2009-40115

EQUESTRIAN RIDGE ESTATES II

LOTS 1 THROUGH 23

A PLATTING OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, T14N, R10E OF THE 6th P.M., SARPY COUNTY ,NEBRASKA, AND A REPLATTING OF OUTLOTS A AND B, EQUESTRIAN RIDGE ESTATES REPLAT, A SUBDIVISION IN SAID SARPY COUNTY.

APPROVAL OF CITY COUNCIL
THIS PLAT OF EQUESTRIAN RIDGE ESTATES II WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF GRETNA, NEBRASKA THIS 14th DAY OF December 20 09

MAYOR — CITY CLERK

APPROVAL OF CITY ENGINEER OF GRETNA
THIS PLAT OF EQUESTRIAN RIDGE ESTATES II WAS APPROVED AND ACCEPTED BY THE CITY ENGINEER OF GRETNA, NEBRASKA THIS 14th DAY OF December 20 09

CITY ENGINEER

APPROVAL OF CITY PLANNING COMMISSION
THIS PLAT OF EQUESTRIAN RIDGE ESTATES II WAS APPROVED BY THE CITY PLANNING COMMISSION OF GRETNA, NEBRASKA THIS 14th DAY OF December 2009

CHAIRMAN, CITY PLANNING COMMISSION

COUNTY TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED HEREON AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE. DATED THIS 24 DAY OF Dec 2009

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

COUNTY TREASURER — DEPUTY

APPROVAL OF SARPY COUNTY SURVEYOR
I HEREBY APPROVE THIS PLAT OF EQUESTRIAN RIDGE ESTATES II ON THIS 21st DAY OF September 2009

SARPY COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS EQUESTRIAN RIDGE ESTATES II, LOTS 1 THROUGH 23, BEING A PLATTING OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, T14N, R10E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, AND A REPLATTING OF OUTLOTS A AND B, EQUESTRIAN RIDGE ESTATES REPLAT, A SUBDIVISION IN SAID SARPY COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID EAST 1/2; THENCE S00°03'56"W (ASSUMED BEARING) 2645.62 FEET ON THE EAST LINE OF SAID EAST 1/2 TO THE SOUTHEAST CORNER THEREOF; THENCE S89°56'57"W 1314.80 FEET ON THE SOUTH LINE OF SAID EAST 1/2 TO THE SOUTHWEST CORNER THEREOF; THENCE N00°01'12"E 178.45 FEET ON THE WEST LINE OF SAID EAST 1/2 TO THE SOUTHWEST CORNER OF SAID OUTLOT B; THENCE N89°58'48"W 138.43 FEET ON THE SOUTH LINE OF SAID OUTLOT B; THENCE NORTHEASTERLY ON THE WEST LINES OF SAID OUTLOT B ON THE FOLLOWING DESCRIBED 9 COURSES; THENCE N01°43'44"W 468.53 FEET; THENCE S82°32'15"W 235.00 FEET; THENCE NORTHWESTERLY ON A 333.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N82°57'45"W, CHORD DISTANCE 166.75 FEET, AN ARC DISTANCE OF 168.55 FEET; THENCE N68°27'45"W 46.32 FEET; THENCE NORTHWESTERLY ON A NON-TANGENT 800.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N21°32'15"E, CHORD DISTANCE 86.00 FEET, AN ARC DISTANCE OF 86.02 FEET; THENCE S68°27'45"E 46.32 FEET ON A NON-TANGENT LINE; THENCE SOUTHEASTERLY ON A 267.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S82°57'45"E, CHORD DISTANCE 133.70 FEET, AN ARC DISTANCE OF 135.14 FEET; THENCE N82°32'15"E 280.00 FEET; THENCE N15°46'10"E 490.00 FEET ON THE WEST LINE OF SAID OUTLOT B AND ON THE EAST LINE OF LOT 4, SAID EQUESTRIAN RIDGE ESTATES REPLAT TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE N36°24'56"E 180.00 FEET ON AN EAST LINE OF LOT 3, SAID EQUESTRIAN RIDGE ESTATES REPLAT; THENCE N08°31'18"E 273.64 FEET ON AN EAST LINE OF SAID LOT 3; THENCE N64°25'02"W 181.76 FEET ON THE NORTHEASTERLY LINE OF SAID LOT 3 TO THE MOST SOUTHERLY CORNER OF SAID OUTLOT A; THENCE N13°18'48"W 411.94 FEET ON A WEST LINE OF SAID OUTLOT A; THENCE N00°01'12"E 510.00 FEET ON A WEST LINE OF SAID OUTLOT A TO THE NORTHWEST CORNER THEREOF; THENCE N89°58'51"E 95.00 FEET ON THE NORTH LINE OF SAID OUTLOT A TO THE NORTHEAST CORNER THEREOF; THENCE N00°01'12"E 50.00 FEET ON THE WEST LINE OF SAID EAST ½ TO THE NORTHWEST CORNER THEREOF; THENCE N89°58'53"E 1316.90 FEET ON THE NORTH LINE OF SAID EAST 1/2 TO THE POINT OF BEGINNING.

COUNTER — VERIFY — PROOF — FEES $ 28.00 — CHECK# — CHG CASH — REFUND CREDIT — SHORT NCR

Instrument # 2009 - 40115 — Lloyd J. Dowding Register of Deed Sarpy Cty, NE

DAVID M. REED NEBRASKA R.L.S. 475

KNOW ALL MEN BY THESE PRESENTS: THAT WE, EQUESTRIAN RIDGE ESTATES II, L.L.C., BEING THE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS EQUESTRIAN RIDGE ESTATES II, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND QWEST CORPORATION, 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 UNDERGROUND WIRES, CABLES OR CONDUITS FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION UNDER A TEN (10') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES. PERPETUAL EASEMENTS ARE GRANTED TO THE CITY OF GRETNA AND AQUILA, 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 GAS AND WATER ON, THROUGH, UNDER AND ACROSS A TEN (10') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS THEREIN GRANTED.

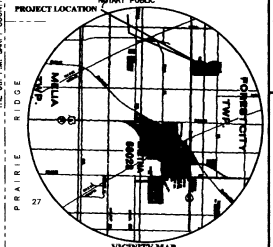
EQUESTRIAN RIDGE ESTATES II, L.L.C.

MICHAEL A. HUBER, MANAGING MEMBER

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF September 20 09 BY MICHAEL A. HUBER, MANAGING MEMBER OF EQUESTRIAN RIDGE ESTATES II, L.L.C. ON BEHALF OF SAID L.L.C.

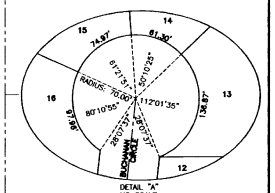
NOTARY PUBLIC

PROJECT LOCATION



VICINITY MAP

CURVE TABLE				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	22°32'58"	199.36'	393.56'	1000.00'
2	21°00'00"	111.20'	218.91'	600.00'
3	20°28'19"	222.86'	436.75'	1000.00'
4	127°50'24"	715.07'	780.93'	350.00'
5	47°50'24"	199.80'	375.74'	450.00'
6	4°00'00"	26.19'	52.36'	750.00'
7	29°00'00"	77.56'	151.84'	300.00'



NOTES:
1. DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
2. ANGLES SHOWN ON CURVED LINES ARE TO THE CHORD LINE.
3. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO LINCOLN ROAD ACROSS THE NORTH LINES OF LOTS 11, 12, 13 AND 14.

SIGN AND FENCE EASEMENT

STORM SEWER AND DRAINAGE EASEMENTS.

0' 50' 100' 200'
SCALE IN FEET

SE CORNER OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 27, T14N, R10E OF THE 6th P.M. SARPY COUNTY, NEBRASKA.

S00°03'56"W 2645.62'

UNPLATTED

POINT OF BEGINNING
NE CORNER OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 27, T14N, R10E OF THE 6th P.M. SARPY COUNTY, NEBRASKA.

SW CORNER OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 27, T14N, R10E OF THE 6th P.M. SARPY COUNTY, NEBRASKA.

NW CORNER OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 27, T14N, R10E OF THE 6th P.M. SARPY COUNTY, NEBRASKA.

N89°56'53"E 1316.90'

THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154
TEL: (402)330-8860 FAX: (402)330-5866
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

SCALE:	1"=100'
DATE:	SEPT. 22, 2009
DRAWN BY:	JKT/MRS/DHN
CHECKED BY:	DHN
REVISION:	

EQUESTRIAN RIDGE ESTATES II

FINAL PLAT

1237-102

B1237102B.DWG

2009-40115