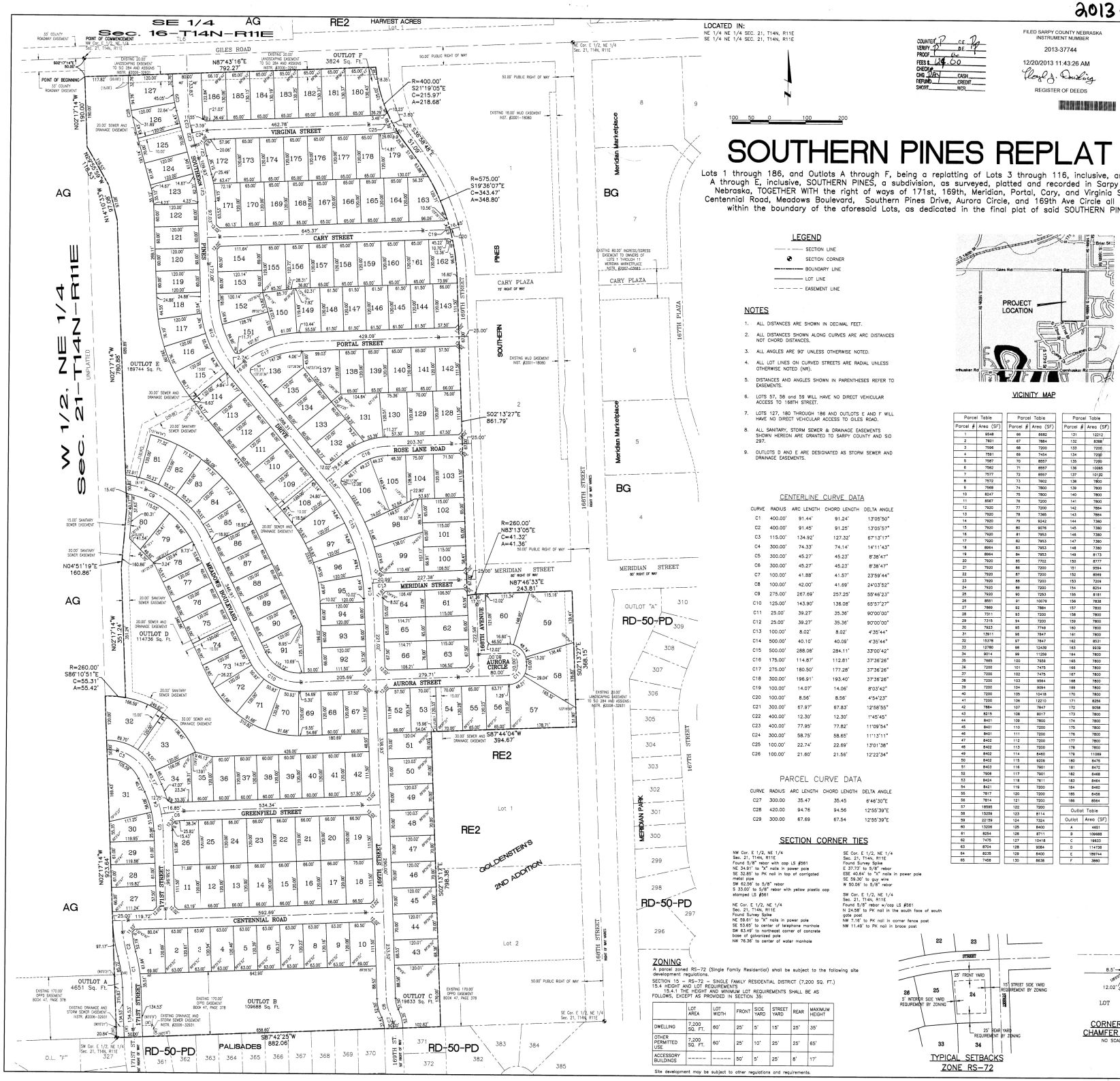
2013-37744



SOUTHERN PINES REPLAT 1

Lots 1 through 186, and Outlots A through F, being a replatting of Lots 3 through 116, inclusive, and Outlots A through E, inclusive, SOUTHERN PINES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, TOGETHER WITH the right of ways of 171st, 169th, Meridian, Portal, Cary, and Virginia Streets, Centennial Road, Meadows Boulevard, Southern Pines Drive, Aurora Circle, and 169th Ave Circle all contained within the boundary of the aforesaid Lots, as dedicated in the final plat of said SOUTHERN PINES.

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2013-37744
12/20/2013 11:43:26 AM
REGISTER OF DEEDS

COUNTER P C.E.
VERIFY P D.E.
PROOF
FEES $ 19.00
CHECK
CHG CASH
REFUND CREDIT
SHORT NCR

LEGEND

- SECTION LINE
- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE

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 (NR).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. LOTS 57, 58 and 59 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 168TH STREET.
7. LOTS 127, 180 THROUGH 186 AND OUTLOTS E AND F WILL HAVE NO DIRECT VEHICULAR ACCESS TO GILES ROAD.
8. ALL SANITARY, STORM SEWER & DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO SARPY COUNTY AND SID 297.
9. OUTLOTS D AND E ARE DESIGNATED AS STORM SEWER AND DRAINAGE EASEMENTS.

CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	400.00'	91.44'	91.24'	13°05'50"
C2	400.00'	91.45'	91.25'	13°05'57"
C3	115.00'	134.92'	127.32'	67°13'17"
C4	300.00'	74.33'	74.14'	14°11'43"
C5	300.00'	45.27'	45.23'	8°38'47"
C6	300.00'	45.27'	45.23'	8°38'47"
C7	100.00'	41.88'	41.57'	23°59'44"
C8	100.00'	42.00'	41.69'	24°03'52"
C9	275.00'	267.69'	257.25'	55°46'23"
C10	125.00'	143.90'	136.08'	65°57'27"
C11	25.00'	39.27'	35.36'	90°00'00"
C12	25.00'	39.27'	35.36'	90°00'00"
C13	100.00'	8.02'	8.02'	4°35'44"
C14	500.00'	40.10'	40.09'	4°35'44"
C15	500.00'	288.08'	284.11'	33°00'42"
C16	175.00'	114.87'	112.81'	37°36'26"
C17	275.00'	180.50'	177.28'	37°36'26"
C18	300.00'	196.91'	193.40'	37°36'26"
C19	100.00'	14.07'	14.06'	8°03'42"
C20	100.00'	8.56'	8.56'	4°54'23"
C21	300.00'	67.97'	67.83'	12°58'55"
C22	400.00'	12.30'	12.30'	1°45'45"
C23	400.00'	77.95'	77.82'	11°09'54"
C24	300.00'	58.75'	58.65'	11°13'11"
C25	100.00'	22.74'	22.69'	13°01'38"
C26	100.00'	21.60'	21.56'	12°22'34"

PARCEL CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C27	300.00	35.47	35.45	6°46'30"E
C28	420.00	94.76	94.56	12°55'39"E
C29	300.00	67.69	67.54	12°55'39"E

SECTION CORNER TIES

NW Cor. E 1/2, NE 1/4
Sec. 21, T14N, R11E
Found 5/8" rebar with cap LS #561
NE 34.91' to "X" nails in power pole
SE 52.85' to PK nail in top of corrugated metal pipe
SW 62.56' to 5/8" rebar
S 33.00' 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 53.65' to center of telephone manhole
SW 63.49' to northeast corner of concrete base of galvanized pole
NW 76.36' 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
ESE 40.64' to "X" nails in power pole
SE 59.30' to guy wire
W 50.06' 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 24.58' 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 brace post

ZONING

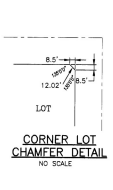
A parcel zoned RS-72 (Single Family Residential) shall be subject to the following site development regulations.

SECTION 15 — RS-72 — SINGLE FAMILY RESIDENTIAL DISTRICT (7,200 SQ. FT.)
15.4 HEIGHT AND LOT REQUIREMENTS
15.4.1 THE HEIGHT AND MINIMUM LOT REQUIREMENTS SHALL BE AS FOLLOWS, EXCEPT AS PROVIDED IN SECTION 35:

	LOT AREA	LOT WIDTH	FRONT	SIDE YARD	STREET YARD	REAR	MAXIMUM HEIGHT
DWELLING	7,200 SQ. FT.	60'	25'	5'	15'	25'	35'
OTHER PERMITTED USE	7,200 SQ. FT.	60'	25'	10'	25'	25'	65'
ACCESSORY BUILDINGS	-----	-----	50'	5'	25'	5'	17'

Site development may be subject to other regulations and requirements.

TYPICAL SETBACKS
ZONE RS-72



CORNER LOT
CHAMFER DETAIL
NO SCALE

Parcel Table		Parcel Table		Parcel Table	
Parcel #	Area (SF)	Parcel #	Area (SF)	Parcel #	Area (SF)
1	9548	66	8882	131	12212
2	7601	67	7884	132	8388
3	7596	68	7200	133	7200
4	7591	69	7454	134	7200
5	7587	70	8557	135	7200
6	7582	71	8557	136	10065
7	7577	72	8557	137	10135
8	7572	73	7902	138	7850
9	7568	74	7800	139	7800
10	8247	75	7800	140	7800
11	8587	76	7200	141	7800
12	7920	77	7200	142	7884
13	7920	78	7365	143	7884
14	7920	79	8242	144	7380
15	7920	80	9076	145	7380
16	7920	81	7953	146	7380
17	7920	82	7953	147	7380
18	8064	83	7953	148	7380
19	8064	84	7953	149	8173
20	7920	85	7702	150	8777
21	7920	86	7200	151	8594
22	7920	87	7200	152	8589
23	7920	88	7200	153	7209
24	7920	89	7200	154	8254
25	7920	90	7253	155	8181
26	8551	91	10079	156	7838
27	7869	92	7884	157	7800
28	7311	93	7200	158	7800
29	7315	94	7200	159	7800
30	7923	95	7749	160	7800
31	13911	96	7847	161	7800
32	15378	97	7847	162	8531
33	12780	98	12439	163	9039
34	8014	99	11259	164	7800
35	7665	100	7659	165	7800
36	7200	101	7475	166	7800
37	7200	102	7475	167	7800
38	7200	103	9561	168	7800
39	7200	104	9094	169	7800
40	7200	105	10418	170	7800
41	7200	106	12210	171	8256
42	7884	107	7847	172	9058
43	8215	108	8017	173	7800
44	8401	109	7800	174	7800
45	8401	110	7200	175	7800
46	8401	111	7200	176	7800
47	8402	112	7200	177	7800
48	8402	113	7200	178	7800
49	8402	114	8460	179	11089
50	8402	115	8206	180	8478
51	8403	116	7901	181	8472
52	7908	117	7901	182	8468
53	8424	118	7611	183	8464
54	8421	119	7200	184	8460
55	7817	120	7200	185	8456
56	7814	121	7200	186	8584
57	16595	122	7200		
58	15259	123	8114	Outlot Table	
59	22159	124	7324	Outlot	Area (SF)
60	13208	125	8403	A	4651
61	8254	126	8711	B	109688
62	7475	127	10418	C	19633
63	8704	128	9364	D	114736
64	8235	129	8400	E	189744
65	7458	130	8638	F	3880

LAMP RYNEARSON & ASSOCIATES
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
www.LRA-Inc.com
402.496.2498 | P
402.496.2730 | F

SOUTHERN PINES REPLAT 1 (Lots 1 through 186 and Outlots A through F)
SARPY COUNTY, NEBRASKA

FINAL PLAT

drawn by FAV
designed by
reviewed by WDK
references
revisions
job number-tasks 0105087.01-005
book page
date 3-28-2013
sheet 1 of 2

2013-37744

2013-37744 A

LOCATED IN:
NE 1/4 NE 1/4 SEC. 21, T14N, R11E
SE 1/4 NE 1/4 SEC. 21, T14N, R11E

SOUTHERN PINES REPLAT 1

Lots 1 through 186, and Outlots A through F, being a replatting of Lots 3 through 116, inclusive, and Outlots A through E, inclusive, SOUTHERN PINES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, TOGETHER WITH the right of ways of 171st, 169th, Meridian, Portal, Cary, and Virginia Streets, Centennial Road, Meadows Boulevard, Southern Pines Drive, Aurora Circle, and 169th Ave Circle all contained within the boundary of the aforesaid Lots, as dedicated in the final plat of said SOUTHERN PINES.

COUNTER ____ C.E. ____
VERIFY ____ D.E. ____
PROOF ____
FEES $ ____
CHECK # ____
CHG ____ CASH ____
REFUND ____ CREDIT ____
SHORT ____ NCR ____

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2013-37744
12/20/2013 11:43:26 AM
Lloyd J. Dowling
REGISTER OF DEEDS

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all corners, angle points and ends of curves on the boundary on the plat and that permanent monuments will be placed at all corners, angle points and ends of curves on all lots and streets within the subdivision to be known as SOUTHERN PINES REPLAT 1, Lots 1 through 186, and Outlots A through F, being a replatting of Lots 3 through 116, inclusive, and Outlots A through E, inclusive, SOUTHERN PINES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, TOGETHER WITH the right of ways of 171st, 169th, Meridian, Portal, Cary, and Virginia Streets, Centennial Road, Meadows Boulevard, Southern Pines Drive, Aurora Circle, and 169th Ave Circle contained within the boundary of the aforesaid Lots, as dedicated in the final plat of said SOUTHERN PINES, the entire tract described as follows:

Commencing at a 5/8" rebar at the northwest corner 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;
Thence South 02°17'14" East (assumed bearings) for 50.00 feet along the west line of said East Half of the Northeast Quarter of Section 21 to the South right of way line of Giles Road and the TRUE POINT OF BEGINNING;
Thence North 87°43'16" East for 792.27 feet along said south right of way line also being parallel with and 50.00 feet south of the north line of said East Half of the Northeast Quarter of Section 21, to the west right of way line of 169th Street;
Thence along said west right of way line for the following four (4) courses;
1)Thence along a curve to the left (having a radius of 400.00 feet and a long chord bearing South 21°19'05" East for 215.97 feet) for an arc length of 218.68 feet along said west right of way line;
2) Thence South 36°58'48" East for 51.09 feet;
3) Thence along a curve to the right (having a radius of 575.00 feet and a long chord bearing South 19°36'07" East for 343.47 feet) for an arc length of 348.80 feet;
4) Thence South 02°13'27" East for 861.79 feet to the south right of way line of Meridian Street as originally plated in the final plat of said SOUTHERN PINES;
Thence along a curve to the right (having a radius of 260.00 feet and a long chord bearing North 83°13'05" East for 41.32 feet) for an arc length of 41.36 feet along said south right of way line;
Thence North 87°46'33" East for 243.81 feet continuing along said south right of way line to the west right of way line of 168th Street;
Thence South 02°13'27" East for 368.15 feet along said west right of way line to a 5/8" rebar at the northeast corner of Lot 1, GOLDENSTEINS 2ND ADDITION, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska;
Thence South 87°44'04" West for 394.67 feet along the north line of said Lot 1 to a 5/8" rebar at the northwest corner thereof;
Thence South 02°13'17" East for 798.38 feet along the west line of Lots 1 and 2 of said GOLDENSTEINS 2ND ADDITION to a 5/8 " rebar with 1 ¼" yellow plastic cap stamped LS-561 at the southwest corner of said Lot 2 and the north line of PALISADES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, also being the south line of said East Half of the Northeast Quarter of Section 21;
Thence South 87°42'25" West for 882.06 feet along said north line of said PALISADES to a 5/8 " rebar with 1 ¼" yellow plastic cap stamped LS-561 at the southwest corner of said East Half of the Northeast Quarter of Section 21 also being the southwest corner of said SOUTHERN PINES;
Thence following along the west line of said SOUTHERN PINES for the following eight (8) courses;
1) Thence North 02°17'14" West for 923.64 feet along the west line of said East Half of the Northeast Quarter of Section 21;
2) Thence along a curve to the right (having a radius of 260.00 feet and a long chord bearing South 86°10'51" East for 55.31 feet) for an arc length of 55.42 feet;
3) Thence North 02°17'14" West for 351.24 feet;
4) Thence North 04°51'19" East for 160.86 feet;
5) Thence North 02°17'14" West for 780.88 feet;
6) Thence North 14°10'35" West for 97.08 feet;
7) Thence North 29°55'59" West for 118.53 feet to the west line of said East Half of the Northeast Quarter of Section 21;
8) Thence North 02°17'14" West for 190.00 feet along said west line to the POINT OF BEGINNING.
Contains 56.243 acres

Note: All exterior courses described above monumented with a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS-379 unless otherwise noted.
All other lots being created in the interior of this plat to be monumented with a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS-566 unless otherwise noted.

William E. Knight, L.S. 566

10-23-2013
Date

REGISTERED LAND SURVEYOR — WILLIAM E. KNIGHT LS-566 — STATE OF NEBRASKA

Southern Pines Development, LLC
A Nebraska limited liability corporation, OWNER

John C. Allen, Manager

Capital Investors, LLC
A Nebraska limited liability corporation, MORTGAGEE

Daniel J. Brabec, Vice President

Sanitary and Improvement District 297 of Sarpy County

John C. Allen, Chairman of the Board

ACKNOWLEDGMENT OF NOTARIES

State of Nebraska)SS
County of Sarpy)

The foregoing instrument was acknowledged before me this 29th day of October 2013 by John C. Allen, Manager of Southern Pines Development, LLC a Nebraska limited liability company, on behalf of said company.

Marjorie McGovern
Signature of Notary Public

GENERAL NOTARY - State of Nebraska MARJORIE McGOVERN My Comm. Exp. Nov. 5, 2013

State of Nebraska)SS
County of Sarpy)

The foregoing instrument was acknowledged before me this 6th day of November 2013 by Daniel J. Brabec, Vice President of Capital Investors, LLC, a Nebraska limited liability corporation on behalf of said bank.

Embai M. Fuss
Signature of Notary Public

GENERAL NOTARY - State of Nebraska EMBAI M. FUSS My Comm. Exp. June 5, 2017

State of Nebraska)SS
County of Sarpy)

The foregoing instrument was acknowledged before me this 29th day of October 2013 by John C. Allen, Chairman of the Board of Sanitary and Improvement District 297 of Sarpy County, on behalf of said SID.

Marjorie McGovern
Signature of Notary Public

GENERAL NOTARY - State of Nebraska MARJORIE McGOVERN My Comm. Exp. Nov. 5, 2013

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, Southern Pines Development, LLC, being the sole OWNER and Capital Investors, LLC, being the sole 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 REPLAT 1 (Lots 1 through 186, AND Outlots A through F); do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public the streets as shown hereon and do hereby grant the easements as shown hereon. We do hereby grant to the Grantees, their successors and assigns and their respective officers, agents, employees, and contractors, the permanent right to enter and use, from time to time, the Easement Areas, shown hereon for the stated purpose, for ingress and egress in the connection with the inspection, operation, maintenance, replacement, and repair of facilities; provided, however, there is reserved to the Grantor, and to the Grantor's heirs, successors and assigns, the right to use the Easement Area. This grant of any easement shown hereon shall not pass, nor be construed to pass, to the Grantee in fee simple interest or title of the Easement Areas. Any variance or release to the rights granted herein must be approved by the Grantee in written form.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS
We do hereby grant a perpetual easement to the Omaha Public Power District and CenturyLink and to any company which has been granted a franchise under the authority of Sarpy County, Nebraska, to provide a cable television and electronic communication system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair, and renew poles, wires, 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 and for the transmission of signals and sounds of all kinds including signals provided by cable television systems, and the reception thereon, over, through, under, and across a five foot (5') wide strip of land in each lot abutting the front and side lot lines; an eight foot (8') wide strip of land in each lot abutting the rear lines 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 exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those lots abutting the boundary of this subdivision. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement when the adjacent land is surveyed, platted and recorded. No permanent structures, trees, retaining walls, nor loose rock walls shall be placed in this easement, but the same may be used for driveways, fences, gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

FOR DRAINAGE AND STORM SEWERS
We do hereby grant The Perpetual Storm Sewer Easements, The Perpetual Sanitary Sewer Easements, and/or The Perpetual Drainage Easements shown hereon for the construction and maintenance of said utilities to Sarpy County, Nebraska and Sanitary and Improvement District 297. No permanent structures, trees, retaining walls, loose rock walls nor any grading, fill or fill material or embankment work shall be placed in, on, over, or across this easement, 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.

PETITION

KNOW ALL MEN BY THESE PRESENTS: That, Southern Pines Development, LLC, as sole OWNERS of the lands abutting the rights of ways embraced within this plat, do hereby PETITION the Sarpy County Board of Commissioners, to vacate the streets together with any underlying easements that may have been granted within said street right of ways as described in the street vacation.

LEGAL DESCRIPTION OF THE STREET VACATIONS

Vacation of the right of ways together with any underlying easements that may have been granted within said street right of ways granted to the public to be released on 171st, 169th, Meridian, Portal, Cary, and Virginia Streets, Centennial Road, Meadows Boulevard, Southern Pines Drive, Aurora Circle, and 169th Ave Circle contained within the boundary of Lots 3 through 116, inclusive, and Outlots A through E, inclusive, as dedicated in the final plat of SOUTHERN PINES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, also represented by the boundary of SOUTHERN PINES REPLAT 1.

ACKNOWLEDGEMENT OF SEWER AND DRAINAGE EASEMENTS RELEASE

KNOW ALL MEN BY THESE PRESENTS: That, Southern Pines Development, LLC, as sole OWNERS of the land containing the easements, Sanitary and Improvement District 297 of Sarpy County, and Sarpy County Board of Commissioners, do hereby acknowledge the release of the sewer and drainage easements, affecting Lots, 68, 69, 83, 84, 102, 103, 106, 107, 111, 112, Outlots A & B, recorded in the final plat of SOUTHERN PINES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska.

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 20 day of Dec 2013.

Sarpy County Treasurer

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31th OF THIS YEAR.

APPROVAL OF COUNTY BOARD OF COMMISSIONERS

This plat of SOUTHERN PINES REPLAT 1, Lots 1 through 186, and Outlots A through F, was approved and accepted by the Board of Commissioners, this 27th day of August 2013.

Attest: County Clerk

Chairman, Board of Commissioners

REVIEW BY SARPY COUNTY PUBLIC WORKS

This plat of SOUTHERN PINES REPLAT 1, Lots 1 through 186, and Outlots A through F, was reviewed by the Sarpy County Surveyor's Office this 18TH day of NOVEMBER 2013.

Sarpy County Surveyor/Engineer

NEBRASKA REGISTERED LS-515 LAND SURVEYOR MICHAEL R. SHARP

APPROVAL OF COUNTY PLANNING DIRECTOR

This plat of SOUTHERN PINES REPLAT 1, Lots 1 through 186, and Outlots A through F, was approved and accepted by the County Building Inspector on this 20th day of December 2013.

County Planning Director

APPROVAL OF COUNTY PLANNING COMMISSION

This plat of SOUTHERN PINES REPLAT 1, Lots 1 through 186, and Outlots A through F, was approved and accepted by the County Planning Commission Chairman on this 19th day of June 2013.

Douglas L. Whitfield
County Planning Commission Chairman

LAMP RYNEARSON & ASSOCIATES
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
402.496.2498 | P
402.496.2730 | F
www.LRA-inc.com

drawn by: EAM
designed by:
reviewed by: RDC
references: OMITTED
filename: 0105087.01-FINAL.dwg
revisions:

SOUTHERN PINES REPLAT 1 (Lots 1 through 186 and Outlots A through F)
SARPY COUNTY, NEBRASKA

FINAL PLAT

job number-tasks: 0105087.01-005
book page
date: 3-28-2013
sheet: 2 of 2

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2013-37744 A