RED ADDITION

FILED SARPY COUNTY NEBRASKA INSTRUMENT NUMBER

2016-16798

07/13/2016 1:29:13 PM REGISTER OF DEEDS



A TRACT OF LAND BEING ALL OF LOT 1, PINTAIL, A SUBDIVISION LOCATED IN PART OF THE SW1/4 OF THE NW1/4 SECTION 20; TOGETHER WITH ALL OF LOT 1, HAWKINS ADDITION, A SUBDIVISION LOCATED IN PART OF SAID SW1/4 OF THE NW1/4 AND PART OF THE NW1/4 OF THE NW1/4 OF SECTION 20; AND ALSO TOGETHER WITH A PORTION OF THE BNSF RAILWAY COMPANY'S (FORMER CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY) 150.00 FOOT WIDE YUTAN TO GRETNA, NEBRASKA BRANCH RIGHT-OF-WAY, NOW ABANDONED; ALL LOCATED IN TOWNSHIP 14 NORTH. RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

LEGEND BOUNDARY LINE EASEMENTS ---- SECTION LINE

1 inch = 100 ft.

UNPLATTED NIVA/1/4

~ 52.38' NE TO "X" NAILS IN TOP OF GUARD RAIL POST NORTH SIDE OF 192ND STREET 45.23' SE TO "X" NAILS IN TOP OF GUARD RAIL POST WEST SIDE OF192ND STREET 9.39' TO NAIL IN TOP OF 24" CMP.

SEC. 20-T14N-R11E R=5629.62',L=305.33' CH=N68°56'18"E 305.30' S46°11'43"E 72.40' S61°30'57"E 110.10' S22°36'47"E 98.62' -SPIRAL CURVE PERMANENT CHANNEL _CHORD = S55°11'22"W 222.76' MODIFICATION EASEMENT N02°27'55"W 361.30'--R=5779.62' L=217.78' CH=N68°27'47"E 217.77' 11.470 AC R=5629.62' L=5.57' CH=N77°18'25"E 5.57' MODIFICATION EASEMENT SPIRAL CURVE INST. NO. 88-05895 CHORD=S55°11'22"W 258.63' N02°38'12"W 152.05'-RIGHT OF WAY DEDICATION R=2863.12', L=998.18' CH=S43°40'24"W 993.13' R=5779.62' L=5.10' CH=S77°34'16"W 5.10' ERMANENT SARPY CO. **OUTFALL SEWER EASEMENT** INST. NO. 2002-54954 N02°27'55"W 160.31'— 50.00' 50' WIDE SNOW **FENCE EASEMENT BOOK S PAGE 154** UNPLATTED NIVA/1/4 SEC. 20-T14N-R11E -POINT OF BEGINNING - SOUTHWEST CORNER OF THE NW1/4 SEC 20-T14N-R11E

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE. RED INVESTMENTS LLC, THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS RED ADDITION (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK COMMUNICATIONS AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE 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, 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 A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN-FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE-DESCRIBED ADDITION. SAID SIXTEEN-FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT, 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 ABUTTING ALL CUL-DE-SAC STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, 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.

RED INVESTMENTS LLC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA COUNTY OF Douglas

ON THIS 29th DAY OF Warch, Zola, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME RYAN STEELE, MANAGER OF RED INVESTMENTS LLC, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

LESLIE PIERCE My Comm. Exp. May 23, 2018

APPROVAL OF SARPY COUNTY PLANNING DIRECTOR THIS SUBDIVISION OF RED ADDITION WAS APPROVED BY THE SARPY COUNTY PLANNING

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS

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.

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF RED ADDITION WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE THIS

LEGAL DESCRIPTION

A TRACT OF LAND BEING IN ALL OF LOT 1, PINTAIL, A SUBDIVISION LOCATED IN PART OF THE SW1/4 OF THE NW1/4 SECTION 20: TOGETHER WITH ALL OF LOT 1, HAWKINS ADDITION, A SUBDIVISION LOCATED IN PART OF SAID SW1/4 OF THE NW1/4 AND PART OF THE NW1/4 OF THE NW1/4 OF SECTION 20: AND ALSO TOGETHER WITH A PORTION OF THE BNSF RAILWAY COMPANY'S (FORMER CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY) 150.00 FOOT WIDE YUTAN TO GRETNA, NEBRASKA BRANCH RIGHT-OF-WAY, NOW ABANDONED; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, PINTAIL, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF 192ND STREET AND THE NORTHERLY 100.00 FOOT RIGHT-OF-WAY LINE OF BNSF RAILWAY COMPANY'S (FORMER CHICAGO BURLINGTON & QUINCY RAILROAD COMPANY); THENCE ALONG THE EAST LINE OF SAID LOT 1, PINTAIL, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 192ND STREET ON THE FOLLOWING TWO (2) COURSES: (1) THENCE N10°09'05"W (ASSUMED BEARING), A DISTANCE OF 403.67 FEET; (2) THENCE N02°27'55"W, A DISTANCE OF 160.31 FEET TO THE NORTHWEST CORNER OF SAID LOT 1. PINTAIL: THENCE SOUTHWESTERLY ALONG THE SOUTHERLY 150.00 FOOT RIGHT-OF-WAY LINE OF BNSF RAILWAY COMPANY'S (FORMER CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY), SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 192ND STREET ON A CURVE TO THE RIGHT WITH A RADIUS OF 5779.62 FEET, A DISTANCE OF 5.10 FEET SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS \$77°34'16"W, A DISTANCE OF 5.10 FEET TO THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF 192ND STREET AND SAID SOUTHERLY 150.00 FOOT RIGHT-OF-WAY LINE OF BNSF RAILWAY COMPANY'S (FORMER CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY); THENCE N02°38'12"W ALONG WESTERLY 150.00 FOOT RIGHT-OF-WAY LINE OF BNSF RAILWAY COMPANY'S (FORMER CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY), SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 192ND STREET, A DISTANCE OF 152.05 FEET TO THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF 192ND STREET AND THE NORTHERLY 150.00 FOOT RIGHT-OF-WAY LINE OF BNSF RAILWAY COMPANY'S (FORMER CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY); THENCE NORTHWESTERLY ALONG SAID NORTHERLY 150.00 FOOT RIGHT-OF-WAY LINE OF BNSF RAILWAY COMPANY'S (FORMER CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY), SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 192ND STREET ON A CURVE TO THE LEFT WITH A RADIUS OF 5629.62 FEET, A DISTANCE OF 5.57 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS N77°18'25"E, A DISTANCE OF 5.57 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, HAWKINS ADDITION; THENCE N02°27'55"W ALONG THE WEST LINE OF SAID LOT 1, HAWKINS ADDITION, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF SAID 192ND STREET, SAID DISTANCE OF 361.30 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 HAWKINS ADDITION ON THE FOLLOWING SIX (6) COURSES: (1) THENCE S86°42'16"E, A DISTANCE OF 150.35 FEET; (2) THENCE S77°23'49"E, A DISTANCE OF 253.74 FEET; (3) THENCE N87°39'17"E, A DISTANCE OF 40.62 FEET; (4) THENCE S46°11'43"E, A DISTANCE OF 72.40 FEET; (5) THENCE S61°30'57"E, A DISTANCE OF 110.10 FEET; (6) THENCE S80°51'23"E, A DISTANCE OF 69.34 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1, HAWKINS ADDITION, SAID POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 150.00 FOOT RIGHT-OF-WAY LINE OF THE BNSF RAILWAY COMPANY'S (FORMER CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY THENCE NORTHEASTERLY ON A CURVE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID 150.00 FOOT RIGHT-OF-WAY LINE OF THE BNSF RAILWAY COMPANY'S (FORMER CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY) TO THE LEFT WITH A RADIUS OF 5629.62 FEET, A DISTANCE OF 305.33 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS N68°56'18"E A DISTANCE OF 305.30 FEET; THENCE S22°36'47"E, A DISTANCE OF 98.62 FEET; THENCE ALONG A SPIRAL CURVE WITH A CHORD BEARING OF S55°11'22"W, A DISTANCE OF 222.26 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1, PINTAIL, SAID POINT ALSO BEING A POINT OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 150.00 FOOT RIGHT-OF-WAY LINE OF THE BNSF RAILWAY COMPANY'S (FORMER CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY); THENCE NORTHEASTERLY ON A CURVE ALONG SAID NORTHERLY LINE OF SAID LOT 1, PINTAIL, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID 150.00 FOOT RIGHT-OF-WAY LINE OF THE BNSF RAILWAY COMPANY'S (FORMER CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY) TO THE RIGHT WITH A RADIUS OF 5779.62 FEET, A DISTANCE OF 217.78 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS N68°27'47"E, A DISTANCE OF 217.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, PINTAIL, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID 150.00 FOOT RIGHT-OF-WAY LINE OF THE BNSF RAILWAY COMPANY'S (FORMER CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY) AND SAID NORTHERLY RIGHT-OF-WAY LINE OF THE 100.00 FOOT RIGHT-OF-WAY LINE OF THE BNSF RAILWAY COMPANY'S (FORMER CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY); THENCE ALONG SAID SOUTHERLY LINE OF LOT 1, PINTAIL, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF THE 100.00 FOOT RIGHT-OF-WAY LINE OF THE BNSF RAILWAY COMPANY'S (FORMER CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY) ON THE FOLLOWING TWO (2) COURSES: (1) THENCE ALONG A SPIRAL CURVE WITH A CHORD BEARING OF \$55°11'22"W, A DISTANCE OF 258.63 FEET; (2) THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 2863.12 FEET, A DISTANCE OF 998.18 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS \$43°40'24"W, A DISTANCE OF 993.13 FEET TO THE POINT OF

SODARE FEET OR 11.488 ACRES, MORE OR LESS. ERIC A. SCHABEN L

APPROVAL OF SARPY COUNTY PLANNING COMMISSION

APPROVAL OF THE SARPY COUNTY BOA			
THIS SUBDIVISION OF RED ADDITION WA	SAPPROVED BY THE SARF	Y COU	NTY BOARD.
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CHAIRMAN		DAT	Έ
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GROUP

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