

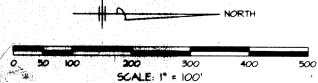
# Grand Vista Estates

Final Plat  
Phase One

Lots 1 through 11, inclusive

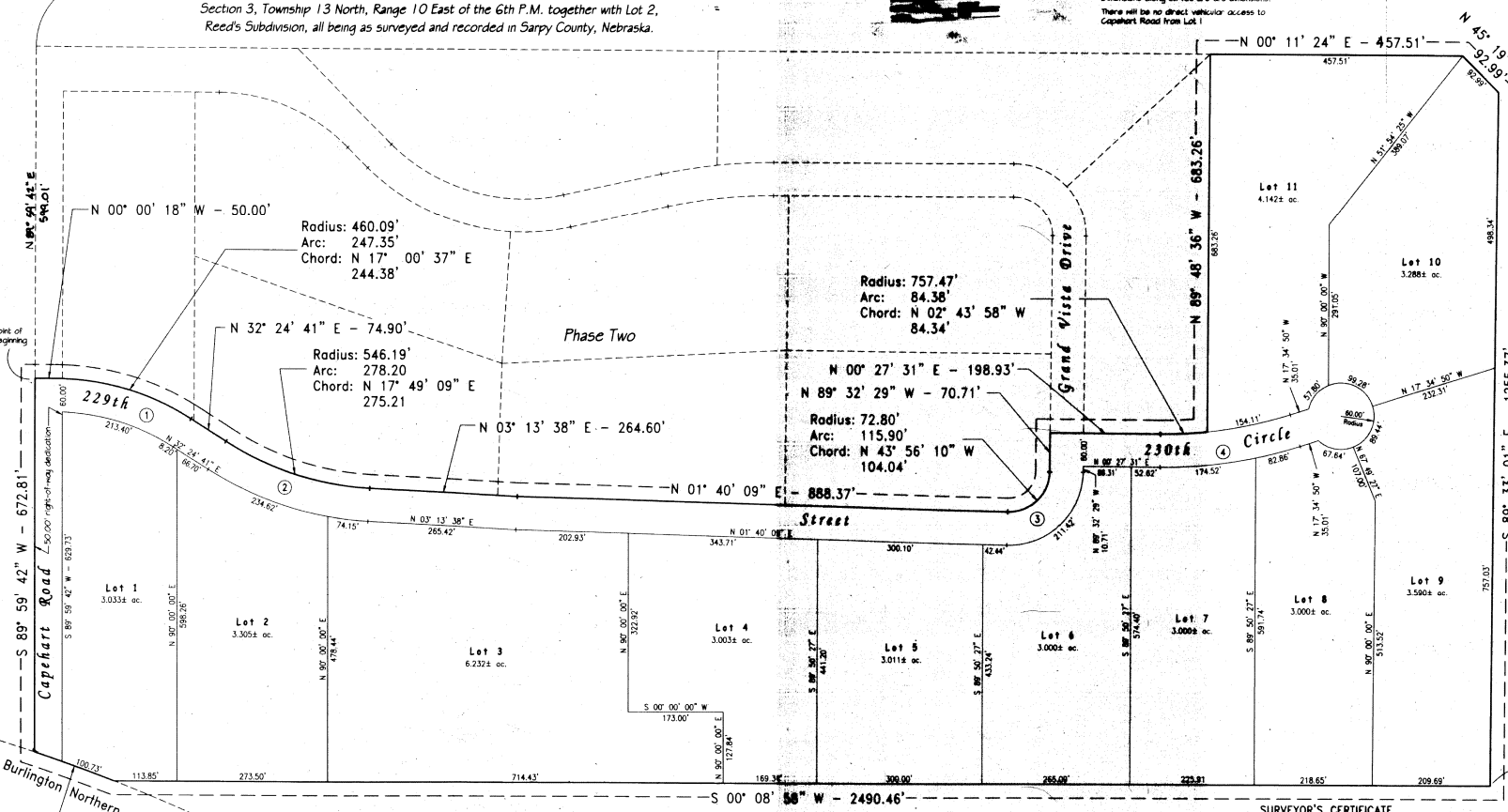
being a platting of part of the East one-half of the Southeast one-quarter of Section 3, Township 13 North, Range 10 East of the 6th P.M. together with Lot 2, Reed's Subdivision, all being as surveyed and recorded in Sarpy County, Nebraska.

Southwest corner  
East 1/2 Southeast 1/4  
Sec. 3, T.13 N. R.10 E



Dimensions along curves are arc dimensions.  
There will be no street vehicular access to  
Capchaert Road from Lot 1.

Centerline Curve Data				
No.	Radius	Delta	Tangent	Arc Length
1	430.09'	30° 41' 23"	118.02'	230.37'
2	576.19'	29° 11' 03"	150.00'	293.43'
3	102.80'	81° 12' 38"	105.00'	163.66'
4	787.47'	18° 02' 21"	125.00'	247.93'



**APPROVAL OF THE GRETNA CITY COUNCIL**  
This plat of Grand Vista Estates Subdivision, Lots 1 through 11, inclusive, was approved and accepted by the Gretna City Council on this 20 day of February, 2008.

*Mayor*  
*City Clerk*

**APPROVAL OF THE GRETNA PLANNING COMMISSION**  
This plat of Grand Vista Estates Subdivision, Lots 1 through 11, inclusive, was approved by the City of Gretna Planning Commission on this 10 day of February, 2008.

*Chairman*  
*City of Gretna Planning Commission*

**APPROVAL OF THE SARPY COUNTY SURVEYOR**  
This plat of Grand Vista Estates Subdivision, Lots 1 through 11, inclusive, was approved by the Sarpy County Surveyor on this 10 day of February, 2008.

*Sarpy County Surveyor*

**COUNTY TREASURER'S CERTIFICATION**  
This is to certify that I find no regular or special taxes due or delinquent against the property as described in the surveyor's certificate and as shown by the records of this office.

**TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. THIS SURVEYOR'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.**

*County Treasurer*

**APPROVAL OF THE GRETNA CITY ENGINEER**  
This plat of Grand Vista Estates Subdivision, Lots 1 through 11, inclusive, was approved by the Gretna City Engineer on this 10 day of February, 2008.

*Gretna City Engineer*

### SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments have been found or set at all corners of Grand Vista Estates Subdivision, Lots 1 through 11, inclusive, being a platting of part of the East 1/2 of the Southeast 1/4 of Section 3, Township 13 North, Range 10 East of the 6th P.M. together with Lot 2, Reed's Subdivision, all being as surveyed and recorded in Sarpy County, Nebraska and being all more particularly described as follows:

Commencing at the Southwest corner of the East 1/2 of the Southeast 1/4 of said Section 3; thence N 89° 59' 42" E (assumed bearing) along the South line of the East 1/2 of the Southeast 1/4 of said Section 3, a distance of 599.01 feet to the point of beginning; thence N 00° 00' 18" W, a distance of 50.00 feet to a point on a curve; thence Northwesterly along a 460.09 foot radius curve to the right, on an arc distance of 247.35 feet (said curve has a chord bearing N 17° 00' 37" E and a chord distance of 244.38 feet) to a point of tangency; thence N 32° 24' 41" E, a distance of 74.90 feet to a point of curvature; thence Northwesterly along a 546.19 foot radius curve to the left, on an arc distance of 278.20 feet (said curve has a chord bearing N 17° 49' 09" E and a chord distance of 275.21 feet) to a point of tangency; thence N 03° 13' 38" E, a distance of 264.60 feet to a point of curvature; thence Northwesterly along a 72.80 foot radius curve to the left, on an arc distance of 115.90 feet (said curve has a chord bearing N 43° 56' 10" W and a chord distance of 104.04 feet) to a point of tangency; thence N 89° 32' 29" W, a distance of 70.71 feet; thence N 00° 27' 31" E, a distance of 198.93 feet to a point of curvature; thence Northwesterly along a 757.47 foot radius curve to the left, on an arc distance of 84.38 feet (said curve has a chord bearing N 02° 43' 58" W and a chord distance of 84.34 feet) to a point on the West line of the East 1/2 of the Southeast 1/4 of said Section 3; thence N 01° 40' 09" E, a distance of 888.37 feet, a distance of 457.51 feet; thence N 45° 19' 03" E, a distance of 92.99 feet to a point on the North line of the East 1/2 of the Southeast 1/4 of said Section 3; thence S 89° 33' 01" E, along the North line of the East 1/2 of the Southeast 1/4 of said Section 3, a distance of 1255.37 feet to the Northeast corner of the East 1/2 of the Southeast 1/4 of said Section 3; thence S 00° 08' 58" W, along the East line of the East 1/2 of the Southeast 1/4 of said Section 3, a distance of 2490.46 feet to a point on the Northwesterly line of the Burlington Northern Santa Fe railroad right-of-way; thence Southwesterly along said Northwesterly line and along a 3009.45 foot radius curve to the left, on an arc distance of 153.53 feet (said curve has a chord bearing S 19° 40' 31" W and a chord distance of 153.51 feet) to a point on the South line of the East 1/2 of the Southeast 1/4 of said Section 3; thence S 89° 59' 42" W, along said South line, a distance of 671.81 feet to the point of beginning, containing 42,956 acres more or less.

### DEDICATION

Know all persons by these presents that we, Reed Development LLC, are the sole owners of the property described in the Surveyor's Certificate and enclosed within this plat, have caused said land to be subdivided into lots to be numbered as shown, and we do hereby certify and approve of the disposition of our property as shown on this plat, and we do hereby grant a perpetual easement to the Omaha Public Power District, U.S. West 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, renew poles, wires, cables, conduits and other related facilities, and to install 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 location on, over, through, under and across a five-foot (5') wide strip of land abutting the front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is hereby defined as those lots forming the outer perimeter of the above-described subdivision. Said sixteen-foot (16') wide easement shall be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded. No permanent buildings or retaining walls shall be placed in said easement except, 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.

In witness whereof, we do set our hands.

*Dennis T. Reed*  
Dennis T. Reed  
Managing Member - Reed Development, LLC

### ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF SARPY

On this 29 day of MARCH, 2008, before me, the undersigned, a Notary Public in and for said County, personally came Dennis T. Reed, managing member of Reed Development LLC is one personally known by me to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

*Linda A. Lopez*  
Notary Public



*Michael J. Dehne*  
Registered Land Surveyor  
Michael J. Dehne  
Nebraska LS-532  
Date: October 14, 2007

Sheet 1 of 1  
Scale 1" = 100'  
Drawn MJD  
Checked TSD  
Field Book 161  
Page 1481  
Project No. 08390  
Date 10-15-07  
**BOUNDARYLINE SURVEYS**  
OBERHEIM, NEHRBAUM & ASSOCIATES, INC.  
250 S. 24th Street, Omaha, NE 68102-1402, Fax 402-554-1944