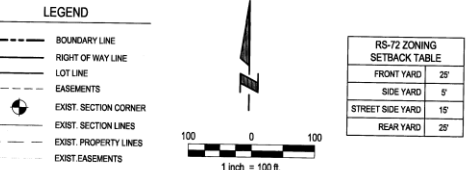
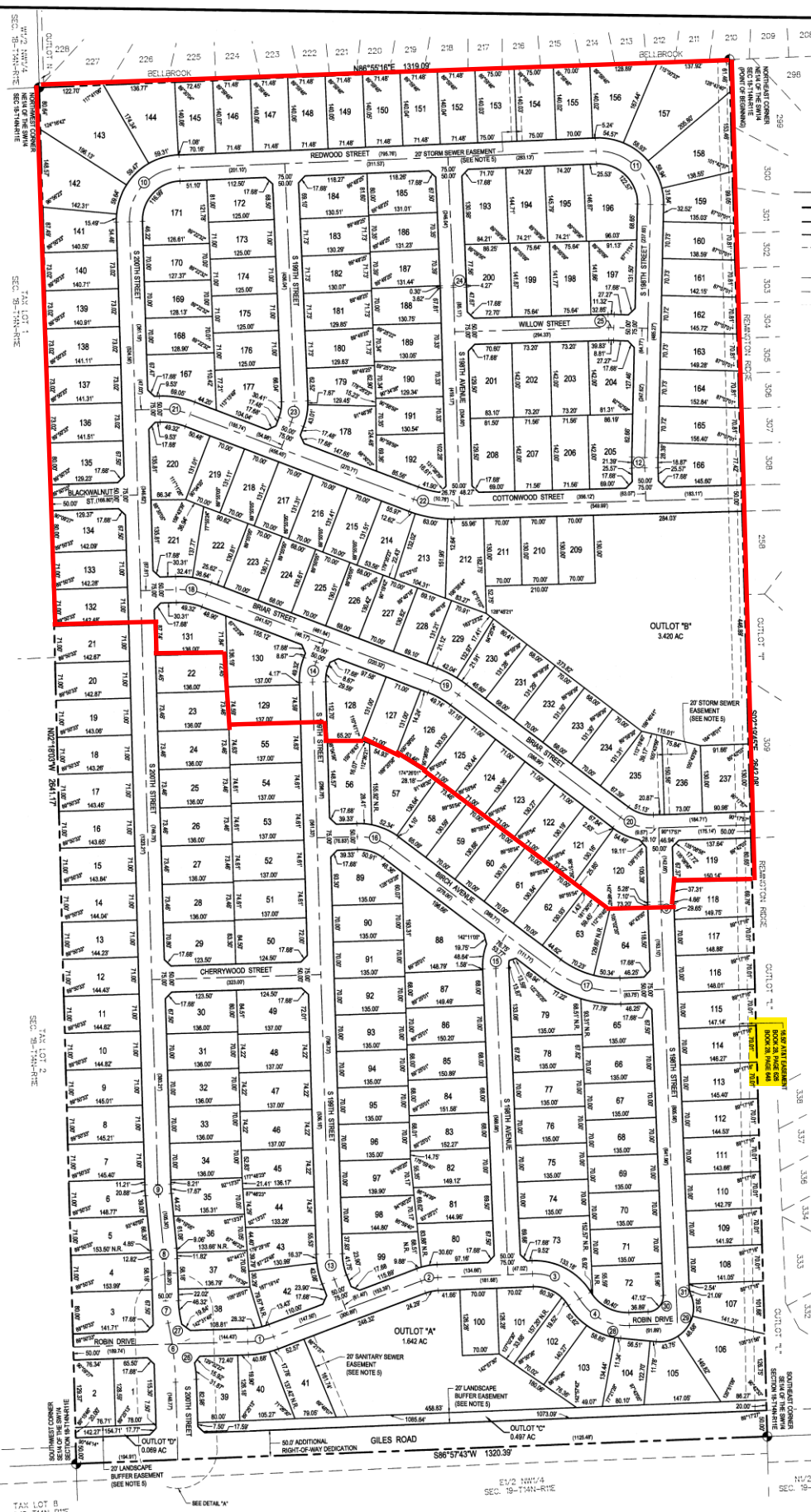


# REMINGTON WEST

LOTS 1 THRU 237 & OUTLOTS "A" THRU "D" INCLUSIVE

A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF THE SW1/4 AND PART OF THE SE1/4 OF THE SW1/4, LOCATED IN SECTION 16, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

FILED SARPY COUNTY NEBRASKA INSTRUMENT NUMBER  
 2020-04441  
 Recording from paid \$70.00  
 02/19/2020 01:54:43 PM Pages: 11  
 Deb Houghtaling By: counter1  
 COUNTY CLERK/REGISTER OF DEEDS  
 PLAT

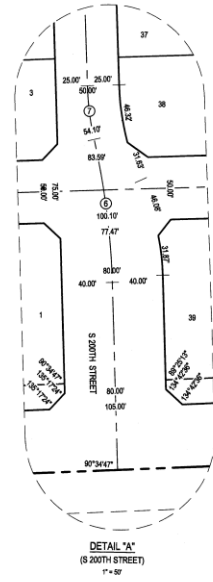


**CENTERLINE CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	150.00	50.10	29.29	19°08'17"
2	100.00	32.38	18.34	18°33'18"
3	100.00	108.54	58.96	61°02'40"
4	108.96	113.96	63.06	61°22'40"
5	400.00	4.97	2.49	0°42'44"
6	800.00	114.59	57.47	10°39'33"
7	225.00	42.97	21.55	10°39'33"
8	300.00	19.29	9.64	3°40'59"
9	100.00	155.99	98.92	89°22'32"
10	100.00	183.43	106.58	89°38'12"
11	400.00	20.13	10.07	2°52'59"
12	150.00	50.10	25.29	19°08'17"
13	100.00	38.40	19.09	22°39'21"
14	100.00	67.80	38.30	38°28'22"
15	100.00	67.80	38.30	38°28'22"
16	200.00	137.79	71.79	39°28'22"
17	150.00	98.18	28.98	22°39'21"
18	200.00	98.18	28.98	19°17'07"
19	100.00	68.17	35.47	39°28'22"
20	150.00	98.18	28.98	22°39'21"
21	200.00	137.79	71.79	39°28'22"
22	100.00	49.54	20.55	22°13'49"
23	300.00	3.95	1.97	0°45'13"
24	200.00	10.07	5.03	2°52'59"

**RIGHT-OF-WAY CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA
26	200.00	77.95	38.48	22°19'54"
27	200.00	77.95	38.48	22°19'54"
28	131.98	122.81	66.28	53°19'24"
29	85.00	131.98	104.58	116°19'49"
30	30.00	47.12	30.00	80°00'00"
31	85.00	21.09	10.54	18°38'53"



LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
1	6,921	35	5,524	69	8,450	103	13,887	137	10,311	171	14,074
2	8,870	36	8,410	70	8,450	104	8,451	138	10,296	172	10,047
3	10,226	37	8,489	71	8,450	105	12,477	139	10,382	173	8,875
4	10,226	38	11,584	72	11,487	106	16,868	140	10,287	174	8,875
5	10,732	39	10,123	73	13,288	107	11,985	141	11,875	175	8,875
6	10,410	40	10,876	74	8,450	108	8,904	142	15,964	176	8,875
7	10,317	41	10,806	75	8,450	109	8,965	143	23,243	177	12,468
8	10,303	42	12,833	76	8,450	110	10,026	144	14,420	178	13,890
9	10,288	43	10,282	77	8,450	111	10,087	145	10,063	179	9,805
10	10,275	44	10,002	78	8,450	112	10,148	146	10,012	180	9,306
11	10,261	45	10,160	79	14,738	113	10,208	147	10,012	181	9,302
12	10,247	46	10,168	80	11,385	114	10,269	148	10,011	182	9,308
13	10,234	47	10,168	81	10,116	115	10,330	149	10,011	183	9,303
14	10,220	48	10,168	82	10,078	116	10,391	150	10,010	184	10,362
15	10,206	49	11,500	83	10,031	117	10,452	151	10,010	185	10,363
16	10,192	50	11,499	84	10,024	118	10,513	152	10,010	186	8,224
17	10,178	51	10,222	85	10,227	119	11,872	153	10,002	187	8,248
18	10,164	52	10,222	86	10,489	120	14,985	154	10,002	188	8,291
19	10,150	53	10,222	87	10,142	121	9,360	155	8,901	189	8,172
20	10,137	54	10,222	88	10,987	122	9,246	156	13,708	190	9,122
21	10,123	55	10,224	89	12,832	123	9,252	157	23,524	191	9,139
22	8,863	56	12,888	90	8,450	124	9,258	158	16,118	192	12,444
23	8,991	57	13,083	91	8,460	125	9,264	159	10,954	193	12,555
24	8,991	58	9,311	92	8,460	126	10,817	160	8,978	194	10,779
25	8,991	59	9,144	93	8,460	127	9,301	161	8,928	195	10,858
26	8,991	60	9,150	94	8,450	128	13,288	162	10,190	196	13,471
27	8,991	61	8,156	95	8,450	129	10,019	163	10,452	197	12,373
28	8,991	62	8,162	96	8,450	130	15,198	164	10,884	198	10,719
29	11,261	63	11,522	97	8,822	131	12,445	165	10,835	199	10,727
30	10,802	64	11,874	98	8,865	132	10,109	166	12,758	200	12,056
31	8,500	65	11,058	99	10,308	133	10,066	167	11,452	201	11,722
32	8,500	66	8,450	100	8,839	134	11,280	168	8,886	202	10,364
33	8,500	67	8,450	101	11,525	135	11,251	169	8,943	203	10,364
34	8,500	68	8,450	102	10,283	136	10,338	170	8,889	204	11,827

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, HUBBELL REALTY COMPANY, AN IOWA COMPANY, ITS MANAGING MEMBER REMINGTON WEST, LLC, AN IOWA LIMITED LIABILITY COMPANY A CELEBRITY HOMES, INC. OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SURVEYED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SURVEYOR TO BE HEREAFTER KNOWN AS REMINGTON WEST, LOTS TO BE NUMBERED AS SHOWN, AND WE DO HEREBY DEDICATE AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS 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 OHAWA PUBLIC POWER DISTRICT (OPPD), FOR COMMUNICATIONS, AND CENTURLINK ACROSS FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FEET WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. THE SURVEYOR SHALL GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT AND/OR BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES AND TO EXTEND FOOT WIDE STRIP OF LAND ABUTTING ALL CURVE-SIDE STREETS, THROUGH UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING SAID NORTH LINE OF THE SW1/4 OF SECTION 16, SAID LINE ALSO BEING THE SOUTH LINE OF SAID EASEMENT WAY, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID OR OTHER RIGHTS GRANTED.

REMININGTON WEST, LLC, AN IOWA LIMITED LIABILITY COMPANY, MANAGING MEMBER  
 BY: HUBBELL REALTY COMPANY, AN IOWA COMPANY, MANAGING MEMBER

DAVID VOIGTMAN, ASSISTANT VICE PRESIDENT  
 LOREN JOHNSON, VICE PRESIDENT

**ACKNOWLEDGMENT OF NOTARY**  
 STATE OF NEBRASKA )  
 COUNTY OF SARPY ) Douglas  
 ON THIS 27th DAY OF Jan 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SARPY COUNTY, PERSONALLY CAME DAVID VOIGTMAN, ASSISTANT VICE PRESIDENT OF HUBBELL REALTY COMPANY, AN IOWA COMPANY, ITS SOLE MEMBER OF REMINGTON WEST, LLC, AN IOWA LIMITED LIABILITY COMPANY 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 ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

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

**ACKNOWLEDGMENT OF NOTARY**  
 STATE OF NEBRASKA )  
 COUNTY OF SARPY ) Douglas  
 ON THIS 28th DAY OF February 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SARPY COUNTY, PERSONALLY CAME LOREN JOHNSON, VICE PRESIDENT OF CELEBRITY HOMES, INC. 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 ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

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

**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 STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN REMINGTON WEST (THE LOTS NUMBERS AS SHOWN, A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF THE SW1/4 AND PART OF THE SE1/4 OF THE SW1/4, OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF SAID SW1/4 OF SECTION 16, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 204, REMINGTON WEST, A SUBDIVISION LOCATED IN THE SE1/4 OF SAID SECTION 16, SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF LOT 210, BELLBROOK, A SUBDIVISION LOCATED IN THE NE1/4 OF SAID SECTION 16, THENCE 80°19'45" (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SW1/4 OF SECTION 16, SAID LINE ALSO BEING THE WEST LINE OF SAID REMINGTON RIDGE, A DISTANCE OF 2,642.28 FEET TO THE SOUTHWEST CORNER OF SAID SW1/4 OF SECTION 16, THENCE 88°57'47"W ALONG THE SOUTH LINE OF SAID SW1/4 OF SECTION 16, A DISTANCE OF 1,326.90 FEET, TO THE SOUTHWEST CORNER OF TAX LOT 2, A TAX LOT LOCATED IN SAID SW1/4 OF SECTION 16, THENCE 102°18'57"W ALONG THE EAST LINE OF SAID TAX LOT 2, SAID LINE ALSO BEING THE EAST LINE OF TAX LOT 1, A TAX LOT LOCATED IN SAID SW1/4 OF SECTION 16, A DISTANCE OF 2,841.17 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 1, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF OUTLOT "C", SAID BELLBROOK, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID SW1/4 OF SECTION 16, THENCE 88°57'47"W ALONG SAID NORTH LINE OF THE SW1/4 OF SECTION 16, SAID LINE ALSO BEING THE SOUTH LINE OF SAID BELLBROOK, A DISTANCE OF 1,318.09 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 3,485.863 SQUARE FEET OR 80.027 ACRES, MORE OR LESS.

Eric A. Schaben  
 ERIC A. SCHABEN LS-608

**APPROVAL OF SARPY COUNTY PLANNING COMMISSION**  
 THIS SUBDIVISION OF REMINGTON WEST WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION.  
 Chairman, Sarpy County Planning Commission  
 Date: Aug 20, 2019

**APPROVAL OF THE SARPY COUNTY BOARD**  
 THIS SUBDIVISION OF REMINGTON WEST WAS APPROVED BY THE SARPY COUNTY BOARD.  
 County Clerk  
 Date: 9/17/19

**APPROVAL OF SARPY COUNTY PLANNING DIRECTOR**  
 THIS SUBDIVISION OF REMINGTON WEST WAS APPROVED BY THE SARPY COUNTY PLANNING DIRECTOR.  
 Sarpy County Planning Director  
 Date: Feb 10, 2020

**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 SURVEYORS CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.  
 County Treasurer  
 Date: 2-3-20

**REVIEW BY SARPY COUNTY PUBLIC WORKS**  
 THIS PLAT OF REMINGTON WEST WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS 27th DAY OF January 2020.  
 County Surveyor

- NOTES:**
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO GILES ROAD FROM OUTLOTS "C" AND "D".
  - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  - ALL LOTS ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
  - ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
  - ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORD BY A SEPARATE DOCUMENT.
  - THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT TWELVE AND HALF FEET (12.5) FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLES.
  - LOTS 1 AND 39 DRIVEWAYS SHALL ONLY HAVE ACCESS TO ROBIN DRIVE.
  - LOTS 3, 38, 134 AND 135 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S 200TH STREET.
  - LOTS 119 AND 180 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S 168TH STREET.
  - A STORM AND DRAINAGE EASEMENT SHALL BE GRANTED OVER ALL OUTLOTS "A" AND "B".
  - A LANDSCAPE BUFFER EASEMENT SHALL BE GRANTED OVER ALL OUTLOTS "C" AND "D".
  - A SANITARY SEWER EASEMENT SHALL BE GRANTED OVER ALL OUTLOTS "C" AND "D".

**E & A CONSULTING GROUP, INC.**  
 Engineering • Planning • Environmental & Field Services  
 10908 M Valley Road, Suite 100, Omaha, NE 68148  
 Phone: 402.885.7000 Fax: 402.885.8589  
 www.eandagroup.com



**REMINGTON WEST**  
 LOTS 1 THRU 237 & OUTLOTS "A" THRU "D" INCLUSIVE  
 SARPY COUNTY, NEBRASKA

**FINAL PLAT**

No.	Date	Description
1	02/19/2020	REMININGTON WEST PLAT

2020-04441