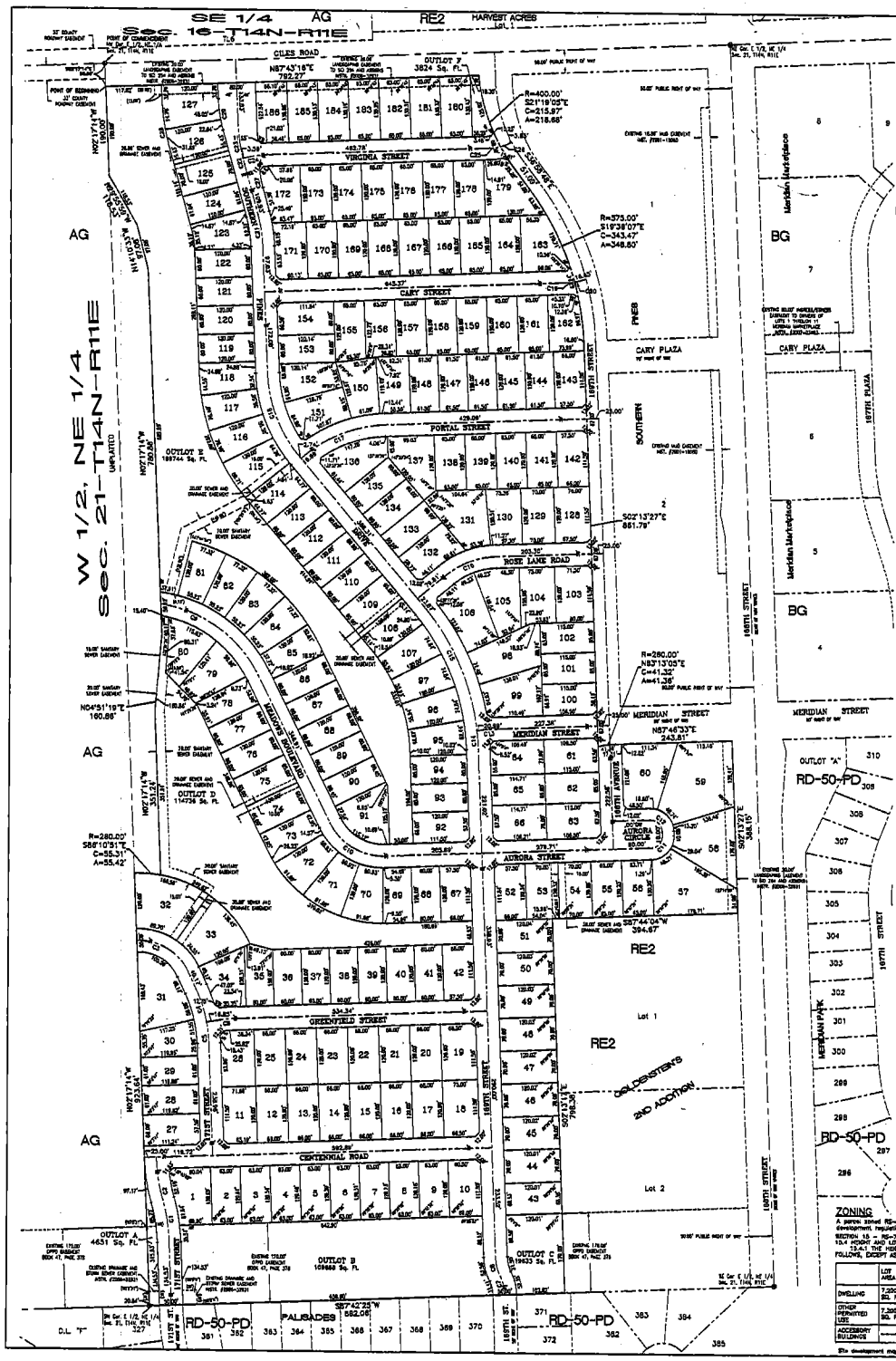
2013-37744



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

COUNTY CK. CF
VERIFY AZ
PROOF
FEES $ 126.00
CHECK
CHG USE CASH
REFUND CREDIT
SHORT NCR

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

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.

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 37, 38 and 39 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 169TH STREET.
7. LOTS 137, 140 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°05'36"
C2	400.00'	81.40'	81.25'	13°05'37"
C3	113.00'	134.82'	127.22'	67°13'17"
C4	300.00'	74.33'	74.14'	14°11'43"
C5	300.00'	49.27'	49.23'	9°24'01"
C6	300.00'	45.23'	45.23'	8°38'47"
C7	100.00'	41.88'	41.77'	23°58'44"
C8	100.00'	42.60'	41.89'	24°23'52"
C9	275.00'	257.68'	257.25'	52°48'23"
C10	125.60'	143.60'	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'	8.03'	8.02'	4°35'44"
C14	300.00'	40.10'	40.09'	4°35'44"
C15	300.00'	286.08'	284.11'	33°60'42"
C16	175.00'	114.87'	112.81'	37°36'28"
C17	275.00'	180.56'	177.28'	37°36'28"
C18	300.00'	196.91'	193.40'	37°36'28"
C19	100.00'	14.07'	14.06'	8°03'42"
C20	106.60'	8.56'	8.56'	4°34'22"
C21	300.00'	87.57'	87.57'	16°58'58"
C22	400.00'	12.30'	12.30'	1°45'43"
C23	400.00'	77.65'	77.52'	11°08'34"
C24	308.00'	58.73'	58.63'	11°13'11"
C25	100.00'	23.74'	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	35.43	6°46'20"E
C28	420.00	94.76	94.56	12°55'39"E
C29	300.00	97.69	97.24	12°55'39"E

SECTION CORNER TIES

NW Cor. E 1/2, NE 1/4
Sec. 21, T14N, R11E
Found 3/8" rebar with cap LS #581
NE 34.91' to "X" nails in power pole
NE 53.46' to PK nail in base of antique metal pipe
SW 63.84' to 5/8" rebar
S 33.06' to 5/8" rebar with yellow plastic cap stamped LS #581

NE Cor. E 1/2, NE 1/4
Sec. 21, T14N, R11E
Found Survey Spike
NE 69.81' to "X" nails in power pole
NW 53.92' to corner of telephone manhole
SW 63.49' to northeast corner of concrete base of geneticized pole
NW 76.98' to center of water manhole

NE Cor. E 1/2, NE 1/4
Sec. 21, T14N, R11E
Found Survey Spike
E 37.70' to 5/8" rebar
SSE 49.54' to "X" nails in power pole
NE 84.30' to sign post
W 93.00' to 5/8" rebar

SW Cor. E 1/2, NE 1/4
Sec. 21, T14N, R11E
Found 5/8" rebar w/cap LS #581
N 34.50' to PK nail in tree south face of south gate post
NW 7.13' to PK nail in corner fence post
NW 11.48' to PK nail in brace post

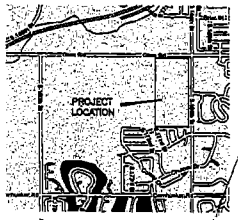
ZONING

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

SECTION 15 - RS-72 - SINGLE FAMILY RESIDENTIAL DISTRICT (7,200 SQ. FT.)
15.4 FRONT AND LOT REQUIREMENTS
15.4.1 THE HEIGHT AND MINIMUM LOT REQUIREMENTS SHALL BE AS FOLLOWS, EXCEPT AS PROVIDED IN SECTION 20:

	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'	35'
ACCESSORY BUILDINGS	———	———	50'	5'	25'	5'	17'

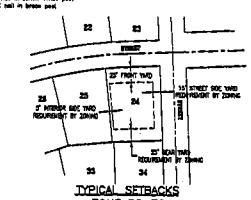
Site development may be subject to other regulations and requirements.



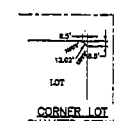
VICINITY MAP

Parcel Table		Parcel Table		Parcel Table	
Parcel #	Area (SF)	Parcel #	Area (SF)	Parcel #	Area (SF)
1	7200	66	8400	131	10112
2	7521	67	7984	132	8387
3	7200	68	7200	133	7200
4	7521	69	7200	134	7200
5	7347	70	8047	135	7200
6	7200	71	8667	136	10955
7	7200	72	8477	137	10132
8	7573	73	7400	138	7200
9	7200	74	7200	139	7200
10	8347	75	7200	140	7525
11	8347	76	7200	141	7200
12	7200	77	7200	142	7584
13	7200	78	7200	143	7584
14	7200	79	8143	144	7200
15	7529	80	9976	145	7200
16	7200	81	7400	146	7200
17	7529	82	7400	147	7200
18	8464	83	7400	148	7200
19	8464	84	7400	149	8173
20	7200	85	7753	150	8777
21	7200	86	7200	151	8984
22	7200	87	7200	152	8984
23	7200	88	7200	153	7200
24	7528	89	7200	154	8984
25	7200	90	7200	155	8181
26	8551	91	10075	156	7528
27	7200	92	7200	157	7200
28	7200	93	7200	158	7200
29	7515	94	7200	159	7200
30	7464	95	7347	160	7200
31	13811	96	7667	161	7200
32	15375	97	7667	162	8631
33	14798	98	13455	163	9939
34	4875	99	11200	164	8181
35	7400	100	7200	165	7200
36	7200	101	7400	166	7200
37	7200	102	7400	167	7200
38	7200	103	10118	168	7200
39	7200	104	9984	169	7200
40	7200	105	8347	170	7200
41	7200	106	10215	171	8554
42	8464	107	7347	172	8554
43	8215	108	7667	173	7200
44	8491	109	7200	174	7200
45	8491	110	7200	175	7200
46	8491	111	7554	176	7200
47	8492	112	7200	177	7200
48	8492	113	7200	178	7200
49	8492	114	8492	179	11369
50	8492	115	8551	180	8473
51	8492	116	7921	181	8473
52	7400	117	7921	182	8492
53	8464	118	7911	183	8464
54	8491	119	7200	184	8492
55	7317	120	7200	185	8492
56	7514	121	7200	186	8384
57	10555	122	7200		
58	10559	123	8114		
59	27139	124	7584		
60	13200	125	8473		
61	8554	126	8711		
62	7473	127	10419		
63	8754	128	9984		
64	8555	129	9200		
65	7400	130	8450		

Outlot Table	
Outlot #	Area (SF)
A	4631
B	109668
C	19633
D	114736
E	189744
F	3824



TYPICAL SETBACKS
ZONE RS-72



CORNER LOT
CHAMFER DETAIL
NO SCALE

drawn by TAV
designed by
reviewed by WRK
Surveyor 0107101-FINAL.dwg
revisions

LAMP RYNEARSON & ASSOCIATES
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68164-2027
402.496.2498 | P
402.496.2730 | F
www.LRA-Inc.com

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

FINAL PLAT

job number-basin
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 159th Ave Circle all contained within the boundary of the aforesaid Lots, as dedicated in the final plat of said SOUTHERN PINES.

COUNTER CS
VERIFY DLT
PROOF
FEES $
CHECK
CHG CASH
REFUND CREDIT
SHORT NCR

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2013-37744
12/20/2013 11:43:28 AM
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 159th 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 Northwest 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 Northwest Quarter of Section 21 to the South right of way line of Giles Road and the TRUE POINT OF BEGINNING;
Thence North 87°43'18" 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 Northwest 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°19'22" East for 215.97 feet) for an arc length of 218.88 feet along said west right of way line;
2) Thence South 36°38'48" East for 51.09 feet;
3) Thence along a curve to the right (having a radius of 375.00 feet and a long chord bearing South 19°26'07" East for 343.47 feet) for an arc length of 348.80 feet;
4) Thence South 02°13'27" East for 881.79 feet to the south right of way line of Meridian Street as originally platted in the final plat of said SOUTHERN PINES;
Thence along a curve to the right (having a radius of 350.00 feet and a long chord bearing North 62°13'00" East for 41.33 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 169th Street;
Thence South 02°13'27" East for 388.13 feet along said west right of way line to a 5/8" rebar at the northwest corner of Lot 1, GOLDENSTONE 2ND ADDITION, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska;
Thence South 87°44'06" 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 GOLDENSTONE 2ND ADDITION to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS-581 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 Northwest Quarter of Section 21;
Thence South 87°42'25" West for 882.84 feet along said north line of said PALISADES to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS-581 at the southwest corner of said East Half of the Northwest Quarter of Section 21 also being the southeast 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 Northwest Quarter of Section 21;
2) Thence along a curve to the right (having a radius of 250.00 feet and a long chord bearing South 84°10'31" East for 20.31 feet) for an arc length of 20.42 feet;
3) Thence North 02°17'14" West for 331.24 feet;
4) Thence North 04°31'15" East for 160.88 feet;
5) Thence North 02°17'14" West for 780.88 feet;
6) Thence North 14°10'22" West for 97.06 feet;
7) Thence North 29°33'58" West for 118.53 feet to the west line of said East Half of the Northwest 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 36.243 acres

Note: All exterior courses described above monumented with a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS-378 unless otherwise noted.
All other lots being surveyed in the interior of this plat to be monumented with a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS-366 unless otherwise noted.

William E. Knight, L.S. 366

10-23-2013
Date

REGISTERED LAND SURVEYOR
WILLIAM E. KNIGHT
LS-366
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. Bratsos, 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.
Margaret M Hansen
Signature of Notary Public
GENERAL NOTARY - State of Nebraska MARGARET M HANSEN My Comm. Exp. June 5, 2015

State of Nebraska }ss
County of Sarpy
The foregoing instrument was acknowledged before me this 6th day of November 2013
by Daniel J. Bratsos, Vice President of Capital Investors, LLC, a Nebraska limited liability corporation, on behalf of said corporation.
Signature of Notary Public
GENERAL NOTARY - State of Nebraska MARGARET M HANSEN My Comm. Exp. Nov. 7, 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.
Margaret M Hansen
Signature of Notary Public
GENERAL NOTARY - State of Nebraska MARGARET M HANSEN My Comm. Exp. Nov. 7, 2017

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 dedication 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 Grantee, 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 therein 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" as 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 lands 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 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 OR 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 159th 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, retained 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 30th 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.
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-615 LAMP RYNEARSON MICHAEL R. PHILLIPS

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.
County Planning Commission Chairman

drawn by PAH
designed by
reviewed by MRP

Revisions
MR/PAH-Final Plat

Revisions

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

job number-tasks
0105067.01-005
book page
date
3-28-2013
sheet
2 of 2

2013-37744 A