

UNPLATTED Lot 1 CELEBRATION

# SOUTHERN PINES

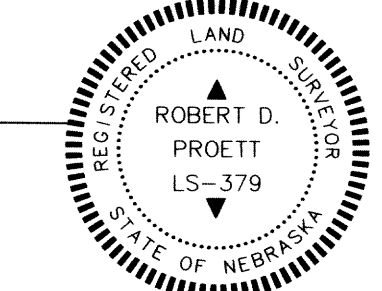
Lots 1 through 116, inclusive, and Outlots A through E, inclusive, being a replatting of Lot 1, GOLDENSTEIN'S ADDITION, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, AND a platting part of the East Half of the Northeast Quarter of Section 21, Township 14 North, Range 11 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 on the boundary of said plot and that a bond has been posted with the County of Sarpy, Nebraska, to ensure that permanent monuments (5/8" rebar with 1 1/4" 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 561 at the northwest corner of the said East Half of the Northeast Quarter of Section 21; Thence North 87°43'16" East (assumed bearings) for 1296.68 feet along the north line of said East Half of the Northeast Quarter of Section 21 to the west right of way line of 168th Street; Thence south along said west 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°29'14" East for 251.22 feet; (3) Thence South 11°41'04" East for 152.10 feet; (4) Thence South 02°13'27" East for 700.98 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°44'04" 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 798.38 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 882.06 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 southwest corner of the said East Half of the Northeast Quarter of Section 21; 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 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 250.00 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°51'19" 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 780.88 feet to a 5/8" rebar with 1 1/4" yellow cap stamped LS 379; Thence North 14°10'33" West for 97.08 feet to a 5/8" rebar with 1 1/4" yellow cap stamped LS 379; Thence North 29°55'59" 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 68.887 acres including 0.982 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. Proett, 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 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 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 further grant a perpetual easement to the Omaha Public Power District and West and to any company which has been granted a franchise under the authority of the County 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 renew poles, wires, crossarms, downwires and anchors, cables, conduits and other related facilities; and to extend thereon wires or cables for the carrying and transmission of electric current, 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. The term "exterior lots" is herein defined as those lots the lines of all exterior lots that are not adjacent to presently platted and recorded lots. In consideration of the granting of these easements forming the outer perimeter of the above described 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. 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 renew, pipelines, hydrants, and other related facilities, and to extend thereon pipes for the transmission of gas and water on, 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. We do further grant a perpetual easement to the Aquila, their successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines and to extend thereon facilities, and to extend thereon pipes for the transmission of gas on, 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 these easements granted herein, any wires, cables, conduits and/or pipelines installed by any grantee or any beneficiary under the easements granted in this Plat and/or Dedication shall be installed at least thirty-six (36") inches below ground and any other underground facilities shall also be installed at least thirty-six (36") inches below ground and, in the event of a failure to comply with these limitations, such 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 relocation costs. No permanent structures, trees, retaining walls, nor loose rock walls shall 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 corporation, OWNER

Great Western Bank, MORTGAGEE

John C. Allen, Manager

P. Timothy Friess, Senior Vice President

## ACKNOWLEDGMENT OF NOTARY

State of Nebraska )  
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 C. 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, and he did acknowledge his execution of the foregoing to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation.

State of Nebraska )  
County of Douglas )  
On this 15th day of June, 2006, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared P. Timothy Friess, 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 as such officer and the voluntary act and deed of said bank.

Cynthia Penick  
Notary Public

Daun M. Ptacek  
Notary Public

## 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.

Richard H. H...  
Director of Planning and Buildings

## 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

18th day of Sept., 2006.

Tom Schram  
Chairman, Board of Commissioners

## 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 July, 2006.

Paul J. ...  
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

19th day of April, 2006.

Tom Schram  
Chairman, County Planning Commission

## 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  
Sarpy County Surveyor



- 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 34.91' to "X" nails in power pole
- SE 33.85' to northwest corner of concrete base of galvanized pole
- SW 62.56' to 5/8" rebar
- S 33.00' to 5/8" rebar with yellow plastic cap stamped LS #561

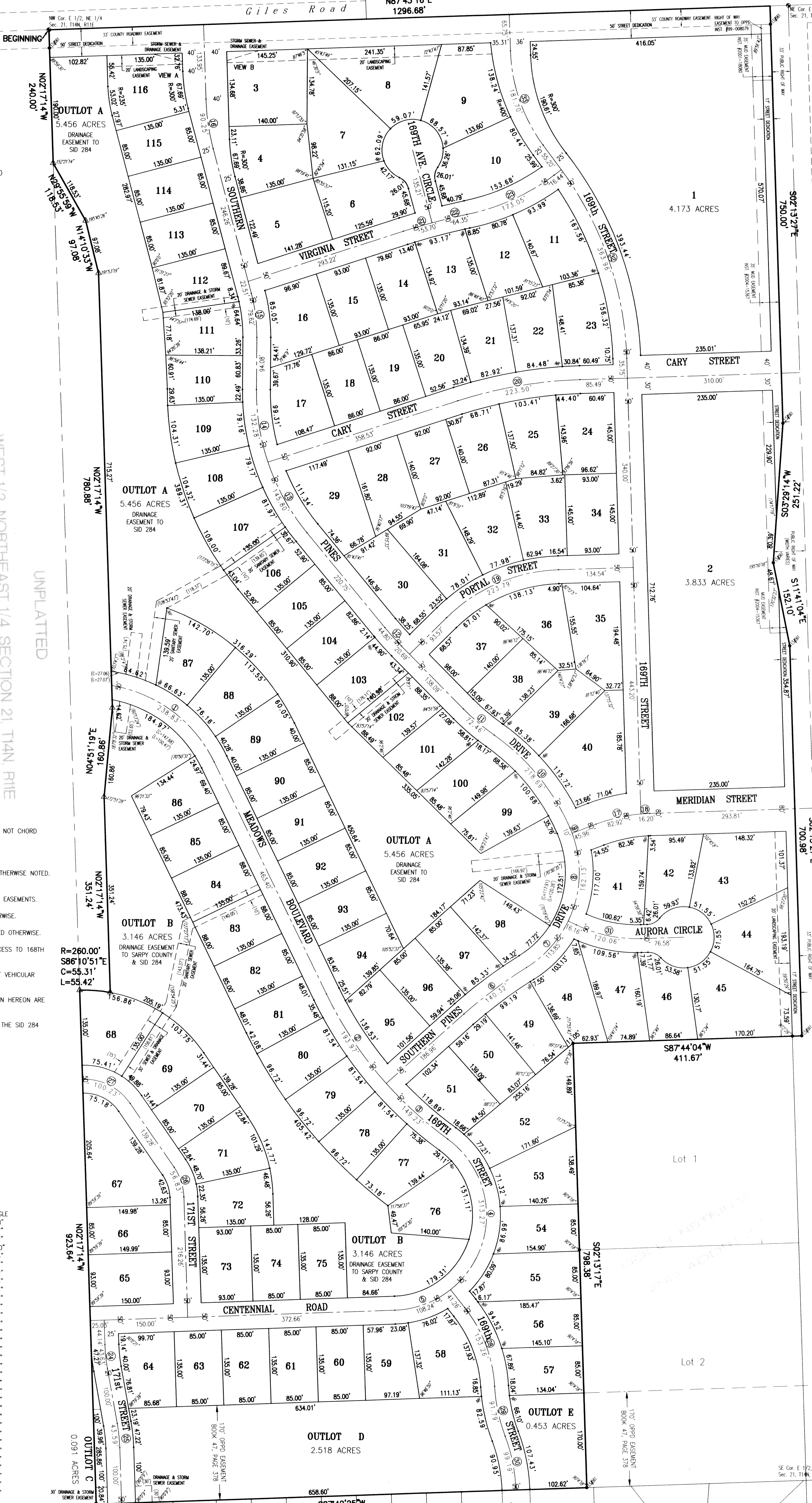
- SE Cor. E 1/2, NE 1/4 Sec. 21, T14N, R11E Found Survey Spike
- E 37.75' to 5/8" rebar
- ESE 40.64' to "X" nails in power pole
- SE 59.30' to guy wire
- W 50.95' to 5/8" rebar
- NW Cor. E 1/2, NE 1/4 Sec. 21, T14N, R11E Found 5/8" rebar w/cap LS #561
- N 24.58' to PK nail in the south face of south gate post
- NW 76.16' to PK nail in corner fence post
- NW 114.9' to PK nail in fence post

## NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (N.R.).
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
- ALL CUL-DE-SAC RADI ARE 55 FEET UNLESS NOTED OTHERWISE.
- ALL CUL-DE-SAC THROAT RADI ARE 30 FEET UNLESS NOTED OTHERWISE.
- LOTS 43, 44 AND 45 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 168TH STREET.
- LOTS 3, 7, 8, 9, 116 AND OUTLOT A WILL HAVE NO DIRECT VEHICULAR ACCESS TO GILES ROAD.
- ALL SANITARY, STORM SEWER & DRAINAGE EASEMENTS SHOWN HEREON ARE GRANTED TO SARPY COUNTY AND SID 284.
- 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'  | 236.83'    | 229.85'      | 54°24'08"   |
| 2     | 700.00'  | 193.97'    | 193.35'      | 15°52'37"   |
| 3     | 700.00'  | 149.23'    | 148.95'      | 12°12'52"   |
| 4     | 170.00'  | 313.27'    | 270.79'      | 105°35'00"  |
| 5     | 170.00'  | 108.24'    | 108.42'      | 32°52'54"   |
| 6     | 800.00'  | 140.32'    | 140.14'      | 10°02'59"   |
| 7     | 200.00'  | 113.85'    | 112.32'      | 32°36'52"   |
| 8     | 200.00'  | 162.13'    | 157.72'      | 48°26'44"   |
| 9     | 200.00'  | 100.00'    | 100.00'      | 02°51'54"   |
| 10    | 400.00'  | 218.69'    | 215.98'      | 31°19'31"   |
| 11    | 400.00'  | 72.46'     | 72.36'       | 10°22'44"   |
| 12    | 500.00'  | 44.80'     | 44.79'       | 05°08'01"   |
| 13    | 400.00'  | 145.80'    | 144.93'      | 20°53'04"   |
| 14    | 400.00'  | 132.28'    | 131.67'      | 18°56'50"   |
| 15    | 300.00'  | 79.67'     | 79.39'       | 15°12'22"   |
| 16    | 400.00'  | 90.25'     | 90.06'       | 12°50'39"   |
| 17    | 300.00'  | 82.92'     | 82.65'       | 15°50'09"   |
| 18    | 300.00'  | 16.20'     | 16.20'       | 03°05'37"   |
| 19    | 300.00'  | 223.79'    | 218.84'      | 42°44'28"   |
| 20    | 800.00'  | 223.50'    | 222.77'      | 16°00'24"   |
| 21    | 1120.00' | 53.70'     | 53.70'       | 02°44'50"   |
| 22    | 1120.00' | 64.35'     | 64.34'       | 03°17'31"   |
| 23    | 400.00'  | 173.05'    | 171.71'      | 24°47'18"   |
| 24    | 300.00'  | 43.63'     | 43.60'       | 08°20'00"   |
| 25    | 300.00'  | 43.59'     | 43.55'       | 08°19'30"   |
| 26    | 100.00'  | 56.83'     | 56.07'       | 32°33'50"   |
| 27    | 100.00'  | 100.25'    | 99.09'       | 42°24'48"   |
| 28    | 250.00'  | 153.26'    | 150.87'      | 35°07'27"   |
| 29    | 300.00'  | 91.79'     | 91.44'       | 17°31'52"   |
| 30    | 300.00'  | 99.19'     | 98.74'       | 18°56'51"   |
| 31    | 250.00'  | 120.06'    | 118.91'      | 27°30'57"   |
| 32    | 600.00'  | 363.96'    | 358.41'      | 34°45'21"   |
| 33    | 300.00'  | 181.70'    | 178.95'      | 34°42'04"   |



drawn by JVD  
designed by RDP  
reviewed by RDP

path filename 05087.dwg 0587101.dwg  
reference 0587100

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SOUTHERN PINES (Lots 1 through 116, AND Outlots A through E)  
Sarpy County, Nebraska

FINAL PLAT

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date May 8, 2006  
sheet 1 of 1