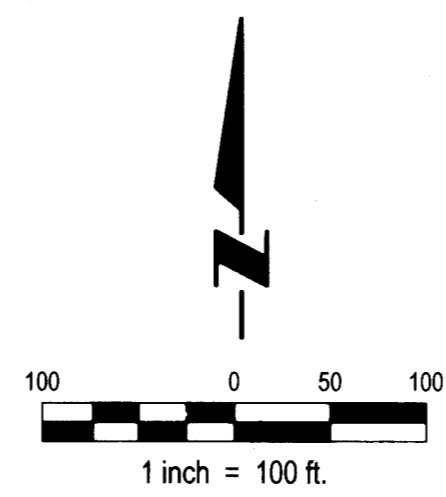


REMINGTON RIDGE

LOTS 73 THRU 156 INCLUSIVE & OUTLOTS "C" & "D"

BEING A TRACT OF LAND LOCATED IN PART OF TAX LOT 7 AND PART OF THE W1/2SE1/4, ALL LOCATED IN 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

CENTER-LINE CURVE TABLE

Curve	RADIUS	LENGTH	TANGENT	DELTA
1	100.00'	38.31'	19.39'	21°57'00"
2	800.00'	310.97'	157.47'	22°16'16"
3	200.00'	126.10'	65.22'	36°07'29"
4	200.00'	124.85'	64.53'	35°46'01"
5	100.00'	177.26'	122.53'	101°33'52"
6	100.00'	96.82'	52.58'	55°28'20"
7	100.00'	52.71'	26.98'	30°12'08"
8	100.00'	91.71'	49.37'	52°32'51"
9	400.00'	155.48'	78.74'	22°16'16"
10	100.00'	38.31'	19.39'	21°57'00"

R.O.W. CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
11	233.50'	147.22'	76.15'	36.12
12	175.00'	38.16'	19.16'	12.49



LOT AREAS

LOT NO.	SQ. FOOTAGE
73	8,840
74	8,840
75	8,840
76	8,840
77	8,840
78	11,139
79	9,100
80	9,100
81	9,100
82	9,100
83	10,733
84	9,738
85	8,450
86	8,450
87	9,281
88	10,386
89	8,844
90	8,450
91	9,737
92	11,037
93	9,750

LOT AREAS

LOT NO.	SQ. FOOTAGE
115	9,407
116	8,782
117	8,450
118	8,450
119	11,042
120	17,446
121	12,374
122	11,250
123	11,826
124	11,235
125	10,631
126	10,151
127	9,750
128	9,750
129	9,750
130	9,750
131	9,750
132	9,750
133	9,750
134	9,750
135	9,783

LOT AREAS

LOT NO.	SQ. FOOTAGE
94	9,750
95	9,750
96	9,750
97	9,750
98	9,750
99	9,750
100	12,834
101	11,603
102	9,100
103	9,100
104	9,100
105	9,100
106	9,100
107	9,100
108	9,100
109	9,100
110	8,506
111	8,450
112	8,450
113	8,651
114	9,379

LOT AREAS

LOT NO.	SQ. FOOTAGE
136	9,750
137	13,110
138	14,206
139	10,984
140	10,984
141	10,984
142	10,984
143	10,952
144	11,022
145	12,321
146	11,040
147	10,940
148	10,920
149	10,238
150	10,255
151	9,771
152	10,400
153	10,400
154	9,860
155	11,408
156	11,504

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, BOYER-YOUNG EQUITIES XVII, LLC, THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND DEDICATION 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 OF, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5) WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE 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 XVII, LLC
Tim Young 3/17/14
 TIM YOUNG, PRESIDENT DATE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF Douglas)
 ON THIS 17 DAY OF March 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME TIM YOUNG, PRESIDENT OF BOYER-YOUNG EQUITIES XVII, 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.
Allison L. Clark
 ALLISON L. CLARK
 Notary Public, State of Nebraska
 My Comm. Exp. March 5, 2018

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.
Rich James
 RICH JAMES
 COUNTY TREASURER 7-1-14

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 "C" & "D" SHALL HAVE A DESIGNATED USE FOR BUFFER, OPEN SPACE AND LANDSCAPING. OUTLOTS "C" & "D" 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.
- LOTS 100-101 AND LOTS 137-138 SHALL HAVE NO DIRECT VEHICULAR ACCESS TO COTTONWOOD STREET.
- THE FRONT YARD A LOT 120 SHALL BE 194TH STREET.
- 194TH STREET SHALL HAVE SPEED TABLES AT LOCATIONS APPROVED BY SARPY COUNTY PUBLIC WORKS DEPARTMENT.
- CONSTRUCTION OF THE 194TH STREET CONNECTION TO GILES ROAD WILL BE PROHIBITED UNTIL SUCH TIME AS THE ROADWAY FRONTAGE OF REMINGTON RIDGE IS HARD SURFACED. 194TH STREET MAY BE CONSTRUCTED TO THE SOUTHERN PROPERTY LINE OF LOT 156.

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 A TRACT OF LAND LOCATED IN PART OF TAX LOT 7 AND PART OF THE W1/2 SE1/4 ALL LOCATED IN 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:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18, THENCE S86°56'51"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SE1/4 OF SECTION 18, A DISTANCE OF 686.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S86°56'51"W ALONG SAID SOUTH LINE OF THE SE1/4 OF SECTION 18, A DISTANCE OF 700.02 FEET; THENCE N03°03'09"W, A DISTANCE OF 50.00 FEET; THENCE N32°36'37"W, A DISTANCE OF 158.24 FEET; THENCE N15°57'47"W, A DISTANCE OF 94.81 FEET; THENCE N02°41'40"W, A DISTANCE OF 394.92 FEET; THENCE N03°16'06"E, A DISTANCE OF 91.91 FEET; THENCE N08°19'32"E, A DISTANCE OF 84.35 FEET; THENCE N13°22'57"E, A DISTANCE OF 93.85 FEET; THENCE N19°34'36"E, A DISTANCE OF 119.02 FEET; THENCE N07°25'24"W, A DISTANCE OF 5.00 FEET; THENCE N19°34'36"E, A DISTANCE OF 708.84 FEET; THENCE N02°22'23"W, A DISTANCE OF 50.00 FEET; THENCE N86°05'53"E, A DISTANCE OF 195.28 FEET TO THE SOUTHWEST CORNER OF TAX LOT 6, A TAX LOT LOCATED IN SAID SE1/4 OF SAID SECTION 18; THENCE N87°37'37"E ALONG THE SOUTH LINE OF SAID TAX LOT 6, A DISTANCE OF 437.00 FEET TO THE NORTHWEST CORNER OF REMINGTON RIDGE (LOTS 1 THRU 72 INCLUSIVE); A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 18; THENCE ALONG THE WEST LINE OF SAID REMINGTON RIDGE (LOTS 1 THRU 72 INCLUSIVE) ON THE FOLLOWING TEN (10) COURSES: THENCE S02°29'14"E, A DISTANCE OF 157.74 FEET; THENCE S19°34'36"W, A DISTANCE OF 827.77 FEET; THENCE S14°02'20"W, A DISTANCE OF 64.10 FEET; THENCE S10°05'49"W, A DISTANCE OF 58.82 FEET; THENCE S04°12'15"W, A DISTANCE OF 62.67 FEET; THENCE S02°41'40"E, A DISTANCE OF 255.00 FEET; THENCE N87°18'20"E, A DISTANCE OF 85.00 FEET; THENCE S02°41'40"E, A DISTANCE OF 130.00 FEET; THENCE N87°18'20"E, A DISTANCE OF 78.00 FEET; THENCE S02°41'40"E, A DISTANCE OF 264.29 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS APPROXIMATELY 27.364 ACRES, MORE OR LESS.
Eric A. Schaben
 ERIC A. SCHABEN, LS 608
 MARCH 13, 2014
 DATE

APPROVAL OF THE SARPY COUNTY BOARD

THIS SUBDIVISION OF REMINGTON RIDGE WAS APPROVED BY THE SARPY COUNTY BOARD.
Jim Thompson 3-11-14
 JIM THOMPSON, CHAIRMAN

ATTEST:
Doreen Kingstall
 DOREEN KINGSTALL
 COUNTY CLERK

APPROVAL OF SARPY COUNTY PLANNING COMMISSION

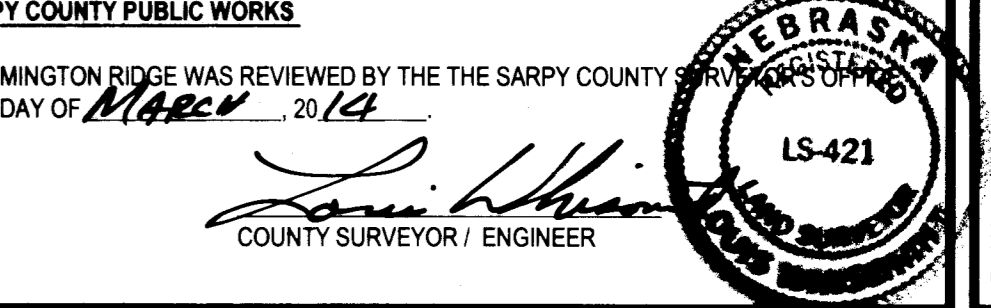
THIS SUBDIVISION OF REMINGTON RIDGE WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION.
Doreen Kingstall 1/21/2014
 DOREEN KINGSTALL, CHAIRMAN, SARPY COUNTY PLANNING COMMISSION DATE

APPROVAL OF SARPY COUNTY PLANNING DIRECTOR

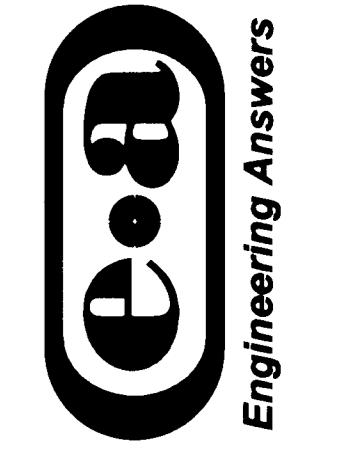
THIS SUBDIVISION OF REMINGTON RIDGE WAS APPROVED BY THE SARPY COUNTY PLANNING DIRECTOR.
Paul J. Jett 6/27/2014
 PAUL J. JETT, SARPY COUNTY PLANNING DIRECTOR DATE

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF REMINGTON RIDGE WAS REVIEWED BY THE SARPY COUNTY PUBLIC WORKS OFFICE.
 THIS 17th DAY OF March 2014



E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services
 330 North 17th Street Omaha, NE 68154
 Phone: 402.895.4700 Fax: 402.895.3599
 www.eacg.com



REMINGTON RIDGE
 LOTS 73 THRU 156 INCLUSIVE & OUTLOTS "C" & "D"
 SARPY COUNTY, NEBRASKA

FINAL PLAT

Revisors	Date	Description
	12-2-13	MAM
		TRE
		1" = 100'
		Sheet 1 of 1