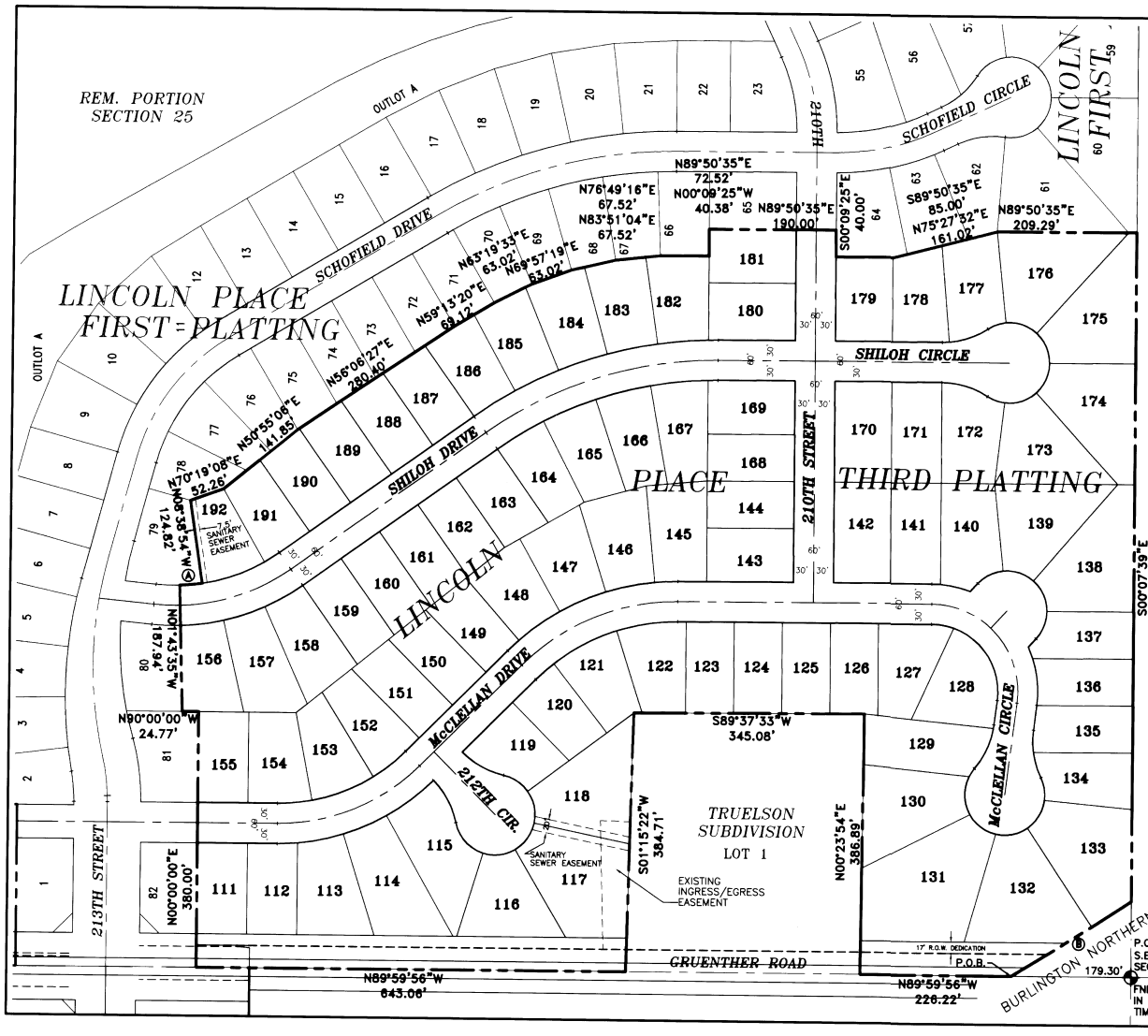
2002-26048

Filed For Record 7-12-2002 at 12:37:30 PM
Instrument # 2002-26048
Lloyd J. Dowding Register of Deed Sarpy Cty, NE

m D+S 96.50 3143



INDEX OF SHEETS

SHEET 1 – COVER SHEET

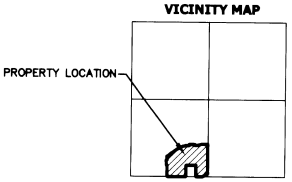
SHEET 2 – FINAL PLAT, SURVEYORS' CERTIFICATE

SHEET 3 – DEDICATION AND ACKNOWLEDGMENT, APPROVAL OF SARPY COUNTY SURVEYOR, CERTIFICATE OF SARPY COUNTY TREASURER, APPROVAL OF CITY OF GRETNA PLANNING COMMISSION, APPROVAL AND ACCEPTANCE OF GRETNA CITY COUNCIL, APPROVAL AND ACCEPTANCE OF CITY ENGINEER OF GRETNA, LOT AREA TABLE

N

SCALE: 1"=100'

VICINITY MAP



SECTION 25, T14N, R10E

NOTES

1. ALL EASEMENTS SHOWN ON THIS DRAWING AND IN THE DEDICATION ARE PERMANENT EASEMENTS GRANTED TO SANITARY IMPROVEMENT DISTRICT NO. 202 UNLESS SHOWN OTHERWISE.
2. CURRENT ZONING IS AG; PROPOSED ZONING FOR LOTS 111 THRU LOT 192 IS R2.
3. BUILDING SETBACKS FOR R2 ZONING SHALL BE AS FOLLOWS:
   FRONT AND REAR YARD – 25'
   STREET SIDE YARD – 15'
   INTERIOR SIDE YARD – 7.5'
4. DIRECT VEHICULAR ACCESS FROM LOTS 111–117, 131 AND 132 ONTO GRUENTHER ROAD IS HEREBY RELINQUISHED.

LINCOLN PLACE THIRD PLATTING

EDC ENGINEERING DESIGN CONSULTANTS

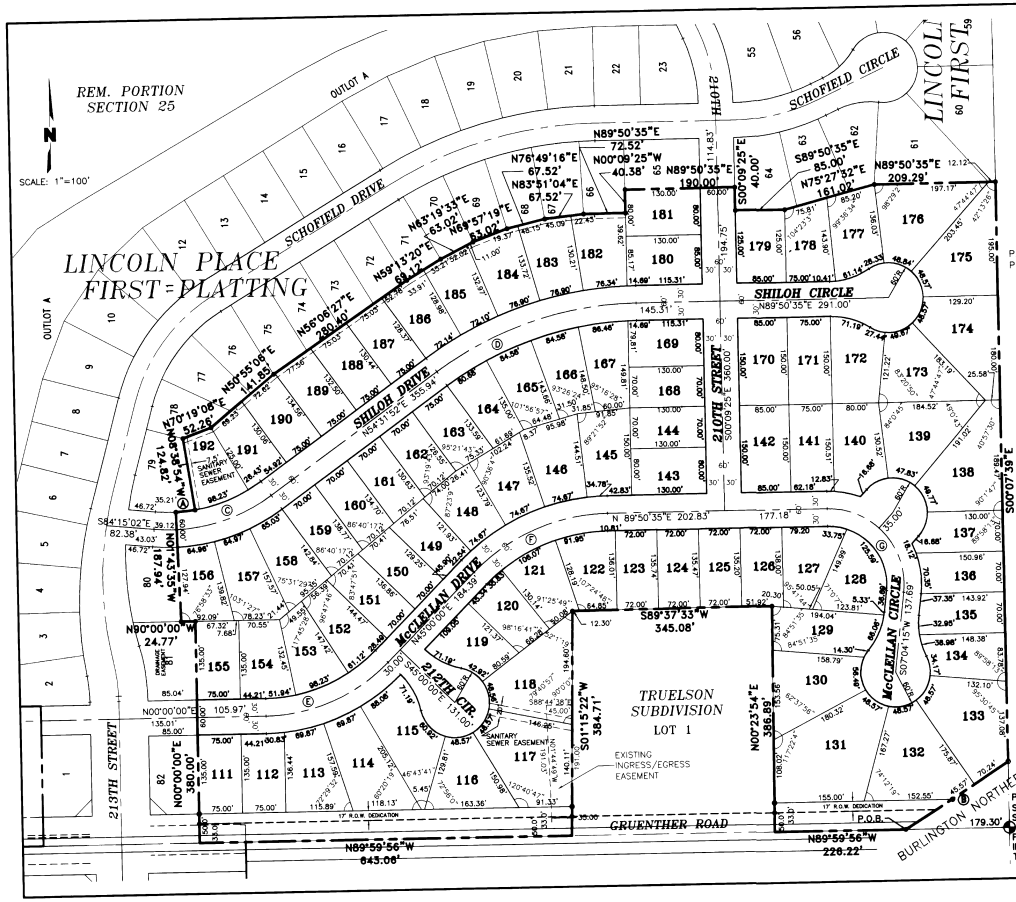
Design By: RLD | Project # 00-029
Drawn By: LEF | Drawing: SC1STP1
Checked By: RLD | Date: 02/26/02
By | Revisions | Date

LINCOLN PLACE THIRD PLATTING

CITY OF GRETNA, SARPY COUNTY, NEBRASKA

SHEET 1 OF 3

2002-26048 A



PROPERTY BOUNDARY CURVE DATA

(A) Δ=07°10'07" R=270.00' L=33.78' T=16.91' CB=N64°41'21"E LC=33.76'

(B) Δ=02°33'37" R=4734.43' L=211.54' T=105.80' CB=S57°49'18"W LC=211.54'

STREET CENTERLINE CURVE DATA

(C) Δ=37°44'32" R=300.00' L=176.67' T=90.98' CB=N77°24'08"E LC=174.13'

(D) Δ=35°18'42" R=600.00' L=369.78' T=190.98' CB=N72°11'13"E LC=363.96'

(E) Δ=45°00'00" R=300.00' L=235.62' T=124.25' CB=N87°30'00"E LC=229.61'

(F) Δ=44°50'34" R=330.00' L=258.28' T=136.16' CB=N87°25'17"E LC=251.77'

(G) Δ=97°13'40" R=130.00' L=220.60' T=147.53' CB=S41°32'35"E LC=195.07'

LEGEND

- ● =Corner Found (5/8" Rebar)
- ○ =Corner Set
- ◆ =Section Corner
- P.O.B. = Point of Beginning
- P.O.R. = Point of Reference
- =Section Line
- =Existing R.O.W.
- =Proposed R.O.W.
- = Lot Line
- = Limits of Platting

SURVEYORS' CERTIFICATE

A LEGAL DESCRIPTION OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE: N89°59'56"W, (AN ASSUMED BEARING), ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 179.30 FEET TO THE POINT OF BEGINNING; THENCE: CONTINUING N89°59'56"W, ON SAID LINE, A DISTANCE OF 226.22 FEET; THENCE: N00°23'54"E, ON THE EAST LINE OF LOT 1, TRUELSON SUBDIVISION, A DISTANCE OF 386.89 FEET; THENCE: S89°37'33"W, ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 345.08 FEET; THENCE: S01°15'22"W, ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 384.71 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE: N89°59'56"W, ON SAID LINE, A DISTANCE OF 643.06 FEET; THENCE: N00°00'00"E, A DISTANCE OF 380.00 FEET; THENCE: N90°00'00"W, A DISTANCE OF 24.77 FEET; THENCE: N01°43'35"W, A DISTANCE OF 187.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 33.78 FEET, A CHORD LENGTH OF 33.76 FEET AND A CHORD BEARING N84°41'21"E; THENCE: ON SAID CURVE, A DISTANCE OF 33.78 FEET TO THE POINT OF TANGENCY; THENCE: N08°36'54"W, A DISTANCE OF 124.82 FEET; THENCE: N70°19'08"E, A DISTANCE OF 52.28 FEET; THENCE: N50°55'06"E, A DISTANCE OF 141.85 FEET; THENCE: N58°06'27"E, A DISTANCE OF 280.40 FEET; THENCE: N59°13'20"E, A DISTANCE OF 89.12 FEET; THENCE: N63°19'33"E, A DISTANCE OF 63.02 FEET; THENCE: N69°57'19"E, A DISTANCE OF 63.02 FEET; THENCE: N76°49'16"E, A DISTANCE OF 67.52 FEET; THENCE: N83°51'04"E, A DISTANCE OF 67.52 FEET; THENCE: N89°50'35"E, A DISTANCE OF 72.52 FEET; THENCE: N00°09'25"W, A DISTANCE OF 40.38 FEET; THENCE: N89°50'35"E, A DISTANCE OF 190.00 FEET; THENCE: S00°09'25"E, A DISTANCE OF 40.00 FEET; THENCE: S89°50'35"E, A DISTANCE OF 85.00 FEET; THENCE: N75°27'32"E, A DISTANCE OF 161.02 FEET; THENCE: N89°50'35"E, A DISTANCE OF 209.29 FEET, TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE: S00°07'39"E, ON SAID EAST LINE, A DISTANCE OF 995.33 FEET TO A POINT ON THE NORTHERLY RAILROAD RIGHT-OF-WAY LINE AND THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 4734.43 FEET, AN ARC LENGTH OF 211.56 FEET, A CHORD LENGTH OF 211.54 FEET AND A CHORD BEARING S57°49'18"W; THENCE: ON SAID CURVE, A DISTANCE OF 211.56 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 29.166 ACRES, (82 LOTS), INCLUDING 0.487 ACRES OF COUNTY ROAD RIGHT-OF-WAY MORE OR LESS.

APRIL 16, 2002 — DATE

R. Russell Orr — L.S. 516

R. RUSSELL ORR — L.S. NO. 516
R. RUSSELL ORR LAND SURVEYING
7130 MORTON ST.
LINCOLN, NE 68507

NEBRASKA REGISTERED LS-516 LAND SURVEYOR R. RUSSELL ORR

REGISTERED PROFESSIONAL ENGINEER ROBERT L. DEAN E-3917 STATE OF NEBRASKA

LINCOLN PLACE THIRD PLATTING

EDC ENGINEER NE DESIGN CONSULTANTS

Drawn By: LEF | Drawing: SC157P1
Checked By: RLD | Date: 02/26/02
By: | Revisions | Date

LINCOLN PLACE THIRD PLATTING
CITY OF GRETNA, SARPY COUNTY, NEBRASKA

SHEET 2 OF 3

2002-26048 B

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT LINCOLN DEVELOPMENT L.L.C., OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS LINCOLN PLACE THIRD PLATTING, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, 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 POLES, WIRES, CROSSARMS, DOWN GUYS, ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (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 SUBDIVISION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED, IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. 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 HEREIN GRANTED, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE CITY OF GRETNA, AND SANITARY AND IMPROVEMENT DISTRICT #202 OF SARPY COUNTY NEBRASKA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREIN AND THERON PIPES FOR THE TRANSMISSION OF WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING THE FRONT BOUNDARY LOT LINES OF LOTS 116-118, INCLUSIVE, LOTS 130-142, INCLUSIVE, LOTS 145-155, INCLUSIVE, LOTS 174-179, INCLUSIVE, AND LOTS 182-192 INCLUSIVE, AND A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING THE STREET-SIDE BOUNDARY LOT LINES OF LOTS 119, 142, 143, 170, 179 AND 180. 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 THEREOF, THIS 11th DAY OF April 20 02 FOR LINCOLN DEVELOPMENT, L.L.C.; A NEBRASKA LIMITED LIABILITY COMPANY.

BY: Barbara Shaw
BARBARA SHAW, MANAGER

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF SARPY

ON THIS 11th DAY OF April 20 02, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY, APPEARED BARBARA SHAW, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS MANAGER OF LINCOLN DEVELOPMENT, L.L.C.; A NEBRASKA LIMITED LIABILITY COMPANY, AND SHE DID ACKNOWLEDGE HER EXECUTION OF THE FOREGOING DEDICATION TO BE HER VOLUNTARY ACT AND DEED AS SUCH OFFICER AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

MY COMMISSION EXPIRES ON THE 1st DAY OF June 20 05.

Jane L McDonald
NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
JANE L. McDONALD
My Comm. Exp. June 1, 2005

APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE THIS PLAT OF LINCOLN PLACE THIRD PLATTING (LOTS 11 THOROUGH 192, INCLUSIVE) ON THIS 17th DAY OF April 20 02.

ATTEST: Ron A. Ly
SARPY COUNTY SURVEYOR

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

COUNTY TREASURER CERTIFICATE

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

ATTEST: Ruth
SARPY COUNTY TREASURER
DEPUTY

6/20/02
DATE

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

APPROVAL OF CITY PLANNING COMMISSION

THIS PLAT OF LINCOLN PLACE THIRD PLATTING WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF GRETNA ON THIS 22nd DAY OF January 20 02.

CHAIRMAN, CITY PLANNING COMMISSION

APPROVAL OF CITY COUNCIL

THIS PLAT OF LINCOLN PLACE THIRD PLATTING WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF GRETNA ON THIS 19th DAY OF February 20 02.

CITY CLERK

GENERAL NOTARY - State of Nebraska
PAMELA A. BUETHE
My Comm. Exp. March 13, 2006

Pamela A. Buethe

APPROVAL OF CITY ENGINEER

THIS PLAT OF LINCOLN PLACE THIRD PLATTING WAS APPROVED AND ACCEPTED BY THE CITY ENGINEER OF GRETNA, NEBRASKA ON THIS 19th DAY OF July 20 02.

CITY ENGINEER

LOT AREA TABLE

LOT NO.	AREA IN SF.		AREA IN AC.		LOT NO.	AREA IN SF.		AREA IN AC.	
111	10,123.91	SF	0.2324	AC.	153	10,319.55	SF	0.2369	AC
112	10,139.77	SF	0.2328	AC.	154	11,213.66	SF	0.2574	AC
113	13,293.88	SF	0.3052	AC.	155	10,123.94	SF	0.2324	AC
114	15,915.96	SF	0.3654	AC.	156	10,337.49	SF	0.2373	AC
115	15,494.88	SF	0.3557	AC.	157	12,226.69	SF	0.2807	AC
116	13,321.12	SF	0.3058	AC.	158	11,827.76	SF	0.2716	AC
117	21,000.11	SF	0.4821	AC.	159	9,859.26	SF	0.2263	AC
118	18,187.30	SF	0.4175	AC.	160	9,571.23	SF	0.2197	AC
119	10,881.93	SF	0.2498	AC.	161	9,288.25	SF	0.2132	AC
120	9,312.81	SF	0.2138	AC.	162	9,001.27	SF	0.2066	AC
121	10,734.36	SF	0.2464	AC.	163	9,755.51	SF	0.2240	AC
122	11,324.20	SF	0.2600	AC.	164	9,611.56	SF	0.2207	AC
123	9,783.23	SF	0.2246	AC.	165	10,405.11	SF	0.2389	AC
124	9,763.58	SF	0.2241	AC.	166	10,740.76	SF	0.2466	AC
125	9,743.54	SF	0.2237	AC.	167	10,973.58	SF	0.2519	AC
126	9,745.21	SF	0.2237	AC.	168	9,100.00	SF	0.2089	AC
127	11,510.73	SF	0.2643	AC.	169	10,399.07	SF	0.2387	AC
128	12,346.05	SF	0.2834	AC.	170	12,750.00	SF	0.2927	AC
129	13,492.27	SF	0.3097	AC.	171	11,250.00	SF	0.2583	AC
130	16,474.99	SF	0.3782	AC.	172	12,143.58	SF	0.2788	AC
131	26,990.85	SF	0.6196	AC.	173	15,070.02	SF	0.3460	AC
132	20,458.26	SF	0.4697	AC.	174	17,824.21	SF	0.4092	AC
133	18,836.85	SF	0.4325	AC.	175	18,134.61	SF	0.4161	AC
134	10,871.20	SF	0.2495	AC.	176	17,708.40	SF	0.4065	AC
135	10,394.98	SF	0.2373	AC.	177	12,100.03	SF	0.2778	AC
136	10,136.51	SF	0.2327	AC.	178	10,732.12	SF	0.2464	AC
137	9,983.58	SF	0.2292	AC.	179	10,824.78	SF	0.2439	AC
138	10,890.37	SF	0.4337	AC.	180	10,399.92	SF	0.2387	AC
139	16,005.23	SF	0.3674	AC.	181	11,050.84	SF	0.2537	AC
140	12,896.40	SF	0.2961	AC.	182	10,903.60	SF	0.2503	AC
141	11,262.20	SF	0.2583	AC.	183	11,262.36	SF	0.2585	AC
142	12,750.00	SF	0.2927	AC.	184	11,395.58	SF	0.2616	AC
143	10,400.00	SF	0.2388	AC.	185	10,423.18	SF	0.2393	AC
144	9,100.00	SF	0.2089	AC.	186	10,199.70	SF	0.2342	AC
145	12,407.70	SF	0.2848	AC.	187	9,705.29	SF	0.2228	AC
146	12,423.80	SF	0.2852	AC.	188	9,860.09	SF	0.2264	AC
147	11,262.88	SF	0.2586	AC.	189	10,014.88	SF	0.2299	AC
148	10,732.49	SF	0.2464	AC.	190	9,931.59	SF	0.2280	AC
149	9,083.42	SF	0.2085	AC.	191	9,601.05	SF	0.2204	AC
150	9,314.09	SF	0.2138	AC.	192	9,533.23	SF	0.2189	AC
151	9,846.82	SF	0.2260	AC.					
152	10,741.87	SF	0.2466	AC.					

LINCOLN PLACE THIRD PLATTING

·EDC·
ENGINEERING DESIGN CONSULTANTS

Design By: RLD Project # 00-029
Drawn By: LJT Drawing: SC1STP1
Checked By: RL Date: 02/26/02
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LINCOLN PLACE THIRD PLATTING
CITY OF GRETNA, SARPY COUNTY, NEBRASKA

SHEET 3 OF 3