

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
44-027187  
99 AUG 27 PM 3:44  
REGISTER OF DEEDS

# CHESTNUT RIDGE

A TRACT OF LAND LOCATED IN THE E 1/2 OF THE SE 1/4  
OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 10 EAST OF  
THE 6TH P.M., SARPY COUNTY, NEBRASKA.



TAKES ASSESSED AND LEVIED FOR THE  
CURRENT YEAR ARE NEITHER DUE NOR  
PAID. TREASURERS CERTIFICATION  
IS ONLY VALID UNTIL DECEMBER 31ST  
OF THIS YEAR.

## COUNTY TREASURER'S CERTIFICATE

BEFORE ME, COUNTY TREASURER OF SARPY COUNTY, NEBRASKA, the undersigned, do hereby certify that the above and foregoing is a true and correct copy of the original as the same appears in the records of this office.

## APPROVALS OF CITY ENGINEER OF CHESTNUT

THE PLAN OF CHESTNUT RIDGE WAS APPROVED AND ACCEPTED BY THE CITY ENGINEER OF CHESTNUT, NEBRASKA, THIS 17th DAY OF April, 1999.

## APPROVAL OF CITY PLANNING COMMISSION

THE PLAN OF CHESTNUT RIDGE WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF CHESTNUT, NEBRASKA, THIS 17th DAY OF April, 1999.

## APPROVAL OF CITY CLERK

THE PLAN OF CHESTNUT RIDGE WAS APPROVED AND ACCEPTED BY THE CITY CLERK OF CHESTNUT, NEBRASKA, THIS 17th DAY OF April, 1999.

## APPROVAL OF SARPY COUNTY SURVEYOR

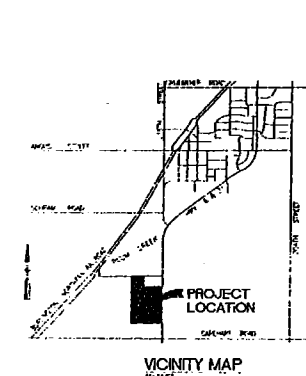
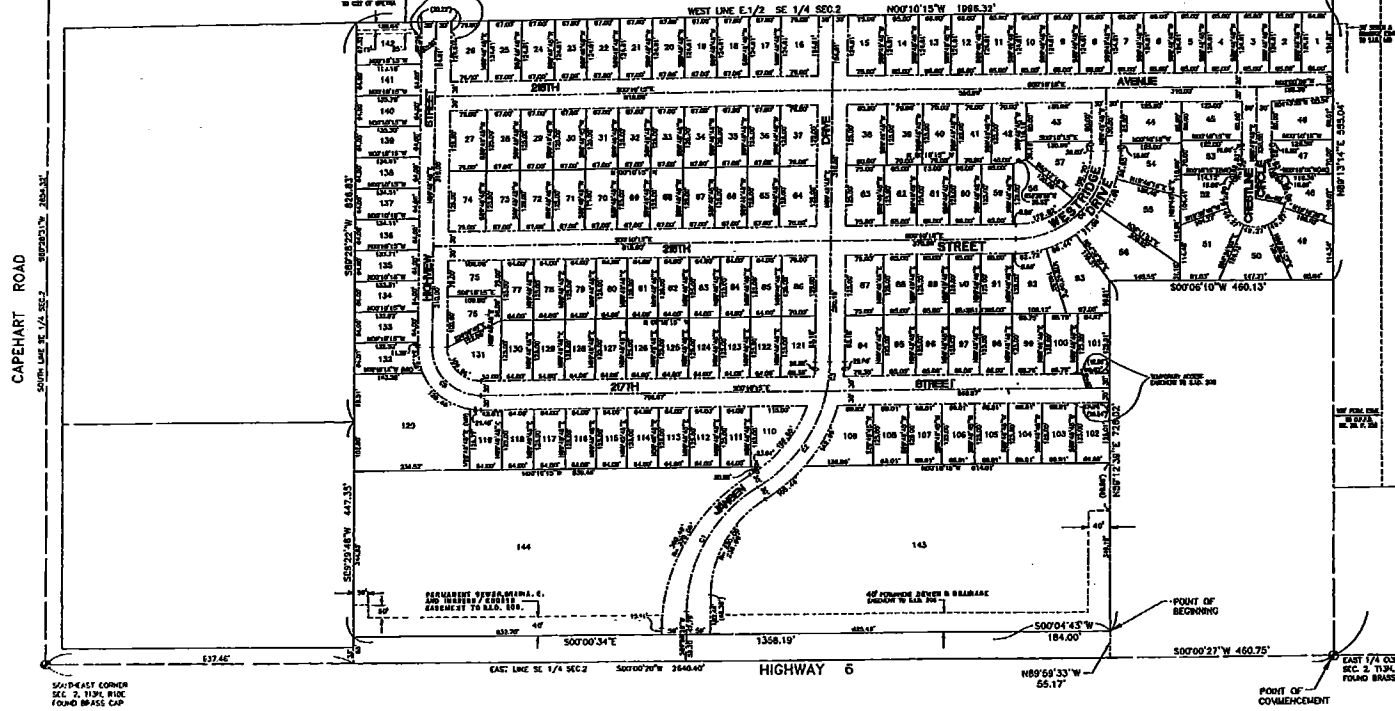
I HEREBY CERTIFY THAT THE PLAN OF CHESTNUT RIDGE (SARPY COUNTY SURVEYOR'S MAP NO. 100) IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS THE SAME APPEARS IN THE RECORDS OF THIS OFFICE.



## ACKNOWLEDGMENT

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS THE SAME APPEARS IN THE RECORDS OF THIS OFFICE. WITNESS OUR HANDS AND SEALS THIS 17th DAY OF April, 1999.

LEGEND  
SOUTH 1/4 CORNER  
SEC. 2, 13N-10E  
FOUND BRASS CAP  
SECTION CORNER  
POUNCE NON-VISIBLE LINE  
(13.147)  
ENCLOSURE IN PLANNING  
THE EASEMENT SHOWN  
WEST LINE  
EAST OF THE LINE  
PROPERTY BOUNDARY



STATION	CHORD	BEARING	CHORD / BEARING
C1	547.53'	308.89'	241.53' 100°10'15"W
C2	47.00'	308.89'	128.99' 211.68' 100°10'15"W
C3	17.00'	308.89'	30.89' 88.15' 100°10'15"W
C4	60.00'	100.00'	100.00' 30.89' 100°10'15"W
C5	60.00'	100.00'	100.00' 111.43' 100°10'15"W

SURVEYOR'S CERTIFICATE  
I, the undersigned, do hereby certify that the above and foregoing is a true and correct copy of the original as the same appears in the records of this office. WITNESS MY HAND AND SEAL THIS 17th DAY OF April, 1999.

NOTICE TO ALL WHO HAVE BEEN PREVIOUSLY  
NOTED BY THE SURVEYOR THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS THE SAME APPEARS IN THE RECORDS OF THIS OFFICE. WITNESS MY HAND AND SEAL THIS 17th DAY OF April, 1999.

KIRKHAM  
MICHAEL  
CONSULTING ENGINEERS

POINT OF  
COMMENCEMENT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, KEVIN RISH, MAURICE M. UDEN, 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, THE LOTS TO BE NUMBERED AS SHOWN ( LOTS 1 THRU 144, 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, "NO 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 OF 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 OMAHA AND PEOPLES NATURAL GAS, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES AND OTHER NECESSARY FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF NATURAL GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS THE (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 6<sup>th</sup> DAY OF April, 19 99 A.D.

CHESTNUT RIDGE, L.L.C

BY: Kevin Rish

KEVIN RISH, MANAGER

BY: Paul Brown

PAUL BROWN, MANAGER

Kevin Rish

Paul Brown

# NOTES

1. NO DIRECT VEHICULAR ACCESS ONTO STATE HIGHWAY #8 FROM LOTS 143 AND 144 WILL BE PERMITTED.
2. ALL EASEMENTS SHOWN ARE PERMANENT EASEMENTS GRANTED TO SANITARY & IMPROVEMENT DISTRICT NO. 206 UNLESS SHOWN OTHERWISE.
3. ALL CURVE DATA IS BASED ON THE ARC DEFINITION.
4. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
5. CURRENT ZONING IS U1, #2 AND CC. PROPOSED ZONING FOR LOTS 141 THRU 142 WILL BE R-2. PROPOSED ZONING FOR LOTS 143 AND 144 WILL BE CC.
6. BUILDING SETBACKS FOR R-2 ZONING SHALL BE AS FOLLOWS  
FRONT AND REAR YARD - 25'  
STREET SIDE YARD - 15'  
INTERIOR SIDE YARD - 7.5'
7. BUILDING SETBACKS FOR CC ZONING SHALL BE AS FOLLOWS  
FRONT YARD - 20'  
SIDE YARD - 10'  
REAR YARD - 10'  
STREET SIDE YARD - 10'

94-05100

HTS

Location E1/2 SE1/4  
 Sec. 2 T 13 N. R 10 E  
 of the 6th P.M., Sarpy County, Nebraska

4/3/2015

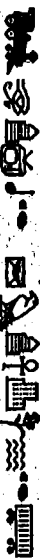
Project No. 94-05100  
 INST. 051 MAR - 7 AM 10:31

## LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

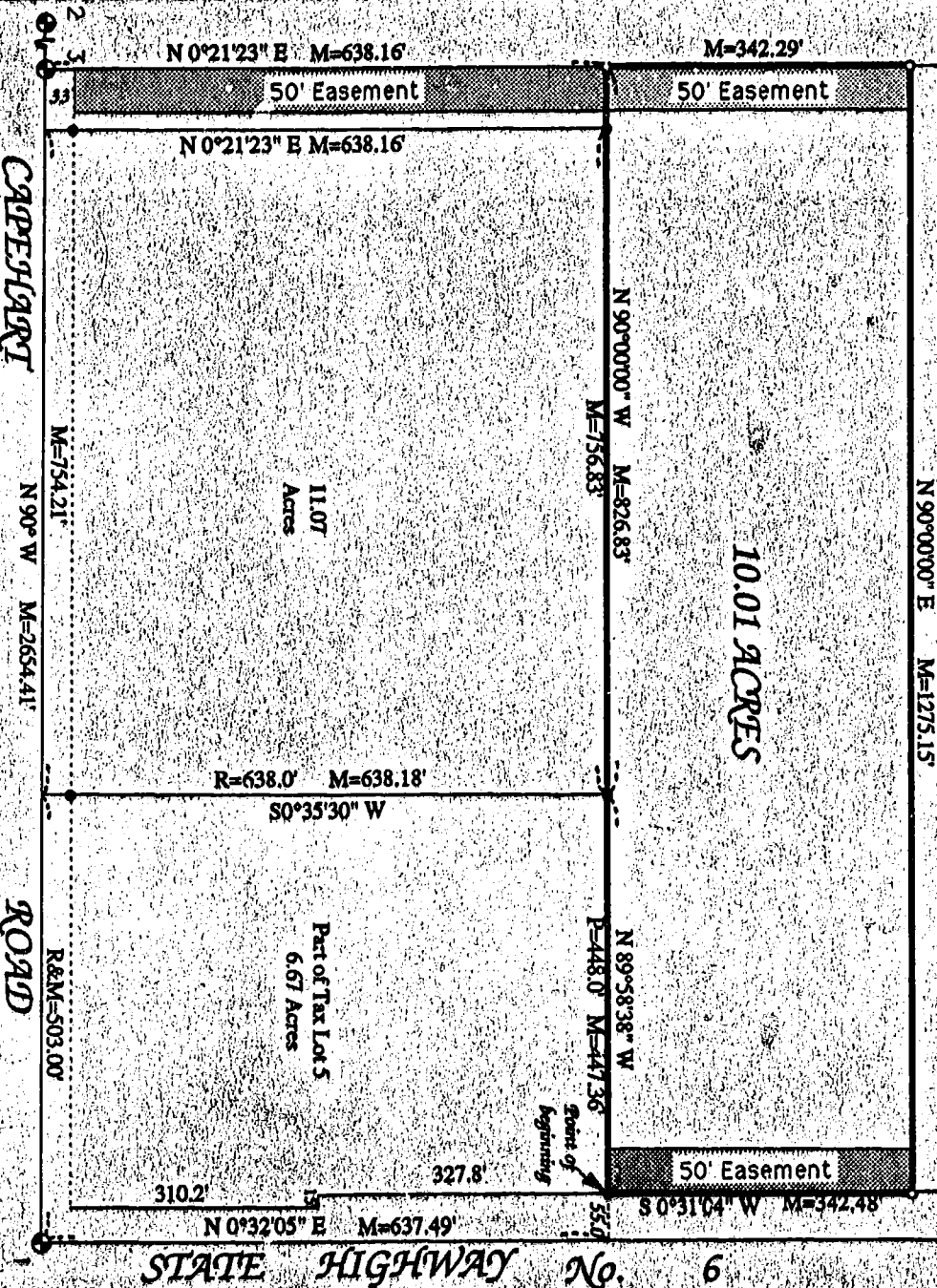
MARKING THE FUTURE

REGISTERED



**LEGAL DESCRIPTION:** A tract of land located in the SE1/4 of the SE1/4 of Section 2-T13N-R10E of the 6th P.M., Sarpy County, Nebraska, more fully described as follows:

Referring to the SE Corner of said Section 2; thence N 0°32'05" E, (assumed bearing), along the East line of the SE1/4, 637.49'; thence N 89°27'55" W, 55.00' to a point on the Westerly right of way line of State Highway No. 6; and the true point of beginning; thence N 89°58'38" W, 447.36'; thence N 90°00'00" W, 826.83' to a point on the West line of the SE1/4 SE1/4; thence N 0°21'23" E, along said West line, 342.29'; thence N 90°00'00" E, 1275.15' to a point on the Westerly right of way line of State Highway No. 6; thence S 0°31'04" W, along said right of way, 342.48' to the point of beginning. Contains 10.01 Acres, more or less.

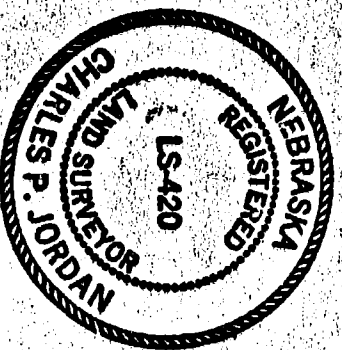


**Easement Description:** A tract of land 50' wide located in the SE1/4 of the SE1/4 of Section 2-T13N-R10E of the 6th P.M., Sarpy County, Nebraska.

Referring to the SE Corner of said SE1/4 SE1/4; thence N 0°32'05" E, along the East line of the SE1/4 SE1/4, 637.49'; thence N 89°27'55" W, 55.00' to a point on the West right of way line of State Highway No. 6 and the true point of beginning; thence N 89°58'38" W, 50.00'; thence N 0°31'04" E, 342.46'; thence N 90°00'00" E, 50.00'; thence S 0°31'04" W, 342.48' to the point of beginning.

**Easement Description:** A tract of land 50' wide located in the SE1/4 of the SE1/4 of Section 2-T13N-R10E of the 6th P.M., Sarpy County, Nebraska.

Referring to the SW Corner of said SE1/4 SE1/4; thence N 0°21'23" E, along the West line of the SE1/4 SE1/4, 638.16' to the true point of beginning; thence containing N 0°21'23" E, 342.29' thence N 90°00'00" E, 50.00'; thence S 0°21'23" W, 342.29'; thence N 90°00'00" W, 50.00' to the point of beginning.



North  
 0 100' 200'  
 Scale 1" = 200'

Signed this 22nd day of December, 1993.

P=Plat distance  
 M=Measured dist.

R=Record dist.

•=Found rebar

o=Set 5/8"x24" rebar

Field Book, page 19,15

CHARLES P. JORDAN

Surveyor's License No. L.S.  
 Jordan Surveying  
 Plattsmouth, Nebraska

PT001

DE

Veri

Film

Checked

Fee \$

05100

PLEASE RETURN TO:  
 HEARTLAND TITLE SERVICES, INC.  
 1320 S 119th ST  
 OMAHA, NE 68144



BY: Paul McGee  
PAUL MCGEE, MANAGER

94-05101

Project No. R. Jansen

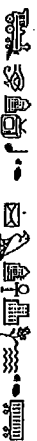
Location B1/2 SE1/4  
Sec. 2 T. 13 N. R. 10 E  
of the 6th P.M., Sary County, Nebraska

93268

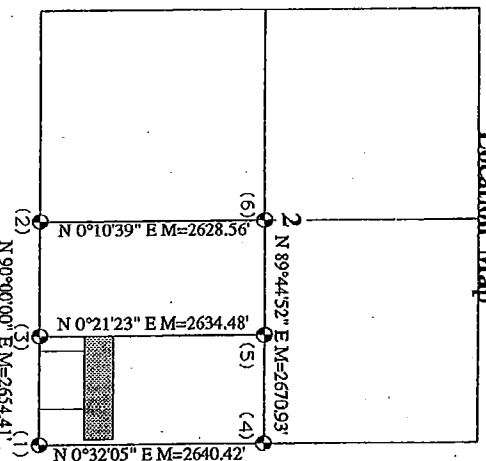
LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

MARKING THE FUTURE



Location Map



FILED SARY CO. NE.

INSTRUMENT NUMBER

94-05101

94 MAR -7 AM 10:32

*Carol W. Blain*  
REGISTER OF DEEDS

Proof	_____
D.E.	_____
Verif	_____
Filed	_____
Checked	_____
Fee \$	5.50

(1) SE Corner Section 2-13-10

Found Brass Cap in asphalt surface.  
NE 70.65' to x nails in top end fence post  
NW 56.45' to face of Street sign base  
SE 67.70' to nail in guard pole for tel box  
SW 70.00' to center telephone manhole cover

(4) E1/4 Cor Sectin 2-13-10

Found Brass Cap in asphalt  
SW 80.35' to "x" in ROW marker  
W 52.44' to x nails in power pole  
E 61.54' to x nails in CFP

(2) S1/4 Corner Section 2-13-10

Found 3/4" punched top pipe  
SW 40.40' to x nails in fence post  
SE 54.54' to x nails in fence post  
NE 41.80' to x nails in gate post  
NNE 29.66' to x nails in gate post

(5) N1/4 Cor of SE1/4 Section 2-13-10

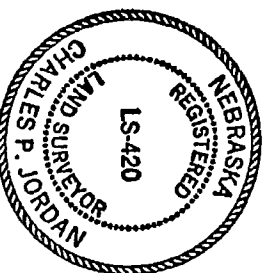
Set 5/8"x24" rebar  
ESE 30.42' to nail in fence post  
SE 13.61' to nail in base CFP  
SSE 9.45' to nail in fence post  
E 8.5 1/2' to fence running South.  
S 9 1/4' to fence running East/West

(3) S1/4 Cor of SE1/4 Section 2-13-10

Set 5/8"x24" rebar  
NNW 30.94' to x nails in power pole  
NNW 74.47' to x nails in gate post  
SW 45.22' to x nails in top fence post  
SE 49.27' to x nails in top fence post

(6) C1/4 Cor Section 2-13-10

Found 1" punched top pipe  
NNW 51.43' to x nails in S. leg of E-W Hheline  
SSE 1.55' to x nails in fence post  
W 85.67' to x nails in top fence post  
E 51.05' to x nails in top fence post



North

Scale 1" = 200'

Signed this 22nd day of December, 1993.

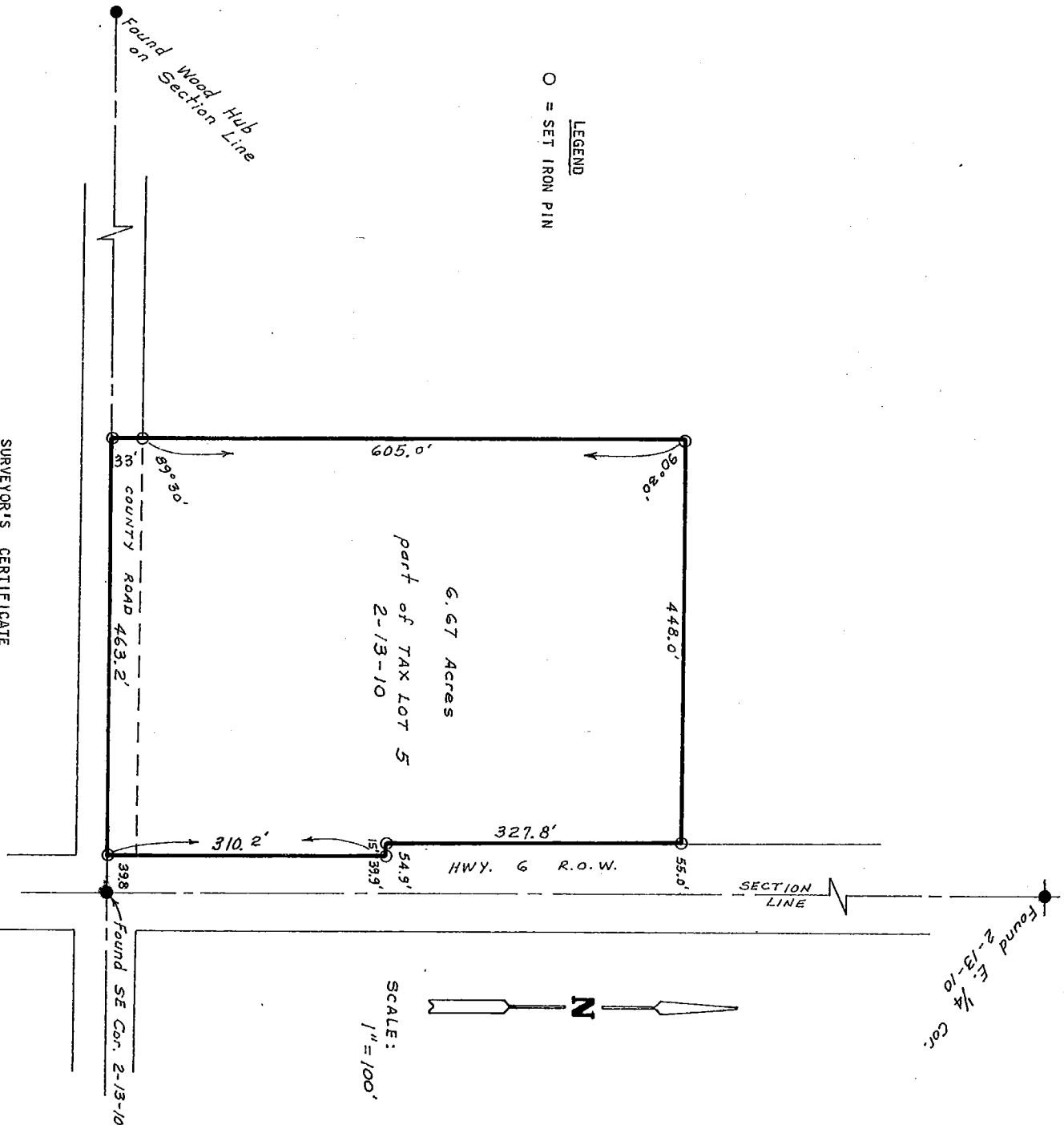
P-Plat distance  
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R-Record dist.  
• = Found rebar  
o = Set 5/8"x24" rebar

*Charles P. Jordan*  
CHARLES P. JORDAN  
Surveyor's License No. LS. 420  
Jordan Surveying  
Plattsmouth, Nebraska

PLEASE RETURN TO:  
HEARTLAND TITLE SERVICES, INC.  
1320 S 119th ST  
OMAHA, NE 68144

05101

LEGEND  
O = SET IRON PIN



I, NORMAN P. WHITNEY, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED WITH IRON PINS, AS SHOWN ON THIS PLAT, A TRACT OF LAND, BEING A PART OF TAX LOT 5, LOCATED IN THE SOUTH-EAST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P. M., SARPY COUNTY, NEBRASKA, CONSISTING OF 6.67 ACRES, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTH-EAST CORNER OF SAID SECTION 2; THENCE WESTERLY ALONG THE SOUTH LINE OF SECTION 2 A DISTANCE OF 39.8 FT. TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 6 (THE POINT OF BEGINNING); THENCE NORTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 6 A DISTANCE OF 310.2 FT.; THENCE WESTERLY 15.0 FT.; THENCE NORTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 6 A DISTANCE OF 327.8 FT.; THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SECTION 2 A DISTANCE OF 448.0 FT.; THENCE SOUTHERLY PARALLEL TO THE EAST LINE OF SECTION 2 A DISTANCE OF 638.0 FT. TO A POINT ON THE SOUTH LINE OF SECTION 2; THENCE EASTERLY ALONG THE SOUTH LINE OF SECTION 2 A DISTANCE OF 463.2 FT. TO THE POINT OF BEGINNING.

THE SOUTH 33 FEET OF THIS TRACT IS OCCUPIED BY COUNTY ROAD RIGHT-OF-WAY.

*Norman P. Whitney*  
NORMAN P. WHITNEY,  
REGISTERED LAND SURVEYOR  
LICENSE NO. LS-203  
APRIL 29, 1972



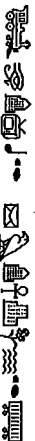
Project No. R. Jansen

Location E1/2 SE1/4  
Sec. 2 T 13 N R 10 E  
of the 6th P.M., Sarpy County, Nebraska

### LAND SURVEYOR'S CERTIFICATE

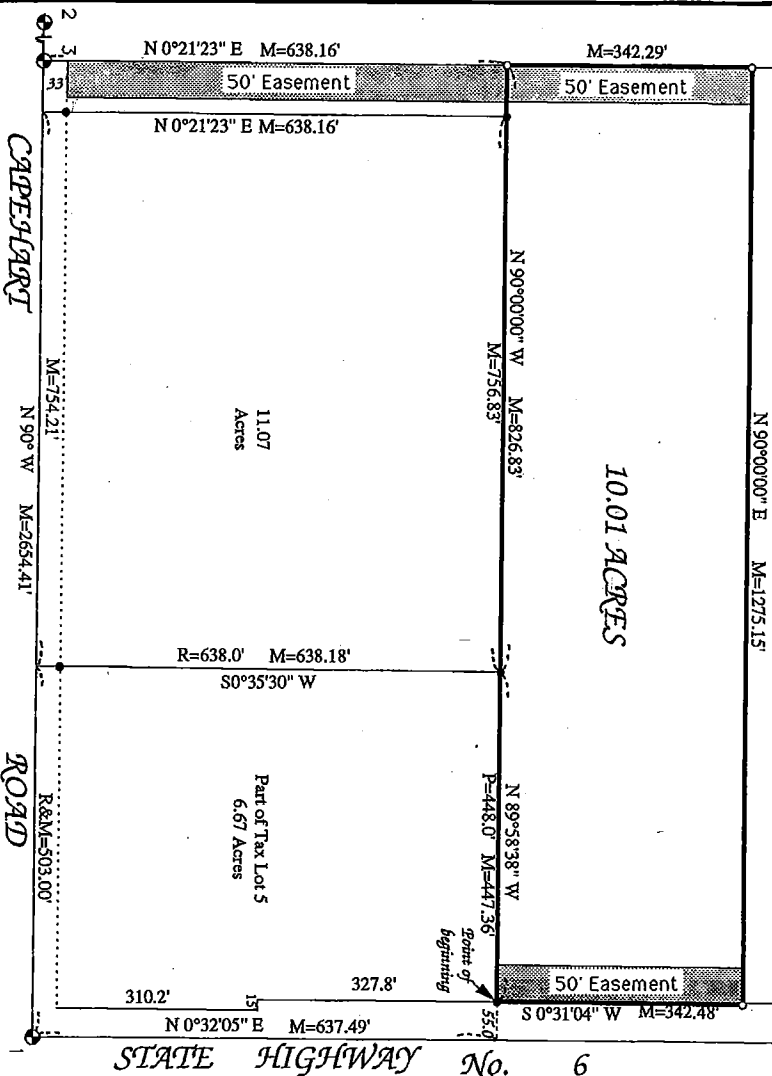
I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

MARKING THE FUTURE



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Referring to the SE Corner of said Section 2, thence N 0°32'05" E, (assumed bearing), along the East line of the SE1/4, 637.49'; thence N 89°27'55" W, 55.00' to a point on the Westerly right of way line of State Highway No. 6, and the true point of beginning; thence N 89°58'38" W, 447.36'; thence N 90°00'00" W, 826.83' to a point on the West line of the SE1/4 SE1/4; thence N 0°21'23" E, along said West line, 342.29'; thence N 90°00'00" E, 1275.15' to a point on the Westerly right of way line of State Highway No. 6; thence S 0°31'04" W, along said right of way, 342.48' to the point of beginning. Contains 10.01 Acres, more or less.



**Easement Description:** A tract of land 50' wide located in the SE1/4 of the SE1/4 of Section 2-T13N-R10E of the 6th P.M., Sarpy County, Nebraska. Referring to the SE Corner of said SE1/4 SE1/4, thence N 0°32'05" E, along the East line of the SE1/4 SE1/4, 637.49'; thence N 89°27'55" W, 55.00' to a point on the West right of way line of State Highway No. 6 and the true point of beginning; thence N 89°58'38" W, 50.00'; thence N 90°00'00" E, 50.00'; thence S 0°31'04" W, 342.48' to the point of beginning.

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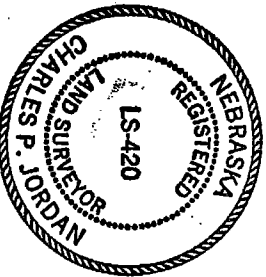
North  
Scale 1" = 200'

P=Plat distance  
M=Measured dist.  
R=Record dist.

• = Found rebar  
o = Set 5/8"x24" rebar

Signed this 22nd day of December, 1993.

Charles P. Jordan  
Surveyor's License No. L.S. 420  
Jordan Surveying  
Plattsmouth, Nebraska



Field Book, page 19,15

Reb 1-27-94  
SAC  
\$520  
SAC  
297-528 1/2