2006-32931

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Filed for Record 9-22-06 at 1:45 PM
Instrument # 2006-32931
Lloyd J. Dolezal, Register of Deed, Sarpy County

COUNTER VERIFY LM
PROOF LM
FEES $ 78.50
CHECK # 1010
CHG ___ CASH
REFUND ___ CREDIT
SHORT ___ NCR

RECORDER NOTE:
FILED PER CERTIFICATE OF EXTENSION
LAL 9-22-06

SOUTHERN PINES

Lots 1 through 116, inclusive, and Outlots A through E, inclusive, being a replatting of Lot 1, GOLDENSTEIN'S ADDITION, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, AND a platting part of the East Half of the Northeast Quarter of Section 21, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments as described below were placed at all corners, angle points and ends of curves of the boundary of said plat and that a bond has been posted with the County of Sarpy, Nebraska, to ensure that permanent monuments (5/8" x 24" rebars with 1¾" yellow plastic caps stamped LS 379 or a substitute as defined by the Minimum Standards as adopted by the Nebraska Board of Examiners for Land Surveyors) will be placed at all corners, angle points and ends of curves on all lots and streets in the subdivision to be known as SOUTHERN PINES (Lots 1 through 116, inclusive, and Outlots A through E, inclusive) being a replatting of Lot 1, GOLDENSTEIN'S ADDITION, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, AND a platting part of the East Half of the Northeast Quarter of Section 21, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, the entire tract described as follows: Beginning at a 5/8" rebar with 1 1/4" yellow cap stamped LS 381 at the northeast corner of the said East Half of the Northeast Quarter of Section 21; Thence North 87°43'18" East (assumed bearing) for 1296.68 feet along the north line of said East Half of the Northeast Quarter of Section 21 to the east right of way line of 168th Street; Thence South along said east right of way line for the following four (4) courses: (1) Thence South 02°13'27" East for 750.00 feet; (2) Thence South 03°28'14" West for 251.22 feet; (3) Thence South 11°41'04" East for 152.10 feet; (4) Thence South 02°13'27" East for 700.00 feet to the extended north line of Lot 1, GOLDENSTEIN'S 2ND ADDITION, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska; Thence South 87°43'04" West for 411.67 feet along said north line of Lot 1 to a 5/8" rebar at the northwest corner thereof; Thence South 02°13'17" East for 798.36 feet along the west line of said Lots 1 and 2, GOLDENSTEIN'S 2ND ADDITION, to the southwest corner of said Lot 2 and the north line of the PALISADES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, AND the south line of the said East Half of the Northeast Quarter of Section 21; Thence South 87°42'25" West for 662.00 feet along the said north line of the PALISADES to a 5/8" rebar with 1 1/4" yellow cap stamped LS 561 at the southeast corner of the said East Half of the Northeast Quarter of Section 21; Thence North 02°17'14" West for 823.64 feet along the west line of said East Half of the Northeast Quarter of Section 21 to a 5/8" rebar with 1 1/4" yellow cap stamped LS 379; Thence along a curve to the right (having a radius of 200.00 feet and a long chord bearing South 88°10'51" East for 55.31 feet) for an arc length of 55.42 feet to a 5/8" rebar with 1 1/4" yellow cap stamped LS 379; Thence North 02°17'14" West for 351.24 feet to a 5/8" rebar with 1 1/4" yellow cap stamped LS 379; Thence North 04°31'18" East for 160.86 feet to a 5/8" rebar with 1 1/4" yellow cap stamped LS 379; Thence North 02°17'14" West for 760.68 feet to a 5/8" rebar with 1 1/4" yellow cap stamped LS 379; Thence North 14°16'33" West for 97.66 feet to a 5/8" rebar with 1 1/4" yellow cap stamped LS 379; Thence North 09°35'29" West for 118.53 feet to a 5/8" rebar with 1 1/4" yellow cap stamped LS 379 in the said west line of the East Half of the Northeast Quarter of Section 21; Thence North 02°17'14" West for 240.00 feet along said west line to the POINT OF BEGINNING. Contains 69.887 acres including 0.862 acres of existing county roadway easement.

NOTE: All courses monumented with a 5/8" rebar with 1 1/4" yellow cap stamped LS 561 unless noted otherwise.

Robert D. Pruett, LS 379
May 8, 2006

ROBERT D. PRUETT LS-379 STATE OF NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, Southern Pines Development, LLC, OWNER and Great Western Bank, MORTGAGEE of the land described in the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown hereon, said subdivision, to be hereafter known as SOUTHERN PINES (Lots 1 through 116, inclusive, AND Outlots A through E, inclusive); do hereby ratify and approve of the dedication of streets as shown and set; and do hereby dedicate to the public the streets as shown hereon and do hereby grant the easements as shown hereon. We do further grant a perpetual easement to the Omaha Public Power District, Qwest Corporation d/b/a CenturyLink QC, and to any person operating a cable television system authorized by the City of Sarpy, Nebraska, to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and remove poles, wires, conductors, passageways and conduits, cables, pedestals 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 other related purposes, and for the transmission of signals and sounds of all kinds and the reception of the same by means of antennae and all devices connected therewith, whether such signals and sounds are originated by means of electric current or otherwise, or originate privately by cable television systems, and the exception thereon, over, through, under, and across a five foot (5') wide strip of land in each lot and outlot abutting the rear lines, and an eight foot (8') wide strip of land in each lot abutting the rear line of all interior lots and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen foot (16') wide strip of land in each lot abutting the rear lines of all interior lots that are not adjacent to presently platted and recorded lots. This term "exterior lots" is herein defined as those lots forming the outer perimeter of the subdivision as platted. This term "interior lots" is herein defined as all lots other than exterior lots. An eight foot (8') wide easement where the said East Half of the Northeast Quarter of Section 21 is platted as an eight foot (8') wide easement where the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and remove, pipelines, hydrants, and other related facilities, and to extend thereon pipes and other related facilities, over, through, under, and across a five foot (5') wide strip of land in each lot abutting all cul-de-sacs. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and remove, pipelines, hydrants, and other related facilities, and to extend thereon pipes and other related facilities, over, through, under, and across a five foot (5') wide strip of land in each lot abutting all cul-de-sacs. In consideration of the granting of these easements and as a limitation of those easements granted herein, any wires, cables, conduits and/or pipelines installed by any grantee or any beneficiary under said easements shall be installed underground. Any poles installed shall be installed at least thirty-six (36") inches below ground and, in the event of a failure to comply with these limitations, each grantee and/or beneficiary shall be solely responsible for any and all costs, expenses, liability, and/or damage resulting from such failure, including but not limited to removing such poles. No permanent structures, trees, roots, fences, walls or other objects may be placed in the above described easements, 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.

Southern Pines Development, LLC, A Nebraska limited liability company, OWNER
John G. Allen, Manager

Great Western Bank, MORTGAGEE
P. Timothy Friesen, Senior Vice President

ACKNOWLEDGMENT OF NOTARY

State of Nebraska } ss
County of Douglas }

On this 16th day of June, 2006, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared John G. Allen, who is personally known to me to be the identical person whose name is affixed to the above instrument as Manager of Southern Pines Development, LLC, OWNER, and he did acknowledge his execution of the foregoing to be his voluntary act and deed on such officer and the voluntary act and deed of said corporation.

Witness my hand and official seal the date last aforesaid.

Notary Public
GENERAL NOTARY - State of Nebraska CRYSTAL GENESKI My Comm. Exp. Sept. 3, 2008

State of Nebraska } ss
County of Douglas }

On this 19 day of June, 2006, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared P. Timothy Friesen who is personally known to me to be the identical person whose name is affixed to the above instrument as Senior Vice President of Great Western Bank, MORTGAGEE, and he did acknowledge his execution of the foregoing to be his voluntary act and deed on such officer and the voluntary act and deed of said bank.

Witness my hand and official seal the date last aforesaid.

Notary Public
GENERAL NOTARY-State of Nebraska DAWN M. PUTNAM My Comm. Exp. July 18, 2008

APPROVAL OF COUNTY DIRECTOR OF PLANNING AND BUILDINGS

This plat of SOUTHERN PINES (Lots 1 through 116, inclusive, and Outlots A through E, inclusive) was approved and accepted by the County Building Inspector on this 22nd day of Sept., 2006.

Director of Planning and Building

APPROVAL OF COUNTY BOARD OF COMMISSIONERS

This plat of SOUTHERN PINES (Lots 1 through 116, inclusive, and Outlots A through E, inclusive) was approved and accepted by the Board of Commissioners, this ___ day of ___, 2006.

Chairman, County Board of Commissioners
County Clerk

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of this office, this 18th day of June, 2006.

Sarpy County Treasurer

APPROVAL OF COUNTY PLANNING COMMISSION

This plat of SOUTHERN PINES (Lots 1 through 116, inclusive, and Outlots A through E, inclusive) was approved by the Sarpy County Planning Commission this ___ day of ___, 2006.

Chairman, Sarpy County Planning Commission

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th THROUGH 4:30 P.M.

COUNTY SURVEYOR'S CERTIFICATE

This plat of SOUTHERN PINES (Lots 1 through 116, inclusive, and Outlots A through E, inclusive) was reviewed by the Sarpy County Surveyor's Office.

June 12, 2006
Date

Sarpy County Surveyor

SURVEYOR SARPY COUNTY, NEBRASKA

2006-32931

Lamp, Rynearson & Associates, Inc.
WWW.LRA-INC.COM
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
(Ph) 402.496.2498
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SOUTHERN PINES (Lots 1 through 116, AND Outlots A through E)
Sarpy County, Nebraska

FINAL PLAT

job number 05087.01 / 003
book page 05087
date May 8, 2006
sheet 1 of 1

LEGEND

- ● CORNERS FOUND (5/8" REBAR UNLESS NOTED)
- △ CORNERS SET (5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS (379)
- LS#561 CORNERS FOUND (5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS (561)

SECTION CORNER TIES

NW Cor. E 1/2, NE 1/4 Sec. 21, T14N, R11E
Found 5/8" rebar with cap LS (561
NE 34.81' to "X" nails in power pole
SE 32.85' to PK nail in top of corrugated metal pipe
SW 62.56' to 5/8" rebar
S 53.90' to 5/8" rebar with yellow plastic cap stamped LS (561

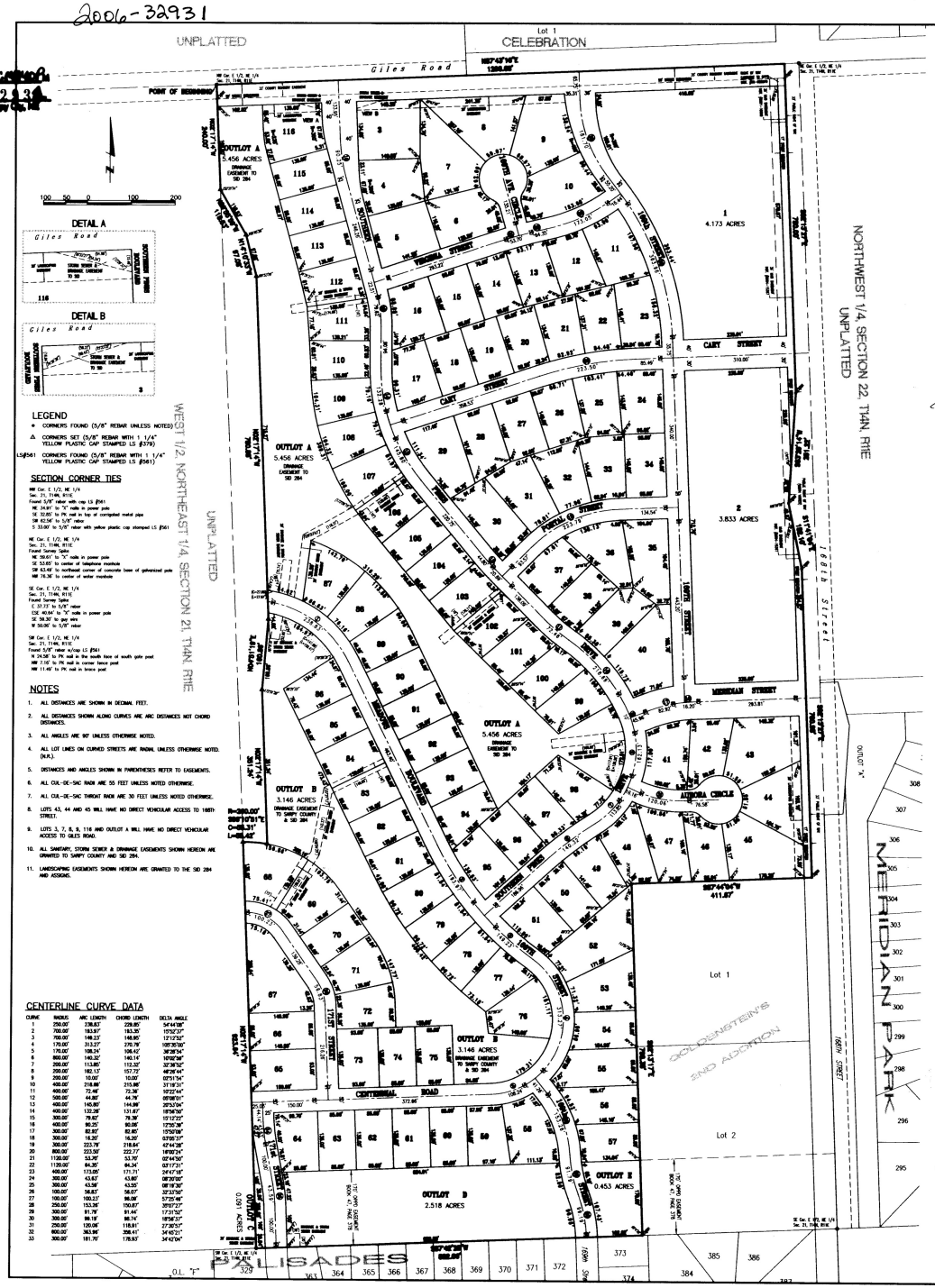
NE Cor. E 1/2, NE 1/4 Sec. 21, T14N, R11E
Found Survey Spike
NE 59.61' to "X" nails in power pole
SE 53.85' to center of telephone manhole
SW 63.49' to northeast corner of concrete base of galvanized pole
NW 78.56' to center of water manhole

SE Cor. E 1/2, NE 1/4 Sec. 21, T14N, R11E
Found Survey Spike
E 37.73' to 5/8" rebar
SSE 40.94' to "X" nails in power pole
SE 58.30' to gas vent
W 56.06' to 5/8" rebar

SW Cor. E 1/2, NE 1/4 Sec. 21, T14N, R11E
Found 5/8" rebar w/cap LS (561
N 24.56' to PK nail in the south face of south gate post
NW 7.16' to PK nail in corner fence post
NW 11.49' to PK nail in fence post

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.L.)
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. ALL CUL-DE-SAC RADII ARE 55 FEET UNLESS NOTED OTHERWISE.
7. ALL CUL-DE-SAC THROAT RADII ARE 30 FEET UNLESS NOTED OTHERWISE.
8. LOTS 43, 44 AND 45 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 168th STREET.
9. LOTS 3, 7, 8, 9, 116 AND OUTLOT A WILL HAVE NO DIRECT VEHICULAR ACCESS TO GILES ROAD.
10. ALL SANITARY, STORM SEWER & DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO SARPY COUNTY AND SID 284.
11. LANDSCAPING EASEMENTS SHOWN HEREON ARE GRANTED TO THE SID 284 AND ASSIGNS.

CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
1	250.00'	238.83'	229.86'	54°44'08"
2	700.00'	183.97'	183.39'	15°03'57"
3	700.00'	146.23'	146.00'	12°12'52"
4	170.00'	313.27'	270.79'	105°36'06"
5	170.00'	108.24'	106.42'	36°28'54"
6	850.00'	140.32'	140.14'	9°27'08"
7	200.00'	113.85'	112.32'	32°36'52"
8	200.00'	162.13'	157.72'	46°26'44"
9	200.00'	10.00'	10.00'	02°51'54"
10	200.00'	218.48'	215.96'	31°15'31"
11	400.00'	72.46'	72.36'	10°22'44"
12	500.00'	44.80'	44.78'	05°08'01"
13	400.00'	140.80'	144.89'	20°10'04"
14	400.00'	132.28'	131.67'	18°56'56"
15	300.00'	79.82'	79.58'	15°13'23"
16	400.00'	90.25'	90.06'	12°55'38"
17	300.00'	82.80'	82.55'	15°48'58"
18	200.00'	16.20'	16.20'	03°55'31"
19	300.00'	223.78'	218.64'	42°44'38"
20	800.00'	223.50'	222.77'	16°00'24"
21	1150.00'	53.70'	53.70'	02°40'06"
22	1120.00'	64.35'	64.34'	03°17'31"
23	400.00'	173.05'	171.71'	24°47'44"
24	300.00'	43.63'	43.60'	08°20'00"
25	300.00'	43.56'	43.52'	08°18'52"
26	100.00'	58.63'	58.03'	33°35'56"
27	150.00'	100.33'	98.50'	37°37'49"
28	250.00'	153.28'	150.87'	35°07'27"
29	300.00'	91.78'	91.44'	17°31'52"
30	300.00'	99.19'	98.74'	18°56'31"
31	250.00'	120.06'	118.91'	27°30'57"
32	800.00'	363.96'	358.41'	34°55'31"
33	300.00'	181.70'	178.93'	34°41'04"