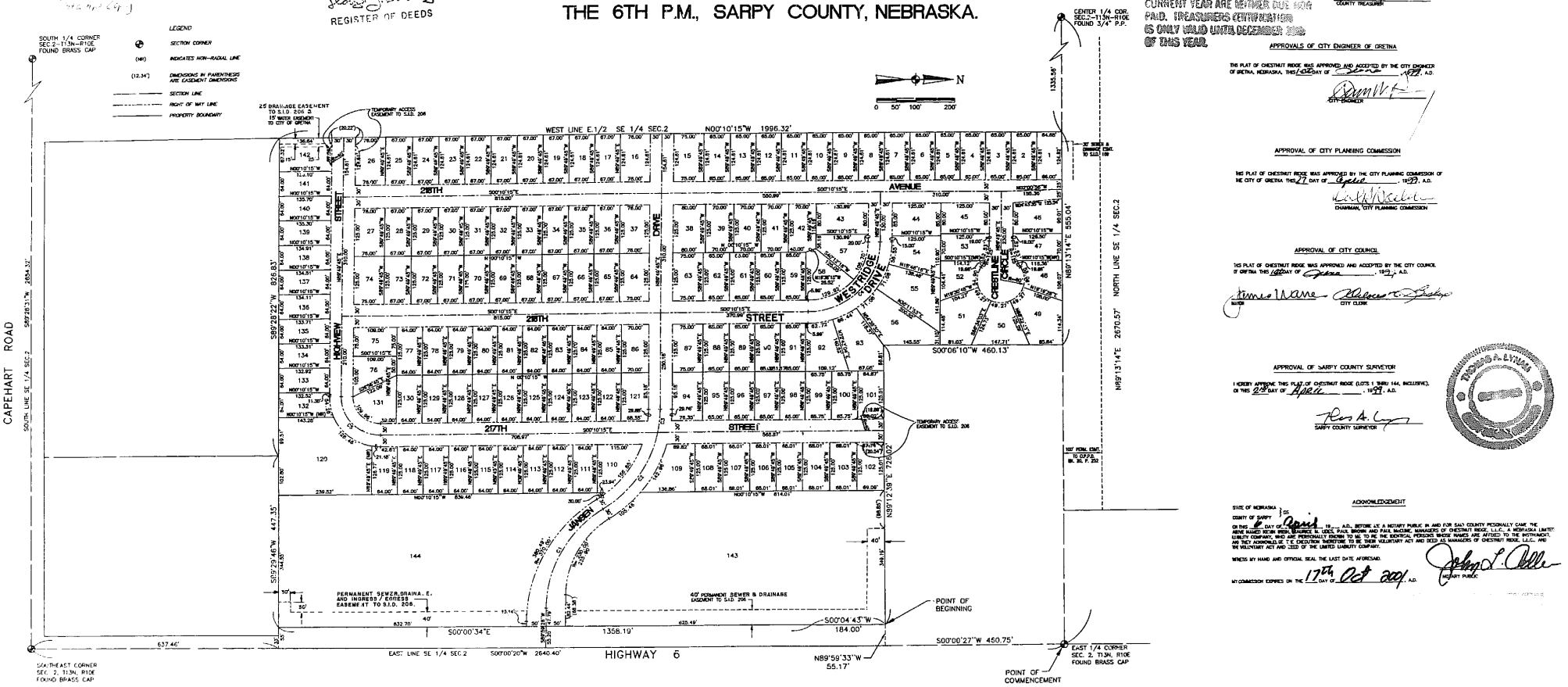
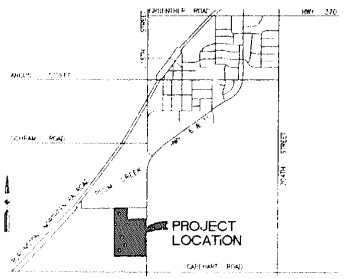
CHESTNUT RIDGE

A TRACT OF LAND LOCATED IN THE E 1/2 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

FILED SARPY CO. NE.
INSTRUMENT NUMBER
99-027187
99 AUG 27 PM 3:44
REGISTER OF DEEDS



VICINITY MAP



SURVEYOR'S CERTIFICATE

I, ROBERT M. TICHY, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF CHESTNUT RIDGE HAS BEEN MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT, UPON THE COMPLETION OF GRADING, I SHALL INSTALL PERMANENT IRON PINS (5/8-INCH REBAR) AT THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES, AS SHOWN ON THIS PLAT OF CHESTNUT RIDGE, THE LIMITS AND BOUNDARIES OF SAID PLAT ARE AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA (ALSO KNOWN AS TAX LOTS 5A1A1 AND 5A1A2), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 2; THENCE S00°00'27"W (ASSUMED BEARING) ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 2, 450.75 FEET; THENCE N89°59'33"W, 55.17 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 6 AND THE TRUE POINT OF BEGINNING; THENCE S00°04'43"W ALONG SAID WESTERLY RIGHT OF WAY LINE, 184.00 FEET; THENCE S00°00'34"E ALONG SAID WESTERLY RIGHT OF WAY LINE, 1358.19 FEET TO THE NORTH LINE OF TAX LOT 5B; THENCE S89°29'46"W ALONG SAID NORTH LINE, 447.35 FEET TO THE NW CORNER OF TAX LOT 5A1B; THENCE S89°23'22"W ALONG THE NORTH LINE OF SAID TAX LOT 5A1B, 826.83 FEET TO THE NW CORNER OF SAID TAX LOT 5A1B, SAID POINT ALSO BEING ON THE WEST LINE OF THE EAST 1/2 OF THE SE 1/4 OF SAID SECTION 2; THENCE N00°10'15"W ALONG SAID WEST LINE, 1996.32 FEET TO A POINT ON THE SOUTH LINE OF PLUM CREEK SECOND PLATTING, A PLATTED AND RECORDED SUBDIVISION IN SARPY COUNTY, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID SE 1/4; THENCE N89°13'14"E ALONG SAID NORTH LINE, 555.04 FEET TO THE NW CORNER OF TAX LOT 4; THENCE S00°06'10"W ALONG THE WESTERLY LINE OF SAID TAX LOT 4 AND TAX LOT 5C, 460.13 FEET TO THE SW CORNER OF SAID TAX LOT 5C; THENCE N89°13'14"E ALONG THE SOUTH LINE OF SAID TAX LOT 5C, 726.02 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 21.848 ACRES, MORE OR LESS.

DATED THIS 1st DAY OF April, 1999 A.D.

Robert M. Tichy
ROBERT M. TICHY
REGISTERED LAND SURVEYOR L.S. 542

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, KEVIN RYSH, MAURICE M. UDES, PAUL BROWN AND PAUL MCCUNE, MANAGERS OF CHESTNUT RIDGE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, OWNERS AND PROPRIETORS OF THE LAND EMBRACED WITHIN THIS PLAT AS SHOWN AS CHESTNUT RIDGE, THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 THRU 144, INCLUSIVE), AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AS SHOWN HEREON AND WE DO ALSO GRANT THE EASEMENTS SHOWN ON THIS PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO THE OMAHA PUBLIC POWER DISTRICT, THE COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND U. S. WEST COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH NECESSARY SUPPORTING WIRES, GUYS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING OR TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SOUND AND SIGNALS AND FOR TELEPHONE AND TELEGRAPH SERVICE PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION THEREOF, OVER, THROUGH, UNDER AND ACROSS THE FOLLOWING DESCRIBED TRACTS OF LAND: A TEN (10) FEET WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS; AN EIGHT (8) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PREVIOUSLY PLATTED AND RECORDED LOTS. THE SIXTEEN (16) FEET WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FEET WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF OMAHA PUBLIC POWER DISTRICT AND PEOPLES NATURAL GAS, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES AND OTHER PIPE APPURTENANCES AND FIXTURES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF NATURAL GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS THE FOLLOWING DESCRIBED TRACTS OF LAND ABUTTING ALL PUBLIC STREETS: A FIVE (5) FEET WIDE STRIP OF LAND ABUTTING ALL PUBLIC STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED 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.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS THIS 6th DAY OF April, 1999 A.D.

CHESTNUT RIDGE, L.L.C.

BY: Kevin Rysh
KEVIN RYSH, MANAGER

BY: Paul Brown
PAUL BROWN, MANAGER

BY: Maurice M. Udes
MAURICE M. UDES, MANAGER

BY: Paul McCune
PAUL MCCUNE, MANAGER

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 SHOWN BY THE RECORDS OF THIS OFFICE.

DATED THIS 2nd DAY OF Aug, 1999

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31ST OF THIS YEAR.

COUNTY TREASURER

APPROVALS OF CITY ENGINEER OF GRETNA

THIS PLAT OF CHESTNUT RIDGE WAS APPROVED AND ACCEPTED BY THE CITY ENGINEER OF GRETNA, NEBRASKA, THIS 12th DAY OF June, 1999, A.D.

CITY ENGINEER

APPROVAL OF CITY PLANNING COMMISSION

THIS PLAT OF CHESTNUT RIDGE WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF GRETNA THIS 27 DAY OF April, 1999, A.D.

CHAIRMAN, CITY PLANNING COMMISSION

APPROVAL OF CITY COUNCIL

THIS PLAT OF CHESTNUT RIDGE WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF GRETNA THIS 12th DAY OF June, 1999, A.D.

MAYOR

CITY CLERK

APPROVAL OF SARPY COUNTY SURVEYOR

I HEREBY APPROVE THIS PLAT OF CHESTNUT RIDGE (LOTS 1 THRU 144, INCLUSIVE), ON THIS 28th DAY OF April, 1999.

SARPY COUNTY SURVEYOR

ACKNOWLEDGEMENT

STATE OF NEBRASKA } ss
COUNTY OF SARPY }

ON THIS 6th DAY OF April, 1999 A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED KEVIN RYSH, MAURICE M. UDES, PAUL BROWN AND PAUL MCCUNE, MANAGERS OF CHESTNUT RIDGE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, WHO ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE INSTRUMENT, AND THEY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED AS MANAGERS OF CHESTNUT RIDGE, L.L.C., AND THE VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

MY COMMISSION EXPIRES ON THE 17th DAY OF Oct 2001, A.D.

NOTARY PUBLIC

NOTES

1. NO DIRECT VEHICULAR ACCESS ONTO STATE HIGHWAY #6 FROM LOTS 143 AND 144 WILL BE PERMITTED.
2. ALL EASEMENTS SHOWN ARE PERMANENT EASEMENTS GRANTED TO SANITARY & IMPROVEMENT DISTRICT NO. 206 UNLESS SHOWN OTHERWISE.
3. ALL CURVE DATA IS BASED ON THE ARC DEFINITION.
4. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
5. CURRENT ZONING IS ALL AG AND GC. PROPOSED ZONING FOR LOTS 1 THRU 142 WILL BE R-2. PROPOSED ZONING FOR LOTS 143 AND 144 WILL BE GC.
6. BUILDING SETBACKS FOR R-2 ZONING SHALL BE AS FOLLOWS:
   FRONT AND REAR YARD – 25'
   STREET SIDE YARD – 15'
   INTERIOR SIDE YARDS – 7.5'
7. BUILDING SETBACKS FOR GC ZONING SHALL BE AS FOLLOWS:
   FRONT YARD – 30'
   SIDE YARD – 10'
   REAR YARD – 10'
   DIRECT ACCESS YARD – 50'

C CURVE DATA

NUMBER	DELTA	RADIUS	TANGENT	ARC	CHORD / BEARING
C1	58°50'53"	300.00'	169.21'	308.13'	294.76' N60°35'07"W
C2	47°38'25"	300.00'	132.85'	248.75'	241.68' N54°54'53"W
C3	11°30'00"	300.00'	30.22'	60.21'	N84°25'10"W
C4	90°00'00"	180.00'	180.00'	282.74'	N45°10'15"W
C5	90°00'00"	100.00'	100.00'	157.08'	S44°49'45"W

KIRKHAM MICHAEL
CONSULTING ENGINEERS
1100 WEST DODGE ROAD, P.O. BOX 2415, OMAHA, NEBRASKA 68102-0415
(402) 393-1000

SHEET 1 OF 1