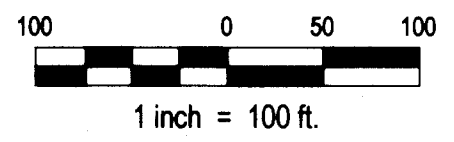


# REMINGTON RIDGE

LOTS 1 THRU 72 INCLUSIVE & OUTLOTS 'A' & 'B'

BEING A TRACT OF LAND LOCATED IN TAX LOT 7, LOCATED IN PART OF THE SE1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



- LEGEND**
- BOUNDARY LINE
  - RIGHT OF WAY LINE
  - LOT LINE
  - EASEMENTS
  - ADJACENT PROPERTY LINES

FILED SARPY COUNTY NEBRASKA  
INSTRUMENT NUMBER

2013-33539

10/29/2013 3:33:55 PM

*Clay J. Dowling*  
REGISTER OF DEEDS



COUNTER *ab*  
VERIFY *ab*  
PROOF *ab*  
FEES \$ *62.00*  
CHECK # *62.00*  
CASH  
CREDIT  
REFUND  
SHORT

**CENTER-LINE CURVE TABLE**

Curve	RADIUS	LENGTH	TANGENT	DELTA
1	300.00'	104.45'	52.76'	19°56'54"
2	200.00'	69.63'	35.17'	19°56'54"
3	200.00'	76.62'	38.79'	21°57'00"
4	500.00'	194.35'	98.42'	22°16'16"
5	100.00'	187.89'	136.76'	107°39'08"
6	200.00'	81.62'	31.06'	17°39'08"
7	100.00'	119.02'	67.70'	68°11'42"
8	100.00'	119.51'	68.05'	68°28'18"
9	400.00'	155.46'	78.74'	22°16'16"
10	100.00'	157.08'	100.00'	90°00'00"

**RIGHT OF WAY CURVE TABLE**

Curve	RADIUS	LENGTH	TANGENT	DELTA
11	120.36'	143.84'	81.91'	68°28'18"
12	79.64'	95.17'	54.19'	68°28'18"

**LOT AREAS**

LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
1	13021	41	9750
2	10037	42	9750
3	10141	43	9750
4	11555	44	9750
5	10620	45	9750
6	8475	46	11746
7	9796	47	11048
8	8448	48	10003
9	8450	49	9620
10	8450	50	9620
11	8450	51	9620
12	8450	52	9620
13	8450	53	9620
14	10541	54	9620
15	9968	55	9620
16	9750	56	11038
17	14993	57	9972
18	12413	58	8721
19	9750	59	9790
20	9750	60	9842
21	9750	61	9186
22	9750	62	8450
23	9750	63	9738
24	9750	64	9100
25	9750	65	9100
26	8450	66	9100
27	8454	67	9100
28	9657	68	10215
29	9498	69	12145
30	8453	70	8840
31	9737	71	8840
32	9738	72	8840
33	8450		
34	9106		
35	9429		
36	8965		
37	8447		
38	8447		
39	9750		
40	9750		

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, BOYER-YOUNG EQUITIES XVI, LLC, 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 REMINGTON 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 ERECT, 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 METROPOLITAN UTILITIES DISTRICT, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, 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 ALL CUL-DE-SAC STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN 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: BOYER-YOUNG EQUITIES XVI, LLC

*Tim Young*  
TIM YOUNG, PRESIDENT DATE 9/17/13

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA )  
COUNTY OF SARPY )  
ON THIS 20th DAY OF SEPT 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY TIM YOUNG, PRESIDENT OF BOYER-YOUNG EQUITIES XVI, 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.

*Nick A. Boyer*  
NOTARY PUBLIC

**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.

*Paul Deputis*  
COUNTY TREASURER DATE 9/16/13

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.

**SURVEYOR'S CERTIFICATE:**

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 PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN REMINGTON RIDGE (THE LOTS NUMBERED AS SHOWN) BEING A TRACT OF LAND LOCATED IN TAX LOT 7, A TAX LOT LOCATED IN PART OF THE SE1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE S86°56'51"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 686.45 FEET; THENCE N02°41'40"W, A DISTANCE OF 264.29 FEET; THENCE S87°18'20"W, A DISTANCE OF 78.00 FEET; THENCE N02°41'40"W, A DISTANCE OF 130.00 FEET; THENCE S87°18'20"W, A DISTANCE OF 85.00 FEET; THENCE N02°41'40"W, A DISTANCE OF 255.00 FEET; THENCE N04°12'15"E, A DISTANCE OF 62.67 FEET; THENCE N10°05'49"E, A DISTANCE OF 58.82 FEET; THENCE N14°02'20"E, A DISTANCE OF 64.10 FEET; THENCE N19°34'38"E, A DISTANCE OF 827.77 FEET; THENCE N02°28'14"W, A DISTANCE OF 157.74 FEET TO A POINT ON THE SOUTH LINE OF TAX LOT 6, A TAX LOT LOCATED IN SAID SECTION 18; THENCE N87°37'37"E ALONG SAID SOUTH LINE OF TAX LOT 6, A DISTANCE OF 503.95 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 18; THENCE S02°22'23"E ALONG SAID EAST LINE OF SAID SECTION 18, A DISTANCE OF 1746.92 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 25.251 ACRES, MORE OR LESS.

*Eric A. Schaben*  
ERIC A. SCHABEN, LS 608 DATE SEPT 13, 2013

**APPROVAL OF THE SARPY COUNTY BOARD**

THIS SUBDIVISION OF REMINGTON RIDGE WAS APPROVED BY THE SARPY COUNTY BOARD.

*Jim Wana*  
CHAIRMAN DATE 9-10-13

ATTEST  
CITY CLERK  
COUNTY



**APPROVAL OF SARPY COUNTY PLANNING COMMISSION**

THIS SUBDIVISION OF REMINGTON RIDGE WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION.

*Paul Deputis*  
CHAIRMAN, SARPY COUNTY PLANNING COMMISSION DATE 6/19/13

**APPROVAL OF SARPY COUNTY PLANNING DIRECTOR**

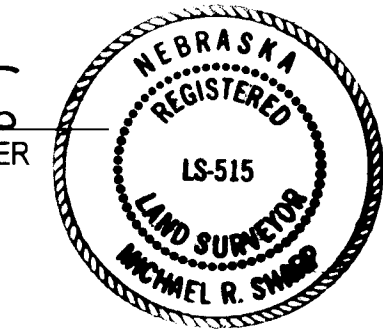
THIS SUBDIVISION OF REMINGTON RIDGE WAS APPROVED BY THE SARPY COUNTY PLANNING DIRECTOR.

*Eric J. Jota*  
SARPY COUNTY PLANNING DIRECTOR DATE 10/29/13

**REVIEW BY SARPY COUNTY PUBLIC WORKS**

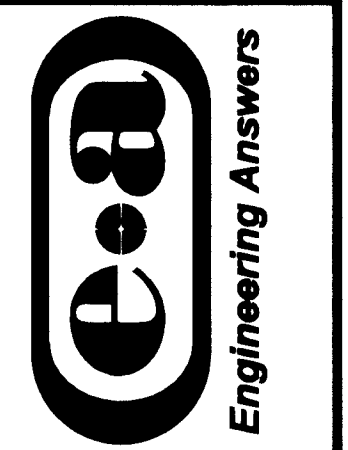
THIS PLAT OF REMINGTON RIDGE WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE THIS 13th DAY OF SEPT 2013.

*Michael R. Smith*  
COUNTY SURVEYOR / ENGINEER



- 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.
  - OUTLOT 'A' SHALL HAVE A DESIGNATED USE FOR BUFFER, OPEN SPACE AND LANDSCAPING. OUTLOT 'B' SHALL HAVE A DESIGNATED USE FOR TEMPORARY AND PERMANENT STORMWATER DETENTION. OUTLOTS 'A' & 'B' SHALL BE OWNED AND MAINTAINED BY THE S.I.D. # 294. THE SUBDIVIDER SHALL TRANSFER OWNERSHIP OF OUTLOTS 'A' & 'B' CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT. OUTLOTS 'A' & 'B' SHALL BE MAINTAINED INCLUDING MOWING, TREE REMOVAL AND OTHER VEGETATION CONTROL, BY THE S.I.D. # 294.

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



REMINGTON RIDGE  
LOTS 1 THRU 72 INCLUSIVE & OUTLOTS 'A' & 'B'  
SARPY COUNTY, NEBRASKA

FINAL PLAT

Revisions	Date	Description
1	5-1-13	MAW
2		NNK
3		1" = 100'
4		1 of 1