FOUNDERS RIDGE

LOTS 1 THRU 143, INCLUSIVE AND OUTLOTS A, B, AND C

BEING A PLATTING OF PART OF THE EAST 1/2 OF THE NW 1/4 LYING EAST OF ABANDONED MISSOURI PACIFIC RAILROAD, TOGETHER WITH TAX LOTS 1A, 1B AND 2 IN THE WEST 1/2 OF THE NE 1/4, ALL IN SECTION 31, T14N, R12E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

COUNTER ____ CK ____
VERIFY ____
PROOF ____
FEES $ ____
CHECK ____
CHG ____ CASH ____
REFUND ____ CREDIT ____
SHORT ____ NCR ____

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2018-15471

07/06/2018 2:00:55 PM

REGISTER OF DEEDS

TD2 engineering & surveying
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

LOT AREAS	
1	11,200 SQ. FT.
2	11,200 SQ. FT.
3	11,200 SQ. FT.
4	11,900 SQ. FT.
5	11,827 SQ. FT.
6	12,650 SQ. FT.
7	15,101 SQ. FT.
8	13,829 SQ. FT.
9	13,827 SQ. FT.
10	13,717 SQ. FT.
11	13,382 SQ. FT.
12	12,932 SQ. FT.
13	12,637 SQ. FT.
14	12,663 SQ. FT.
15	11,998 SQ. FT.
16	11,994 SQ. FT.
17	11,993 SQ. FT.
18	11,992 SQ. FT.
19	11,990 SQ. FT.
20	11,991 SQ. FT.
21	13,043 SQ. FT.
22	11,996 SQ. FT.
23	13,198 SQ. FT.
24	12,781 SQ. FT.
25	20,629 SQ. FT.
26	17,439 SQ. FT.
27	23,159 SQ. FT.
28	14,066 SQ. FT.
29	10,607 SQ. FT.
30	10,400 SQ. FT.
31	10,400 SQ. FT.
32	10,400 SQ. FT.
33	10,713 SQ. FT.
34	10,743 SQ. FT.
35	10,369 SQ. FT.
36	11,112 SQ. FT.
37	10,400 SQ. FT.

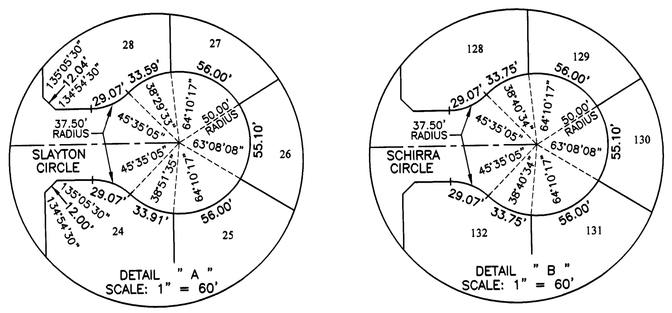
LOT AREAS	
38	10,400 SQ. FT.
39	12,150 SQ. FT.
40	12,150 SQ. FT.
41	12,114 SQ. FT.
42	11,439 SQ. FT.
43	10,800 SQ. FT.
44	10,800 SQ. FT.
45	10,800 SQ. FT.
46	11,189 SQ. FT.
47	11,469 SQ. FT.
48	11,469 SQ. FT.
49	11,469 SQ. FT.
50	11,469 SQ. FT.
51	11,440 SQ. FT.
52	10,800 SQ. FT.
53	10,963 SQ. FT.
54	11,331 SQ. FT.
55	11,331 SQ. FT.
56	11,331 SQ. FT.
57	10,730 SQ. FT.
58	10,800 SQ. FT.
59	11,500 SQ. FT.
60	11,200 SQ. FT.
61	11,200 SQ. FT.
62	11,014 SQ. FT.
63	10,400 SQ. FT.
64	10,441 SQ. FT.
65	13,853 SQ. FT.
66	11,168 SQ. FT.
67	10,400 SQ. FT.
68	10,400 SQ. FT.
69	10,400 SQ. FT.
70	10,400 SQ. FT.
71	10,698 SQ. FT.
72	10,728 SQ. FT.
73	10,728 SQ. FT.
74	10,728 SQ. FT.

LOT AREAS	
75	10,728 SQ. FT.
76	10,728 SQ. FT.
77	10,728 SQ. FT.
78	13,803 SQ. FT.
79	13,429 SQ. FT.
80	11,111 SQ. FT.
81	11,111 SQ. FT.
82	10,994 SQ. FT.
83	10,994 SQ. FT.
84	10,994 SQ. FT.
85	10,905 SQ. FT.
86	10,751 SQ. FT.
87	10,750 SQ. FT.
88	10,750 SQ. FT.
89	10,875 SQ. FT.
90	12,592 SQ. FT.
91	10,283 SQ. FT.
92	10,001 SQ. FT.
93	10,001 SQ. FT.
94	10,001 SQ. FT.
95	10,001 SQ. FT.
96	10,537 SQ. FT.
97	10,601 SQ. FT.
98	10,759 SQ. FT.
99	10,932 SQ. FT.
100	11,118 SQ. FT.
101	11,090 SQ. FT.
102	11,919 SQ. FT.
103	11,664 SQ. FT.
104	11,700 SQ. FT.
105	11,700 SQ. FT.
106	12,600 SQ. FT.
107	12,600 SQ. FT.
108	12,564 SQ. FT.
109	12,289 SQ. FT.
110	11,729 SQ. FT.
111	11,596 SQ. FT.

LOT AREAS	
112	11,499 SQ. FT.
113	11,063 SQ. FT.
114	10,346 SQ. FT.
115	9,984 SQ. FT.
116	10,750 SQ. FT.
117	12,043 SQ. FT.
118	10,675 SQ. FT.
119	10,949 SQ. FT.
120	15,332 SQ. FT.
121	12,656 SQ. FT.
122	11,463 SQ. FT.
123	11,740 SQ. FT.
124	12,596 SQ. FT.
125	13,411 SQ. FT.
126	12,802 SQ. FT.
127	12,289 SQ. FT.
128	12,782 SQ. FT.
129	20,587 SQ. FT.
130	17,439 SQ. FT.
131	20,587 SQ. FT.
132	12,782 SQ. FT.
133	13,014 SQ. FT.
134	13,671 SQ. FT.
135	13,034 SQ. FT.
136	11,943 SQ. FT.
137	13,260 SQ. FT.
138	10,632 SQ. FT.
139	11,600 SQ. FT.
140	12,289 SQ. FT.
141	12,564 SQ. FT.
142	12,600 SQ. FT.
143	12,600 SQ. FT.
OL A	323,765 SQ. FT.
OL B	37,660 SQ. FT.
OL C	11,105 SQ. FT.

VICINITY MAP

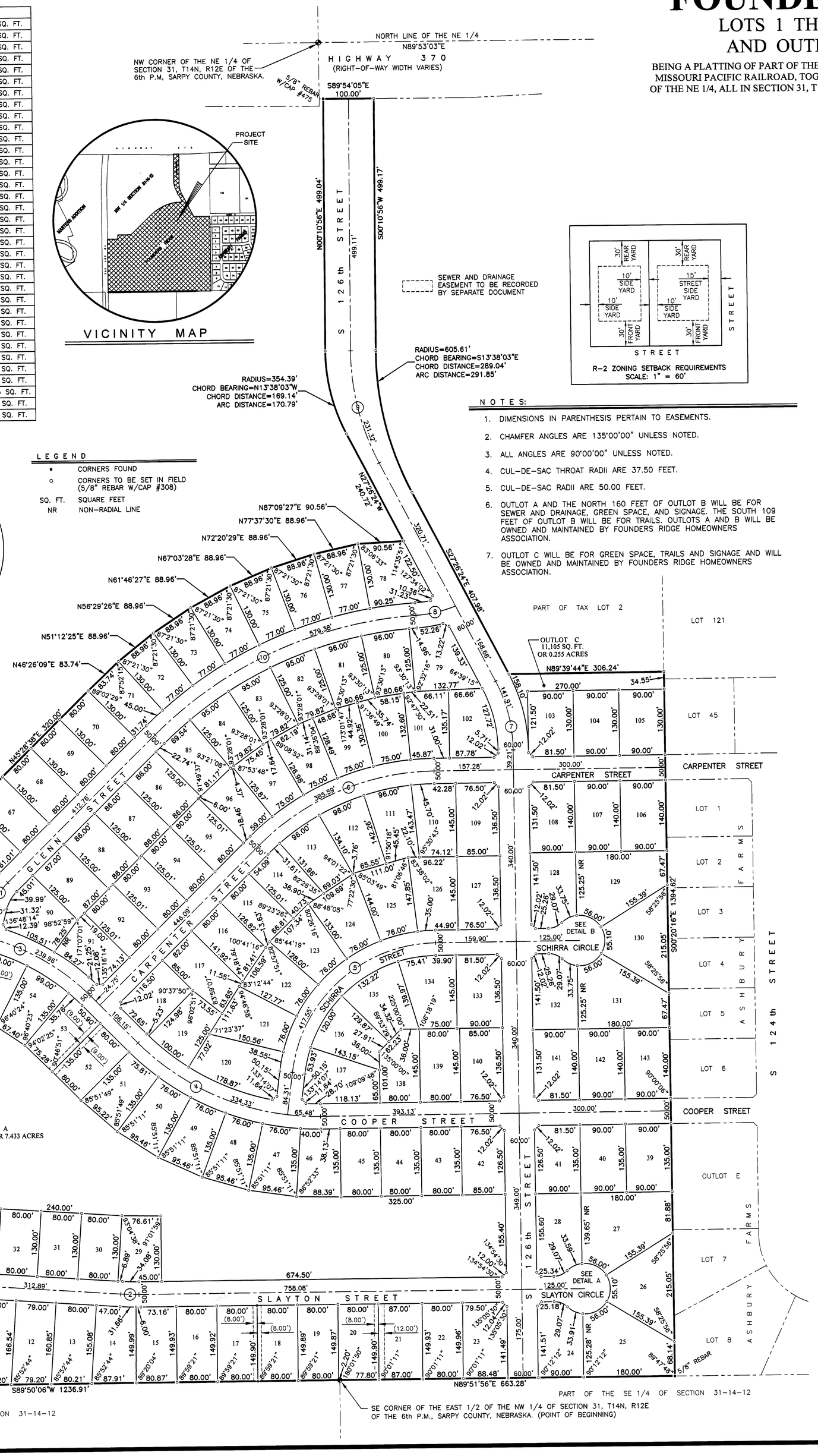
R-2 ZONING SETBACK REQUIREMENTS
SCALE: 1" = 60'



LEGEND

- • CORNERS FOUND
- ○ CORNERS TO BE SET IN FIELD (5/8" REBAR W/CAP #308)
- SQ. FT. SQUARE FEET
- NR NON-RADIAL LINE

CENTERLINE CURVE INFORMATION				
CURVE NO.	DELTA	TANGENT	LENGTH	RADIUS
1	04°06'37"	17.94'	35.87'	500.00'
2	04°06'37"	17.94'	35.87'	500.00'
3	45°25'05"	188.32'	356.71'	450.00'
4	45°48'54"	211.29'	399.81'	500.00'
5	82°29'47"	254.31'	417.55'	290.00'
6	44°11'06"	202.95'	385.59'	500.00'
7	27°06'08"	72.31'	141.91'	300.00'
8	18°28'54"	40.67'	80.64'	250.00'
9	27°36'42"	117.95'	231.32'	480.00'
10	40°58'57"	302.71'	579.38'	810.00'
11	30°33'09"	27.31'	53.32'	100.00'



NOTES:

1. DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
2. CHAMFER ANGLES ARE 135°00'00" UNLESS NOTED.
3. ALL ANGLES ARE 90°00'00" UNLESS NOTED.
4. CUL-DE-SAC THROAT RADII ARE 37.50 FEET.
5. CUL-DE-SAC RADII ARE 50.00 FEET.
6. OUTLOT A AND THE NORTH 160 FEET OF OUTLOT B WILL BE FOR SEWER AND DRAINAGE, GREEN SPACE, AND SIGNAGE. THE SOUTH 109 FEET OF OUTLOT B WILL BE FOR TRAILS. OUTLOTS A AND B WILL BE OWNED AND MAINTAINED BY FOUNDERS RIDGE HOMEOWNERS ASSOCIATION.
7. OUTLOT C WILL BE FOR GREEN SPACE, TRAILS AND SIGNAGE AND WILL BE OWNED AND MAINTAINED BY FOUNDERS RIDGE HOMEOWNERS ASSOCIATION.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF PAPILLION TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS FOUNDERS RIDGE, LOTS 1 THRU 143, INCLUSIVE, AND OUTLOTS A, B AND C, BEING A PLATTING OF PART OF THE EAST 1/2 OF THE NW 1/4 LYING EAST OF THE ABANDONED MISSOURI PACIFIC RAILROAD, TOGETHER WITH TAX LOTS 1A, 1B AND 2 IN THE WEST 1/2 OF THE NE 1/4 , ALL IN SECTION 31, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SE CORNER OF THE EAST 1/2 OF THE NW 1/4 OF SAID SECTION 31;
THENCE S89°50'06"W (ASSUMED BEARING) 1236.91 FEET ON THE SOUTH LINE OF SAID EAST 1/2 TO THE EAST LINE OF SAID ABANDONED RAILROAD;
THENCE N00°03'33"E 979.63 FEET ON THE EAST LINE OF SAID ABANDONED RAILROAD;
THENCE S89°56'27"E 190.00 FEET; THENCE N00°03'33"E 79.09 FEET;
THENCE S89°56'27"E 245.76 FEET; THENCE N44°24'26"E 126.92 FEET;
THENCE N45°28'38"E 320.00 FEET; THENCE N46°26'09"E 83.74 FEET;
THENCE N51°12'25"E 88.96 FEET; THENCE N56°29'26"E 88.96 FEET;
THENCE N61°46'27"E 88.96 FEET; THENCE N67°03'28"E 88.96 FEET;
THENCE N72°20'29"E 88.96 FEET; THENCE N77°37'30"E 88.96 FEET;
THENCE N87°09'27"E 90.56 FEET; THENCE N27°26'24"W 240.72 FEET;
THENCE NORTHWESTERLY ON A 354.39 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N13°38'03"W, CHORD DISTANCE 169.14 FEET, AN ARC DISTANCE OF 170.79 FEET;
THENCE N00°10'56"E 499.04 FEET TO THE SOUTH LINE OF HIGHWAY 370;
THENCE S89°54'05"E 100.00 FEET ON THE SOUTH LINE OF HIGHWAY 370;
THENCE S00°10'56"W 499.17 FEET;
THENCE SOUTHEASTERLY ON A 605.61 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S13°38'03"E, CHORD DISTANCE 289.04 FEET, AN ARC DISTANCE OF 291.85 FEET;
THENCE S27°26'24"E 407.98 FEET;
THENCE N89°39'44"E 306.24 FEET TO THE EAST LINE OF SAID TAX LOT 2;
THENCE S00°20'16"E 1394.62 FEET ON THE EAST LINE OF SAID TAX LOT 2 TO THE SE CORNER THEREOF;
THENCE S89°51'56"W 663.28 FEET ON THE SOUTH LINES OF SAID TAX LOTS 1A. 1B AND 2 TO THE POINT OF BEGINNING.

CONTAINING 60.782 ACRES

NEBRASKA REGISTERED LAND SURVEYOR LS-308 JAMES D. WARNER

JAMES D. WARNER,
NEBRASKA RLS 308

DECEMBER 7, 2017

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, FOUNDERS RIDGE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS AND PREMIER BANK, BEING THE MORTGAGE HOLDERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS FOUNDERS RIDGE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURY LINK QC 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, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS: A 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 LOT IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP OF LAND WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES. PERPETUAL EASEMENTS ARE HEREBY GRANTED TO THE CITY OF PAPILLION AND BLACK HILL/NEBRASKA GAS UTILITY, LLC, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS.

NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH AFORESAID USES OR RIGHTS HEREIN GRANTED.

FOUNDERS RIDGE, LLC
A NEBRASKA LIMITED LIABILITY COMPANY
BY: DENNY VAN MOORLEGHEM, PRESIDENT

PREMIER BANK
BY: TODD CLEVENGER, EXECUTIVE VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF JUNE, 2018 BY DENNY VAN MOORLEGHEM, PRESIDENT OF FOUNDERS RIDGE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

GENERAL NOTARY - State of Nebraska JAMES D. WARNER My Comm. Exp. February 1, 2022

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF JUNE, 2018 BY TODD CLEVENGER, EXECUTIVE VICE PRESIDENT OF PREMIER BANK ON BEHALF OF SAID BANK.

GENERAL NOTARY - State of Nebraska JAMES D. WARNER My Comm. Exp. February 1, 2022

NOTARY PUBLIC

SARPY COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT AS OF THIS 4TH DAY OF June, 2018.

SARPY COUNTY TREASURER

TREASURER'S STAMP

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

APPROVAL BY PAPILLION CITY PLANNING COMMISSION

THIS PLAT OF FOUNDERS RIDGE WAS APPROVED BY THE PAPILLION CITY PLANNING COMMISSION, OF THE CITY OF PAPILLION, NEBRASKA ON THIS 21st DAY OF June, 2018.

REBECCA HOCH, CHAIRPERSON

APPROVAL OF PAPILLION CITY COUNCIL

THIS PLAT OF FOUNDERS RIDGE WAS APPROVED AND ACCEPTED BY THE PAPILLION CITY COUNCIL, OF THE CITY OF PAPILLION, NEBRASKA ON THIS 26th DAY OF June, 2018, IN ACCORDANCE WITH THE STATE STATUES OF NEBRASKA.

NICOLE L. BROWN, CITY CLERK

CITY OF PAPILLION CORPORATE SEAL MAY 9, 1979

DAVID P. BLACK, MAYOR

APPROVAL BY PAPILLION CITY ENGINEER

THIS PLAT OF FOUNDERS RIDGE WAS APPROVED BY THE PAPILLION CITY ENGINEER OF THE CITY OF PAPILLION, NEBRASKA ON THIS 20th DAY OF June, 2018.

JEFFREY L. THOMPSON, PE, CPESC, CFM
PAPILLION CITY ENGINEER

REVIEW BY THE SARPY COUNTY PUBLIC WORKS

THIS PLAT OF FOUNDERS RIDGE WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 20th DAY OF June, 2018.

PROFESSIONAL CIVIL ENGINEER DENNIS L. WILSON E-6210 STATE OF NEBRASKA

COUNTY SURVEYOR/ENGINEER

FOUNDERS RIDGE
LOTS 1 thru 143, INCLUSIVE AND OUTLOTS A, B AND C

N
0' 50' 100'

Revision Dates

No.	Description	MM-DD-YY
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--	--	--
--	--	--
--	--	--

Job No.: A245-185A
Drawn By: RJR
Reviewed By:. JDW
Date: DECEMBER 7, 2017
Book:
Page:

Sheet Title

CITY OF PAPILLION FINAL PLAT

Sheet Number

SHEET 1 OF 1

2018-15471

6/8/2018 2:23 PM BOB ROHLFING H:\200\245-185 Regency Homes Founders Ridge Subdivision\Drawings\A245-185A.dwg