

# LINCOLN RIDGE

## LOTS 1 THRU 99 & OUTLOTS "A" THRU "E" INCLUSIVE

A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF THE SE1/4, ALONG WITH PART OF THE SE1/4 OF THE SE1/4 OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

FILED SARPY COUNTY NEBRASKA  
INSTRUMENT NUMBER

2022-12545

Recording fees paid: \$52.00

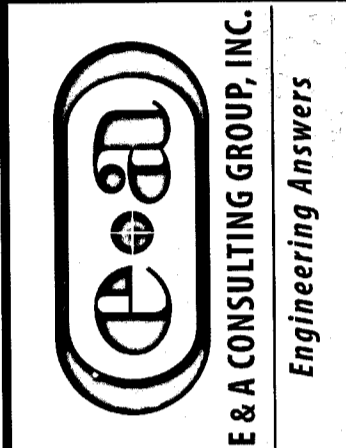
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05/11/2022 09:22:31 AM

By: pm  
Deb Houghtaling  
COUNTY CLERK/REGISTRAR OF DEEDS  
Submitted: E & A CONSULTING GROUP INC

PLAT

**E & A CONSULTING GROUP, INC.**  
Engineering • Planning • Environmental & Field Services

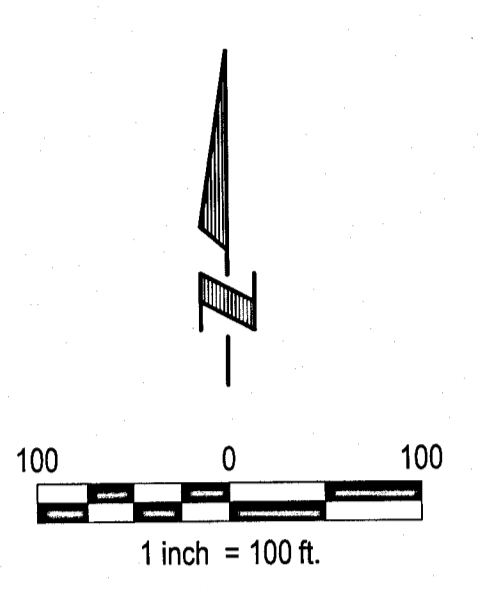
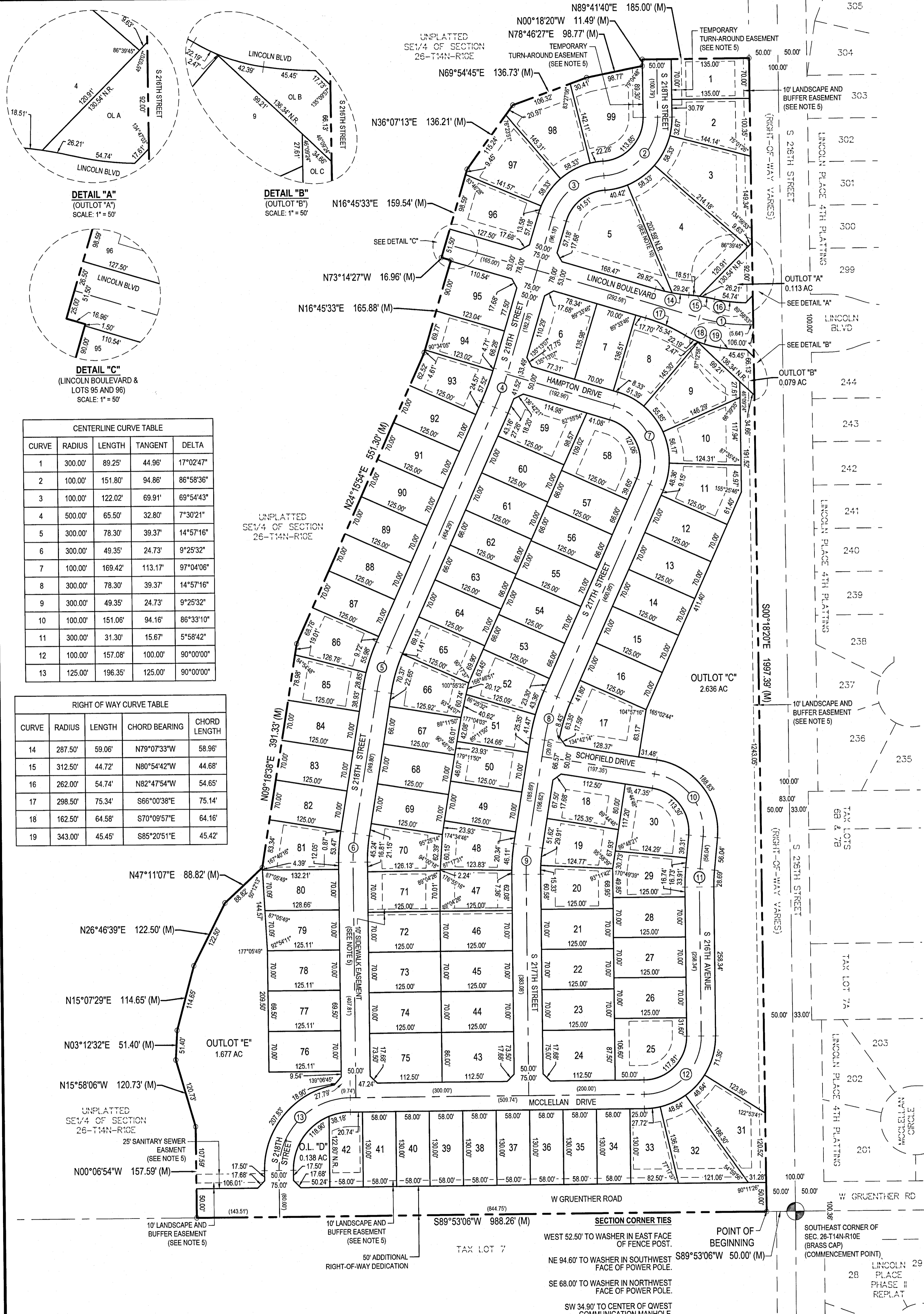


LINCOLN RIDGE  
LOTS 1 THRU 99 & OUTLOTS "A" THRU "E" INCLUSIVE  
GRETTA, NEBRASKA

FINAL PLAT

Revisions	Description	Date
1	As Shown	05/11/2022

Scale: 1" = 100'  
Sheet: 1 of 1



- LEGEND**
- 5/8" REBAR SET W/ICAP LS-608
  - BOUNDARY LINE
  - RIGHT OF WAY LINE
  - LOT LINE
  - EASEMENTS
  - EXIST. SECTION CORNER
  - EXIST. SECTION LINES
  - EXIST. PROPERTY LINES
  - SETBACK LINE
  - MEASURED DISTANCE (M)

**R-4 ZONING SETBACK TABLE**

FRONT YARD	25'
SIDE YARD	5'
STREET SIDE YARD	25'
REAR YARD	25'

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, YDC, LLC, MEMBER OF LINCOLN RIDGE DEVELOPMENT, LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATION AND EMBRACED WITHIN THIS 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 LINCOLN RIDGE (LOTS TO BE NUMBERED 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 AND AVENUES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, AND CENTURYLINK ACROSS FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN (16) FOOT 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. THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FEET WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. THE SUBDIVIDER SHALL GRANT PERPETUAL EASEMENTS TO THE CITY OF GRETTA AND/OR BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS TO ERCT, 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 (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID OR RIGHTS HEREIN GRANTED.

LINCOLN RIDGE DEVELOPMENT, LLC

YDC, LLC, MEMBER OF LINCOLN RIDGE DEVELOPMENT, LLC

*Kristina Philbin* 4/19/22  
KRISTINA PHILBIN, ADMINISTRATIVE MEMBER OF YDC, LLC

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA )  
COUNTY OF Douglas )

ON THIS 19 DAY OF April, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME KRISTINA PHILBIN, ADMINISTRATIVE MEMBER OF YDC, LLC, MEMBER OF LINCOLN RIDGE DEVELOPMENT, 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 HER VOLUNTARY ACT AND DEED.

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

*Imre Mley*  
NOTARY PUBLIC

- NOTES:**
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 21ST STREET FROM LOTS 1 THRU 3, AND 31 & OUTLOTS "A" THRU "C". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO LINCOLN BOULEVARD FROM LOTS 4 THRU 8, 95 AND 96. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO W GRUENTHER ROAD FROM LOTS 31 THRU 42 & OUTLOTS "D" AND "E".
  - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
  - ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
  - ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
  - THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT TWELVE AND HALF FEET (12.5) RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
  - OUTLOTS "A", "B" & "D" WILL BE USED FOR LANDSCAPE BUFFERS.
  - GREEN SPACE IS GRANTED OVER ALL OF OUTLOT "C".
  - A STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOT "E".
  - THE COMMON LOT LINES FOR LOTS 4 & 5 ARE NONRADIAL TO THE REAR LOT LINE, BUT ARE RADIAL TO THE FRONT LOT LINE.

LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
1	9,450	18	9,936	35	7,540	52	9,417	69	8,750	86	9,885
2	11,156	19	9,371	36	7,540	53	8,250	70	9,226	87	8,750
3	17,399	20	9,053	37	7,540	54	8,750	71	8,790	88	8,750
4	23,655	21	8,750	38	7,540	55	8,750	72	8,750	89	8,750
5	21,280	22	8,750	39	7,540	56	8,250	73	8,750	90	8,750
6	12,095	23	8,750	40	7,540	57	8,250	74	8,750	91	8,750
7	9,537	24	10,859	41	7,540	58	12,996	75	10,672	92	8,750
8	12,322	25	12,118	42	7,452	59	11,294	76	8,758	93	9,280
9	13,339	26	8,750	43	10,672	60	8,750	77	8,695	94	8,660
10	11,178	27	8,750	44	8,750	61	8,750	78	8,758	95	10,996
11	10,376	28	8,750	45	8,750	62	8,250	79	8,882	96	12,659
12	8,750	29	9,258	46	8,750	63	8,250	80	9,130	97	12,745
13	8,750	30	12,697	47	8,814	64	8,750	81	9,820	98	13,217
14	8,750	31	13,542	48	9,340	65	8,778	82	8,750	99	15,713
15	8,750	32	12,396	49	8,750	66	9,742	83	8,750		
16	8,750	33	8,849	50	8,746	67	8,281	84	8,750		
17	13,420	34	7,540	51	9,300	68	8,750	85	9,190		

**SURVEYORS CERTIFICATION**

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN LINCOLN RIDGE (THE LOTS NUMBERED AS SHOWN), A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF THE SE1/4, ALONG WITH PART OF THE SE1/4 OF THE SE1/4 OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SE1/4 OF SECTION 26; THENCE S89°53'06"W (ASSUMED BEARING) ALONG THE SOUTHERLY LINE OF SAID SE1/4 OF SECTION 26, A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 216TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S89°53'06"W ALONG SAID SOUTHERLY LINE OF THE SE1/4 OF SECTION 26, A DISTANCE OF 988.26 FEET; THENCE N00°06'54"W, A DISTANCE OF 157.59 FEET; THENCE N15°58'06"W, A DISTANCE OF 120.73 FEET; THENCE N03°12'32"E, A DISTANCE OF 51.40 FEET; THENCE N15°07'29"E, A DISTANCE OF 114.65 FEET; THENCE N26°46'39"E, A DISTANCE OF 122.50 FEET; THENCE N47°11'07"E, A DISTANCE OF 88.82 FEET; THENCE N08°18'38"E, A DISTANCE OF 391.33 FEET; THENCE N24°15'54"E, A DISTANCE OF 551.30 FEET; THENCE N16°45'33"E, A DISTANCE OF 165.88 FEET; THENCE N73°14'27"W, A DISTANCE OF 16.96 FEET; THENCE N16°45'33"E, A DISTANCE OF 159.54 FEET; THENCE N36°07'13"E, A DISTANCE OF 136.21 FEET; THENCE N69°54'45"E, A DISTANCE OF 136.73 FEET; THENCE N89°41'40"E, A DISTANCE OF 185.00 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF 216TH STREET; THENCE S00°18'20"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 216TH STREET, A DISTANCE OF 1,997.39 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,500,257 SQUARE FEET OR 34.441 ACRES, MORE OR LESS.

*Eric A. Schaben*  
ERIC A. SCHABEN, LS-608  
NEBRASKA REGISTERED LAND SURVEYOR  
DATE: April 9, 2022

**APPROVAL OF GRETTA CITY PLANNING COMMISSION**

THIS FINAL PLAT OF LINCOLN RIDGE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE GRETTA PLANNING COMMISSION THIS 10<sup>th</sup> DAY OF May, 2022.

*[Signature]*  
CHAIRPERSON, GRETTA PLANNING COMMISSION

**ACCEPTANCE BY GRETTA CITY COUNCIL**

THIS FINAL PLAT OF LINCOLN RIDGE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF GRETTA, NEBRASKA ON THIS 30<sup>th</sup> DAY OF May, 2022, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

*[Signature]*  
MAYOR

*[Signature]*  
ATTEST  
CITY CLERK

**ACCEPTANCE OF THE GRETTA CITY ENGINEER**

THIS FINAL PLAT OF LINCOLN RIDGE WAS REVIEWED AND APPROVED BY THE GRETTA CITY ENGINEER ON THIS 3<sup>rd</sup> DAY OF May, 2022.

*[Signature]*  
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.

*[Signature]*  
COUNTY TREASURER  
DATE: May 22, 2022

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

**REVIEW BY SARPY COUNTY PUBLIC WORKS**

THIS PLAT OF LINCOLN RIDGE WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 8<sup>th</sup> DAY OF April, 2022.

*[Signature]*  
MICHAEL R. SHARP  
SURVEYOR  
SARPY COUNTY, NEBRASKA

2022-12545