OSAGE RANCH

LOTS 1 THROUGH 82, INCLUSIVE

PART OF THE E1/2 OF THE NW1/4, THE SW1/4 OF THE NW1/4, AND THE N1/2 OF THE SW1/4 OF SECTION 24, T12N, R13E OF THE 6TH P.M., CASS COUNTY, NEBRASKA

Triple "S" Properties LLC et al
to
Public $ 76.00 Doc.#6092
FILED FOR RECORD 09/19/01 AT 2:15 P.M.
IN BOOK 53 OF Misc. PAGE 331
REGISTER OF DEEDS, CASS CO., NE [signature] Deputy
(Filed in Plat Tube #9)

"D. Jordan's" Copy

TYPICAL SETBACK
(LOTS 39-54, ZONED R3)
MINIMUM AREA = 5,000 S.F.
MINIMUM WIDTH = 50 FT.
FRONT SETBACK = 25 FT.
STREET SIDE YARD = 15 FT.
INTERIOR SIDE YARD = 5 FT. FOR STORY OR HIGH
REAR = 20 FT.

TYPICAL SETBACK
(LOTS 1-38, 55-82, ZONED R2)
MINIMUM AREA = 6,000 S.F.
MINIMUM WIDTH = 50 FT.
FRONT SETBACK = 25 FT.
STREET SIDE YARD = 15 FT.
INTERIOR SIDE YARD = 5 FT.
REAR = 20 FT.

SECTION 24, T12N, R13E

SECTION 24, T12N, R13E

VICINITY MAP
NO SCALE

W1/4 CORNER
SEC. 24, T12N, R13E
2" IRON PIPE
EAST 182.20' TO 5/8" REBAR
WEST 100.03' TO 5/8" REBAR

N

0 50' 100' 200'

H 89°56'17" E 1266.26'M 1266.28'R

HEDGEPAPE ROAD

OSAGE RANCH BLVD

ACORN DRIVE

HIGHWAY 75

PERMANENT SEWER AND DRAINAGE EASEMENT

PERMANENT SANITARY SEWER EASEMENT

L=380.41'
R=665.00'
Δ=32°46'33"
C LEN=375.24'
BRG=S 16°19'33" W

L=335.14'
R=335.00'
Δ=57°19'14"
C LEN=321.34'
BRG=S 07°34'03" W

L=77.61'
R=165.00'
Δ=26°57'00"
C LEN=76.90'
BRG=S 76°27'47" W

H 89°45'58" E
378.15'

S 04°59'42" W
30.38'

H 89°44'30" E 518.84'

POINT OF BEGINNING

H 04°59'45" E 494.93'

S 89°50'12" W
362.38'

S 62°50'31" W
60.30'

S 58°14'07" W
73.03'

S 67°59'17" W
18.94'

S 89°56'17" W
81.92'

S 00°03'43" E
70.00'

S 89°56'17" W
26.52'

S 32°51'42" E
197.17'

S 57°08'18" W
150.00'

S 69°04'43" W
81.33'

S 71°14'52" W
61.87'

NOTES
1. ALL CURVE DATA IS BASED ON THE ARC DEFINITION.
2. DIMENSIONS IN PARENTHESIS ARE EASEMENT DIMENSIONS.

ZONING		
EXISTING	PROPOSED	LOTS
GC/R	R-2	1-38, 55-82
GC/R	R-3	39-54

UNPLATTED

CITY OF PLATTSMOUTH SEAL NEBRASKA

SURVEYOR'S CERTIFICATE

I, CHAD W. MAREK, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF OSAGE RANCH WAS MADE UNDER MY DIRECT SUPERVISION, AND THAT I SHALL INSTALL PERMANENT IRON PINS (5/8-INCH X 24-INCH REBAR) AT THE CORNERS OF ALL LOTS, ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES, AS SHOWN ON THIS PLAT OF OSAGE RANCH, THE LIMITS AND BOUNDARIES OF SAID PLAT ARE AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE E1/2 OF THE NW1/4, THE SW1/4 OF THE NW1/4, AND THE N1/2 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 13 EAST OF THE 6TH P.M., CASS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE W1/4 CORNER OF SAID SECTION 24; THENCE N 89°45'58" E (ASSUMED BEARING), 378.15 FT. ON THE NORTH LINE OF SAID SW1/4 TO THE EASTERLY RIGHT OF LINE OF U.S. HIGHWAY NO. 75; THENCE S 04°59'42" W, 30.38 FT. ON SAID EASTERLY R OW OF WAY LINE TO THE POINT OF BEGINNING; THENCE N 89°44'30" E, 518.84 FT. ON THE SOUTH RIGHT OF WAY LINE OF A PUBLIC ROAD; THENCE N 04°58'16" E, 709.85 FT. ON THE EAST RIGHT OF WAY LINE OF SAID PUBLIC ROAD; THENCE N 89°56'17" E, 1266.26 FT.; THENCE SOUTHERLY ON A 665.00 FT. RADIUS CURVE TO THE RIGHT, 380.41 FT. (LONG CHORD BEARS S 16°19'33" W, 375.24 FT.); THENCE SOUTHERLY ON A 335.00 FT. RADIUS CURVE TO THE LEFT, 335.14 FT. (LONG CHORD BEARS S 07°34'03"W, 321.34 FT.); THENCE S 62°59'17" W, 18.84 FT.; THENCE WESTERLY ON A 165.00 FT. RADIUS CURVE TO RIGHT, 77.61 FT. (LONG CHORD BEARS S 76°27'47" W, 76.90 FT.); THENCE S 89°56'17" W, 81.92 FT.; THENCE S 00°03'43" E, 70.00 FT.; THENCE S 89°56'17" W, 26.52 FT; THENCE S 32°51'42" E, 197.17 FT.; THENCE S 57°08'18" W, 150.00 FT.; THENCE S 71°14'52" W, 61.87 FT.; THENCE S 57°08'18" W, 150.00 FT.; THENCE N 32°51'42" W, 212.23 FT.; THENCE S 57°08'18" W, 150.01 FT.; THENCE S 69°04'43" W, 81.33 FT.; THENCE S 57°08'18" W, 150.00 FT.; THENCE N 32°51'42" W, 226.24 FT.; THENCE S 57°08'18" W, 150.00 FT.; THENCE S 62°50'31" W, 60.30 FT.; THENCE S 58°14'07" W, 73.03 FT.; THENCE S 73°49'08" W, 160.56 FT.; THENCE S 89°50'12" W, 362.38 FT. TO SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 75; THENCE N 04°58'42" E, 424.82 FT. ON SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING, CONTAINING 12.34 ACRES MORE OR LESS.

NEBRASKA REGISTERED LS-560

CHAD W. MAREK
NE REGISTERED LAND SURVEYOR NO. LS 560
AUGUST 6, 2001

KIRKHAM MICHAEL, CONSULTING ENGINEERS
8110 WEST DODGE ROAD
P.O. BOX 24129
OMAHA, NEBRASKA 68124
(402) 393-5830

OWNER:
TRIPLE "S" PROPERTIES L.L.C.
BOX 340
PLATTSMOUTH, NE 68048

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, TRIPLE "S" PROPERTIES, L.L.C., LAURA SCHNEIDER, DAVID SCHNEIDER, AND GREG SCHNEIDER, OWNERS OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS OSAGE RANCH, THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 THROUGH 82 INCLUSIVE), AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT, AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREON AND WE DO ALSO GRANT THE EASEMENTS SHOWN ON THIS PLAT FOR THE USES INDICATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE OPPUBLIC POWER SYSTEM SERVICE, EASEMENT IN FAVOR OF AND GRANTING TO ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A TELEPHONE SERVICE WITHIN THE BOUNDARIES OF THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR, AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, GUYS AND ANCHORS AND OTHER PUBLICUTILITIES, AND TO EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, ALONG AND ACROSS A FIVE (5) FEET WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS; AN EXTRA (5) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PREVIOUSLY PLATTED AND RECORDED LOTS. THE SIXTEEN (16) FEET WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FEET WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED, AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE FORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS THIS 6 DAY OF August, 2001, A.D.

LAURA SCHNEIDER, OWNER
TRIPLE "S" PROPERTIES, L.L.C.

DAVID SCHNEIDER, OWNER
TRIPLE "S" PROPERTIES, L.L.C.

GREG SCHNEIDER, OWNER
TRIPLE "S" PROPERTIES, L.L.C.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
COUNTY OF CASS

ON THIS 6 DAY OF August, 2001 A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED LAURA SCHNEIDER, OWNER, TRIPLE "S" PROPERTIES, L.L.C., WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS OWNER OF SAID LIMITED LIABILITY COMPANY, AND SHE ACKNOWLEDGES THE EXCUTION THEREFORE TO BE HER VOLUMTARY ACT AND DEED AS SUCH OFFICER AND VOLUNTARY ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

Janice M. Marek
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 22 DAY OF May, 2002 A.D.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
COUNTY OF CASS

ON THIS 6 DAY OF August, 2001 A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED GREG SCHNEIDER, OWNER, TRIPLE "S" PROPERTIES, L.L.C., WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS OWNER OF SAID LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGES THE EXCUTION THEREFORE TO BE HIS VOLUMTARY ACT AND DEED AS SUCH OFFICER AND VOLUNTARY ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

Janice M. Marek
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 22 DAY OF May, 2002 A.D.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
COUNTY OF CASS

ON THIS 6 DAY OF August, 2001 A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED DAVID SCHNEIDER, OWNER, TRIPLE "S" PROPERTIES, L.L.C., WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS OWNER OF SAID LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGES THE EXCUTION THEREFORE TO BE HIS VOLUMTARY ACT AND DEED AS SUCH OFFICER AND VOLUNTARY ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

Janice M. Marek
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 22 DAY OF May, 2002 A.D.

APPROVAL OF THE MAYOR

THIS PLAT OF OSAGE RANCH WAS APPROVED BY THE MAYOR'S OFFICE OF THE CITY OF PLATTSMOUTH THIS 4 DAY OF Sept, 2001 A.D.

Charles L. Wondra
MAYOR OF PLATTSMOUTH

APPROVAL OF CITY CLERK

THIS PLAT OF OSAGE RANCH WAS APPROVED BY THE CITY CLERK'S OFFICE OF THE CITY OF PLATTSMOUTH THIS 4 DAY OF Sept, 2001 A.D.

Jaralyn Court
CITY CLERK

APPROVAL OF CITY ZONING ADMINISTRATOR

THIS PLAT OF OSAGE RANCH WAS APPROVED BY THE CITY ZONING ADMINISTRATOR OF THE CITY OF PLATTSMOUTH THIS 6 DAY OF September, 2001 A.D.

Kevin Parson
ZONING COMMISSION

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF OSAGE RANCH WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF PLATTSMOUTH THIS 6 DAY OF September, 2001, A.D.

[signature]
CHAIRMAN

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.

DATED THIS 10 DAY OF September, 2001 A.D.

Bill Wayne
COUNTY TREASURER

COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT OF OSAGE RANCH WAS REVIEWED BY THE CASS COUNTY SURVEYOR'S OFFICE ON THIS 14th DAY OF August, 2001, A.D.

Charles P. Jordan
COUNTY SURVEYOR

LOT AREAS

LOT 1 = .18 ACRES	LOT 42 = .16 ACRES		
LOT 2 = .20 ACRES	LOT 43 = .16 ACRES		
LOT 3 = .17 ACRES	LOT 44 = .16 ACRES		
LOT 4 = .21 ACRES	LOT 45 = .17 ACRES		
LOT 5 = .21 ACRES	LOT 46 = .17 ACRES		
LOT 6 = .21 ACRES	LOT 47 = .17 ACRES		
LOT 7 = .17 ACRES	LOT 48 = .17 ACRES		
LOT 8 = .26 ACRES	LOT 49 = .17 ACRES		
LOT 9 = .28 ACRES	LOT 50 = .17 ACRES		
LOT 10 = .28 ACRES	LOT 51 = .17 ACRES		
LOT 11 = .30 ACRES	LOT 52 = .17 ACRES		
LOT 12 = .29 ACRES	LOT 53 = .17 ACRES		
LOT 13 = .28 ACRES	LOT 54 = .33 ACRES		
LOT 14 = .30 ACRES	LOT 55 = .28 ACRES		
LOT 15 = .45 ACRES	LOT 56 = .28 ACRES		
LOT 16 = .27 ACRES	LOT 57 = .28 ACRES		
LOT 17 = .27 ACRES	LOT 58 = .28 ACRES		
LOT 18 = .27 ACRES	LOT 59 = .28 ACRES		
LOT 19 = .28 ACRES	LOT 60 = .29 ACRES		
LOT 20 = .30 ACRES	LOT 61 = .28 ACRES		
LOT 21 = .28 ACRES	LOT 62 = .28 ACRES		
LOT 22 = .43 ACRES	LOT 63 = .38 ACRES		
LOT 23 = .27 ACRES	LOT 64 = .38 ACRES		
LOT 24 = .27 ACRES	LOT 65 = .43 ACRES		
LOT 25 = .27 ACRES	LOT 66 = .33 ACRES		
LOT 26 = .27 ACRES	LOT 67 = .31 ACRES		
LOT 27 = .27 ACRES	LOT 68 = .30 ACRES		
LOT 28 = .30 ACRES	LOT 69 = .33 ACRES		
LOT 29 = .33 ACRES	LOT 70 = .33 ACRES		
LOT 30 = .28 ACRES	LOT 71 = .28 ACRES		
LOT 31 = .28 ACRES	LOT 72 = .55 ACRES		
LOT 32 = .28 ACRES	LOT 73 = .49 ACRES		
LOT 33 = .35 ACRES	LOT 74 = .55 ACRES		
LOT 34 = .39 ACRES	LOT 75 = .28 ACRES		
LOT 35 = .45 ACRES	LOT 76 = .33 ACRES		
LOT 36 = .56 ACRES	LOT 77 = .34 ACRES		
LOT 37 = .39 ACRES	LOT 78 = .37 ACRES		
LOT 38 = .49 ACRES	LOT 79 = .55 ACRES		
LOT 39 = .16 ACRES	LOT 80 = .46 ACRES		
LOT 40 = .18 ACRES	LOT 81 = .38 ACRES		
LOT 41 = .18 ACRES	LOT 82 = .39 ACRES		

TOTAL ACRES = 25.23 ACRES

LEGEND

- SECTION CORNER
- FOUND MONUMENT
- (100.00') DIMENSIONS IN PARENTHESIS ARE EASEMENT DIMENSIONS
- L=103.00' DIMENSIONS WITH "L=" ARE ARC LENGTHS
- SUBDIVISION BOUNDARY
- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE

℄ CURVE DATA

(C) R = 330.00' L = 25.81' CH = S85°33'29"E 25.82'	(G) R = 200.00' L = 78.39' CH = S22°33'14"E 77.89'	(K) R = 200.00' L = 102.55' CH = S10°46'38"E 101.44'
(D) R = 165.00' L = 276.32' CH = N37°08'29"W 245.57'	(H) R = 200.00' L = 78.39' CH = S22°33'14"E 77.89'	(L) R = 330.00' L = 25.81' CH = S85°33'29"E 25.82'
(E) R = 1000.00' L = 370.31' CH = S32°49'31"W 368.24'	(I) R = 264.00' L = 154.62' CH = S41°58'43"E 152.50'	(M) R = 1000.00' L = 370.31' CH = S32°49'31"W 368.24'
(F) R = 530.00' L = 146.47' CH = N81°58'02"W 146.02'	(J) R = 1395.00' L = 81.87' CH = S59°27'42"E 81.70'	(N) R = 165.00' L = 276.32' CH = N37°08'29"W 245.57'
(G) R = 530.00' L = 145.34' CH = S81°45'30"E 144.92'	(K) R = 1560.00' L = 85.87' CH = S59°27'42"E 85.70'	

KIRKHAM MICHAEL
CONSULTING ENGINEERS
8110 WEST DODGE ROAD, P.O. BOX 24129, OMAHA, NEBRASKA 68124
(402) 393-5830 FAX (402) 393-5850

SHEET 1 OF 1
KM 001044