

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2002-06484

2002 FEB 20 P 3:19 PM

Sharon J. Handberg
REGISTER OF DEEDS

Counter *SM*
Verify *SM*
D.E. *M*
Proof *M*
Fee \$ 32.50
Gk Cash A/c
40049

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

AMENDED RESOLUTION AUTHORIZING VACATION OF 232ND STREET
BETWEEN ANGUS ROAD AND LINCOLN ROAD IN SARPY COUNTY,
NEBRASKA

WHEREAS, pursuant to Neb. Rev. Stat. §39-1722 (Reissue 1993), this County Board of Commissioners has deemed that the public interest requires vacation of a portion of 232nd Street between Angus Road and Lincoln Road in Sarpy County, Nebraska; and,

WHEREAS, pursuant to that same statute, the County Surveyor has been directed to study the use being made of said road and report said study to this Board; and,

WHEREAS, pursuant to Neb. Rev. Stat. §39-1724 (Reissue 1993), this Board has received said report from the Sarpy County Surveyor within thirty (30) days of the directive, and said report contains the study made and the County Surveyor's recommendation as to the vacation thereof as required by Neb. Rev. Stat. §39-1722 (Reissue 1993), and recommends said vacation; and,

WHEREAS, on the 1st day of April, 1997, a Public Hearing on the vacation was held as required by Neb. Rev. Stat. §39-1724 (Reissue 1993), after the publication and the service of notice on adjacent landowners, all as required by Neb. Rev. Stat. §39-1724 (Reissue 1993);

1

PLEASE DIRECT TO:
RJR EQUERIAN RIDGE, LLC
14921 INDUSTRIAL RD
OMAHA, NE 68144

06484

2007-06484A

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS that pursuant to Neb. Rev. Stat. §39-1722, *et seq.* (Reissue 1993), that a portion 232nd Street between Angus Road and Lincoln Road in Sarpy County, Nebraska, all as further described on the attached Exhibit "A", is hereby vacated; and said vacation is subject to any existing easements and utility improvements.

BE IT FURTHER RESOLVED that said vacation is conditioned upon the owner complying with the following conditions:

1. If a gate is constructed across the vacated 232nd Street, any access code or changes to the access code be provided to the Sarpy County Sheriff's Office, the Sarpy County E-911 Center, and the Gretna Volunteer Fire Department; and,
2. The addresses of all homes constructed along 232nd Street be provided to the Sarpy County Sheriff's Office, the Sarpy County E-911 Center, and the Gretna Volunteer Fire Department; and,
3. If a gate is constructed across the vacated 232nd Street, a bypass mechanism be installed to allow emergency access in the event of a mechanical or electrical failure.

DATED this 3rd day of June, 1997.

Moved by Brinton D. Bonn, seconded by Thomas G. Cidnera, that the above

2002-06484B

Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

James A. O'Hara

none

none

[Signature]

[Signature]

[Signature]

[Signature]

ABSTAIN:

none

Debra J. Houghtaling
County Clerk



State of Nebraska) ss
County of Sarpy)

I, Debra J. Houghtaling, the duly elected, qualified and acting County Clerk of Sarpy County, Nebraska, hereby certify that this document (5pgs.) is a true and accurate copy of a Resolution w/exhibit "A" attached filed in my office on June 3, 1997. This action by the Board of County Commissioners of Sarpy County, NE. is recorded in my office in Commissioners' Record Book 20, Page 69.

WITNESS MY HAND AND SEAL THIS 13th DAY OF February, 2002.

Debra J. Houghtaling

Debra J. Houghtaling
Sarpy County Clerk



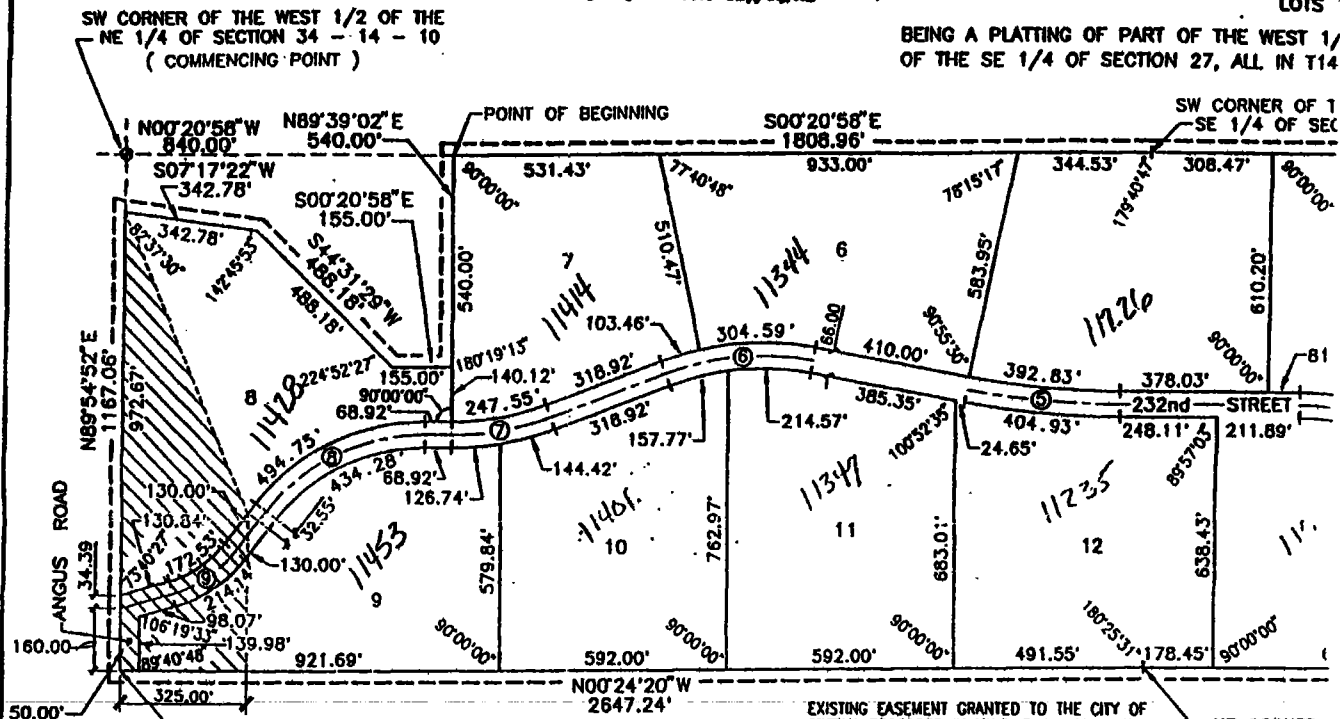
2002-06484C

Plat Per Pending 5-29-96
 Instrument 96-10266
 Lloyd A. Dowling Registrar of Deeds Sarpy Co., NE

EQUESTRIAN

LOTS

BEING A PLATTING OF PART OF THE WEST 1/ OF THE SE 1/4 OF SECTION 27, ALL IN T14



EXISTING EASEMENT GRANTED TO THE CITY OF GRETNA RECORDED IN MISC. BOOK 51 AT PAGE 598 AND PARTIALLY RELEASED IN INSTRUMENT NO. 95-0271751 OF THE SARPY COUNTY RECORDS.

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT IRON PIPES HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT IRON PIPES WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS EQUESTRIAN RIDGE ESTATES, LOTS 1 THRU 15, INCLUSIVE, BEING A PLATTING OF PART OF THE WEST 1/2 OF THE NE 1/4 OF SECTION 34, TOGETHER WITH THE WEST 1/4 OF THE SE 1/4 OF SECTION 27, ALL IN T14N, R10E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE WEST 1/2 OF THE NE 1/4 OF SAID SECTION 34; THENCE N00°20'58"W (ASSUMED BEARING) 840.00 FEET ON THE WEST LINE OF SAID WEST 1/2 TO THE POINT OF BEGINNING; THENCE N89°39'02"E 540.00 FEET; THENCE S07°17'22"W 342.78 FEET TO THE SOUTH LINE OF SAID WEST 1/2; THENCE N89°54'52"E 1167.06 FEET ON THE SOUTH LINE OF SAID WEST 1/2 TO THE SE CORNER THEREOF; THENCE N00°24'20"W 2647.24 FEET ON THE EAST LINE OF SAID WEST 1/2 TO THE NE CORNER THEREOF; THENCE N00°01'11"E 2644.44 FEET ON THE EAST LINE OF THE WEST 1/2 OF THE SE 1/4 OF SAID SECTION 27 TO THE NE CORNER THEREOF; THENCE S88°56'51"W 1316.74 FEET ON THE NORTH LINE OF SAID WEST 1/2 TO THE NW CORNER THEREOF; THENCE S00°01'45"E 2643.47 FEET ON THE WEST LINE OF SAID WEST 1/2 TO THE SW CORNER THEREOF; THENCE S00°20'58"E 1808.96 FEET ON THE WEST LINE OF THE WEST 1/2 OF THE NE 1/4 OF SAID SECTION 34 TO THE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE EQUESTRIAN RIDGE L.L.C., A LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED HEREIN AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY DEDICATE TO THE PUBLIC AS SHOWN HEREON AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND U.S. WEST COMMUNICATIONS COMPANY HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS MAINTAIN, REPAIR AND RENEW UNDERGROUND WIRES, CABLES OR CONDUITS FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT, THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM UNDER A FIVE (5') FOOT WIDE STRIP OF LAND ADJOINING THE FRONT AND SIDE LOT LINES AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING THE FRONT AND SIDE LOT LINES AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING THE FRONT AND SIDE LOT LINES AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING THE FRONT AND SIDE LOT LINES AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING THE FRONT AND SIDE LOT LINES. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE EASEMENT WHEN THE ADJACENT LAND IS SUBDIVIDED. SAID SIXTEEN (16') FOOT WIDE EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER, NO PERMANENT CONCRETE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

EQUESTRIAN RIDGE L.L.C., A LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA))
 COUNTY OF DOUGLAS)

Ted V. Grace
 TED V. GRACE, MEMBER

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27TH DAY OF MARCH, 1996 BY TED V. GRACE, MEMBER AND DUA EQUESTRIAN RIDGE L.L.C., A LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

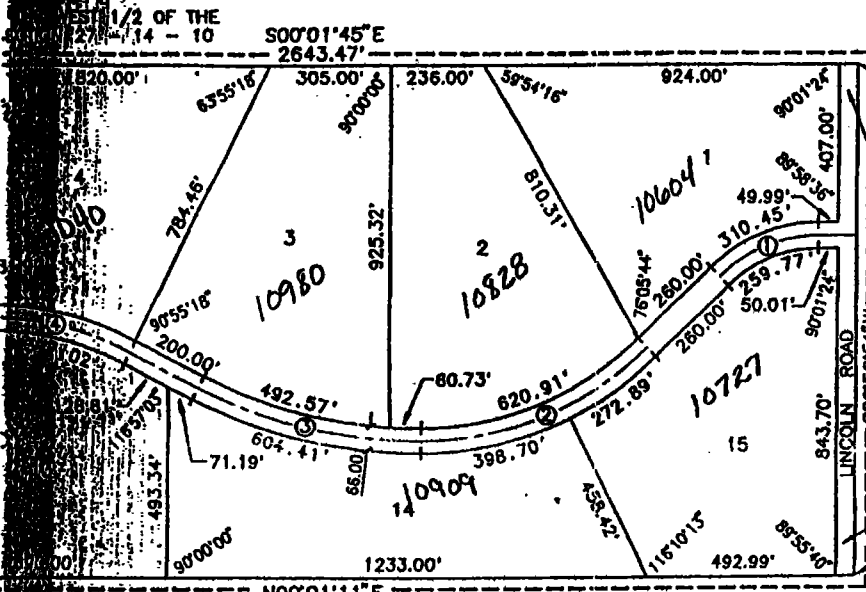
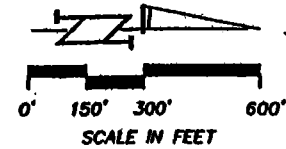
GENERAL NOTARY-STATE OF NEBRASKA
 JOSEPH C. FRANCO
 My Comm. Exp. Jan. 28, 1998

NOTARY PUBLIC

RIDGE ESTATES

7-002-06484-D

15, INCLUSIVE
 THE NE 1/4 OF SECTION 34, TOGETHER WITH THE WEST 1/2
 OF THE 6th P.M., SARPY COUNTY, NEBRASKA.



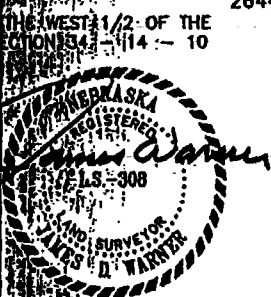
NW CORNER OF THE WEST 1/2 OF THE
 SE 1/4 OF SECTION 27 - 14 - 10

50.00'
 RIGHT-OF-WAY
 DEDICATION

CURVE	RADIUS	TANGENT	ARC LENGTH	DELTA
1	371.26'	150.00'	285.11'	44°00'00"
2	841.53'	340.00'	646.25'	44°00'00"
3	1249.59'	300.00'	588.86'	27°00'00"
4	833.06'	200.00'	392.57'	27°00'00"
5	2176.58'	200.00'	398.86'	10°30'00"
6	721.18'	200.00'	390.19'	31°00'00"
7	724.88'	131.08'	259.36'	20°30'00"
8	506.95'	250.00'	464.52'	52°30'00"
9	306.69'	100.00'	193.33'	36°07'04"

50.00' RIGHT-OF-WAY DEDICATION

NE CORNER OF THE WEST 1/2 OF THE
 SE 1/4 OF SECTION 27 - 14 - 10



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

SARPY COUNTY TREASURER'S CERTIFICATE
 I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT
 UPON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT AS
 OF THIS 29th DAY OF May, 1996.

Richard James
 SARPY COUNTY TREASURER

APPROVAL OF SARPY COUNTY PLANNING COMMISSION
 THIS PLAT OF EQUESTRIAN RIDGE ESTATES WAS APPROVED BY THE SARPY COUNTY PLANNING
 COMMISSION THIS 15 DAY OF FEB, 1995 *Donald E. Meyer*

CHAIRMAN
Donald E. Meyer

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS
 THIS PLAT OF EQUESTRIAN RIDGE ESTATES WAS APPROVED BY THE SARPY COUNTY BOARD
 OF COMMISSIONERS THIS 14th DAY OF MARCH, 1996

ATTEST
James J. ...

APPROVAL OF SARPY COUNTY BUILDING INSPECTOR
 THIS PLAT OF EQUESTRIAN RIDGE ESTATES WAS APPROVED BY THE SARPY COUNTY BUILDING
 INSPECTOR THIS 14 DAY OF MARCH, 1996

Ken ...
 SARPY COUNTY BUILDING INSPECTOR

APPROVAL OF SARPY COUNTY SURVEYOR
 THIS PLAT OF EQUESTRIAN RIDGE ESTATES WAS
 APPROVED BY THE SARPY COUNTY SURVEYOR
 THIS 29th DAY OF May, 1996.



Thomas A. Lyman
 SARPY COUNTY SURVEYOR

Zoned AGR. Equestrian Ridge

DESCRIBED WITHIN THE SURVEYOR'S
 AND DEDICATED AS SHOWN, AND WE DO
 NOT GUARANTEE THE ACCURACY OF THE
 INFORMATION FOR PUBLIC USE, THE STREETS
 AND ALLEYS, AND ANY COMPANY WHICH
 MAY BE ASSIGNED, TO ERECT, OPERATE,
 MAINTAIN, OR REPAIR, LIGHT, HEAT, AND POWER FOR
 TRANSMISSION SYSTEMS AND THEIR RECEPTION
 SYSTEMS, ADJOINING THE REAR LOT LINE,
 SHALL BE DEEMED PLATTED AND RECORDED, IF
 THE BUILDINGS, TREES, RETAINING WALLS OR
 DRIVEWAYS AND OTHER

MEMBER
...

MEMBER OF EQUESTRIAN
...