

2004-04-01

EQUESTRIAN RIDGE ESTATES REPLAT

THOMPSON, DREESSEN & DONNER, INC.

10835 OLD MILL ROAD, OMAHA, NEBRASKA 68154
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EQUESTRIAN RIDGE ESTATES REPLAT

LOTS 1 THROUGH 5, AND OUTLOTS A AND B
A PLATTING OF PART OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 27, T14N, R10E OF THE 6TH P.M., SARY COUNTY, NEBRASKA, AND A
REPLATTING OF LOTS 13, 14 AND 15, EQUESTRIAN RIDGE ESTATES, A SUBDIVISION IN SAID SARY COUNTY.

SCALE: 1"=100'
DATE: JULY 2, 2004
DRAWN BY: JKC
CHECKED BY: DHN

APPROVAL OF CITY COUNCIL
I HEREBY APPROVE THE PLAT OF EQUESTRIAN RIDGE ESTATES REPLAT, A SUBDIVISION IN SAID SARY COUNTY, NEBRASKA, AS SHOWN ON THE ATTACHED FINAL PLAT.

APPROVAL OF CITY ENGINEER
I HEREBY APPROVE THE PLAT OF EQUESTRIAN RIDGE ESTATES REPLAT, A SUBDIVISION IN SAID SARY COUNTY, NEBRASKA, AS SHOWN ON THE ATTACHED FINAL PLAT.

APPROVAL OF COUNTY SURVEYOR
I HEREBY APPROVE THE PLAT OF EQUESTRIAN RIDGE ESTATES REPLAT, A SUBDIVISION IN SAID SARY COUNTY, NEBRASKA, AS SHOWN ON THE ATTACHED FINAL PLAT.

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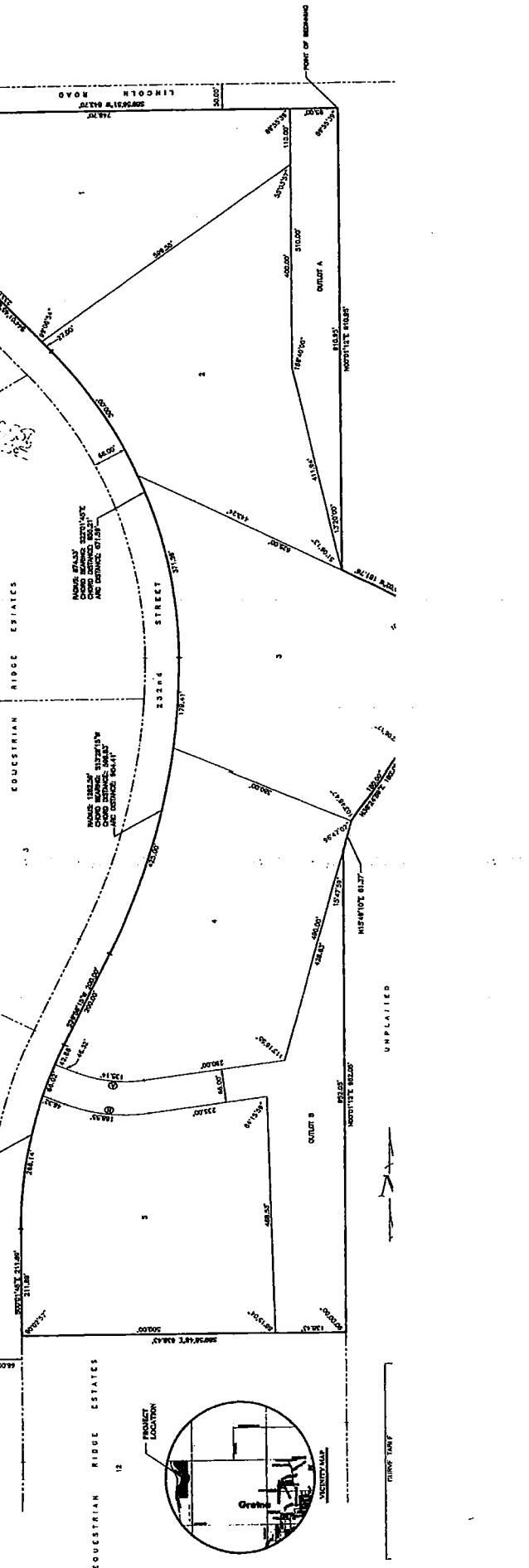
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UNPLATTED
THINK THAT

EQUESTRIAN RIDGE

LOTS 1 THROU

A PLATTING OF PART OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 13, 14 AND 15, EQUESTRIAN RIDGE, NEBRASKA

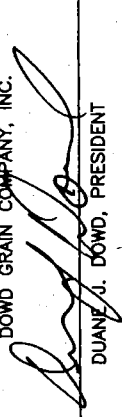
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS EQUESTRIAN RIDGE ESTATES REPLAT, LOTS 1, THROUGH 5, AND OUTLOTS A AND B BEING A PLATTING OF PART OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 27, T14N, R10E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, AND A REPLATTING OF LOTS 13, 14 AND 15, EQUESTRIAN RIDGE ESTATES, A SUBDIVISION IN SAID SARPY COUNTY. ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID LOT 15; THENCE S89°56'51"W (ASSUMED BEARING) 843.70 FEET ON THE NORTH LINE OF SAID LOT 15 TO THE NW CORNER THEREOF; THENCE S00°01'45"E 50.01 FEET ON THE WEST LINE OF SAID LOT 15; THENCE S00°01'45"E 260.00 FEET ON THE WEST LINE OF SAID LOT 15; THENCE S22°01'45"E 260.00 FEET ON THE WEST LINE OF SAID LOT 15; THENCE S44°01'45"E 260.00 FEET ON THE WEST LINE OF SAID LOT 15; THENCE S00°01'45"E 211.89 FEET ON THE WEST LINE OF SAID LOT 15; THENCE S00°01'45"E 377.02 FEET; THENCE S89°58'48"E 638.43 FEET ON THE SOUTH LINE OF SAID LOT 13 TO THE SE CORNER THEREOF; THENCE N00°01'12"E 952.05 FEET ON THE EAST LINES OF SAID LOTS 13 AND 14; THENCE N15°49'10"E 61.37 FEET; THENCE N36°24'59"E 180.00 FEET; THENCE N08°31'16"E 273.64 FEET; THENCE N64°25'02"W 181.76 FEET TO THE EAST LINE OF SAID LOT 14; THENCE N00°01'12"E 910.95 FEET ON THE EAST LINES OF SAID LOTS 14 AND 15 TO THE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT DOWD GRAIN COMPANY, INC., EQUESTRIAN RIDGE, L.L.C., AND OMAHA ARCHDIOCESAN EDUCATION FOUNDATION, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE 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, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN HEREON AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND QWEST CORPORATION, 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 UNDERGROUND WIRES, CABLES OR CONDUITS FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION 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 REAR LOT LINE, SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE EASEMENT WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT WIDE EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

BY:



DUANE J. DOWD, PRESIDENT



EQUESTRIAN RIDGE L.L.C.

BY:



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