

FILED SARPY COUNTY NEBRASKA  
INSTRUMENT NUMBER

2017-22823

COUNTER JS C.E. JS  
VERIFY JS D.F. JS  
PROOF an  
FEES \$ 40.00  
CHECK# 5328  
CHG \_\_\_\_\_ CASH \_\_\_\_\_  
REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
SHORT \_\_\_\_\_ NCR \_\_\_\_\_

09/20/2017 3:28:43 PM

*Floyd J. Dowling*

REGISTER OF DEEDS



[The space above the line is for recording data]

**CONSENT TO AND RATIFICATION OF FINAL PLAT**

KNOW ALL MEN BY THESE PRESENTS:

THAT the LEGACY HOMES OMAHA, LLC, a Nebraska limited liability company ("Legacy"), being the lawful owner of the following legally described real property, to-wit:

Lot 28, River Oaks, a Subdivision as surveyed, platted and recorded in Sarpy County, Nebraska;

does hereby affirm, acknowledge, ratify and approve the Final Plat attached hereto as Exhibit "A" (Instrument No. 2017-21764), which Final Plat replats Lot 28, River Oaks, into Lot 86, River Oaks, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska, as shown on said Final Plat, which Final Plat was approved by the Sarpy County Board on July 25, 2017 by Resolutions No. 2017-260.

This Consent and Ratification shall be operative as a consent and ratification of the Final Plat, as if the Final Plat had been executed by Legacy, including, but not limited to, the dedication of right-of-ways, grant of easements and restrictions as presented in said Final Plat of River Oaks, Phase II.

Executed this 18<sup>th</sup> day of September 2017.

LEGACY HOMES OMAHA, LLC, a Nebraska limited liability company,

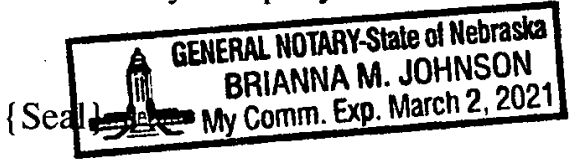
By: *Debra W. Ford*  
Its: *Maryann*

After recording return to:  
Larry A. Jobeun  
Fullenkamp Doyle & Jobeun  
11440 West Center Road  
Omaha, Nebraska 68144

A

STATE OF NEBRASKA )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of September, 2017, by Peter Katt, known to me to be the Manager of Legacy Homes Omaha, LLC, a Nebraska limited liability company, the same being his/her voluntary act and deed and the act and deed of said limited liability company.



Brianna M. Johnson  
Notary Public

After recording return to:  
Larry A. Jobeun  
Fullenkamp Doyle & Jobeun  
11440 West Center Road  
Omaha, Nebraska 68144

B

**EXHIBIT "A"**

**FINAL PLAT**

(Attached)

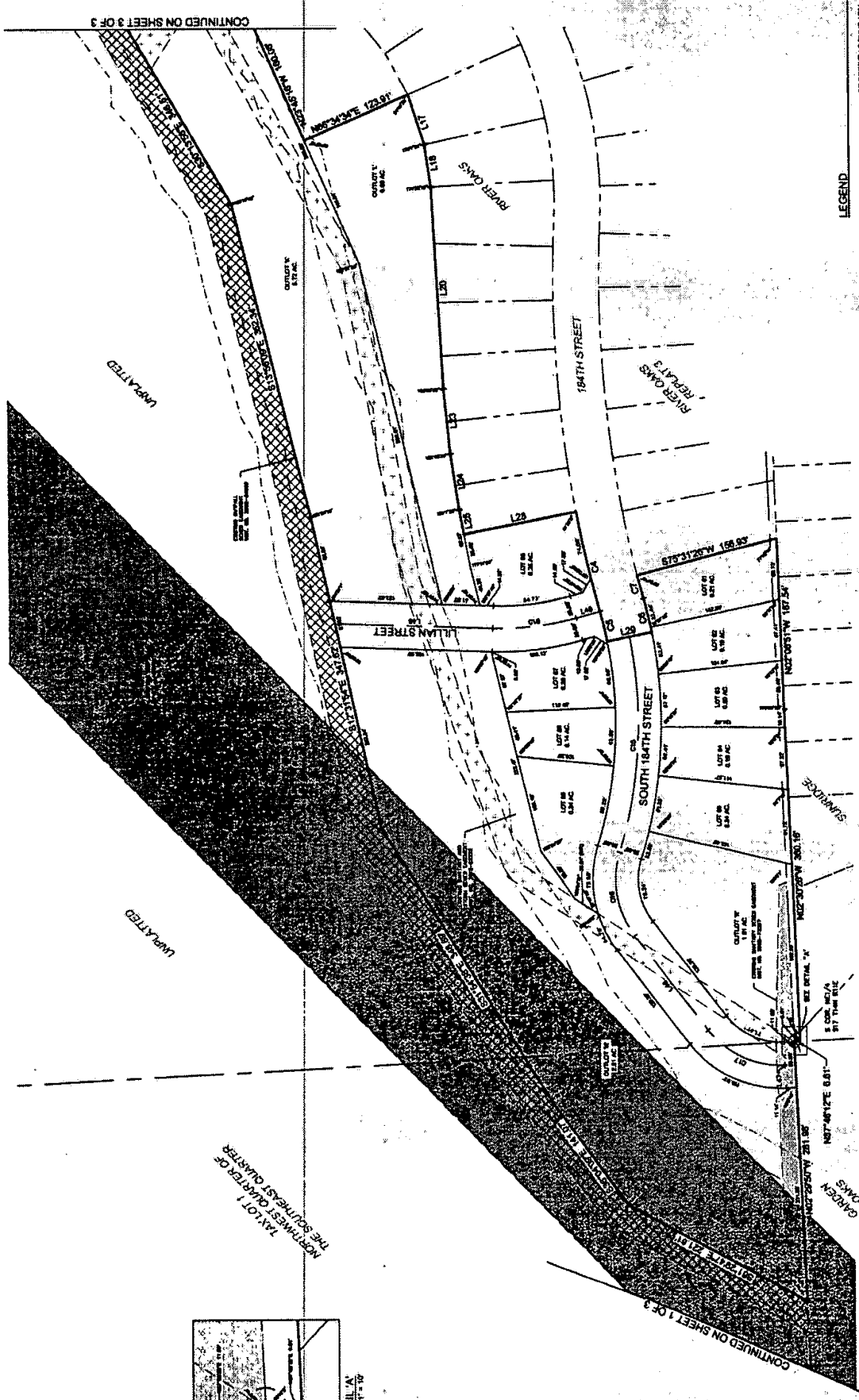
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Larry A. Jobeun  
Fullenkamp Doyle & Jobeun  
11440 West Center Road  
Omaha, Nebraska 68144



REV. NO.	DATE	REVISION DESCRIPTION

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

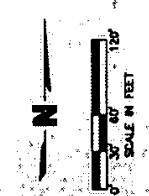
**RIVER OAKS**  
LOTS 81 THRU 192 AND OUTLOTS K, L, M AND N INCLUSIVE  
BEING A REPLAT OF LOT 28 AND OUTLOTS B, G, AND I, RIVER OAKS, A PLATTED AND RECORDED SUBDIVISION LOCATED IN SARPY COUNTY, NEBRASKA, OUTLOT 'A', RIVER OAKS REPLAT 3, A PLATTED AND RECORDED SUBDIVISION LOCATED IN SARPY COUNTY, NEBRASKA, 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 51.00 SETBACK
- EXISTING 51.00 SETBACK

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



**CENTERLINE CURVE DATA TABLE**

CURVE ID	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	138.00'	111.00'	S87°00'00"W	82.00'
C2	138.00'	111.00'	S87°00'00"W	82.00'
C3	138.00'	111.00'	S87°00'00"W	82.00'
C4	138.00'	111.00'	S87°00'00"W	82.00'

**CENTERLINE DATA TABLE**

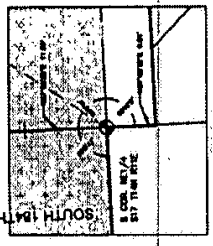
LINE ID	DIRECTION	LENGTH
L1	S87°00'00"W	34.00'
L2	S87°00'00"W	173.00'
L3	S87°00'00"W	123.00'
L4	S87°00'00"W	113.00'

**BOUNDARY LINE TABLE**

LINE ID	DIRECTION	LENGTH
L1	S87°00'00"W	34.00'
L2	S87°00'00"W	173.00'
L3	S87°00'00"W	123.00'
L4	S87°00'00"W	113.00'
L5	S87°00'00"W	34.00'
L6	S87°00'00"W	123.00'
L7	S87°00'00"W	113.00'
L8	S87°00'00"W	34.00'

**BOUNDARY CURVE TABLE**

CURVE ID	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD LENGTH
C1	138.00'	88.00'	111.00'	S87°00'00"W	82.00'
C2	138.00'	88.00'	111.00'	S87°00'00"W	82.00'
C3	138.00'	88.00'	111.00'	S87°00'00"W	82.00'
C4	138.00'	88.00'	111.00'	S87°00'00"W	82.00'



DATE: May 13, 2017 4:23pm  
DRAWN BY: [Name] CHECKED BY: [Name]  
PROJECT: RIVER OAKS (LOTS 81 THRU 192 AND OUTLOTS K, L, M AND N)  
SARPY COUNTY, NEBRASKA  
SCALE: AS SHOWN  
SHEET 2 OF 3

