2001-42503

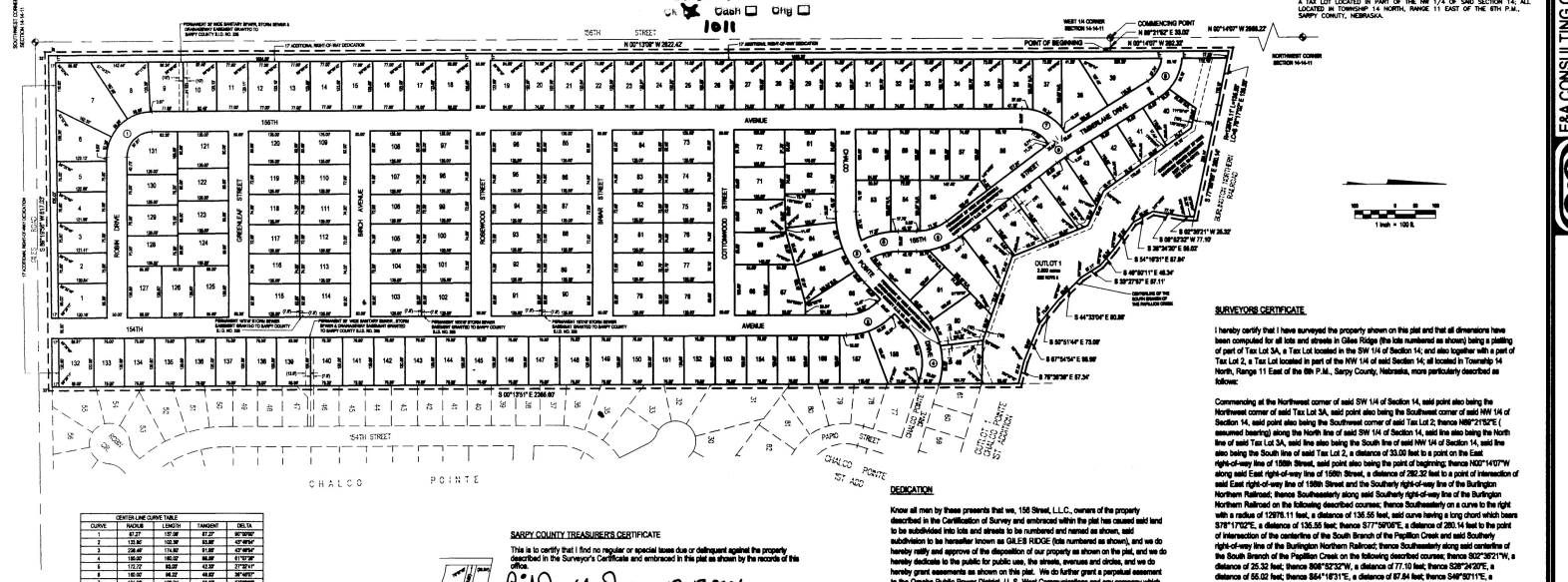
Filed Dec 19, 2001 10:30:20 AM
2001- 12503
Register of Deeds Sarpy Cty, NE

Counter
Verify
D/E
Proof
Fees 95.00
Ch Cash Chg
1011

GILES RIDGE

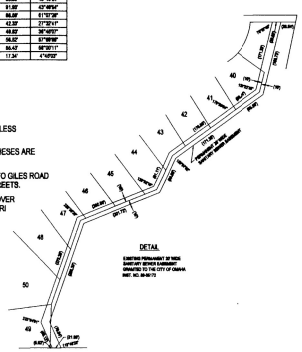
LOTS 1 THRU 158 INCLUSIVE & OUTLOT 1

BEING A PLATTING OF PART OF TAX LOT 3A, A TAX LOT LOCATED IN THE SW 1/4 OF SECTION 14 AND ALSO TOGETHER WITH PART OF TAX LOT 2, A TAX LOT LOCATED IN PART OF THE NW 1/4 OF SAID SECTION 14; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



CENTER LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	87.27'	137.08'	87.27'	90°00'00"
2	133.50'	103.39'	53.98'	44°21'54"
3	236.49'	174.82'	91.93'	42°21'04"
4	186.50'	160.02'	86.89'	61°12'39"
5	172.72'	69.09'	43.59'	21°30'41"
6	186.50'	96.22'	49.22'	29°33'07"
7	151.50'	109.21'	56.82'	41°18'59"
8	186.50'	101.21'	56.42'	30°31'11"
9	418.50'	34.87'	17.34'	4°46'02"

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 DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO GILES ROAD OR 156TH STREET FROM ANY LOT ABUTTING SAID STREETS.
5. A PERMANENT CHANNEL MAINTENANCE EASEMENT OVER ALL OF OUTLOT 1, IS GRANTED TO THE PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT.



SARPY 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.

Sarpy County Treasurer — Date 12-17-2001

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

REVIEW OF SARPY COUNTY SURVEYOR

This plat of GILES RIDGE (lots numbered as shown) was reviewed by the Sarpy County Surveyor this 17th day of August 2001.

Sarpy County Surveyor

SARPY COUNTY BOARD OF COMMISSIONERS APPROVAL

This final plat of GILES RIDGE (lots numbered as shown) was approved by the County Board of Commissioners on this 17th day of July 2001.

Chairman, Sarpy County Board of Commissioners

SARPY COUNTY BUILDING INSPECTOR APPROVAL

This final plat of GILES RIDGE (lots numbered as shown) was approved on this 13 day of Dec 2001.

Sarpy County Building Inspector

SARPY COUNTY PLANNING COMMISSION APPROVAL

This final plat of GILES RIDGE (lots numbered as shown) was approved by the County Planning Commission on this 1st day of July 2001.

Donald E. Mayer
Chairman, Sarpy County Planning Commission

DEDICATION

Know all men by these presents that we, 156 Street, L.L.C., owners of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as GILES RIDGE (lots 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, U. S. West 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 eleven-foot (11') 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 eleven-foot (11') 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 Metropolitan Utilities District of Omaha and Peoples Natural Gas Company, 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 streets, avenues, and circles, whether public or private. 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.

In Witness whereof, we do set our hands.

156 STREET, L.L.C.

James P. Preston, managing member

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) Seal

On this 30th day of July 2001, before me a Notary Public, duly commissioned and qualified in and for said County, appeared James P. Preston, managing member of 156 Street, L.L.C., personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as said manager of said L.L.C.

WITNESS my hand and Notarial Seal the day and year last above written.

Homer R. Hunt
Notary Public

SURVEYORS CERTIFICATE

I hereby certify that I have surveyed the property shown on this plat and that all dimensions have been computed for all lots and streets in Giles Ridge (the lots numbered as shown) being a platting of part of Tax Lot 3A, a Tax Lot located in the SW 1/4 of Section 14; and also together with a part of Tax Lot 2, a Tax Lot located in part of the NW 1/4 of said Section 14; all located in Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said SW 1/4 of Section 14, said point also being the Northwest corner of said Tax Lot 3A, said point also being the Southwest corner of said NW 1/4 of Section 14, said point also being the Southwest corner of said Tax Lot 2; thence N89°21'52"E (assumed bearing) along the North line of said SW 1/4 of Section 14, said line also being the North line of said Tax Lot 3A, said line also being the South line of said NW 1/4 of Section 14, said line also being the South line of said Tax Lot 2, a distance of 33.00 feet to a point on the East right-of-way line of 156th Street, said point also being the point of beginning; thence N00°14'07"W along said East right-of-way line of 156th Street, a distance of 282.32 feet to a point of intersection of said East right-of-way line of 156th Street and the Southerly right-of-way line of the Burlington Northern Railroad; thence Southeasterly along said Southerly right-of-way line of the Burlington Northern Railroad on the following described courses; thence Southeasterly on a curve to the right with a radius of 12976.11 feet, a distance of 136.55 feet, said curve having a long chord which bears S76°17'02"E, a distance of 136.55 feet; thence S77°59'08"E, a distance of 293.14 feet to the point of intersection of the centerline of the South Branch of the Papillion Creek and said Southerly right-of-way line of the Burlington Northern Railroad; thence Southeasterly along said centerline of the South Branch of the Papillion Creek on the following described courses; thence S02°35'21"W, a distance of 25.32 feet; thence S08°52'32"W, a distance of 77.10 feet; thence S28°24'20"E, a distance of 55.02 feet; thence S64°16'31"E, a distance of 67.84 feet; thence S46°50'11"E, a distance of 46.34 feet; thence S33°27'57"E, a distance of 57.11 feet; thence S44°33'04"E, a distance of 80.86 feet; thence S60°51'44"E, a distance of 73.09 feet; thence S67°54'54"E, a distance of 66.99 feet; thence S75°39'39"E, a distance of 57.34 feet to the point of intersection of said centerline of the South Branch of the Papillion Creek and the East line of said Tax Lot 3A, said point also being a point on the West line of Outlot 1, Chalco Pointe 1st Addition, a subdivision located in said SW 1/4 of Section 14; thence S00°13'51"E along the West line of Lots 81, 77, 78, 79 and 80, and said Outlot 1, Chalco Pointe 1st Addition and also the West right-of-way line of Chalco Pointe Drive and also along the West line of Chalco Pointe, a subdivision located in said SW 1/4 of Section 14, said lines also being said East line of Tax Lot 3A, a distance of 2366.80 feet to a point on the North right-of-way line of Giles Road, said point also being the Southwest corner of Lot 55, said Chalco Pointe; thence S86°19' 58"W along said North right-of-way line of Giles Road, a distance of 817.03 feet to the point of intersection of said North right-of-way line of Giles Road and said East right-of-way line of 156th Street; thence N00°13'08"W along said East right-of-way line of 156th Street, a distance of 2622.42 feet to the point of beginning.

Said tract of land contains an area of 2,196,526 square feet or 80.402 acres, more or less.

Robert Clark — NEBRASKA — 12-31-01
ROBERT CLARK L.S.419

REGISTERED LS-419 LAND SURVEYOR ROBERT CLARK

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
7100 SOUTH 58TH STREET, SUITE B
LINCOLN, NEBRASKA 68516-5007
PHONE: (402) 488-2200
FAX: (402) 488-2216

GILES RIDGE
(LOTS 1 THRU 158 INCLUSIVE & OUTLOT 1)
SARPY COUNTY, NEBRASKA

FINAL PLAT

Revisions
No. Date

Proj. No. 2001021.01
Date 12/14/2001
Designed By MRH
Drawn By LCD
Checked By
Scale 1" = 100'
Sheet 1 of 2