

# RIVER OAKS

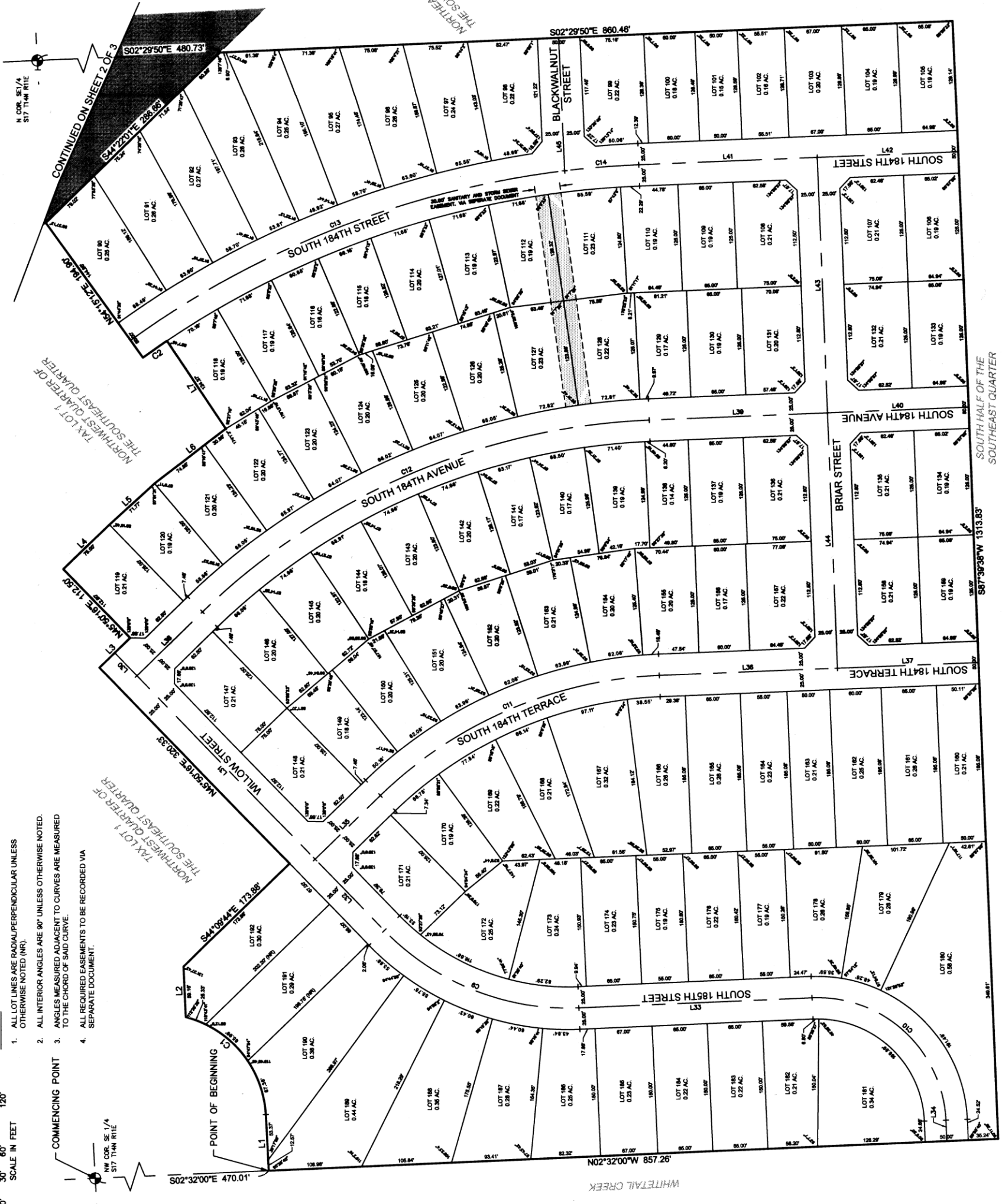
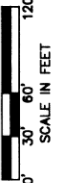
## LOTS 81 THRU 192 AND OUTLOTS K, L, M AND N INCLUSIVE

BEING A REPLAT OF LOT 28 AND OUTLOTS B, G, AND I, RIVER OAKS, A PLATTED AND RECORDED SUBDIVISION LOCATED IN SARPY COUNTY, NEBRASKA, OUTLOT 'A', RIVER OAKS REPLAT 3, A PLATTED AND RECORDED SUBDIVISION LOCATED IN SARPY COUNTY, NEBRASKA, AND A PART OF TAX LOT 1 IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

- ### LEGEND
- PROPERTY BOUNDARY
  - EXISTING PROPERTY LINE
  - EXISTING SECTION LINE
  - EXISTING EASEMENT LINE
  - - - PROPOSED EASEMENT LINE
  - · - · - EXISTING 3-14-20 SETBACK

### NOTES:

1. ALL LOT LINES ARE RADIAL/PERPENDICULAR UNLESS OTHERWISE NOTED (WR).
2. ALL INTERIOR ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ANGLES MEASURED ADJACENT TO CURVES ARE MEASURED TO THE CHORD OF SAID CURVE.
4. ALL REQUIRED EASEMENTS TO BE RECORDED VIA SEPARATE DOCUMENT.



FILED SARPY COUNTY NEBRASKA  
INSTRUMENT NUMBER  
2017-21764  
09/08/2017 4:14:32 PM  
REGISTER OF DEEDS



### LEGAL DESCRIPTION

**TRACT 1**  
A TRACT OF LAND BEING A REPLAT OF LOT 28 AND OUTLOTS B, G, AND I, RIVER OAKS (LOTS 1 THRU 80 AND OUTLOTS A THRU J INCLUSIVE), A SUBDIVISION PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, AND OUTLOT 'A', RIVER OAKS REPLAT 3, A SUBDIVISION PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 561,909.30 SQ. FT. OR 12,900 ACRES MORE OR LESS.

**TRACT 2**  
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 17; THENCE SOUTH ON THE WEST LINE OF SAID SOUTHEAST QUARTER ON AN ASSUMED BEARING OF S02°32'00"E, 470.01 FEET TO THE POINT OF BEGINNING; THENCE N87°02'20"E, 85.94 FEET TO A POINT OF CURVATURE; THENCE ON A 125.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 158.88 FEET (LONG CHORD BEARS N50°40'17"E, 148.24 FEET); THENCE N45°50'16"E, 320.33 FEET; THENCE N87°20'00"E, 59.16 FEET; THENCE S44°09'44"E, 173.88 FEET; THENCE S44°09'44"E, 75.00 FEET; THENCE S44°09'44"E, 50.00 FEET; THENCE S37°26'08"E, 105.71 FEET; THENCE N56°05'39"E, 124.37 FEET TO A POINT OF CURVATURE; THENCE ON A 1075.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 34.54 FEET (LONG CHORD BEARS N34°49'34"W, 34.54 FEET); THENCE N54°15'12"E, 194.90 FEET; THENCE S44°22'01"E, 286.66 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S02°29'50"E ON SAID EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 860.46 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17; THENCE S87°39'38"W ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 133.83 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE N02°32'00"W ON SAID WEST LINE OF THE SOUTHEAST QUARTER, 87.26 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 1,242,964.74 SQ. FT. OR 28.535 ACRES MORE OR LESS.

SAID TRACTS 1 AND 2 CONTAIN A CALCULATED AREA OF 1,804,862.01 SQ. FT. OR 41.429 ACRES MORE OR LESS.

### REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

2017

SARPY COUNTY

RIVER OAKS  
(LOTS 81 THRU 192 AND OUTLOTS K, L, M AND N)

FINAL PLAT

### CENTERLINE CURVE DATA TABLE

CURVE ID	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C12	800.00'	583.47'	S27°16'00"E	570.82'
C13	1100.00'	583.14'	S37°20'28"E	547.33'
C14	1100.00'	87.37'	S04°38'18"E	87.34'
C19	300.00'	253.37'	S27°30'00"W	245.82'
C10	150.00'	236.03'	S42°32'40"W	212.42'
C11	500.00'	384.87'	S27°16'00"E	358.64'

### BOUNDARY LINE TABLE

LINE ID	DIRECTION	LENGTH
L1	N87°02'20"E	85.84'
L2	N87°20'00"E	56.16'
L3	S44°09'44"E	50.00'
L4	S44°09'44"E	75.00'
L5	S37°26'08"E	105.71'
L6	S44°22'01"E	71.77'
L7	N45°50'16"E	124.37'

### CENTERLINE DATA TABLE

LINE ID	DIRECTION	LENGTH
L38	S44°09'44"E	107.46'
L39	S27°22'28"E	208.89'
L40	S27°22'28"E	185.00'
L41	S27°22'28"E	208.87'
L42	S27°22'28"E	185.00'
L43	S87°39'38"W	300.00'
L44	S87°39'38"W	300.00'
L45	N87°02'20"E	106.83'
L30	S45°50'16"W	37.35'
L31	S45°50'16"W	118.96'
L32	S45°50'16"W	274.41'
L34	S87°37'30"W	24.59'
L35	S44°09'44"E	107.46'
L36	S27°22'28"E	208.91'
L37	S27°22'28"E	185.00'

### BOUNDARY CURVE TABLE

CURVE ID	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD LENGTH
C1	125.00'	92.00'	158.88'	N50°40'17"E	148.24'
C2	1075.00'	17.27'	34.54'	N34°49'34"W	34.54'

### SURVEYOR'S CERTIFICATION

I, TERRY L. ROTHANZL, 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 RIVER OAKS LOTS 81 THRU 192 AND OUTLOTS K, L, M AND N, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

TERRY L. ROTHANZL  
NEBRASKA L.S. 607  
DATE  
7-26-17

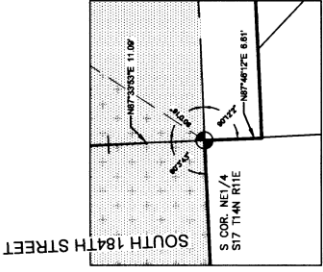
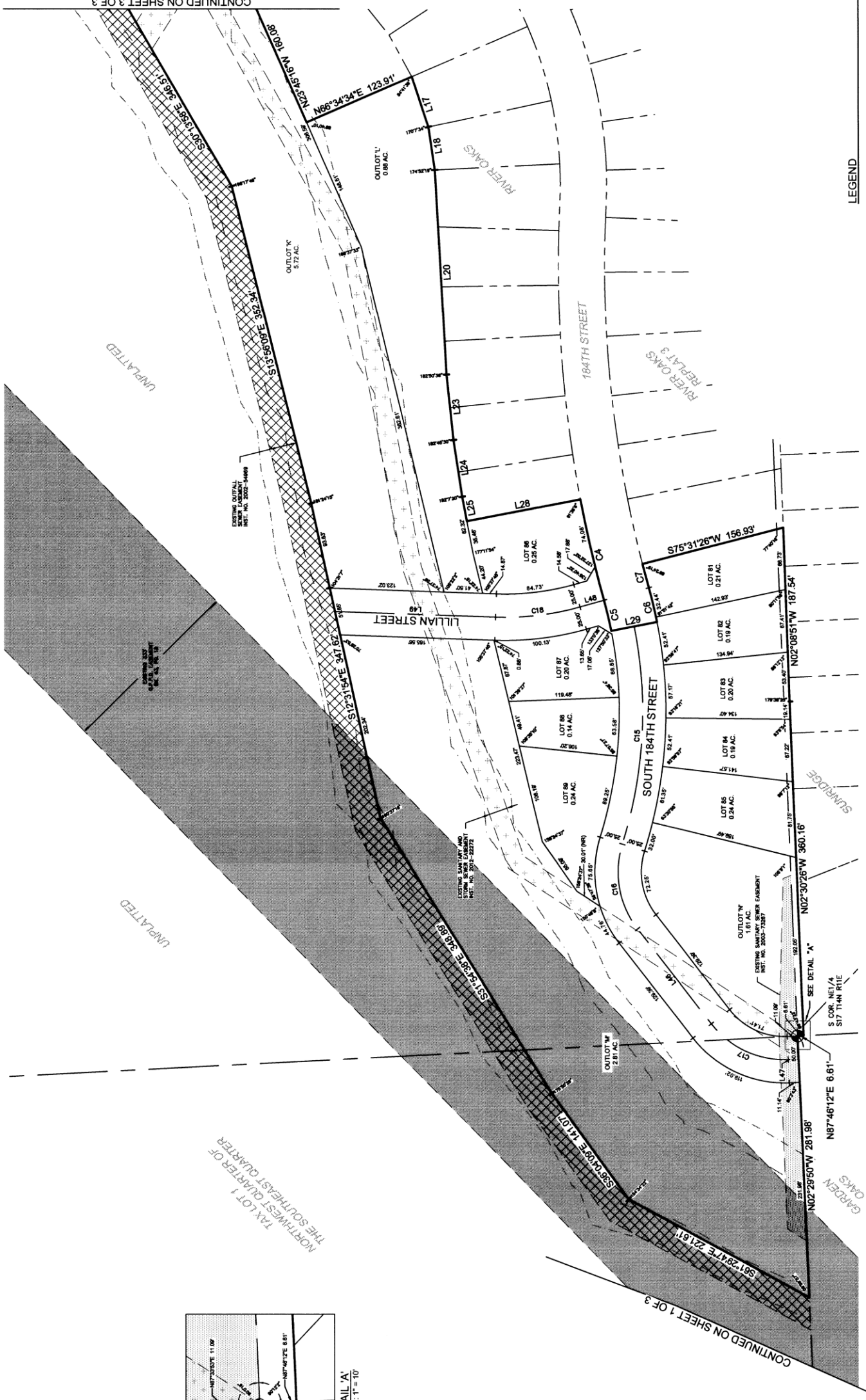
1 of 3 SHEET

2017-21764

# RIVER OAKS

## LOTS 81 THRU 192 AND OUTLOTS K, L, M AND N INCLUSIVE

BEING A REPLAT OF LOT 28 AND OUTLOTS B, G, AND I, RIVER OAKS, A PLATTED AND RECORDED SUBDIVISION LOCATED IN SARPY COUNTY, NEBRASKA, OUTLOT 'A', RIVER OAKS REPLAT 3, A PLATTED AND RECORDED SUBDIVISION LOCATED IN SARPY COUNTY, NEBRASKA, AND A PART OF TAX LOT 1 IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY NEBRASKA.



DETAIL 'A'  
SCALE: 1" = 10'

BOUNDARY CURVE TABLE					
CURVE ID	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD LENGTH
C4	1325.00'	55.82'	111.58'	S13°15'11\"/>	

BOUNDARY LINE TABLE		
LINE ID	DIRECTION	LENGTH
L17	S18°07'05\"/>	

CENTERLINE DATA TABLE		
LINE ID	DIRECTION	LENGTH
L48	S74°20'04\"/>	

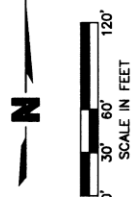
CENTERLINE CURVE DATA TABLE				
CURVE ID	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C18	300.00'	92.43'	S83°09'30\"/>	

### LEGEND

- PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING SECTION LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING 3.1+20 SETBACK
- EXISTING 3.1+50 SETBACK

### NOTES:

1. ALL LOT LINES ARE RADIAL/PERPENDICULAR UNLESS OTHERWISE NOTED (NR).
2. ALL INTERIOR ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ANGLES MEASURED ADJACENT TO CURVES ARE MEASURED TO THE CHORD OF SAID CURVE.
4. ALL REQUIRED EASEMENTS TO BE RECORDED VIA SEPARATE DOCUMENT.



CONTINUED ON SHEET 3 OF 3

CONTINUED ON SHEET 1 OF 3

**OLSSON ASSOCIATES**  
 2111 South 67th Street, Suite 200  
 Omaha, NE 68106  
 TEL: 402.341.1116  
 FAX: 402.341.5895  
 WWW.OLSSONASSOCIATES.COM

REV. NO.	DATE	REVISIONS DESCRIPTION

**SARPY COUNTY**  
 RIVER OAKS  
 (LOTS 81 THRU 192 AND OUTLOTS K, L, M AND N)  
 FINAL PLAT

drawn by: \_\_\_\_\_  
 checked by: \_\_\_\_\_  
 approved by: \_\_\_\_\_  
 project no.: 015-STATE  
 drawing no.: \_\_\_\_\_  
 date: 11.06.16

2017

SHEET 2 of 3

2017-21764 A

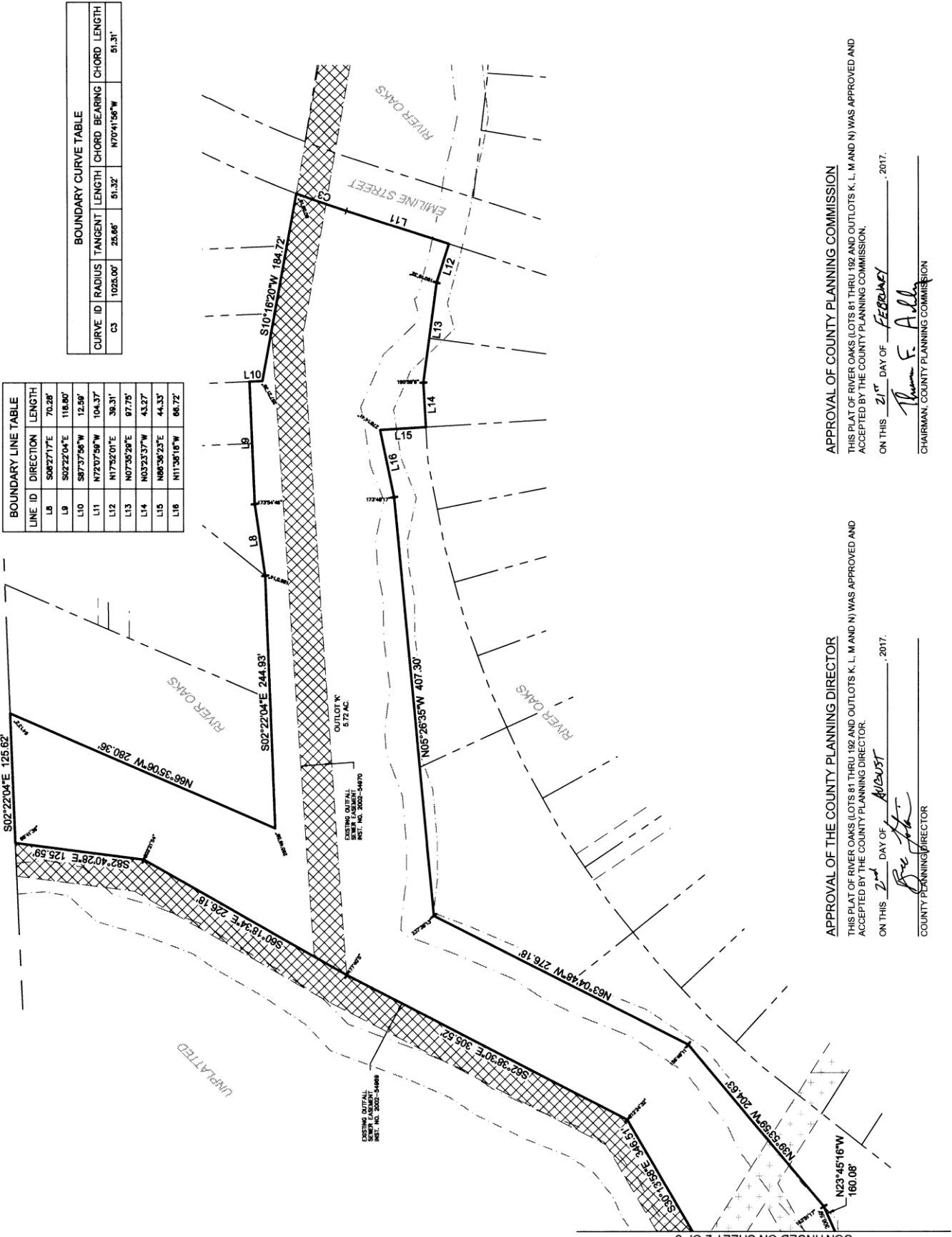
# RIVER OAKS

## LOTS 81 THRU 192 AND OUTLOTS K, L, M AND N INCLUSIVE

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CURVE ID	RADIUS	TANGENT	LENGTH	CHORD	BEARING	CHORD LENGTH
C3	1025.00'	25.66'	51.32'	N70°41'56"W	51.31'	

LINE ID	DIRECTION	LENGTH
L8	S02°27'17"E	70.28'
L9	S02°22'04"E	118.90'
L10	S07°37'56"W	12.59'
L11	N72°07'59"W	104.37'
L12	N17°52'01"E	36.31'
L13	N07°55'29"E	97.75'
L14	N03°23'37"W	43.27'
L15	N06°50'23"E	44.33'
L16	N11°36'18"W	66.72'



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE RIVER OAKS DEVELOPMENT, L.L.C. OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS RIVER OAKS LOTS 81 THRU 192 AND OUTLOTS K, L, M AND N, AND WE DO HEREBY RATEIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS UTILITIES TO USE THE CITY STREETS TO ELECTRICITY, TELEPHONE, CABLE TELEVISION, 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 THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 16-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 INTERIOR LOTS, AND 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. AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND OTHER UTILITIES, TO USE THE CITY STREETS TO ELECTRICITY, TELEPHONE, CABLE TELEVISION, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND WATER ON, THROUGH, UNDER AND ACROSS A (5) FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL CURVE-SAC STREETS AND ALONG ALL STREET FRONTS OF ALL CORNER LOTS, 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  
RIVER OAKS DEVELOPMENT, L.L.C.

*Peter W. Katt*  
PETER W. KATT  
ADMINISTRATIVE MEMBER

### ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA )  
COUNTY OF SARPY ) SS  
ON THIS 14 DAY OF August, 2017, BEFORE ME A NOTARY PUBLIC, DULY COMMISSIONED, AND KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, 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.

*Chante K. Grosh*  
NOTARY PUBLIC

### OWNER'S CERTIFICATE

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

RIVER OAKS DEVELOPMENT, L.L.C.  
*Peter W. Katt*  
PETER W. KATT  
ADMINISTRATIVE MEMBER  
DATE 8-1-2017

### LEGEND

_____	PROPERTY BOUNDARY
_____	EXISTING PROPERTY LINE
_____	EXISTING SECTION LINE
_____	EXISTING EASEMENT LINE
_____	PROPOSED EASEMENT LINE
_____	EXISTING 3-1+20 SETBACK
_____	EXISTING 3-1+50 SETBACK

### NOTES:

- ALL LOT LINES ARE RADIAL/PERPENDICULAR UNLESS OTHERWISE NOTED (NR).
- ALL INTERIOR ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ANGLES MEASURED ADJACENT TO CURVES ARE MEASURED TO THE CHORD OF SAID CURVE.
- ALL REQUIRED EASEMENTS TO BE RECORDED VIA SEPARATE DOCUMENT.

### APPROVAL OF COUNTY PLANNING COMMISSION

THIS PLAT OF RIVER OAKS LOTS 81 THRU 192 AND OUTLOTS K, L, M AND N WAS APPROVED AND ACCEPTED BY THE COUNTY PLANNING COMMISSION,  
ON THIS 21<sup>st</sup> DAY OF FEBRUARY, 2017.

*Thomas F. Adley*  
CHAIRMAN, COUNTY PLANNING COMMISSION

### APPROVAL OF THE COUNTY PLANNING DIRECTOR

THIS PLAT OF RIVER OAKS LOTS 81 THRU 192 AND OUTLOTS K, L, M AND N WAS APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS,  
ON THIS 2<sup>nd</sup> DAY OF AUGUST, 2017.

*Beate*  
COUNTY PLANNING DIRECTOR

### SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYORS CERTIFICATE AND EMBRACED IN THIS PLAT,  
ON THIS 2<sup>nd</sup> DAY OF August, 2017.

*65*  
SARPY COUNTY TREASURER

### APPROVAL OF THE COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF RIVER OAKS LOTS 81 THRU 192 AND OUTLOTS K, L, M AND N WAS APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS,  
ON THIS 25<sup>th</sup> DAY OF July, 2017.

*Donald Kelly*  
CHAIRMAN, BOARD OF COMMISSIONERS

### REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF RIVER OAKS LOTS 81 THRU 192 AND OUTLOTS K, L, M AND N WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE,  
ON THIS 2<sup>nd</sup> DAY OF August, 2017.

*Michael R. ...*  
SARPY COUNTY SURVEYOR/ENGINEER



REV. NO.	DATE	REVISIONS DESCRIPTION

2017

RIVER OAKS (LOTS 81 THRU 192 AND OUTLOTS K, L, M AND N)

SARPY COUNTY

FINAL PLAT

checked by: [ ]  
approved by: [ ]  
prepared by: [ ]  
drawing no.: 015-515  
date: 11.08.16

SHEET 3 of 3

2017-21764 B