

# RIVERVIEW ACRES II

BEING A REPLAT OF LOT 2, RIVERVIEW ACRES, LOCATED IN A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE SIXTH P.M., SARPY COUNTY, NEBRASKA.

- NOTES:**
- ALL LOTS SHALL ACCESS 234TH STREET BY USING THE PROPOSED ROAD ACCESS EASEMENT, SHOWN ON THIS PLAT.
  - ALL SANITARY SEWER SYSTEMS SHALL CONFORM WITH THE DESIGN STANDARDS AS SET FORTH BY SARPY COUNTY.
  - ALL LOTS SHALL ACCESS A COMMUNITY WELL PROVIDED BY SUBDIVIDER.

**BUILDING SETBACKS:**

(RESIDENTIAL ESTATES II ZONING)

FRONT YARD SETBACK: 35'  
REAR YARD SETBACK: 25'  
SIDEYARD SETBACK: 10'

**ZONING:**

CURRENT: REII (RESIDENTIAL ESTATES II)

PROPOSED: REII (RESIDENTIAL ESTATES II)

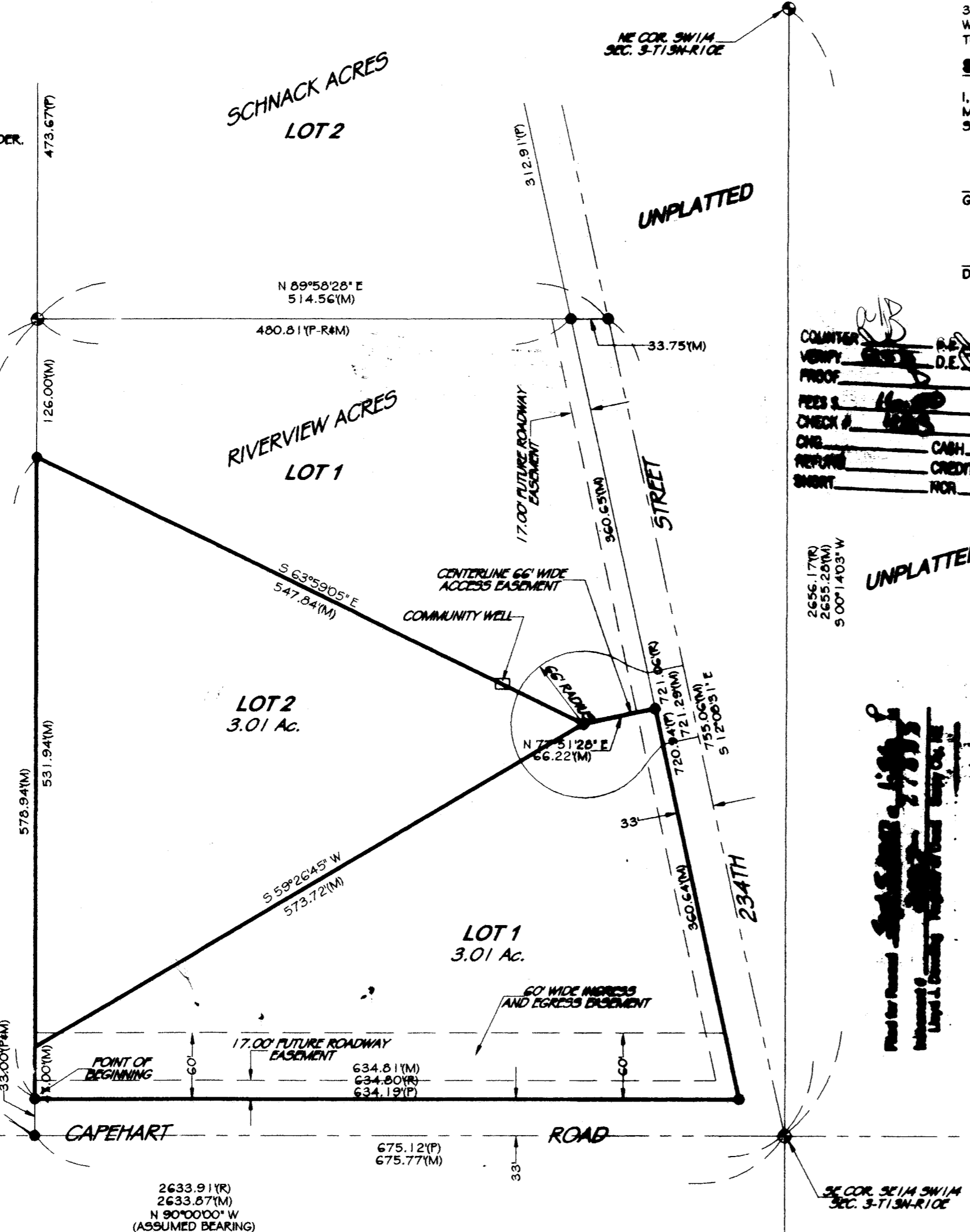
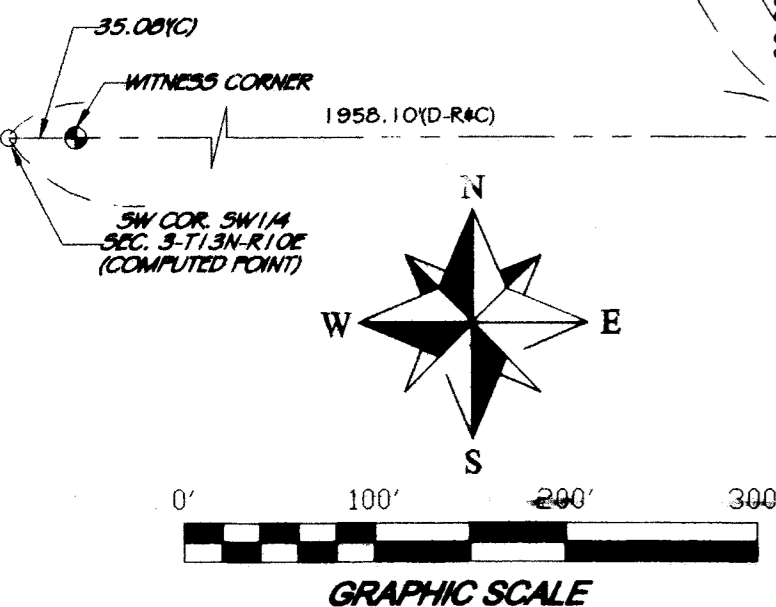
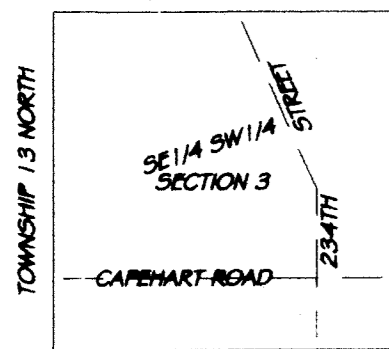
**LEGEND**

- MONUMENT FOUND (SEE REBARS, UNLESS NOTED OTHERWISE)
- MONUMENT SET (SEE REBARS WITH PLASTIC CAP +1.5" DIA. UNLESS NOTED OTHERWISE)
- TEMPORARY POINT
- C.T.P. CRIMPED TOP PIPE
- O.T.P. OPEN TOP PIPE
- C COMPUTED DISTANCE
- D DEEDED DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

NOTE: ALL BEARINGS ARE ASSUMED

**VICINITY SKETCH**

SARPY COUNTY NEBRASKA RANGE 10 EAST



SW 1/4 SEC. 10-T13N-R10E UNPLATTED

**SARPY COUNTY REGISTER OF DEEDS:**  
THIS ADMINISTRATIVE REPLAT WAS FILED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

SARPY COUNTY REGISTER OF DEEDS

**PERIMETER DESCRIPTION:**

A REPLAT OF LOT 2, RIVERVIEW ACRES, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE SIXTH P.M., SARPY COUNTY, NEBRASKA; THENCE N80°00'00"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTHWEST QUARTER, A DISTANCE OF 675.77 FEET TO A POINT BEING 1958.10 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE N00°11'09"E, A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CAPEHART ROAD, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING; THENCE CONTINUING N00°11'09"E ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 578.94 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE S63°59'05"E ON THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 547.84 FEET; THENCE N77°51'28"E CONTINUING ON SAID NORTH LINE, A DISTANCE OF 66.22 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 234TH STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 2; THENCE S12°08'31"E ON SAID WESTERLY RIGHT-OF-WAY LINE AND THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 360.64 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE CAPEHART ROAD, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 2; THENCE N80°00'00"W PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTHWEST QUARTER ON SAID NORTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 634.81 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 6.02 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATE:**

I, GARY L. SIEDSCHLAG, A REGISTERED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEBRASKA, HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION FOR THE ADMINISTRATIVE REPLAT DESCRIBED HEREON AND THAT PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY SURVEY AND ALL LOT CORNERS WITHIN SAID SUBDIVISION.

GARY L. SIEDSCHLAG, RLS 517  
08/24/07  
DATE:



**OWNERS AND MORTGAGE HOLDERS CERTIFICATION:**

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE THE OWNERS AND THE MORTGAGE HOLDER OF THE PROPERTY AS DESCRIBED IN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID ADMINISTRATIVE REPLAT AS SHOWN ON THIS PLAT.

OWNERS: Matt Hawkins  
MORTGAGE HOLDER: First Community Bank, Representative

MATT HAWKINS  
TRACY HAWKINS

**ACKNOWLEDGEMENT OF NOTARY:**

STATE OF NEBRASKA )  
COUNTY OF SARPY ) SS

ON THIS 5 DAY OF September, 2007, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME:  
Matt Hawkins, Tracy L. Hawkins, Harry Dunne PERSONALLY KNOWN  
TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR ON THE OWNERS AND MORTGAGE HOLDERS CERTIFICATION, AND THEY DID ACKNOWLEDGE THE EXECUTION TO BE THEIR VOLUNTARY ACT AND DEED.

DATE: 9-5-07 NOTARY PUBLIC: [Signature]

**SARPY COUNTY TREASURER'S CERTIFICATION:**

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

COUNTY TREASURER: [Signature]  
DATE: 9/5/07

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

**SARPY COUNTY DIRECTOR OF PLANNING & BUILDING APPROVAL:**

I HEREBY APPROVE THIS ADMINISTRATIVE REPLAT ON THIS 30 DAY OF Aug, 2007.

**REVIEW BY SARPY COUNTY SURVEYOR:**

I HAVE REVIEWED THIS ADMINISTRATIVE REPLAT ON THIS 30 DAY OF August

THOMAS A. LYMAN  
SURVEYOR  
SARPY COUNTY, NEBRASKA

**GLS SURVEYING, INC.**  
1618 SHAMROCK BLVD. YUTAN, NE 68073  
OFFICE: (402) 625-2692 CELL: (402) 613-9133

**ADMINISTRATIVE REPLAT**  
**RIVERVIEW ACRES II**  
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SHEET: 1 OF 1  
REVISION DATE:  
CLIENT NAME: MATT HAWKINS  
PROJECT NUMBER: SU-1516  
DATE: AUGUST 28, 2007  
FIELD BOOK: SARPY COUNTY #3  
SCALE: 1" = 100'