



# GRANDVIEW RIDGE ESTATES REPLAT 1 LOTS 1 THRU 21

BEING A REPLATTING OF LOTS 200 THRU 225 OF GRANDVIEW RIDGE ESTATES (LOTS 1 THRU 225 AND OUTLOTS A THRU K INCLUSIVE) LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, 204 F STREET, L.L.C., OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATION AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AS SHOWN, AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREINAFTER KNOWN AS GRANDVIEW RIDGE ESTATES REPLAT 1, LOTS 1 THRU 21, AND WE DO HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT. PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, 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 AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A (5) FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN (8) EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 16-FOOT-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 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN (8) EIGHT-FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN 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

204 F STREET, L.L.C., OWNER

*William J. Douglas*  
WILLIAM J. DOUGLAS  
MANAGER

## NOTES

1. ALL LOT LINES ARE RADIAL/PERPENDICULAR UNLESS OTHERWISE INDICATED BY ANGLE OR AS NON-RADIAL (NR).
2. ANGLES SHOWN ADJACENT TO CURVES ARE MEASURED TO THE CHORD OF SAID CURVE.
3. ALL ANGLES ARE 90° UNLESS NOTED.

## LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N63°07'33"E	14.54'
L2	S73°30'42"E	29.76'
L3	N42°31'20"E	14.14'
L4	N73°30'42"W	29.76'
L5	N30°08'58"W	14.54'
L6	N47°28'40"W	14.14'

## CURVE TABLE

CURVE #	RADIUS	DIRECTION	LENGTH	CHORD
C1	475.00'	N10°09'42"E	127.33'	126.95'
C2	175.00'	S82°59'41"E	57.93'	57.66'
C3	125.00'	N67°54'21"E	85.99'	83.93'
C4	125.00'	N82°59'41"W	41.38'	41.19'
C5	125.00'	N72°06'04"W	88.92'	87.05'

## APPROVAL OF OMAHA PLANNING DIRECTOR

APPROVED AS A SUBDIVISION OF GRANDVIEW RIDGE ESTATES REPLAT 1, LOTS 1 THRU 21 IN COMPLIANCE WITH SECTION 53-1003, OMAHA MUNICIPAL CODE, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08, HOME RULE CHARTER OF THE CITY OF OMAHA. THIS SUBDIVISION APPROVAL IS VOID UNLESS THIS PLAT IS FILED AND RECORDED WITH THE COUNTY REGISTER OF DEEDS WITHIN THIRTY (30) DAYS OF THIS DATE.

*Chris Rose*  
OMAHA PLANNING DIRECTOR

## APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS MINOR ADMINISTRATIVE SUBDIVISION OF GRANDVIEW RIDGE ESTATES REPLAT 1, LOTS 1 THRU 21 AS TO THE DESIGN STANDARDS.

*David P. [Signature]*  
CITY ENGINEER

## SURVEYOR'S CERTIFICATION

I, TERRY ROTHANZ, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS AS NOTED HEREON HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND AT ALL CORNERS, ANGLE POINTS, AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS GRANDVIEW RIDGE ESTATES REPLAT 1, LOTS 1 THRU 21 BEING A REPLATTING OF LOTS 200 THRU 225 OF GRANDVIEW RIDGE ESTATES (LOTS 1 THRU 225 AND OUTLOTS A THRU K INCLUSIVE) LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA, A SUBDIVISION, AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

*Terry Rothanz*  
TERRY ROTHANZ  
NEBRASKA L.S. 607

ALSO LOCATED IN:  
NE & SE ¼ 36-15-10

## ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

ON THIS 20th DAY OF September, 2016, BEFORE ME A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DOUGLAS BUTKO, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUAL, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

*Ant Stuchlik*  
NOTARY PUBLIC

## LENDER/MORTGAGEE CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED ARE UNHOLDERS OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

ARBOR BANK

*Douglas Butko*  
DOUGLAS BUTKO  
VICE PRESIDENT

## ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

ON THIS 26th DAY OF September, 2016, BEFORE ME A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WILLIAM J. DOUGLAS, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUAL, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

*Bohla A. [Signature]*  
NOTARY PUBLIC

## DOUGLAS COUNTY ENGINEER'S REVIEW



## COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

*Joanna Brumfield*  
COUNTY TREASURER

9-27-16  
DATE



Drawn by: [Blank]  
checked by: [Blank]  
approved by: [Blank]  
QC/CDC by: [Blank]  
printed on: 010-0007  
drawing no.: 923016

SHEET  
1 of 1



REVISIONS

REV.	DATE	REVISION DESCRIPTION
1	2016	

ADMINISTRATIVE MINOR SUBDIVISION  
GRANDVIEW RIDGE ESTATES REPLAT 1  
LOTS 1 THRU 21  
OMAHA, NEBRASKA