2014 - 11719

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2014-11719
06/05/2014 11:00:24 AM
REGISTER OF DEEDS

COUNTER ___ C.E. ___
VERIFY ___ D.E. ___
PROOF ___
FEE $ ___
CHECK # ___
CHG ___ CASH ___
REFUND ___ CREDIT ___
SHORT ___ NCR ___

ASPEN CREEK

Lots 1 through 160, inclusive AND Outlots A through F, inclusive, ASPEN CREEK, being a platting of a part of the Southwest Quarter and the Northwest Quarter of Section 29, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska.

LEGEND

- SECTION LINE
- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- RIGHT OF WAY DEDICATION
- LANDSCAPE EASEMENT

100 0 100 200

LAND SURVEYOR'S CERTIFICATE

I HERBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all corners angle points and ends of curves on the boundary on the plat and that permanent monuments will be placed at all corners angle points and ends of curves on all lots and streets within the subdivision to be known as ASPEN CREEK, Lots 1 through 160 inclusive, and Outlots A through F inclusive, being a platting of that part of the Southwest Quarter and the Northwest Quarter of Section 29, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, described as follows:

Beginning at the northwest corner of the Southwest Quarter of Section 29, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska,

Thence North 87°19'57" East (bearings referenced to Nebraska state plane NAD83) for 236.70 feet along the north line of said Southwest Quarter;
Thence North 02°43'26" West for 38.50 feet;
Thence North 87°19'57" East for 316.97 feet 38.50 feet north of and parallel with the south line of the Northwest Quarter of said Section 29;
Thence along a curve to the left (having a radius of 1161.50 feet and a long chord bearing North 81°05'52" East for 252.28 feet) for an arc length of 252.78 feet;
Thence along a curve to the right (having a radius of 1541.00 feet and a long chord bearing North 87°19'57" East for 665.47 feet) for an arc length of 670.75 feet;
Thence along a curve to the left (having a radius of 1161.50 feet and a long chord bearing South 86°25'58" East for 252.28 feet) for an arc length of 252.78 feet;
Thence North 87°19'57" East for 914.04 feet 38.50 feet north of and parallel with the south line of said Northwest Quarter to the east line of said Northwest Quarter;
Thence South 02°47'19" East for 38.50 feet to the northeast corner of the Southwest Quarter of said Section 29;
Thence South 02°47'00" East for 759.78 feet along the east line of said Southwest Quarter;
Thence South 87°19'57" West for 321.12 feet;
Thence North 47°40'03" West for 131.26 feet;
Thence South 42°19'57" West for 1236.78 feet;
Thence North 47°40'03" West for 375.76 feet;
Thence along a curve to the left (having a radius of 170.00 feet and a long chord bearing North 70°10'03" West for 130.11 feet) for an arc length of 133.52 feet;
Thence South 87°19'57" West for 599.80 feet;
Thence North 02°40'03" West for 86.50 feet;
Thence North 42°19'57" East for 12.02 feet;
Thence South 87°19'57" West for 319.42 feet;
Thence South 02°43'49" East for 1360.96 feet 50.00 feet east of and parallel with the west line of said Southwest Quarter to the east right of way line of 192nd street;
Thence North 07°31'29" West for 120.79 feet along said east right of way line;
Thence North 10°27'24" West for 51.35 feet;
Thence North 02°43'49" West for 351.95 feet 33.00 feet east of and parallel with the west line of said Southwest Quarter;
Thence South 87°19'57" West for 33.00 feet to the west line of said Southwest Quarter;
Thence North 02°43'49" West for 1968.77 feet along said west line to the Point of Beginning;
Contains 71.703 acres including 1.491 acres of existing county roadway easement for 192nd Street.

William E. Knight, L.S. 566

5-05-2014
Date

REGISTERED LAND SURVEYOR — WILLIAM E. KNIGHT LS-566 — STATE OF NEBRASKA

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That We, BHI DEVELOPMENT INC., OWNERS and GREAT WESTERN BANK, MORTGAGEES, of the land described in the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown hereon, said subdivision to be hereafter known as ASPEN CREEK, (Lots 1 through 160, inclusive AND Outlots A through F, inclusive); do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public the streets as shown hereon and do hereby grant the easements as shown hereon. We do hereby grant to the Grantees, their successors and assigns and their respective officers, agents, employees, and contractors, the permanent right to enter and use, from time to time, the Easement Areas, shown hereon for the stated purpose, for ingress and egress in the connection with the inspection, operation, maintenance, replacement, and repair of facilities; provided, however, there is reserved to the Grantor, and to the Grantor's heirs, successors and assigns, the right to use the Easement Area. This grant of any easement shown hereon shall not pass, nor be construed to pass, to the Grantee in fee simple interest or title of the Easement Areas. Any variance or release to the rights granted herein must be approved by the Grantee in written form.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS
We do hereby grant a perpetual easement to the Omaha Public Power District and CenturyLink and to any company which has been granted a franchise under the authority of the City Council of Gretna, Nebraska, to provide a cable television and electronic communication 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 and for the transmission of signals and sounds of all kinds and the reception thereof, including signals provided by cable television systems, and the reception thereon, over, through, under, and across a five foot (5') wide strip of land in each lot abutting the front and side lot lines; an eight foot (8') wide strip of land in each lot abutting the rear lines of all interior lots; and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen foot (16') wide strip of land in each lot abutting the rear lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those lots abutting the boundary of this subdivision. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement when the adjacent land is surveyed, platted and recorded. No permanent buildings, trees, retaining walls, nor loose rock walls shall be placed in said easement ways, but the same may be used for driveways, sidewalks, fences, gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

FOR WATER AND GAS
We do hereby grant a perpetual easement to the City of Gretna, Nebraska and Black Hills Energy, 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 along the front of each lot abutting all cul-de-sacs. No permanent buildings or retaining walls shall be placed in this easement, but the same may be used for driveways, gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses and rights herein granted.

FOR DRAINAGE AND STORM SEWERS AND SANITARY SEWERS
We do hereby grant The Perpetual Storm Sewer Easements, The Perpetual Sanitary Sewer Easements, and The Perpetual Drainage Easements shown hereon for the construction and maintenance of said utilities to The City of Gretna, Nebraska, and Sanitary and Improvement District #299. No permanent structures, trees, retaining walls, loose rock walls nor any grading, fill or fill material or embankment work shall be placed in, on, over, or across this easement, 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.

FOR LANDSCAPING
We do hereby grant Landscape Easements shown hereon for the construction and maintenance of Landscaping to Sanitary and Improvement District #299 and the HOME OWNERS ASSOCIATION, its successor and assigns.

BHI DEVELOPMENT INC., OWNER

Gerald L. Torczon
GERALD L. TORCZON
President

GREAT WESTERN BANK, MORTGAGEE

KENT A SCHNEIDER
(Printed Name)
Kent A Schneider
Signature
VICE PRESIDENT
(Title)

ACKNOWLEDGEMENT OF NOTARIES

State of Nebraska)
)SS
County of Sarpy)

The foregoing instrument was acknowledged before me this 9th day of May 2014 by Gerald L. Torczon, President of BHI Development Inc., a Nebraska corporation, on behalf of the corporation.

Doris J. Nicholson
Signature of Notary/Public

GENERAL NOTARY - State of Nebraska
DORIS J. NICHOLSON
My Comm. Exp. January 29, 2016

State of Nebraska)
)SS
County of Sarpy)

The foregoing instrument was acknowledged before me this 9th day of May 2014 by Kent Schneider (Name) VP (Title) of GREAT WESTERN BANK, on behalf of said bank.

Doris J. Nicholson
Signature of Notary/Public

GENERAL NOTARY - State of Nebraska
DORIS J. NICHOLSON
My Comm. Exp. January 29, 2016

SECTION CORNER TIES

NW corner, SW 1/4 Section 29, T14N, R11E
found 1" open top pipe 0.2' below ground
–E 35.17' to "x" nails in SW face of fence post, 1.0' above ground
–SE 40.53' to "x" nails in NW face of fence post, 1.0' above ground
–W 24.47' "x" nails in SE face of fence post, 1.0' above ground

SW corner, SW 1/4 Section 29, T14N, R11E
found survey spike
–NE 65.85' to "x" nails in NW face of wood power pole, 3.2' above ground
–SE 71.00' to "x" nails in NW face of wood power pole, 8.0' above ground
–NW 65.52' to "x" nails in top of corner post
–NNW 26.62' to survey marker

NE corner, NW 1/4, SW 1/4 Section 29, T14N, R11E
5/8" rebar w/yellow plastic cap stamped LS #561
–NE 5.27 to "x" nails in W side of wood fence post, 1' above ground
–SE 3.93' to "x" nails in W side of wood fence post, 1' above ground
–SW 25.10' to 5/8" rebar, 0.5' below ground
–NW 25.00' to 5/8" rebar, 0.5' below ground

NE corner, SW 1/4 Section 29, T14N, R11E
found 5/8" rebar
–N 51.55' to "x" nails in top of 2nd post north
–E 43.55' to "x" nails in W face of 24" tree, 2' above ground
–NW 42.04' to 5/8" rebar 0.5' below surface

SE corner, SW 1/4 Section 29, T14N, R11E
found 3/4" open top pipe
–NNE 99.18' to "x" nails in top of fence post
–NE 113.52' to "x" nails in SW face of wood power pole
–SW 22.58' to "x" nails in N face of 6" tree, 0.5' above ground
–NW 107.17' to "x" nails in top of fence post

ZONING

Section 5.10 R–2 Medium Density Residential
5.10.05 Height and Lot Requirements:
1. The height and minimum lot requirements shall be follows:

Uses	Lot Area (SF)	Lot Width (ft)	Front Yard (ft)	Side Yard3 (ft)	Rear Yard (ft)	Street Side Yd. (ft)	Max. Height (ft)	Max. Lot Coverage Building/Impervious Area (%)
Single-family Dwelling2	8,000	70	25	7.5	25	15	35	40/55
Single-family Dwelling (future development2	8,000	70	25	7.5	25	25	35	35/55
Two-family Dwelling2	12,000	80	25	7.5	25	15	35	40/55
Single-family attached3	6,000 per unit	45 per unit	25	10₃	25	15	35	40/55
Other Permitted and Conditional Uses2	8,000	70	25	7.5	25	15	35	30/55
Accessory Buildings	-	-	35	5	8	15	17₄	10₅

1 Provide total area of accessory structure for single family does not exceed 720 sq. ft. and the total lot coverage of all buildings does not exceed 50%.
2 On Corner Lots the following criteria apply to setbacks. In existing developed areas, the Street Side Yard setback may conform to existing setbacks of existing structures along that street. In new developments, the Street Side Yard setback shall be equal to the Front Yard setback.
3 The side yard along the common wall shall be 0 feet. The common wall shall be along the adjoining lot line.
4 The height may be increased to 20 feet with 12 ft. sidewalls based on a 2–story house as principle structure

R–2 ZONING SETBACK REQUIREMENTS
NO SCALE

TYPICAL CORNER LOT CHAMFER DETAIL
NO SCALE

SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of this office, this 5th day of June, 2014.

Rick Tomes by Sue Johnson
Sarpy County Treasurer

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.

APPROVAL OF PLANNING COMMISSION OF GRETNA, NEBRASKA

This plat of ASPEN CREEK, (Lots 1 through 160, inclusive AND Outlots A through F, inclusive) was approved by the Planning Commission of Gretna, Nebraska on this 4 day of June, 2014.

Chairperson, Planning Commission of Gretna, Nebraska

APPROVAL OF GRETNA CITY COUNCIL

This plat of ASPEN CREEK, (Lots 1 through 160, inclusive AND Outlots A through F, inclusive) was approved and accepted by the City Council of Gretna, Nebraska, this 4th day of June, 2014.

Mayor
Attest:
Tammy L Grosse
City Clerk

CITY OF GRETNA — Seal — SARPY COUNTY, NEBRASKA

APPROVAL OF GRETNA CITY ENGINEER

This plat of ASPEN CREEK, (Lots 1 through 160, inclusive AND Outlots A through F, inclusive) was approved by the Engineer of the City of Gretna, Nebraska on this 4th day of June, 2014.

City of Gretna Engineer

REVIEW BY SARPY COUNTY PUBLIC WORKS

This plat of ASPEN CREEK, (Lots 1 through 160, inclusive AND Outlots A through F, inclusive) was reviewed by the Sarpy County Surveyor's Office this 6th day of May, 2014.

Sarpy County Surveyor/Engineer

NEBRASKA REGISTERED LAND SURVEYOR LS-515 MICHAEL R. SHANER

Parcel Table		Parcel Table		Parcel Table	
Parcel #	Area (SF)	Parcel #	Area (SF)	Parcel #	Area (SF)
1	11953	56	10458	111	9750
2	10400	57	10121	112	10719
3	10374	58	18367	113	13284
4	19114	59	16713	114	9924
5	15287	60	9748	115	9995
6	11432	61	10400	116	11989
7	11484	62	10400	117	9750
8	11503	63	10400	118	11989
9	11511	64	10400	119	11274
10	11520	65	10400	120	13224
11	11528	66	10400	121	12416
12	11812	67	11989	122	10575
13	15408	68	11989	123	10140
14	16510	69	10400	124	10140
15	9379	70	10400	125	12234
16	9747	71	10400	126	12025
17	10093	72	13959	127	10980
18	10200	73	13306	128	11000
19	9634	74	17858	129	12515
20	9750	75	14200	130	14620
21	9750	76	13909	131	11989
22	9750	77	10400	132	10075
23	10400	78	10980	133	13439
24	13288	79	11989	134	17122
25	11440	80	9750	135	21928
26	11440	81	11989	136	19713
27	11440	82	13386	137	23531
28	11440	83	16473	138	17878
29	11700	84	21430	139	21524
30	13288	85	11989	140	27716
31	11989	86	9750	141	17681
32	10400	87	11989	142	23846
33	10400	88	10400	143	13081
34	10400	89	10400	144	12597
35	10400	90	10400	145	19809
36	10400	91	12647	146	23425
37	10400	92	13190	147	19983
38	11989	93	11287	148	12101
39	11989	94	11561	149	12416
40	10400	95	11414	150	9750
41	10400	96	11989	151	11989
42	10400	97	13288	152	11989
43	10400	98	10224	153	9750
44	10400	99	9954	154	11989
45	10400	100	11685	155	11989
46	11989	101	12351	156	9750
47	11989	102	11435	157	11989
48	10400	103	9750	158	11989
49	10400	104	9750	159	9750
50	9880	105	11989	160	11989
51	9750	106	10771		
52	9750	107	10843		
53	9750	108	20373		
54	13288	109	13287		
55	12415	110	10610		

CENTERLINE CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00	157.08	141.42	N47°40'03"W	090°00'00"
C2	100.00	157.08	141.42	N42°19'57"E	090°00'00"
C3	100.00	157.08	141.42	S42°19'57"W	090°00'00"
C4	250.00	196.35	191.34	S25°10'03"E	045°00'00"
C5	100.00	157.08	141.42	S47°40'03"E	090°00'00"
C6	250.00	196.35	191.34	S25°10'03"E	045°00'00"
C7	250.00	196.35	191.34	S25°10'03"E	045°00'00"
C8	250.00	196.35	191.34	S25°10'03"E	045°00'00"
C9	250.00	182.14	178.14	S68°32'22"E	041°44'38"
C10	500.00	112.04	111.80	N80°54'48"E	012°50'19"
C11	500.00	112.04	111.80	N80°54'48"E	012°50'19"
C12	1200.00	281.16	280.65	N81°05'52"E	012°28'10"
C13	1502.50	327.00	326.35	N81°05'52"E	012°28'10"
C14	1502.50	327.00	326.35	S86°25'58"E	012°28'10"
C15	1200.00	281.16	280.65	S86°25'58"E	012°28'10"
C16	300.00	235.62	229.61	S70°10'03"E	045°00'00"

PARCEL CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00	15.14	15.08'	N78°39'29"E	017°20'57"
C2	50.00	108.62	88.58'	S47°40'03"E	124°41'56"
C3	50.00	15.14	15.08'	S09°00'28"W	017°20'57"
C4	50.00	15.14	15.08'	S11°20'31"E	017°20'57"
C5	50.00	108.62	88.58'	S42°19'57"W	124°41'56"
C6	50.00	15.14	15.08'	N83°59'34"W	017°20'57"
C7	50.00	15.14	15.08'	N78°39'29"E	017°20'57"
C8	50.00	108.62	88.58'	S47°40'03"E	124°41'56"
C9	50.00	15.14	15.08'	S08°00'28"W	017°20'57"
C10	50.00	15.14	15.08'	S11°20'31"E	017°20'57"
C11	50.00	108.62	88.58'	S42°19'57"W	124°41'56"
C12	50.00	15.14	15.08'	N83°59'34"W	017°20'57"
C13	50.00	31.32	30.81'	N29°10'50"W	035°53'36"
C14	50.00	238.53	75.54'	N83°48'31"E	281°52'13"
C15	50.00	43.92	42.52'	S09°34'45"W	050°19'47"
C16	50.00	32.18	31.62'	N23°53'51"E	036°52'12"
C17	75.00	332.14	120.00'	S47°40'03"E	253°44'23"
C18	50.00	32.18	31.62'	S60°46'03"W	036°52'12"
C19	50.00	44.78	43.30'	N83°07'29"E	051°19'04"
C20	50.00	238.33	75.66'	N08°16'54"E	281°37'56"
C21	50.00	30.90	30.41'	N39°36'21"W	035°24'27"

OUTLOT TABLE	
OUTLOT #	AREA (SF)
A	21089
B	15619
C	15619
D	114262
E	85654
F	27769

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. NO LOTS OR OUTLOTS WILL HAVE DIRECT VEHICULAR ACCESS TO 192ND STREET OR LINCOLN BOULEVARD.
7. ALL OF OR PART OF OUTLOT E TO BE USED AS PUBLIC RIGHT OF WAY IN FUTURE DEVELOPMENT.

drawn by TPG/EAM
designed by
reviewed by WSK
references 0112055P100
filename 0112055FC101-FINAL.dwg
revisions

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ASPEN CREEK (LOTS 1 THROUGH 160 AND OUTLOTS A THROUGH F)
ASPEN CREEK
SARPY COUNTY, NEBRASKA

FINAL PLAT

job number–tasks 0112055.01–003
book page
date 5–1–14
sheet 1 of 1

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