



DEED

2014073737



SEP 19 2014 11:18 P 56

Nebr Doc
Stamp Tax
9-19-14
Date
\$ Ex-4
By JB

Deed 34000 01-039225 New
56 2-15-09 MB
201 BKP 35-16-09 EXAM
IND 28 SCAN PRE my
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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
9/19/2014 11:18:54.90



2014073737

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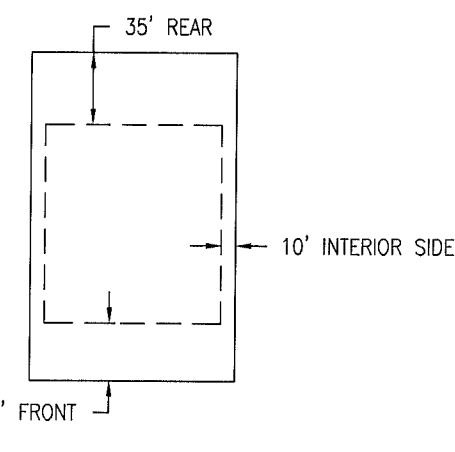
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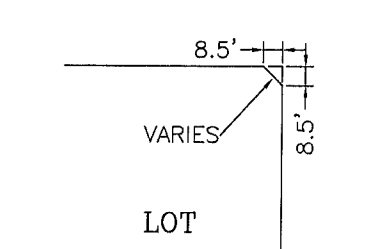
OMAHA, NEBRASKA 68154

CHECK NUMBER

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. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.



R-3 ZONING
SETBACK REQUIREMENTS
NO SCALE

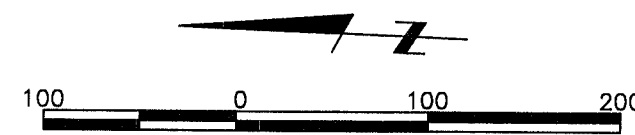


TYPICAL CORNER LOT
CHAMFER DETAIL
NO SCALE

LOTS 1 THROUGH 266, INCLUSIVE AND OUTLOTS A THROUGH W, INCLUSIVE, BLUEWATER, BEING A PLATTING OF THAT PART OF THE NORTHWEST QUARTER, THE SOUTHEAST QUARTER, THE EAST HALF OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE 6TH P.M., AND PART OF GOVERNMENT LOTS 1 AND 2 OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 9 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

LOCATED IN:

NE 1/4 NW 1/4 SEC. 35-16-09	SE 1/4 SW 1/4 SEC. 35-16-09
SE 1/4 NW 1/4 SEC. 35-16-09	NW 1/4 SE 1/4 SEC. 35-16-09
NW 1/4 NE 1/4 SEC. 35-16-09	NE 1/4 SE 1/4 SEC. 35-16-09
NE 1/4 NE 1/4 SEC. 35-16-09	SW 1/4 SE 1/4 SEC. 35-16-09
SW 1/4 NE 1/4 SEC. 35-16-09	SE 1/4 SE 1/4 SEC. 35-16-09
SE 1/4 NE 1/4 SEC. 35-16-09	NW 1/4 NE 1/4 SEC. 2-15-09
NE 1/4 SW 1/4 SEC. 35-16-09	NE 1/4 NE 1/4 SEC. 2-15-09



REVIEW OF DOUGLAS COUNTY ENGINEER

THIS FINAL PLAT OF BLUEWATER, LOTS 1 THROUGH 266, INCLUSIVE AND
OUTLOTS A THROUGH W WAS REVIEWED BY THE OFFICE OF
DOUGLAS COUNTY ENGINEER 16th day of September, 2014.

PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE	
PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)
1	19513	91	29145	181	23385
2	19574	92	26614	182	21145
3	13127	93	33263	183	20505
4	12681	94	29983	184	26225
5	11337	95	31474	185	27023
6	11787	96	47795	186	16254
7	14633	97	32769	187	17548
8	15445	98	23144	188	17366
9	14861	99	19595	189	21014
10	13862	100	14624	190	24997
11	12675	101	24400	191	24965
12	12588	102	20553	192	31700
13	12551	103	15578	193	31163
14	11406	104	18741	194	32001
15	10939	105	16435	195	38206
16	11180	106	16124	196	37501
17	11027	107	16844	197	41437
18	12430	108	17963	198	44930
19	13768	109	17866	199	43551
20	10555	110	19468	200	40611
21	14646	111	19121	201	39063
22	13671	112	18419	202	47786
23	14007	113	16941	203	34731
24	11604	114	16135	204	26172
25	10664	115	17470	205	21329
26	10603	116	18781	206	23278
27	10661	117	17602	207	33752
28	10681	118	17702	208	29754
29	13688	119	17330	209	25506
30	17792	120	17702	210	36447
31	21126	121	180250	211	25849
32	17982	122	18847	212	21287
33	17668	123	19454	213	45008
34	16888	124	19551	214	23745
35	16350	125	19256	215	28220
36	15471	126	19471	216	35714
37	15555	127	17590	217	28371
38	14796	128	17578	218	18536
39	14418	129	17100	219	19599
40	14639	130	22255	220	21465
41	14698	132	27593	221	22370
42	16007	133	24637	222	23815
43	15836	134	24407	224	24981
44	15485	135	28387	225	24576
45	15952	136	23445	226	24622
46	16817	137	28021	227	24550
47	17613	138	35068	228	22710
48	17870	139	36048	229	20574
49	18331	140	36048	230	19005
50	20340	141	41466	231	16591
51	20340	142	38836	232	20195
52	21928	143	31272	235	17424
53	19213	144	40863	236	17858
54	18185	145	36125	237	19070
55	26734	146	28258	238	19487
56	17574	147	21030	239	26701
57	24611	148	20005	240	36114
58	17587	149	21839	241	19914
59	17324	150	22320	242	17785
60	20731	151	21546	243	18096
61	27363	152	18083	244	17858
62	29033	153	17795	245	17249
63	29884	154	17798	246	16250
64	28415	155	24417	247	16564
65	26720	156	26372	248	17886
66	39388	157	20907	249	38845
67	31550	158	21493	250	17524
68	31943	159	20233	251	18000
69	20424	160	20571	260	18020
71	21895	161	32942	253	16630
72	21112	162	32945	254	16490
73	14844	163	36226	255	16490
74	14231	164	36226	256	16490
75	14876	165	28707	257	16490
76	29343	166	32554	258	16490
77	26248	167	34108	259	16490
78	17323	168	51670	260	16239
79	24079	169	51670	261	16239
80	42622	170	34976	262	15879
81	33583	171	29931	263	15542
82	21248	172	32026	264	18787
83	210334	173	32654	265	17847
84	202021	174	32812	266	17847
85	31422	175	23752		
86	42642	176	26006		
87	29887	177	28778		
88	196133	178	35613		
89	220201	179	28450		
90	29312	180	25406		

OUTLOT AREA TABLE		CURVE & CENTERLINE CURVE TABLE					
OUTLOT #	AREA (SF)	CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
A 46228	C1	200.00	208.44	189.52	3375.1751	5951.1978	17440.17
B 49999	C2	300.00	47.84	66.90	107.0201	107.0201	17440.17
C 113024	C3	500.00	268.80	265.65	506.7951	37448.90	17440.17
D 47063	C4	70.00	288.04	122.90	368.3912	137.1741	17440.17
E 12005	C5	500.00	230.68	228.64	318.6253	242.6242	17440.17
F 12006	C6	500.00	19.50	19.21	11.0262	10.9878	17440.17
G 96599	C7	500.00	70.00	70.00	70.0000	70.0000	17440.17
H 15883	C8	700.00	997.12	952.59	1849.7801	333.9257	17440.17
I 41212	C9	400.00	686.00	665.00	557.0035	99.1614	17440.17
J 15434	C10	525.00	726.80	670.15	747.9055	79.9970	17440.17
K 18471	C11	500.00	294.84	288.68	338.5928	333.3318	17440.17
L 20094	C12	100.00	43.00	16.67	30.2451	24.0853	17440.17
M 17050	C13	500.00	204.84	200.00	304.9151	304.9151	17440.17
N 18482	C14	250.00	240.00	240.00	370.9178	370.9178	17440.17
O 17708	C15	95.00	236.43	179.97	317.0045	142.3530	17440.17
P 6339	C16	350.00	237.89	233.33	377.0048	369.3633	17440.17
R 957108	C17	100.00	43.00	16.67	30.2451	24.0853	17440.17
S 64976	C18	350.00	237.89	233.33	377.0048	369.3633	17440.17
T 19432	C19	215.00	326.85	317.47	547.9315	547.9315	17440.17
U 907377	C20	150.00	151.07	151.11	151.1111	151.1111	17440.17
V 53635	C21	500.00	203.97	203.97	306.9350	74.7271	17440.17
W 156377	C22	150.00	330.01	330.04	504.1306	12.3506	17440.17
X 156377	C23	800.00	434.76	429.45	1139.0202	3108.19	17440.17
	C24	800.00	813.50	776.67	1498.4041	58.0810	17440.17
	C25	200.00	384.00	374.47	547.9315	547.9315	17440.17
	C26	300.00	143.66	142.29	311.9917	17.2761	17440.17
	C27	300.00	143.66	142.29	311.9917	17.2761	17440.17
	C28	300.00	143.66	142.29	316.9814	27.2611	17440.17
	C29	300.00	143.66	142.29	316.9814	27.2611	17440.17
	C30	400.00	671.70	648.68	1070.9151	17.5151	17440.17
	C31	400.00	81.00	80.93	94.9315	17.5151	17440.17
	C32	120.00	576.64	566.82	932.5644	38.9707	17440.17
Y 156377	C33	120.00	564.61	560.11	923.5516	39.0438	17440.17
	C34	50.00	110.23	110.01	115.2812	12.3544	17440.17
	C35	500.00	146.48	146.81	219.3516	17.0738	17440.17
	C36	500.00	115.87	116.00	180.2012	17.5151	17440.17
	C37	125.00	274.45	274.61	418.1506	12.3544	17440.17
	C38	50.00	312.57	307.91	503.3650	39.0438	17440.17
	C39	100.00	431.19	466.72	709.9458	24.7032	17440.17
	C40	50.00	284.02	280.22	427.5914	32.3247	17440.17
	C41	20.00	43.00	43.00	66.9999	12.3237	17440.17
	C42	75.00	408.87	402.48	669.9999	39.0438	17440.17
Z 156377	C43	75.00	566.80	552.46	846.9999	43.1338	17440.17
	C44	3.00	3.00	3.00	3.0000	3.0000	17440.17

drawn by
EAM

designed by

reviewed by
WEK

Filename
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revisions

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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. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.

R-3 ZONING
SETBACK REQUIREMENTS
NO SCALE

TYPICAL CORNER LOT
CHAMFER DETAIL
NO SCALE

SANITARY SEWER EASEMENT
OVER OUTLOT E

EXISTING OPPD EASEMENT
OVER OUTLOT D

BLUEWATER

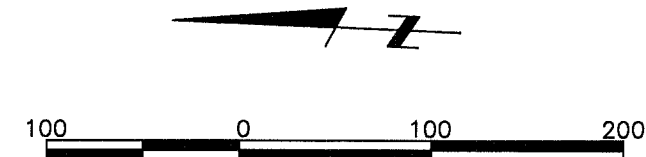
LOTS 1 THROUGH 266, INCLUSIVE AND OUTLOTS A THROUGH W, INCLUSIVE, BLUEWATER, BEING A PLATTING OF THAT PART OF THE NORTHWEST QUARTER, THE SOUTHEAST QUARTER, THE EAST HALF OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE 6TH P.M., AND PART OF GOVERNMENT LOTS 1 AND 2 OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 9 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

LOCATED IN:
NE 1/4 NW 1/4 SEC. 35-16-09 SE 1/4 SW 1/4 SEC. 35-16-09
SE 1/4 NW 1/4 SEC. 35-16-09 NW 1/4 SE 1/4 SEC. 35-16-09
NW 1/4 NE 1/4 SEC. 35-16-09 SE 1/4 SE 1/4 SEC. 35-16-09
NE 1/4 NE 1/4 SEC. 35-16-09 SW 1/4 SE 1/4 SEC. 35-16-09
SW 1/4 NE 1/4 SEC. 35-16-09 SE 1/4 SE 1/4 SEC. 35-16-09
SE 1/4 NE 1/4 SEC. 35-16-09 NW 1/4 NE 1/4 SEC. 2-15-09
NE 1/4 SW 1/4 SEC. 35-16-09 NE 1/4 NE 1/4 SEC. 2-15-09

REVIEW OF DOUGLAS COUNTY ENGINEER

THIS FINAL PLAT OF BLUEWATER, LOTS 1 THROUGH 266, INCLUSIVE AND OUTLOTS A THROUGH W, INCLUSIVE, WAS REVIEWED BY THE OFFICE OF DOUGLAS COUNTY ENGINEER

167
16/08/2014
DOUGLAS COUNTY
NEBRASKA



PARCEL AREA TABLE	PARCEL AREA TABLE	PARCEL AREA TABLE
PARCEL # AREA (SF)	PARCEL # AREA (SF)	PARCEL # AREA (SF)
1 19513	91 29145	181 25585
2 19574	92 28614	182 21145
3 11997	93 32923	183 18323
4 12561	94 29981	184 26225
5 11337	95 31474	185 27231
6 11787	96 47795	186 16054
7 14033	97 20769	187 17346
8 15445	98 22446	188 17396
9 14861	99 19936	189 21010
10 13862	100 18024	190 24987
11 12873	101 24600	191 29425
12 12558	102 25553	192 31700
13 12551	103 15079	193 32103
14 11406	104 16741	194 32024
15 10839	105 16435	195 38206
16 11180	106 16126	196 37501
17 11637	107 15844	197 41547
18 12430	108 17983	198 44939
19 13766	109 17866	199 43651
20 15555	110 18458	200 40911
21 16465	111 19112	201 39043
22 15904	112 18351	202 47785
23 14007	113 16841	203 34731
24 11404	114 16135	204 26172
25 10664	115 17470	205 21025
26 10963	116 18781	206 33379
27 10681	117 19819	207 33752
28 10851	118 17702	208 29784
29 13688	119 17330	209 25006
30 11977	120 17902	210 36148
31 21125	121 18250	211 35587
32 17962	122 18947	212 35022
33 17068	123 19454	213 45608
34 18889	124 18551	214 23745
35 18100	125 18256	215 28505
36 15932	126 19471	216 35774
37 15553	127 17590	217 28871
38 15175	128 17578	218 18538
39 14796	129 17700	219 19599
40 14418	130 22055	220 22170
41 14039	131 27050	221 23480
42 14698	132 27593	222 22257
43 16007	133 24637	223 23888
44 14616	134 24407	224 24618
45 15483	135 28387	225 24570
46 15945	136 29345	226 24022
47 16817	137 28071	227 24556
48 17853	138 29303	228 22710
49 17875	139 26598	229 20574
50 18331	140 35848	230 18425
51 20340	141 41466	231 16456
52 21348	142 38836	232 20185
53 21216	143 21212	233 17425
54 19523	144 40853	234 17558
55 18131	145 52485	237 18094
56 17734	146 28256	238 18497
57 25734	147 21035	239 26701
58 24817	148 20005	240 30614
59 17511	149 21939	241 21949
60 17234	150 22360	242 16755
61 20711	151 21546	243 18086
62 27263	152 16093	244 17888
63 29033	153 15785	245 17249
64 28984	154 17048	246 16250
65 26815	155 24447	247 10566
66 26720	156 26372	248 17886
67 39388	157 20967	249 29845
68 31520	158 21485	250 17524
69 32643	159 25223	251 18000
70 20446	160 28971	252 18000
71 21898	161 32942	253 15630
72 21112	162 32945	254 16490
73 18484	163 34226	255 16490
74 15510	164 32876	256 16490
75 14578	165 28097	257 16490
76 24413	166 32554	258 16490
77 26328	167 34108	259 16490
78 17323	168 51670	260 16239
79 24570	169 49288	261 16354
80 43497	170 43497	262 10879
81 33483	171 29931	263 15542
82 21248	172 32036	264 18737
83 21034	173 32624	265 17847
84 26021	174 32812	266 17760
85 31422	175 31752	
86 42847	176 26008	
87 28822	177 28778	
88 19813	178 32062	
89 25021	179 28430	
90 29312	180 25406	

OUTLOT AREA TABLE
OUTLOT # AREA (SF)
A 48228
B 46993
C 113024
D 17029
E 12005
F 12006
G 65569
H 59863
I 43182
J 15433
K 18474
L 32094
M 17500
N 19482
O 17708
P 17500
Q 5339
R 9571808
S 64975
T 99432
U 260727
V 53625
W 156377

CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	265.84'	196.50'	S33°51'37"E	88°11'17"
C2	300.00'	67.04'	66.80'	N89°02'46"W	12°48'11"
C3	500.00'	268.80'	265.58'	S00°51'13"W	30°48'09"
C4	70.00'	289.84'	122.90'	N88°38'12"E	23°14'11"
C5	500.00'	230.68'	228.64'	N18°43'53"W	26°28'02"
C6	1000.00'	191.50'	191.21'	N10°02'02"W	10°58'20"
C7	300.00'	140.80'	739.02'	N02°49'21"W	14°08'00"
C8	750.00'	997.12'	925.22'	N35°43'02"E	76°10'27"
C9	400.00'	686.04'	605.00'	S57°03'38"E	88°16'14"
C10	525.00'	726.80'	670.13'	S47°30'05"E	79°19'00"
C11	500.00'	292.84'	288.68'	N70°58'38"E	33°33'26"
C12	100.00'	431.20'	166.67'	S02°49'21"W	24°09'53"
C13	500.00'	293.84'	288.68'	N70°58'38"E	33°33'26"
C14	250.00'	240.03'	230.92'	S24°29'14"W	55°00'41"
C15	95.00'	236.43'	179.97'	S18°18'15"E	142°35'39"
C16	350.00'	237.89'	233.33'	S71°09'48"E	38°56'33"
C17	100.00'	450.00'	155.56'	N00°36'05"W	25°53'08"
C18	350.00'	237.89'	233.33'	S69°59'39"W	38°56'33"
C19	215.00'	328.40'	291.57'	N45°16'37"E	87°34'50"
C20	1500.00'	151.17'	151.11'	N00°07'53"W	2°46'28"
C21	1500.00'	203.97'	203.81'	N06°39'05"E	7°47'27"
C22	1500.00'	330.71'	330.04'	N04°13'50"E	12°37'56"
C23	800.00'	434.78'	429.45'	N13°28'02"E	31°08'19"
C24	800.00'	813.20'	778.77'	N06°10'45"E	58°15'07"
C25	250.00'	394.00'	354.47'	S47°30'05"E	89°17'52"
C26	300.00'	143.66'	142.29'	S11°19'17"W	27°38'11"
C27	300.00'	143.66'	142.29'	S11°19'17"W	27°38'11"
C28	300.00'	143.66'	142.29'	S16°08'54"E	27°38'11"
C29	300.00'	143.66'	142.29'	S16°08'54"E	27°38'11"
C30	400.00'	471.70'	444.84'	S88°42'14"E	87°34'50"
C31	400.00'	81.29'	80.85'	S01°51'51"E	11°36'29"
C32	1000.00'	679.84'	666.82'	N35°26'44"W	38°57'07"
C33	1200.00'	584.81'	560.11'	N03°29'51"W	29°04'38"
C34	500.00'	110.23'	110.01'	N15°25'22"E	12°37'54"
C35	500.00'	145.46'	148.81'	N30°18'11"E	17°07'38"
C36	500.00'	119.87'	115.41'	N03°14'21"E	13°32'38"
C37	1250.00'	275.45'	274.89'	N19°17'56"E	12°37'52"
C38	500.00'	312.57'	307.51'	S03°36'50"E	35°49'04"
C39	100.00'	431.19'	166.72'	N77°59'42"W	24°05'20"
C40	500.00'	284.00'	280.22'	N69°15'34"E	32°32'47"
C41	200.00'	43.79'	43.70'	N61°59'20"W	12°32'37"
C42	750.00'	428.87'	423.26'	N39°20'09"W	32°44'47"
C43	750.00'	565.80'	559.48'	N44°33'57"W	43°13'29"
C44	350.00'	330.27'	316.16'	S82°51'23"E	54°04'00"
C45	100.00'	446.44'	157.81'	S18°00'42"W	25°48'09"
C46	350.00'	195.03'	193.48'	N50°07'57"W	32°05'28"
C47	350.00'	237.89'	233.33'	N44°50'17"W	38°56'33"
C48	100.00'	450.00'	155.56'	S02°49'21"W	24°09'53"
C49	350.00'	237.89'	233.33'	S59°59'39"W	38°56'33"
C50	800.00'	425.90'	420.89'	N19°49'38"E	30°30'10"

drawn by
EAM

designed by
WFK

reviewed by
WFK

reference
0113084.01

revision

14710 West Dodge Road, Suite 100
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LAMP RYNEARSON
& ASSOCIATES

BLUEWATER (LOTS 1 THROUGH 266 AND OUTLOTS A THROUGH W)
VALLEY, DOUGLAS COUNTY, NEBRASKA

job number-tasks
0113084.01-004

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12-12-2013

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FINAL
PLAT

- 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.).
 5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
 6. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.

BLUEWATER

LOTS 1 THROUGH 266, INCLUSIVE AND OUTLOTS A THROUGH W, INCLUSIVE, BLUEWATER, BEING A PLATTING OF THAT PART OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER, THE EAST HALF OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE 6TH P.M., AND PART OF GOVERNMENT LOTS 1 AND 2 OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 9 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

OUTLOT AREA TABLE	
OUTLOT #	AREA (SF)
A	48228
B	46993
C	113024
D	17029
E	12005
F	12008
G	96959
H	55893
I	43162
J	15433
K	18474
L	32054
M	17500
N	18482
O	17708
P	17029
Q	6339
R	9571808
S	64975
T	94942
U	260727
V	53625
W	156377

TYPICAL CORNER LOT CHAMFER DETAIL
NO SCALE

R-3 ZONING
SETBACK REQUIREMENTS
NO SCALE

REVIEW OF DOUGLAS COUNTY ENGINEER

THIS FINAL PLAT OF BLUEWATER, LOTS 1 THROUGH 266, INCLUSIVE AND OUTLOTS A THROUGH W, INCLUSIVE, WAS REVIEWED BY THE OFFICE OF DOUGLAS COUNTY ENGINEER, DOUGLAS COUNTY, NEBRASKA, ON SEPTEMBER 10, 2014.

PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE	
PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)
1	18013	91	29145	181	23005
2	15674	92	28614	182	21145
3	11997	93	32823	183	20526
4	12661	94	29981	184	26225
5	11537	95	31474	185	26224
6	11197	96	47795	186	16054
7	14033	97	30769	187	17546
8	18445	98	22446	188	17366
9	14861	99	19936	189	21010
10	13824	100	18204	190	21784
11	12973	101	24600	191	29455
12	12528	102	20053	192	31700
13	12551	103	15579	193	32103
14	14408	104	16741	194	30224
15	10329	105	16435	195	30304
16	11180	106	16126	196	37501
17	11637	107	16844	197	41547
18	12450	108	17983	198	44329
19	13766	109	17866	199	41501
20	10555	110	19468	200	40911
21	16466	111	19112	201	39063
22	19004	112	18351	202	47786
23	14007	113	16841	203	24731
24	11024	114	16135	204	28172
25	10664	115	17470	205	21025
26	10663	116	18781	206	32376
27	10661	117	18819	207	33752
28	10681	118	17702	208	24784
29	13968	119	17330	209	25506
30	17077	120	17902	210	36449
31	21125	121	18250	211	32587
32	17992	122	19947	212	35022
33	17026	123	18454	213	40625
34	16669	124	19551	214	23745
35	16310	125	19256	215	28220
36	15832	126	18471	216	35774
37	15553	127	17890	217	24871
38	15175	128	17576	218	18358
39	14796	129	17100	219	18599
40	14418	130	22055	220	22170
41	14059	131	21700	221	23460
42	14688	132	27683	222	22207
43	19007	133	24537	223	23888
44	16836	134	24607	224	24615
45	15483	135	28387	225	24070
46	15940	136	29345	226	24622
47	16817	137	28271	227	24556
48	17631	138	33003	228	22710
49	17875	139	36698	229	20574
50	18331	140	36848	230	18405
51	20340	141	41466	231	19495
52	21348	142	38836	232	20195
53	21218	143	31272	233	17425
54	19623	144	40853	234	17858
55	18131	145	32485	235	18094
56	17734	146	28258	236	18497
57	26754	147	21035	237	26701
58	24817	148	20005	238	36614
59	17211	149	21539	239	21349
60	11234	150	22390	240	17255
61	20711	151	21546	241	18098
62	27363	152	18083	242	17859
63	29033	153	15785	243	17248
64	28984	154	17048	244	16700
65	26815	155	24447	245	16505
66	28720	156	26372	246	17886
67	39388	157	20907	247	25845
68	31020	158	21485	248	17524
69	32543	159	25433	249	18000
70	20446	160	28971	250	18000
71	21895	161	32942	251	18304
72	21112	162	32945	252	16490
73	18444	163	36226	253	16490
74	16510	164	32876	254	16490
75	14878	165	28097	255	16490
76	29443	166	32554	256	16490
77	28328	167	34158	257	16490
78	11233	168	51670	258	16236
79	24570	169	49288	259	16354
80	43267	170	34976	260	18879
81	33483	171	29931	261	10542
82	23148	172	33036	262	18757
83	21034	173	35024	263	17847
84	26021	174	32812	264	17760
85	31422	175	23752		
86	42847	176	26056		
87	26022	177	28778		
88	19613	178	30062		
89	28201	179	28430		
90	28312	180	25406		

CENTERLINE CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	205.44'	196.52'	S31°31'37"E	58°9'11"E
C2	300.00'	67.04'	66.90'	N89°08'40"E	12°48'11"
C3	500.00'	268.80'	265.98'	S09°51'13"W	30°49'09"
C4	70.00'	289.84'	122.80'	N88°38'12"E	23°14'11"
C5	500.00'	236.84'	228.64'	N45°45'57"E	29°19'50"
C6	1000.00'	191.50'	191.21'	N11°02'02"W	10°28'30"
C7	3000.00'	740.90'	739.02'	N09°26'42"W	14°09'00"
C8	750.00'	997.12'	925.29'	N35°43'02"E	76°10'21"
C9	400.00'	686.08'	605.00'	S57°03'38"E	98°16'14"
C10	525.00'	726.80'	676.13'	S47°35'01"W	79°19'07"
C11	500.00'	292.84'	286.48'	N10°58'50"E	33°33'38"
C12	100.00'	431.30'	166.67'	S02°45'21"W	24°00'53"
C13	500.00'	292.84'	288.68'	N70°27'56"W	33°33'38"
C14	250.00'	240.03'	230.92'	S24°29'14"W	59°00'41"
C15	95.00'	236.43'	179.97'	S18°18'15"E	142°35'39"
C16	350.00'	237.89'	233.33'	S71°07'48"E	38°56'33"
C17	100.00'	450.00'	155.56'	N09°36'07"W	23°33'06"
C18	350.00'	237.89'	233.33'	S69°55'30"W	38°56'33"
C19	215.00'	328.65'	297.57'	N46°48'36"W	87°34'58"
C20	1500.00'	151.17'	151.11'	N00°07'53"W	5°46'28"
C21	1500.00'	203.97'	203.81'	N08°36'05"E	7°47'27"
C22	1500.00'	335.71'	330.04'	N48°13'50"E	12°37'56"
C23	800.00'	434.76'	429.45'	N17°29'02"E	31°08'19"
C24	800.00'	813.35'	778.77'	N58°10'49"E	58°15'07"
C25	250.00'	394.00'	354.47'	S47°32'45"E	97°17'52"
C26	300.00'	143.66'	142.29'	S11°19'17"W	27°28'11"
C27	300.00'	143.66'	142.29'	S11°19'17"W	27°28'11"
C28	300.00'	143.66'	142.29'	S11°19'17"W	27°28'11"
C29	300.00'	143.66'	142.29'	S11°19'17"W	27°28'11"
C30	400.00'	471.70'	444.84'	S88°42'16"E	67°33'59"
C31	400.00'	81.09'	80.95'	N51°51'01"E	11°36'56"
C32	1000.00'	679.84'	666.82'	N30°28'44"W	38°57'07"
C33	1280.00'	564.61'	560.11'	N03°25'51"W	25°04'36"
C34	500.00'	110.23'	110.01'	N10°25'01"W	12°37'34"
C35	500.00'	146.46'	146.91'	N37°18'17"E	17°03'38"
C36	500.00'	115.67'	115.41'	N32°14'21"E	13°19'18"
C37	1250.00'	275.45'	274.89'	N18°17'56"E	12°37'32"
C38	500.00'	312.07'	307.51'	S03°36'50"E	35°49'04"
C39	100.00'	431.19'	186.72'	N77°59'42"W	24°03'20"
C40	500.00'	284.02'	286.22'	N09°35'42"W	32°32'47"
C41	300.00'	143.70'	143.70'	N45°19'20"W	12°32'32"
C42	750.00'	428.87'	423.05'	N39°20'08"W	32°45'47"
C43	750.00'	565.80'	552.48'	N44°33'57"W	41°13'28"
C44	350.00'	330.27'	318.16'	S82°51'23"E	54°04'00"
C45	100.00'	446.48'	157.81'	S18°00'42"W	25°48'09"
C46	350.00'	198.03'	194.48'	N00°07'57"W	30°05'28"
C47	350.00'	237.89'	233.33'	N44°35'17"W	38°56'33"
C48	100.00'	450.00'	155.56'	S28°36'42"W	25°37'06"
C49	350.00'	237.89'	233.33'	S83°51'34"E	38°56'33"
C50	800.00'	429.90'	420.89'	N19°49'38"E	30°30'10"

drawn by
EAM

designed by
WBC

reviewed by
WBC

file name
C:\1113084\102.dwg

revisions

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LAMP RYNEARSON
& ASSOCIATES

BLUEWATER (LOTS 1 THROUGH 266 AND OUTLOTS A THROUGH W)
VALLEY, DOUGLAS COUNTY, NEBRASKA

job number-tasks
0113084.01-004

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date
12-12-2013

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ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
ANGLES ARE 90° UNLESS OTHERWISE NOTED.
LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR).
DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.

R-3 ZONING
SETBACK REQUIREMENTS
NO SCALE

TYPICAL CORNER LOT
CHAMFER DETAIL
NO SCALE

BLUEWATER

LOTS 1 THROUGH 266, INCLUSIVE AND OUTLOTS A THROUGH W, INCLUSIVE, BLUEWATER, BEING A PLATTING OF THAT PART OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER, THE EAST HALF OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE 6TH P.M., AND PART OF GOVERNMENT LOTS 1 AND 2 OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 9 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

LOCATED IN:
NE 1/4 NW 1/4 SEC. 35-16-09 SE 1/4 SW 1/4 SEC. 35-16-09
SE 1/4 NW 1/4 SEC. 35-16-09 NW 1/4 SE 1/4 SEC. 35-16-09
NW 1/4 NE 1/4 SEC. 35-16-09 NE 1/4 SE 1/4 SEC. 35-16-09
NE 1/4 NE 1/4 SEC. 35-16-09 SW 1/4 SE 1/4 SEC. 35-16-09
SW 1/4 NE 1/4 SEC. 35-16-09 SE 1/4 SE 1/4 SEC. 35-16-09
SE 1/4 NE 1/4 SEC. 35-16-09 NW 1/4 NE 1/4 SEC. 2-15-09
NE 1/4 SW 1/4 SEC. 35-16-09 NE 1/4 NE 1/4 SEC. 2-15-09

PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)
1	18913	91	28145	181	23585
2	18974	92	28145	182	23145
3	17997	93	32823	183	20528
4	12561	94	29881	184	26225
5	11337	95	31474	185	27231
6	11787	96	47785	186	16054
7	14033	97	30733	187	17245
8	15445	98	22446	188	17396
9	14861	99	19936	189	21010
10	13862	100	18024	190	24997
11	12873	101	24500	191	29455
12	12828	102	20553	192	31700
13	13551	103	15079	193	32103
14	11406	104	16741	194	32024
15	10939	105	16435	195	38206
16	11180	106	16126	196	37501
17	11637	107	16844	197	41547
18	12430	108	17983	198	44039
19	13765	109	17866	199	43551
20	15555	110	19468	200	40911
21	16466	111	19112	201	39063
22	15904	112	18351	202	47786
23	14007	113	16841	203	34731
24	11604	114	16135	204	28175
25	10664	115	17470	205	21025
26	10683	116	18781	206	32379
27	10661	117	18819	207	33752
28	10881	118	17702	208	29784
29	13098	119	17330	209	25506
30	17077	120	17902	210	36449
31	21125	121	18250	211	32587
32	17992	122	18847	212	35022
33	17088	123	19454	213	45008
34	16898	124	19551	214	23745
35	16010	125	19256	215	28230
36	15932	126	18471	216	36774
37	15553	127	17560	217	28971
38	15175	128	17578	218	18538
39	14796	129	17100	219	19599
40	14418	130	22555	220	22170
41	14039	131	27050	221	23480
42	14698	132	27593	222	22257
43	16007	133	24637	223	23988
44	15836	134	24607	224	24615
45	15483	135	28387	225	24570
46	15965	136	29345	226	24622
47	16817	137	28071	227	24556
48	17631	138	33003	228	22710
49	17875	139	36688	229	20574
50	18331	140	38848	230	18405
51	20340	141	41466	231	16496
52	21348	142	38836	232	20195
53	21218	143	31272	233	17425
54	19523	144	40853	234	17858
55	18131	145	52485	235	18094
56	17734	146	28258	236	18497
57	28754	147	21035	237	28701
58	24817	148	20005	240	36514
59	17511	149	21939	241	21949
60	17234	150	22390	242	16755
61	20711	151	21546	243	18096
62	22353	152	18883	244	17858
63	29033	153	15785	245	17349
64	28984	154	17048	246	16250
65	26815	155	24447	247	16566
66	26720	156	26372	248	17886
67	30388	157	20907	249	25845
68	31020	158	21485	250	17834
69	32643	159	25223	251	18000
70	20446	160	28971	252	18000
71	21895	161	32942	253	15630
72	21112	162	32945	254	16490
73	18484	163	36226	255	16490
74	15310	164	32676	256	16490
75	14878	165	28097	257	16490
76	29443	166	32554	258	16490
77	26328	167	34108	259	16490
78	17523	168	51670	260	16239
79	24070	169	49238	261	16354
80	42327	170	34076	262	15879
81	33483	171	29931	263	15542
82	21248	172	32036	264	18737
83	21034	173	35624	265	17847
84	26021	174	32812	266	17780
85	31422	175	23752		
86	42847	176	26006		
87	28822	177	28778		
88	19613	178	30062		
89	25201	179	28430		
90	29312	180	25406		

OUTLOT AREA TABLE	
OUTLOT #	AREA (SF)
A	46228
B	469993
C	113024
D	17029
E	12005
F	12006
G	96589
H	55893
I	43182
J	15433
K	18474
L	32054
M	17500
N	18482
O	17708
P	17500
Q	6339
R	9571808
S	64975
T	99432
U	260727
V	53625
W	156377

CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	205.44'	186.52'	S31°31'13"E	58°51'12"
C2	300.00'	67.04'	66.90'	N89°08'45"W	12°48'11"
C3	500.00'	268.80'	265.58'	S59°51'13"W	30°48'59"
C4	70.00'	288.84'	122.80'	N88°38'12"E	23°14'11"
C5	500.00'	230.68'	228.64'	N18°45'53"W	26°25'02"
C6	1000.00'	191.50'	191.21'	N11°02'02"W	10°58'20"
C7	3000.00'	740.80'	739.02'	N08°26'42"W	14°09'00"
C8	750.00'	997.12'	925.29'	N35°43'02"E	76°10'27"
C9	400.00'	686.06'	605.00'	S57°03'38"E	98°18'14"
C10	525.00'	728.80'	670.13'	S47°30'05"E	79°19'07"
C11	500.00'	292.84'	288.68'	N78°58'38"E	33°33'29"
C12	100.00'	431.30'	166.87'	S02°49'17"W	24°06'53"
C13	500.00'	292.84'	288.68'	N70°27'56"W	33°33'29"
C14	250.00'	240.23'	230.92'	S24°29'14"W	55°00'41"
C15	85.00'	236.42'	179.97'	S19°18'15"E	142°35'39"
C16	350.00'	237.88'	233.33'	S71°07'48"E	38°56'33"
C17	100.00'	450.09'	155.56'	N00°38'05"W	25°53'04"
C18	350.00'	237.88'	233.33'	S69°59'39"W	38°56'33"
C19	215.00'	228.88'	267.57'	N48°46'38"W	59°54'58"
C20	1500.00'	151.17'	151.11'	N00°07'30"W	6°42'26"
C21	1500.00'	203.97'	203.81'	N08°39'06"E	7°47'27"
C22	1500.00'	330.71'	330.04'	N04°13'50"E	12°37'54"
C23	800.00'	434.78'	429.45'	N13°29'02"E	31°08'19"
C24	800.00'	613.35'	778.77'	N58°10'45"E	58°15'07"
C25	250.00'	394.00'	354.47'	S47°32'45"E	90°17'52"
C26	300.00'	143.68'	142.29'	S11°19'17"W	27°26'11"
C27	300.00'	143.68'	142.29'	S11°19'17"W	27°26'11"
C28	300.00'	143.68'	142.29'	S16°06'54"E	27°26'11"
C29	300.00'	143.68'	142.29'	S16°06'54"E	27°26'11"
C30	400.00'	471.70'	444.84'	S88°42'18"E	67°33'59"
C31	400.00'	81.09'	80.85'	N51°51'01"E	11°38'56"
C32	1000.00'	679.84'	666.82'	N35°28'44"W	38°57'07"
C33	1290.00'	564.61'	560.11'	N03°25'51"W	25°04'38"
C34	500.00'	110.23'	110.01'	N19°29'25"E	12°37'54"
C35	500.00'	146.48'	146.81'	N39°16'17"E	17°07'38"
C36	500.00'	115.67'	115.41'	N32°14'21"E	13°15'18"
C37	1250.00'	275.45'	274.89'	N19°17'58"E	12°37'32"
C38	500.00'	312.57'	307.51'	S03°36'50"E	35°49'04"
C39	100.00'	431.19'	166.72'	N77°59'42"W	24°03'20"
C40	500.00'	284.02'	280.22'	N29°15'34"E	32°32'47"
C41	200.00'	43.79'	43.70'	N61°59'20"W	12°32'37"
C42	750.00'	428.87'	423.05'	N29°20'08"W	35°45'47"
C43	750.00'	565.80'	552.48'	N44°33'17"E	43°13'25"
C44	350.00'	330.27'	318.16'	S85°15'21"E	54°04'00"
C45	100.00'	446.45'	157.81'	S18°00'42"W	25°48'59"
C46	350.00'	196.03'	192.48'	N00°07'57"W	32°05'26"
C47	350.00'	237.88'	233.33'	N44°55'01"W	38°56'33"
C48	100.00'	450.09'	155.56'	S29°36'42"W	25°53'04"
C49	350.00'	237.88'	233.33'	S85°15'34"E	38°56'33"
C50	800.00'	425.90'	426.89'	N19°49'38"E	35°30'10"

REVIEW OF DOUGLAS COUNTY ENGINEER

THIS FINAL PLAT OF BLUEWATER, LOTS 1 THROUGH 266, INCLUSIVE AND OUTLOTS A THROUGH W, INCLUSIVE, IS REVIEWED BY THE OFFICE OF DOUGLAS COUNTY ENGINEER, DOUGLAS COUNTY, NEBRASKA, ON 10/11/2013.

DOUGLAS COUNTY ENGINEER

DETAIL AT OUTLOT H AND LOT 144

drawn by EAM
designed by WEK
reviewed by WEK
Reference: 0113084.01-004
0113084.01-004

FINAL
PLAT

job number-laska
0113084.01-004
book page
13084, 1-8,10-15
date
12-12-2013
sheet
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VALLEY, DOUGLAS COUNTY, NEBRASKA