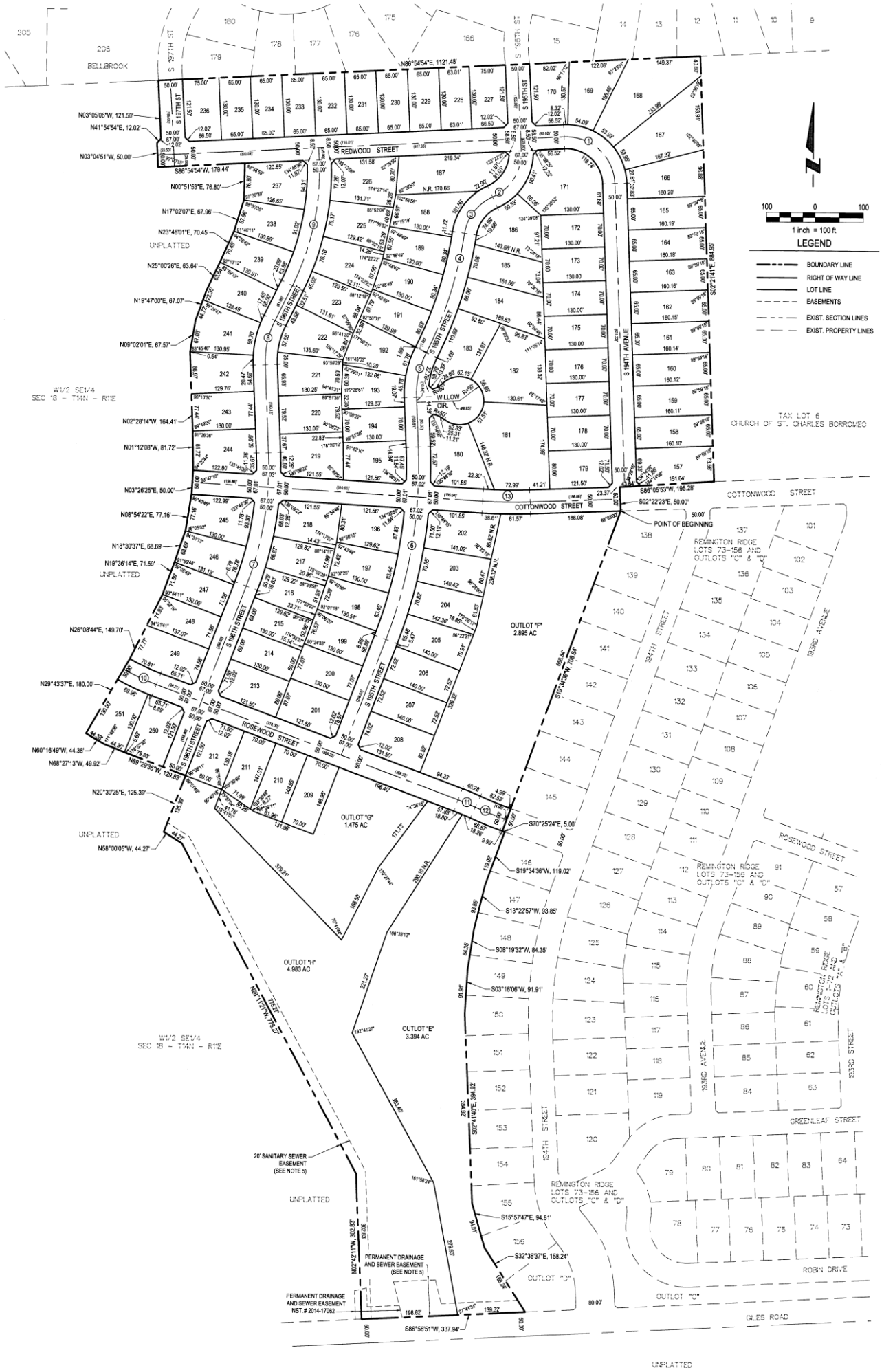
REMINGTON RIDGE

LOTS 157 THRU 251 & OUTLOTS "E" THRU "H" INCLUSIVE

BEING A TRACT OF LAND LOCATED IN PART OF TAX LOT 7 AND PART OF THE W1/2 OF THE 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.



LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, BOYER-YOUNG EQUITIES XIV, LLC, THE OWNERS OF 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 XIV, LLC

TIM YOUNG, PRESIDENT — DATE 2/3/16

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF Sarpy)

ON THIS 2nd DAY OF February 2016 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME TIM YOUNG, PRESIDENT OF BOYER-YOUNG EQUITIES XIV, 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.

NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska ALLISON L. CLARK My Comm. Exp. March 5, 2018

APPROVAL OF SARPY COUNTY PLANNING DIRECTOR

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

SARPY COUNTY PLANNING DIRECTOR — DATE 5/18/16

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF REMINGTON RIDGE WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE THIS 6th DAY OF February 2016

COUNTY SURVEYOR / ENGINEER

NEBRASKA REGISTERED LS-421 LAND SURVEYOR LOUIS WINSMANN

LOT AREAS	
LOT NO.	SQ. FOOTAGE
157	12,081
158	10,407
159	10,408
160	10,408
161	10,409
162	10,410
163	10,411
164	10,412
165	10,413
166	12,667
167	18,577
168	21,485
169	12,184
170	10,064
171	19,551
172	9,100
173	9,100
174	9,100
175	9,100
176	9,100
177	9,100
178	9,100
179	10,364
180	14,398

LOT AREAS	
LOT NO.	SQ. FOOTAGE
181	24,986
182	19,741
183	12,731
184	13,113
185	10,654
186	12,763
187	17,104
188	11,365
189	9,652
190	9,652
191	9,686
192	10,767
193	10,252
194	9,094
195	10,941
196	11,482
197	10,155
198	10,188
199	10,052
200	10,019
201	11,283
202	12,571
203	10,611
204	10,753

LOT AREAS	
LOT NO.	SQ. FOOTAGE
205	10,612
206	10,153
207	10,153
208	11,517
209	10,426
210	10,418
211	9,702
212	10,371
213	10,364
214	8,970
215	8,830
216	9,145
217	9,439
218	11,063
219	12,095
220	10,350
221	10,763
222	11,116
223	10,753
224	11,010
225	11,048
226	12,992
227	9,714
228	8,191

LOT AREAS	
LOT NO.	SQ. FOOTAGE
229	8,450
230	8,450
231	8,450
232	8,450
233	8,450
234	8,450
235	8,450
236	9,714
237	11,555
238	10,294
239	10,356
240	10,495
241	11,712
242	10,552
243	10,058
244	11,544
245	11,734
246	9,990
247	9,346
248	9,558
249	11,557
250	10,920
251	10,348

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 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 OF THE SE1/4; ALL LOCATED IN PART OF NE1/4 OF THE SE1/4, PART OF THE SE1/4 OF THE SE1/4, PART OF THE SW1/4 OF THE SE1/4, AND PART OF THE NW1/4 OF THE SE1/4, IN SECTION 18, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 138, REMINGTON RIDGE (LOTS 73-156, AND OUTLOTS "C" & "D"), A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 18, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF COTTONWOOD STREET; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID REMINGTON RIDGE (LOTS 73-156, AND OUTLOTS "C" & "D") ON THE FOLLOWING NINE (9) DESCRIBED COURSES; THENCE S19°34'36"W (ASSUMED BEARING), A DISTANCE OF 708.84 FEET; THENCE S70°25'24"E, A DISTANCE OF 5.00 FEET; THENCE S19°34'36"W, A DISTANCE OF 119.02 FEET; THENCE S13°22'57"W, A DISTANCE OF 93.85 FEET; THENCE S08°19'32"W, A DISTANCE OF 84.35 FEET; THENCE S03°18'06"W, A DISTANCE OF 91.91 FEET; THENCE S02°41'40"E, A DISTANCE OF 394.92 FEET; THENCE S15°57'47"E, A DISTANCE OF 94.81 FEET; THENCE S32°36'37"E, A DISTANCE OF 158.24 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "D", REMINGTON RIDGE (LOTS 73-156, AND OUTLOTS "C" & "D"); SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF GILES ROAD; THENCE S86°56'51"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF GILES ROAD, A DISTANCE OF 337.94 FEET; THENCE N02°42'11"W, A DISTANCE OF 302.83 FEET; THENCE N28°11'21"W, A DISTANCE OF 775.27 FEET; THENCE N58°00'05"W, A DISTANCE OF 44.27 FEET; THENCE N20°30'25"E, A DISTANCE OF 125.39 FEET; THENCE N69°29'35"W, A DISTANCE OF 129.83 FEET; THENCE N68°27'13"W, A DISTANCE OF 49.92 FEET; THENCE N60°16'49"W, A DISTANCE OF 44.38 FEET; THENCE N29°43'37"E, A DISTANCE OF 180.00 FEET; THENCE N26°08'44"E, A DISTANCE OF 149.70 FEET; THENCE N19°36'14"E, A DISTANCE OF 71.59 FEET; THENCE N18°30'37"E, A DISTANCE OF 68.69 FEET; THENCE N08°54'22"E, A DISTANCE OF 77.16 FEET; THENCE N03°26'25"E, A DISTANCE OF 50.00 FEET; THENCE N01°12'08"W, A DISTANCE OF 81.72 FEET; THENCE N22°28'14"W, A DISTANCE OF 164.41 FEET; THENCE N09°02'01"E, A DISTANCE OF 67.57 FEET; THENCE N19°47'00"E, A DISTANCE OF 67.07 FEET; THENCE N25°00'26"E, A DISTANCE OF 63.64 FEET; THENCE N23°48'01"E, A DISTANCE OF 70.45 FEET; THENCE N17°02'07"E, A DISTANCE OF 67.96 FEET; THENCE N00°51'53"E, A DISTANCE OF 76.80 FEET; THENCE S86°54'54"W, A DISTANCE OF 179.44 FEET; THENCE N03°04'51"W, A DISTANCE OF 50.00 FEET; THENCE N41°54'54"E, A DISTANCE OF 12.02 FEET; THENCE N03°05'06"W, A DISTANCE OF 121.50 FEET TO A POINT ON THE NORTH LINE OF SAID SE1/4 OF SECTION 18, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 206, BELLBROOK, A SUBDIVISION LOCATED IN THE NE1/4 AND PART OF THE NW1/4 OF SAID SECTION 18, SAID POINT ALSO BEING THE ON THE WESTERLY RIGHT-OF-WAY LINE OF 197TH STREET; THENCE N86°54'54"E ALONG SAID NORTH LINE OF THE SE1/4 OF SECTION 18, SAID LINE ALSO BEING THE SOUTH LINE OF SAID BELLBROOK, A DISTANCE OF 1121.48 FEET TO THE NORTHWEST CORNER OF TAX LOT 6, A TAX LOT LOCATED IN SAID SE1/4 OF SECTION 18; THENCE S02°21'41"E ALONG THE WEST LINE OF SAID TAX LOT 6, A DISTANCE OF 884.95 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 6, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF COTTONWOOD STREET; THENCE S86°05'53"W ALONG THE NORTH RIGHT-OF-WAY LINE OF COTTONWOOD STREET, A DISTANCE OF 195.28 FEET; THENCE S02°22'23"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,812,553 SQUARE FEET OR 44.015 ACRES, MORE OR LESS.

ERIC A. SCHABEN LS-608 — FEB. 1, 2016 DATE

STATE OF NEBRASKA REGISTERED LS-608 ERIC A. SCHABEN

APPROVAL OF SARPY COUNTY PLANNING COMMISSION

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

CHAIRMAN, SARPY COUNTY PLANNING COMMISSION — DATE 3/17/15

APPROVAL OF THE SARPY COUNTY BOARD

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

CHAIRMAN — DATE 8/25/15

ATTEST
COUNTY CLERK

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.

COUNTY TREASURER — 19TH May 2016 DATE

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

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00'	158.32'	101.25'	90° 42' 43"
2	99.93'	119.37'	67.97'	68° 26' 42"
3	100.00'	99.59'	54.36'	57° 03' 41"
4	843.05'	260.76'	131.43'	17° 43' 19"
5	190.00'	95.06'	48.55'	28° 39' 57"
6	1010.00'	408.13'	206.89'	23° 09' 09"
7	700.00'	282.87'	143.39'	23° 09' 09"
8	190.00'	95.06'	48.55'	28° 39' 57"
9	532.33'	270.41'	138.19'	29° 06' 19"
10	465.00'	76.63'	37.50'	9° 13' 12"
11	600.00'	38.67'	19.34'	3° 41' 35"
12	800.00'	64.55'	32.29'	4° 37' 23"
13	1000.00'	97.73'	48.91'	5° 35' 59"

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT EIGHT AND A HALF FEET (8.5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
4. OUTLOTS ARE NON-BUILDABLE AND IDENTIFIED FOR THE FOLLOWING:

   OUTLOT "E" AND "G" - STORMWATER DETENTION / PCSMP
   OUTLOT "F" AND "H" - BUFFER / GREEN SPACE AND CHANNEL
5. ALL EASEMENT THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2016-11177
05/19/2016 11:30:24 AM
REGISTER OF DEEDS

VERIFY DR CR
PROOF FEES $70.00
CHECK CA
CASH
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SHORT NCR

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10909 Mill Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.895.4700 • Fax: 402.895.3599
www.eacg.com

REMINGTON RIDGE
LOTS 157 THRU 251 & OUTLOTS "E" THRU "H" INCLUSIVE
SARPY COUNTY, NEBRASKA

FINAL PLAT

Revisions			
No.	Date	Description	
No.	Date	Description	

Proj No: P2013.053.002
Date: 2-1-16
Designed By: MAW
Drawn By: TRH
Scale: 1"=100'
Sheet: 1 of 1

Tom Hanson 2/10/2016 8:41 AM K:\Projects\2013\dgn\Plat\Final Design\P1SUB_000.dwg

2016-11177