

**BOUNDARY CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
1	60.00	158.17	116.19	S32°10'13"E
2	100.00	57.91	57.10	N26°45'45"E
3	130.00	41.16	40.99	S19°14'32"W
4	595.00	320.31	316.46	N12°53'22"E
5	595.00	173.64	173.02	N10°53'36"W
6	100.00	46.11	45.71	N32°27'49"W
7	60.00	169.55	118.52	S35°19'40"W
8	100.00	68.58	67.24	S83°19'00"E
9	100.00	40.89	40.60	N65°19'27"E
10	60.00	154.23	115.14	N52°44'52"W
11	100.00	40.89	40.60	S9°10'45"W
12	860.00	176.32	176.01	N3°20'25"E
13	800.00	308.01	306.11	S1°48'57"E
14	160.00	36.31	36.23	N6°20'42"W
15	100.00	62.24	61.24	S17°40'27"E
16	60.00	149.37	113.68	N35°48'53"E
17	100.00	62.24	61.24	S89°18'12"W
18	160.00	44.33	44.19	N19°24'39"E
19	130.00	41.16	40.99	S83°34'57"E
20	100.00	57.91	57.10	S88°53'50"W

**BOUNDARY CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
21	70.00	147.79	121.83	S32°10'13"E
22	655.00	352.61	348.37	N12°53'22"E
23	655.00	191.15	190.47	N10°53'36"W
24	70.00	117.64	104.28	S28°53'31"W
25	70.00	122.70	107.50	N32°44'52"W
26	100.00	60.84	59.90	S74°18'09"E
27	60.00	263.18	97.50	S2°31'59"E
28	100.00	60.84	59.90	S89°11'11"W
29	860.00	331.11	329.07	S1°48'57"E
30	100.00	174.87	153.43	N37°15'05"E
31	800.00	164.02	163.73	N3°20'25"E

**LOT AREAS**

LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
1	9,100	51	12,198
2	9,100	52	12,014
3	9,100	53	10,888
4	9,100	54	10,889
5	11,802	55	10,861
6	8,750	56	9,377
7	8,750	57	17,578
8	8,750	58	15,451
9	8,894	59	11,093
10	13,346	60	11,470
11	10,170	61	11,470
12	9,100	62	11,563
13	9,813	63	12,003
14	9,655	64	11,881
15	9,334	65	12,869
16	8,750	66	12,013
17	8,750	67	11,187
18	8,750	68	11,353
19	9,092	69	11,353
20	9,655	70	11,353
21	9,655	71	10,915
22	9,655	72	11,032
23	9,899	73	11,648
24	9,401	74	24,177
25	18,885	75	31,615
26	10,732	76	13,943
27	10,187	77	11,071
28	12,161	78	10,500
29	18,159	79	10,500
30	9,955	80	10,500
31	9,981	81	10,500
32	10,155	82	10,500
33	10,824	83	10,700
34	12,510	84	11,272
35	13,090	85	16,738
36	13,122	86	16,670
37	13,122	87	11,902
38	12,832	88	12,701
39	11,924	89	13,321
40	12,400	90	13,609
41	11,200	91	13,468
42	11,200	92	12,894
43	11,200	93	12,020
44	11,200	94	11,416
45	11,200	95	12,408
46	11,200		
47	11,200		
48	10,721		
49	11,733		
50	11,263		



FILED SARPY COUNTY NEBRASKA  
INSTRUMENT NUMBER  
2013-34585  
11/12/2013 9:34:22 AM  
REGISTER OF DEEDS

# HIGHLANDS RIDGE

LOTS 1 THRU 95 INCLUSIVE & OUTLOTS "A", "B", "C" & "D"

BEING A REPLAT OF LOTS 236 THRU 328, AND OUTLOTS "G" THRU "K", STANDING STONE, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, OAKWOOD HOMES OF NEBRASKA, LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HIGHLANDS RIDGE (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK 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 ERRECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND 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 RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5) WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT-FOOT (8) WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN-FOOT (16) WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE-DESCRIBED ADDITION. SAID SIXTEEN-FOOT (16) WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8) WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE CITY OF GRETTA PUBLIC WORKS AND BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5) WIDE STRIP OF LAND ABUTTING THE SAID 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.

BY: OAKWOOD HOMES OF NEBRASKA, LLC

*Chad Herbolsheimer* 11-1-13  
CHAD HERBOLSHEIMER, MANAGING MEMBER DATE

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )

ON THIS 1st DAY OF November 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME CHAD HERBOLSHEIMER, MANAGING MEMBER OF OAKWOOD HOMES OF NEBRASKA, LLC, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

*Lucie Reiss*  
NOTARY PUBLIC

**APPROVAL OF CITY ENGINEER OF GRETTA**

THIS FINAL PLAT OF HIGHLANDS RIDGE WAS REVIEWED AND APPROVED BY THE GRETTA CITY ENGINEER ON THIS 05 DAY OF November 2013.

*Ammy J. Indar*  
GRETTA CITY ENGINEER

**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.

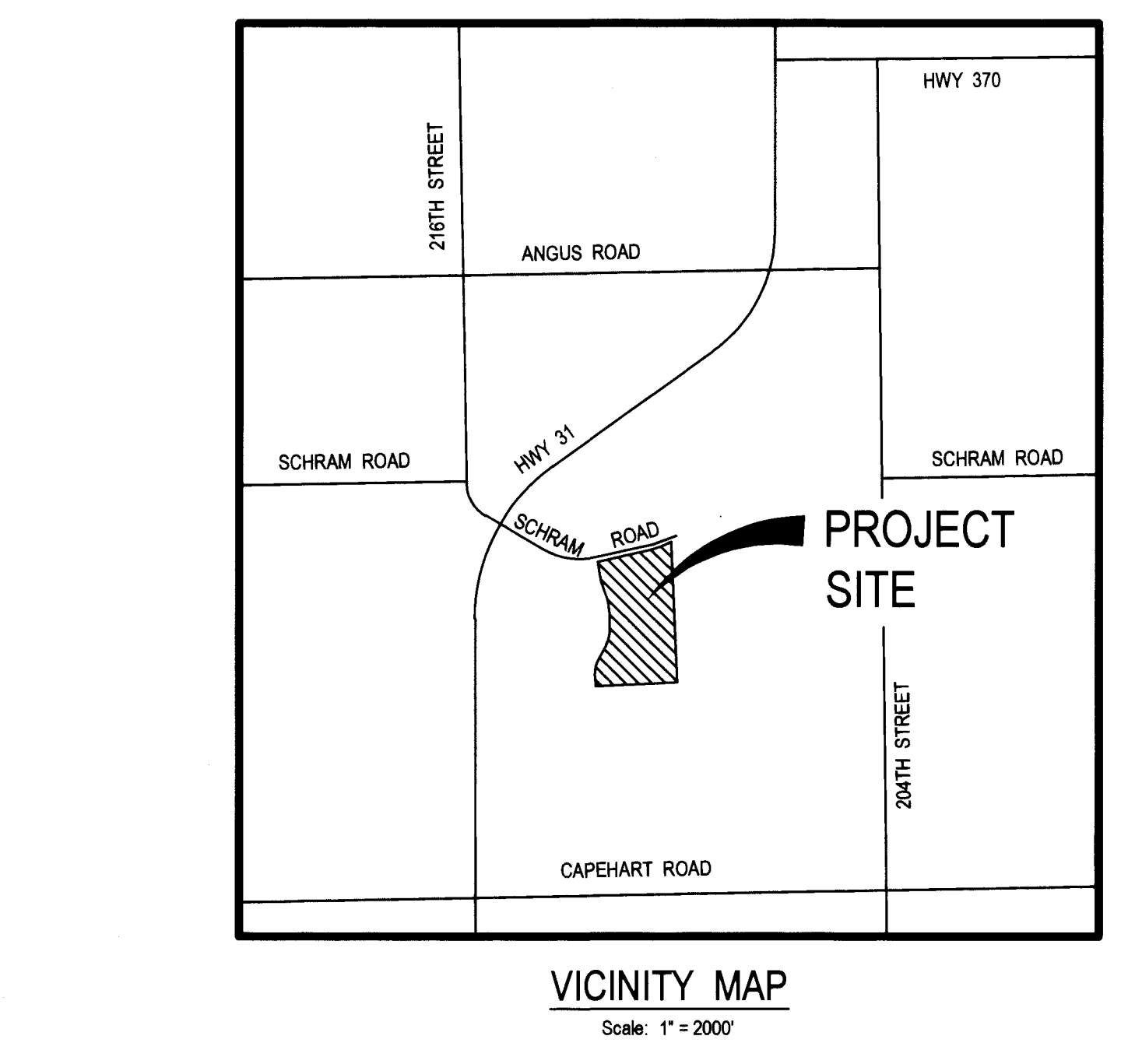
*Rachel Depew*  
COUNTY TREASURER

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.

**REVIEW BY SARPY COUNTY PUBLIC WORKS**

THIS PLAT OF HIGHLANDS RIDGE WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS 12th DAY OF November 2013.

*David Whisonant*  
COUNTY SURVEYOR / ENGINEER



**SURVEYORS CERTIFICATION**

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AS HIGHLANDS RIDGE, BEING A REPLAT OF LOTS 236 THRU 328, AND OUTLOTS "G" THRU "K", STANDING STONE, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS AN AREA OF 1,382,081 SQUARE FEET OR 31,728 ACRES, MORE OR LESS.

*Jason Headley* LS-604  
DATE 11-1-13

**GRETTA CITY COUNCIL ACCEPTANCE**

THIS FINAL PLAT OF HIGHLANDS RIDGE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF GRETTA, NEBRASKA ON THIS 3rd DAY OF September, 2013 IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

*Ammy J. Indar*  
MAYOR

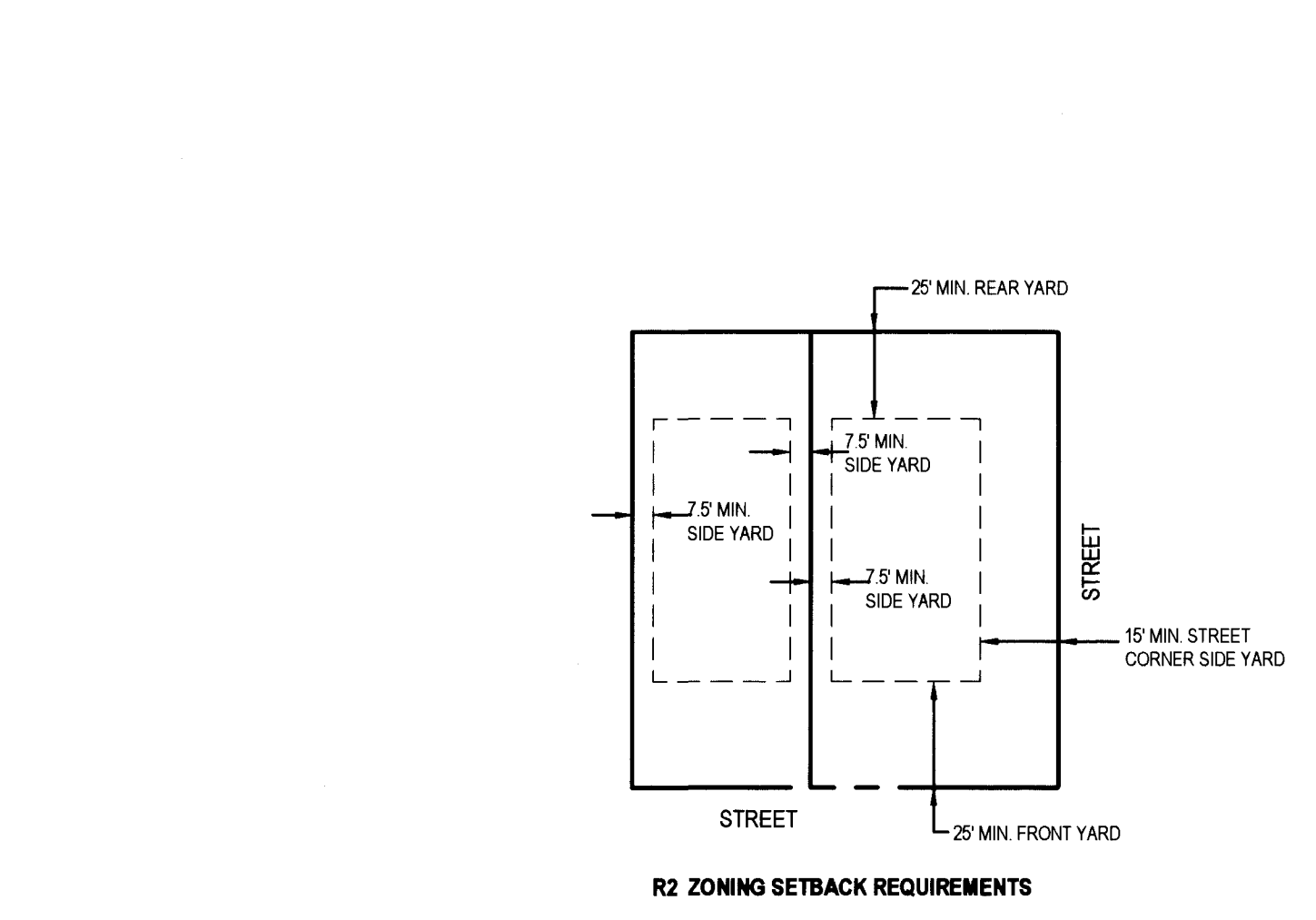
ATTEST  
*Ammy J. Indar*  
CITY CLERK

**APPROVAL OF THE PLANNING COMMISSION OF GRETTA, NEBRASKA**

THIS FINAL PLAT OF HIGHLANDS RIDGE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE GRETTA PLANNING COMMISSION THIS 25th DAY OF October, 2013.

*Ben Beard*  
CHAIRPERSON, GRETTA PLANNING COMMISSION

- NOTES:**
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
  - ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
  - OUTLOTS "A", "B" & "D" SHALL HAVE A DESIGNATED USE FOR PERMANENT STORMWATER DETENTION. OUTLOTS "A", "B" & "D" SHALL BE OWNED AND MAINTAINED BY THE S.I.D.
  - DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO SCHRAM ROAD OR TO 213TH STREET FROM ANY LOTS ABUTTING SAID STREET OR ROAD.



**E & A CONSULTING GROUP, INC.**  
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**Engineering Answers**

**HIGHLANDS RIDGE**  
LOTS 1 THRU 95 INCLUSIVE & OUTLOTS "A", "B", "C" & "D"  
GRETTA, NEBRASKA

**FINAL PLAT**

Revisions	Date	Description
1	5-26-13	JDE

Proj No: P2008-202-009  
Date: 5-26-13  
Designed By: JDE  
Drawn By: TRH  
Scale: 1" = 100'  
Sheet: 1 of 1

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