110 WEST DODGE ROAD, P.O. BOX 24129, OMAHA, NEBRASKA 68124
(402) 393-5630 FAX (402) 255-3850

SHEET 1 OF 1
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