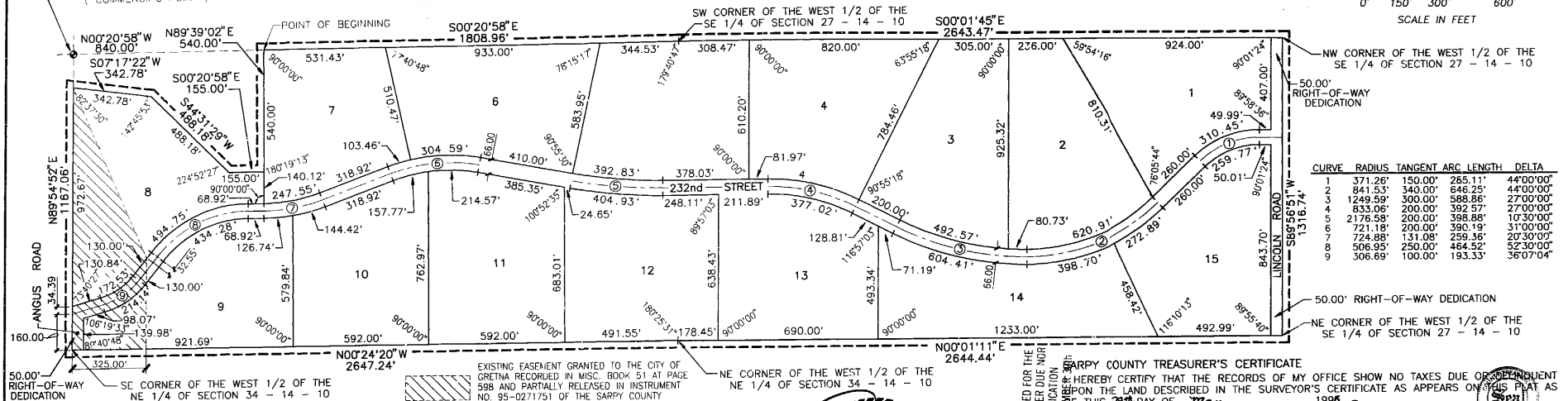
EQUESTRIAN RIDGE ESTATES

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 1/2 OF THE SE 1/4 OF SECTION 27, ALL IN T14N, R10E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.



CURVE	RADIUS	TANGENT	ARC LENGTH	DELTA
1	371.26'	150.00'	265.11'	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'	398.88'	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"

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 SE1/4 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 S00°20'58"E 155.00 FEET; THENCE S44°31'29"W 488.18 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 S89°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.

NEBRASKA REGISTERED L.S.-308 JAMES D. WARNER LAND SURVEYOR

JANUARY 25, 1995

JAMES D. WARNER, NEBRASKA RLS 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE EQUESTRIAN RIDGE L.L.C., A LIMITED LIABILITY COMPANY, 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 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 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.

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

TED V. GRACE, MEMBER

DUANE DOWD, MEMBER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)) SS
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27TH DAY OF MARCH, 1996 BY TED V. GRACE, MEMBER AND DUANE DOWD, MEMBER OF 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. 20, 1998

NOTARY PUBLIC

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.

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.

Rich Dames

SARPY COUNTY TREASURER

Seal

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

ATTEST

CHAIRMAN

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF EQUESTRIAN RIDGE ESTATES WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS ___ DAY OF ___, 1995

ATTEST

CHAIRMAN

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

SARPY COUNTY BUILDING INSPECTOR

APPROVAL OF SARPY COUNTY SURVEYOR

THIS PLAT OF EQUESTRIAN RIDGE ESTATES WAS APPROVED BY THE SARPY COUNTY SURVEYOR THIS 21st DAY OF MARCH, 1996.

THOMAS A. LYNAM NEBRASKA SURVEYOR

SARPY COUNTY SURVEYOR

EQUESTRIAN RIDGE ESTATES

DATE: JAN. 25, 1995
DRAWN BY: RJR
CHECKED BY: JDW

THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD
OMAHA, NE 68154
(402) 330-8860

423-118

A423118A.DWG