2006-32931

Filed for Record 9-22-06 at 1:40 P.M.
Instrument # 2006-32931
Lloyd J. Dolezal, Register of Deeds, Sarpy Co., NE

COUNTER LM
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

2006-32931

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 Northwest 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 platted and that subsequent monuments were placed at all corners, angle points and ends of curves on the boundary of said plat and that a land map have been posted with the County of Sarpy, Nebraska, to indicate that permanent monuments (5/8" x 24" rebars with 1 1/4" yellow plastic caps stamped LS 379 or a combination as defined by the Nebraska Boundary Law Minimum Standards 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 Northwest 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 379 at the northwest corner of the said East Half of the Northwest Quarter of Section 21; Thence South 00°17'04" East (Commencing Bearing) for 1328.66 feet along the west line of said East Half of the Northwest Quarter of Section 21 to the west line of said Lot 1, GOLDENSTEIN'S ADDITION; Thence along said west line of Lot 1, GOLDENSTEIN'S ADDITION and the west line of said East Half of the Northwest Quarter of Section 21 for the following four (4) courses: (1) Thence South 00°17'04" East for 709.09 feet; (2) Thence South 00°09'14" East for 201.22 feet; (3) Thence South 17°41'06" East for 106.16 feet; (4) Thence South 00°17'04" East for 298.80 feet to the northeast corner of Lot 1, GOLDENSTEIN'S 2ND ADDITION, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska; Thence South 87°41'56" West for 411.07 feet along said north line of Lot 1 to a 5/8" rebar at the northwest corner thereof; Thence South 00°17'17" East for 708.05 feet along the west line of said Lot 1 and the west line of said GOLDENSTEIN'S 2ND ADDITION, to the northeast corner of said Lot 2 and the south line of the PALISADES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska; Thence South 89°42'43" West for 1328.66 feet along the said south line of the PALISADES to a 5/8" rebar with 1 1/4" yellow cap stamped LS 379 at the northeast corner of the said East Half of the Northwest Quarter of Section 21; Thence North 00°17'14" West for 2634.44 feet along the west line of said East Half of the Northwest 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 1060.00 feet and a long chord bearing South 87°39'01" East for 20.33 feet) for an arc length of 20.33 feet to a 5/8" rebar with 1 1/4" yellow cap stamped LS 379; Thence South 87°17'41" East for 281.24 feet to a 5/8" rebar with 1 1/4" yellow cap stamped LS 379; Thence South 00°57'19" East for 106.00 feet to a 5/8" rebar with 1 1/4" yellow cap stamped LS 379; Thence North 87°17'41" West for 281.24 feet to a 5/8" rebar with 1 1/4" yellow cap stamped LS 379; Thence South 89°39'59" West for 114.63 feet to a 5/8" rebar with 1 1/4" yellow cap stamped LS 379 to the said east line of the East Half of the Northwest Quarter of Section 21; Thence North 00°17'14" West for 240.00 feet along said line to the POINT OF BEGINNING. Containing 59.267 acres, more or less, of which 0.000 acres of existing county roadway commonly known as Cliff Road are presently platted.

NOTE: All corners monumented with a 5/8" rebar with 1 1/4" yellow cap stamped LS 941 unless noted otherwise.

Robert A. Powell, LS 379
May 8, 2006

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 subdivided within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown hereon and said subdivision to be hereafter known as SOUTHERN PINES (Lots 1 through 116, Inclusive AND Outlots A through E, Inclusive) as a true, correct and accurate plat of said subdivision; and We do hereby dedicate to the use of the public forever all streets shown hereon and the perpetual right and easement to the City of Omaha, Nebraska, to public utilities operating in the area to be subdivided, their successors and assigns, to install, operate, maintain, repair, remove, replace and keep clear of obstructions and trees all poles, wires, cables, conduits, pipes, mains, valves, hydrants, manholes, transformers and other facilities and appurtenances deemed necessary by said utilities for the furnishing of utility service in the area subdivided, together with the right of ingress and egress to and from said area for the purpose of doing anything necessary to maintain and operate said facilities, and We do hereby dedicate to the use of the public forever all streets shown hereon and the perpetual right and easement to the City of Omaha, Nebraska, to public utilities operating in the area to be subdivided, their successors and assigns, to install, operate, maintain, repair, remove, replace and keep clear of obstructions and trees all poles, wires, cables, conduits, pipes, mains, valves, hydrants, manholes, transformers and other facilities and appurtenances deemed necessary by said utilities for the furnishing of utility service in the area subdivided, together with the right of ingress and egress to and from said area for the purpose of doing anything necessary to maintain and operate said facilities, and We do hereby grant a perpetual easement to the City of Omaha, Nebraska, to operate, maintain, repair and renew existing sanitary sewer mains and storm sewer mains in the area subdivided, together with the right of ingress and egress to and from said area for the purpose of doing anything necessary to maintain and operate said facilities, and We do hereby grant a perpetual easement to the Metropolitan Utilities District of Omaha, its successors and assigns, to install, operate, maintain, repair, remove, replace and keep clear of obstructions and trees all poles, wires, cables, conduits, pipes, mains, valves, hydrants, manholes, transformers and other facilities and appurtenances deemed necessary by said utilities for the furnishing of utility service in the area subdivided, together with the right of ingress and egress to and from said area for the purpose of doing anything necessary to maintain and operate said facilities, and We do hereby grant a perpetual easement to the Omaha Public Power District, its successors and assigns, to install, operate, maintain, repair, remove, replace and keep clear of obstructions and trees all poles, wires, cables, conduits, pipes, mains, valves, hydrants, manholes, transformers and other facilities and appurtenances deemed necessary by said utilities for the furnishing of utility service in the area subdivided, together with the right of ingress and egress to and from said area for the purpose of doing anything necessary to maintain and operate said facilities, and We do hereby grant a perpetual easement to the Qwest Corporation d/b/a CenturyLink QC, its successors and assigns, to install, operate, maintain, repair, remove, replace and keep clear of obstructions and trees all poles, wires, cables, conduits, pipes, mains, valves, hydrants, manholes, transformers and other facilities and appurtenances deemed necessary by said utilities for the furnishing of utility service in the area subdivided, together with the right of ingress and egress to and from said area for the purpose of doing anything necessary to maintain and operate said facilities, and We do hereby grant a perpetual easement to the Cox Nebraska Telcom, LLC, its successors and assigns, to install, operate, maintain, repair, remove, replace and keep clear of obstructions and trees all poles, wires, cables, conduits, pipes, mains, valves, hydrants, manholes, transformers and other facilities and appurtenances deemed necessary by said utilities for the furnishing of utility service