

FILED SARPY CO. NE
INSTRUMENT NUMBER
2003-20660
2003 APR 18 A 9:47Z

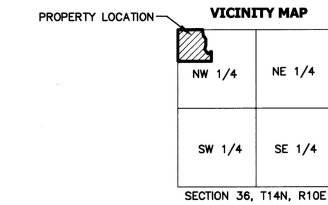
2003-20660

REGISTER OF DEEDS

Counter 111
Verify MD
D.E. MD
Proof MD
Fee \$ 14.00
Ck ☒ Cash ☐ Chg ☐
2426

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



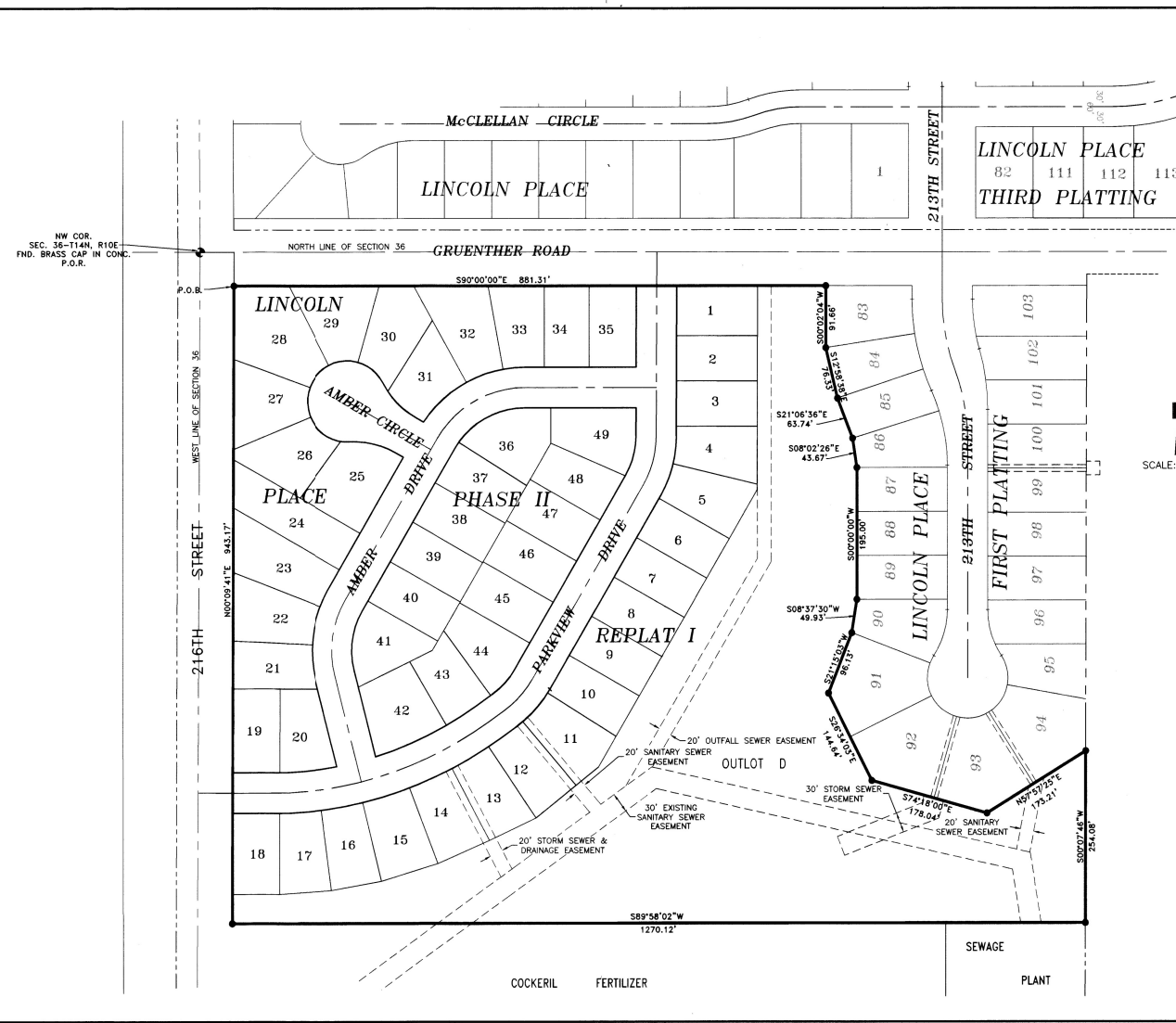
SCALE: 1"=100'

- 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 R-4, PROPOSED IS R-2.
 3. BUILDING SETBACKS FOR R-2 ZONING SHALL BE AS FOLLOWS:
FRONT AND REAR YARD - 25'
STREET SIDE YARD - 15'
INTERIOR SIDE YARD - 10% OF LOT WIDTH
 4. DIRECT VEHICULAR ACCESS FROM LOTS 1, 28 THRU 30, INCLUSIVE AND 32 THRU 35, INCLUSIVE, ONTO GRUENTHER ROAD AND FROM LOTS 18, 19, 21 THRU 24, INCLUSIVE AND 26 THRU 28, INCLUSIVE, ONTO 216TH STREET IS HEREBY RELINQUISHED.
 5. A PERMANENT DRAINAGE EASEMENT IS HEREBY GRANTED OVER THE ENTIRETY OF OUTLOT D.

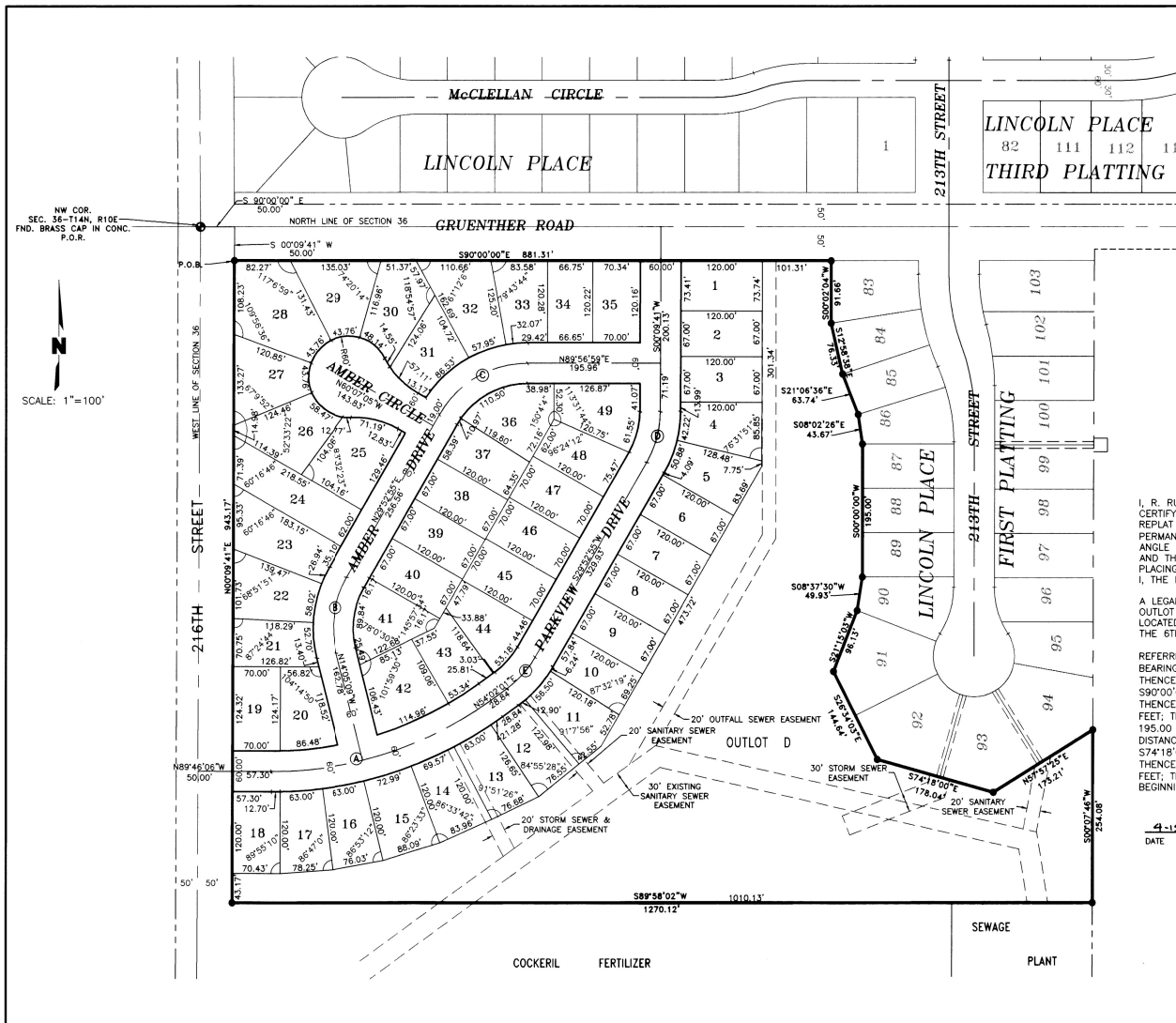
LINCOLN PLACE PHASE II REPLAT I

LINCOLN PLACE PHASE II REPLAT I
CITY OF GRETNA, SARPY COUNTY, NEBRASKA

SHEET
1 OF 3



2003 20660 A



STREET CENTERLINE CURVE DATA

- A** $\Delta=107'25''03''$
 $R=550.00'$
 $L=346.80'$
 $T=179.39'$
 $CB=N72'05''50''E$
 $LC=341.09'$
- B** $\Delta=38'11''50''$
 $R=150.00'$
 $L=115.11'$
 $T=86.72'$
 $CB=N07'53''53''E$
 $LC=112.30'$
- C** $\Delta=60'04''04''$
 $R=150.00'$
 $L=157.26'$
 $T=86.72'$
 $CB=N59'54''57''E$
 $LC=150.15'$
- D** $\Delta=29'43''14''$
 $R=150.00'$
 $L=77.81'$
 $T=39.80'$
 $CB=S15'01''18''W$
 $LC=76.94'$
- E** $\Delta=24'09''06''$
 $R=150.00'$
 $L=63.23'$
 $T=32.09'$
 $CB=S41'57''28''W$
 $LC=62.76'$

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

NOTE

DIRECT VEHICULAR ACCESS FROM LOTS 1, 28 THRU 30, INCLUSIVE AND 32 THRU 35, INCLUSIVE ONTO GRUENTHER ROAD AND FROM LOTS 18, 19, 21 THRU 24, INCLUSIVE AND 26 THRU 28, INCLUSIVE ONTO 216TH STREET IS HEREBY RELINQUISHED.

SURVEYORS' CERTIFICATE

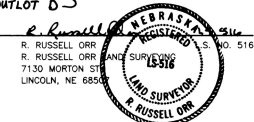
I, R. RUSSELL ORR, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF LINCOLN PLACE, PHASE II REPLAT I, HAS BEEN MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I SHALL INSTALL PERMANENT IRON PINS (5/8-INCH X 24-INCH REBAR) AT THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES UPON COMPLETION OF THE GRADING, AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF GRETNA, NEBRASKA, TO INSURE THE PLACING OF PERMANENT IRON PINS AS SHOWN ON THIS PLAT OF LINCOLN PLACE PHASE II REPLAT I, THE LIMITS AND BOUNDARIES OF SAID PLAT ARE AS FOLLOWS:

A LEGAL DESCRIPTION OF A TRACT OF LAND COMPOSED OF LOTS 104 THRU 110, INCLUSIVE, AND OUTLOT D, LINCOLN PLACE, SECOND PLATTING NOW KNOWN AS LINCOLN PLACE PHASE II REPLAT I LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., GRETNA, SARPY COUNTY, NEBRASKA AND MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF SAID SECTION 36; THENCE: S90°00'00"E, (AN ASSUMED BEARING), ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 50.00 FEET; THENCE: S00°09'41"W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE: S90°00'00"E, A DISTANCE OF 881.31 FEET; THENCE: S00°02'04"W, A DISTANCE OF 91.66 FEET; THENCE: S12°58'38"E, A DISTANCE OF 76.33 FEET; THENCE: S21°06'36"E, A DISTANCE OF 63.74 FEET; THENCE: S08°02'26"E, A DISTANCE OF 43.67 FEET; THENCE: S00°00'00"W, A DISTANCE OF 195.00 FEET; THENCE: S08°37'30"W, A DISTANCE OF 49.93 FEET; THENCE: S21°15'03"W, A DISTANCE OF 96.13 FEET; THENCE: S26°34'03"E, A DISTANCE OF 144.64 FEET; THENCE: S74°18'00"E, A DISTANCE OF 178.04 FEET; THENCE: N57°57'25"E, A DISTANCE OF 173.21 FEET; THENCE: S00°07'46"W, A DISTANCE OF 254.08 FEET; THENCE: S89°58'02"W, A DISTANCE OF 1270.12 FEET; THENCE: N00°09'41"E, ON SAID LINE, A DISTANCE OF 943.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 49 LOTS AND A CALCULATED AREA OF 21.37 ACRES MORE OR LESS.

AND OUTLOT D

4-15-03
DATE



LINCOLN PLACE PHASE II REPLAT I

ENGINEERING DESIGN CONSULTANTS

<p>Design By: RLD Drawn By: NLT Checked By: RLD Date: 11/24/02</p>	<p>Project #: 01-072 Drawing: FPH1_001.DWG Date: 11/24/02 Revisions per city planning</p>
<p>LINCOLN PLACE PHASE II REPLAT I</p> <p>CITY OF GRETNA, SARPY COUNTY, NEBRASKA</p>	
<p>SHEET 2 OF 3</p>	

2003-20660B

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 HEREINAFTER KNOWN AS LINCOLN PLACE PHASE II REPLAT I 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, OWEST 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 S.J.D. #202, 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 WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL STREETS. 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.

THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE, INCLUDING FENCES OR OTHER IMPROVEMENTS WHICH OBSTRUCT DRAINAGE SHALL BE PROHIBITED OVER, UPON OR UNDER ANY STORM DRAIN EASEMENT OR DRAINAGE EASEMENT THEREON.

IN WITNESS WHEREOF, THIS 27 DAY OF December, 2002, FOR LINCOLN DEVELOPMENT, L.L.C.; A NEBRASKA LIMITED LIABILITY COMPANY.

BY: Barbara Udes Shaw
BARBARA UDES SHAW, MANAGER

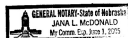
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF SARPY

ON THIS 27 DAY OF December, 2002, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY, APPEARED BARBARA UDES 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 12 DAY OF June, 2005

Jane L. McDonald
NOTARY PUBLIC



APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE THIS PLAT OF LINCOLN PLACE PHASE II REPLAT I (LOTS 1 THROUGH 49, INCLUSIVE) ON THIS 27

2002.

ATTEST: [Signature]
SARPY COUNTY SURVEYOR



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: [Signature] DATE 12-12-02 [Signature] 1-17-2003
SARPY COUNTY TREASURER



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

ATTEST: [Signature] DATE 12-12-02
SARPY COUNTY TREASURER

APPROVAL OF CITY PLANNING COMMISSION
THIS PLAT OF LINCOLN PLACE PHASE II REPLAT I WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF GRETNA ON THIS 26 DAY OF Nov, 2002.
[Signature]
CHAIRMAN, CITY PLANNING COMMISSION

APPROVAL OF CITY COUNCIL

THIS PLAT OF LINCOLN PLACE PHASE II REPLAT I WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF GRETNA ON THIS 17 DAY OF Dec, 2002.

[Signature] [Signature]
MAYOR CITY CLERK

APPROVAL OF CITY ENGINEER

THIS PLAT OF LINCOLN PLACE PHASE II REPLAT I WAS APPROVED AND ACCEPTED BY THE CITY ENGINEER OF GRETNA, NEBRASKA ON THIS 17 DAY OF Dec, 2002.

[Signature]
CITY ENGINEER

LOT AREA TABLE		
LOT NO.	AREA IN SF.	AREA IN AC.
1	8,829.411 SF	0.2027 AC.
2	8,040.00 SF	0.1846 AC.
3	8,040.00 SF	0.1846 AC.
4	8,648.92 SF	0.1986 AC.
5	8,987.85 SF	0.2086 AC.
6	8,040.00 SF	0.1846 AC.
7	8,040.00 SF	0.1846 AC.
8	8,040.00 SF	0.1846 AC.
9	8,040.00 SF	0.1846 AC.
10	8,000.15 SF	0.1837 AC.
11	9,345.08 SF	0.2145 AC.
12	8,671.24 SF	0.1991 AC.
13	8,546.39 SF	0.1962 AC.
14	9,146.99 SF	0.2100 AC.
15	9,589.34 SF	0.2201 AC.
16	8,293.80 SF	0.1904 AC.
17	8,421.69 SF	0.1933 AC.
18	8,420.12 SF	0.1933 AC.
19	8,701.98 SF	0.1998 AC.
20	8,705.44 SF	0.1998 AC.
21	8,208.01 SF	0.1884 AC.
22	9,912.22 SF	0.2276 AC.
23	11,830.87 SF	0.2716 AC.
24	12,452.76 SF	0.2859 AC.
25	11,882.57 SF	0.2723 AC.
26	9,995.07 SF	0.2295 AC.
27	9,984.05 SF	0.2292 AC.
28	14,883.94 SF	0.3412 AC.
29	10,159.60 SF	0.2332 AC.
30	10,055.01 SF	0.2308 AC.
31	8,605.57 SF	0.1976 AC.
32	11,377.98 SF	0.2612 AC.
33	8,780.96 SF	0.2016 AC.
34	8,020.76 SF	0.1841 AC.
35	8,433.64 SF	0.1936 AC.
36	9,891.78 SF	0.2271 AC.
37	8,021.63 SF	0.1842 AC.
38	8,040.00 SF	0.1846 AC.
39	8,040.00 SF	0.1846 AC.
40	8,040.00 SF	0.1846 AC.
41	8,994.29 SF	0.2068 AC.
42	10,906.36 SF	0.2504 AC.
43	8,036.73 SF	0.1845 AC.
44	8,732.88 SF	0.2005 AC.
45	8,400.00 SF	0.1928 AC.
46	8,400.00 SF	0.1928 AC.
47	8,400.00 SF	0.1928 AC.
48	8,248.04 SF	0.1893 AC.
49	9,760.50 SF	0.2241 AC.
OUTLOT D	350,741.53 SF	8.0450 AC

LINCOLN PLACE PHASE II REPLAT I



Design By: RLD
Drawn By: NCH
Checked By: RLD
By: [Signature]
Project #: 00-029
Drawing: FP-TEXT
Date: 11/04/02
Revisions per City Planning

LINCOLN PLACE PHASE II REPLAT I
CITY OF GRETNA, SARPY COUNTY, NEBRASKA

SHEET
3 OF 3