

2023-20361
10/24/2023 09:18:27 AM

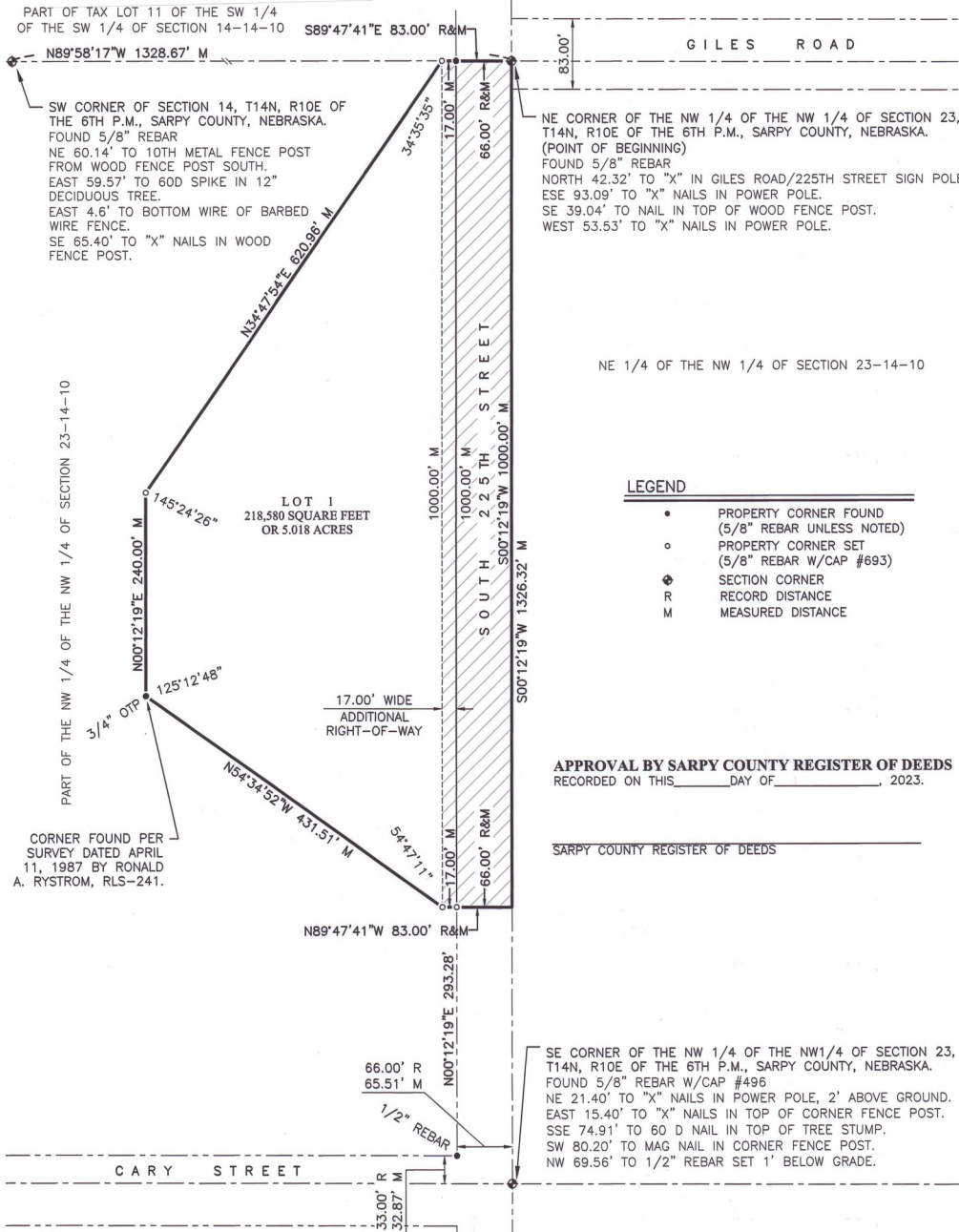
Deb Houghtaling
COUNTY CLERK/REGISTER OF DEEDS
Submitter: THOMPSON DREESSEN

Recording fees paid:
\$28.00
Pages: 4
By: pm
PLAT

RAIL TRAIL ACRES

LOT 1

BEING A PLATTING OF PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



LEGEND

- PROPERTY CORNER FOUND (5/8" REBAR UNLESS NOTED)
- o PROPERTY CORNER SET (5/8" REBAR W/CAP #693)
- ◆ SECTION CORNER
- R RECORD DISTANCE
- M MEASURED DISTANCE

APPROVAL BY SARPY COUNTY REGISTER OF DEEDS
RECORDED ON THIS _____ DAY OF _____, 2023.

SARPY COUNTY REGISTER OF DEEDS

SE CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 23, T14N, R10E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. FOUND 5/8" REBAR W/CAP #496
 NE 21.40' TO "X" NAILS IN POWER POLE, 2' ABOVE GROUND.
 EAST 15.40' TO "X" NAILS IN TOP OF CORNER FENCE POST.
 SSE 74.91' TO 60 D NAIL IN TOP OF TREE STUMP.
 SW 80.20' TO MAG NAIL IN CORNER FENCE POST.
 NW 69.56' TO 1/2" REBAR SET 1' BELOW GRADE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, THAT THIS PLAT WAS CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION ON RAIL TRAIL ACRES, THAT ANY CHANGES FROM THE DESCRIPTION APPEARING IN THE LAST RECORD TRANSFER OF THE LAND CONTAINED IN THE FINAL PLAT ARE SO INDICATED, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED OR WILL BE INSTALLED AND THEIR POSITION IS CORRECTLY SHOWN AND THAT ALL DIMENSIONAL AND GEODETIC DATA IS CORRECT. BEING A PLATTING OF THAT PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID NW 1/4 OF THE NW 1/4; THENCE S00°12'19"W (ASSUMED BEARING) 1000.00 FEET ON THE EAST LINE OF SAID NW 1/4 OF THE NW 1/4; THENCE N89°47'41"W 83.00 FEET; THENCE N54°34'52"W 431.51 FEET; THENCE N00°12'19"E 240.00 FEET; THENCE N34°47'54"E 820.96 FEET TO THE NORTH LINE OF SAID SECTION 23; THENCE S89°47'41"E 83.00 FEET ON SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINS: 218,580 SQUARE FEET OR 5.018 ACRES EXCLUDING ADDITIONAL RIGHT-OF-WAY DEDICATION.

AUGUST 29, 2023
DATE

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED, TC ACCOMMODATOR 234, LLC., A NEBRASKA LIMITED LIABILITY COMPANY, OWNERS OF THE REAL ESTATE SHOWN DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDED, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS RAIL TRAIL ACRES, AN ADDITION TO THE CITY OF GRETNA, NEBRASKA. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC UNLESS SPECIFICALLY NOTED HEREIN. OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY RESERVED FOR PUBLIC USE.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED.

THERE ARE STRIPS OF GROUND SHOWN OR DESCRIBED ON THIS PLAT AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT OF UTILITY OR CITY TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS.

TC ACCOMMODATOR 234, LLC.,
A NEBRASKA LIMITED LIABILITY COMPANY

BY: Steven Reeder
STEVEN REEDER, MEMBER

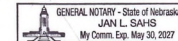
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THE 4th DAY OF October, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN A FOR SAID COUNTY APPROVED KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED AS SAID STEVEN REEDER, MEMBER OF TC ACCOMMODATOR 234, LLC., A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

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

Jan L. Sahr
NOTARY PUBLIC



SARPY 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 WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 05 DAY OF Oct 2023.

[Signature]
SARPY COUNTY TREASURER

TREASURER'S SEAL

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

ADMINISTRATIVE PLAT APPROVAL

THIS ADMINISTRATIVE PLAT WAS APPROVED BY THE CITY OF GRETNA THIS 4th DAY OF October, 2023.

[Signature]
CITY ENGINEER

[Signature]
ZONING ADMINISTRATOR

REVIEW OF SARPY COUNTY SURVEYOR

THIS PLAT OF RAIL TRAIL ACRES WAS REVIEWED BY THE OFFICE OF SARPY COUNTY SURVEYOR ON THIS 24th DAY OF October, 2023.



[Signature]
COUNTY SURVEYOR/ENGINEER

2023-20361



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Omaha, NE 68154
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td2co.com
dba: TD2 Engineering & Surveying
NE CA-0199

RAIL TRAIL ACRES
LOT 1



Revision Dates

No.	Description	MM-DD-YY
1		
2		
3		

Job No.: 1436-23-20(ADM)
Drawn By: BJH
Reviewed By: JLC
Date: AUGUST 29, 2023
Book: 23-10
Page: 61

CITY OF GRETNA
ADMINISTRATIVE
SUBDIVISION

SHEET 1 OF 1