

620 #76  
Summer Glen  
6/15/25 Dr. A-H

# SUMMER GLEN

LOTS 1 THRU 225 INCLUSIVE & OUTLOTS A THRU H INCLUSIVE

BEING A PLATTING OF PART OF THE NE1/4 OF SECTION 13, AND ALSO THE SE1/4 OF SAID SECTION 13, AND ALSO THE NW1/4 OF SAID SECTION 13, ALL LOCATED IN TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA

### 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 THAT A BOND HAS BEEN FURNISHED TO THE CITY OF ELKHORN TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN SUMMER GLEN (THE LOTS NUMBERED AS SHOWN) BEING A PLATTING OF PART OF THE NE1/4 OF SECTION 13, AND ALSO THE SE1/4 OF SAID SECTION 13, AND ALSO THE NW1/4 OF SAID SECTION 13, ALL LOCATED IN TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE S87°47'22"W (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID NE1/4 OF SECTION 13, A DISTANCE OF 1363.07 FEET; THENCE S02°12'38"E, A DISTANCE OF 696.42 FEET TO THE POINT OF BEGINNING; THENCE S18°13'55"E, A DISTANCE OF 143.28 FEET; THENCE S17°47'18"E, A DISTANCE OF 145.68 FEET; THENCE S21°30'55"E, A DISTANCE OF 105.68 FEET; THENCE S29°30'38"E, A DISTANCE OF 13.00 FEET; THENCE S42°24'41"E, A DISTANCE OF 46.10 FEET; THENCE S60°43'48"E, A DISTANCE OF 114.90 FEET; THENCE S70°56'11"E, A DISTANCE OF 240.59 FEET; THENCE S50°33'39"E, A DISTANCE OF 28.84 FEET; THENCE S45°12'50"E, A DISTANCE OF 42.37 FEET; THENCE S31°34'22"E, A DISTANCE OF 77.40 FEET; THENCE S18°33'19"E, A DISTANCE OF 85.41 FEET; THENCE S35°08'44"E, A DISTANCE OF 50.47 FEET; THENCE S45°57'01"E, A DISTANCE OF 71.06 FEET; THENCE S08°45'43"E, A DISTANCE OF 109.72 FEET; THENCE S31°45'59"E, A DISTANCE OF 25.09 FEET; THENCE S38°10'28"E, A DISTANCE OF 37.49 FEET; THENCE S16°32'29"E, A DISTANCE OF 87.38 FEET; THENCE S04°31'48"W, A DISTANCE OF 80.81 FEET; THENCE S24°19'12"W, A DISTANCE OF 59.59 FEET; THENCE S02°31'06"W, A DISTANCE OF 27.52 FEET; THENCE S03°00'49"E, A DISTANCE OF 183.08 FEET; THENCE S09°10'38"W, A DISTANCE OF 100.38 FEET; THENCE S21°22'04"W, A DISTANCE OF 204.89 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 2, SKYLINE COUNTRY 3RD ADDITION, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 13, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF VETERANS DRIVE; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE OF LOT 2, SKYLINE COUNTRY 3RD ADDITION ON A CURVE TO THE RIGHT WITH A RADIUS OF 1008.90 FEET, A DISTANCE OF 104.62 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N61°19'18"W, A DISTANCE OF 104.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, SKYLINE COUNTRY 3RD ADDITION; THENCE S31°42'23"W ALONG THE WESTERLY LINE OF SAID LOT 2, SKYLINE COUNTRY 3RD ADDITION, A DISTANCE OF 174.91 FEET TO THE NORTHEAST CORNER OF LOT 3, SKYLINE COUNTRY 3RD ADDITION; THENCE N88°57'16"W ALONG THE NORTHERLY LINE OF SAID LOT 3, SKYLINE COUNTRY 3RD ADDITION, A DISTANCE OF 326.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, SKYLINE COUNTRY 3RD ADDITION; THENCE N02°39'55"W, A DISTANCE OF 124.76 FEET TO A POINT ON THE SOUTH LINE OF SAID NE1/4 OF SECTION 13; THENCE S87°52'11"W ALONG SAID SOUTH LINE OF THE NE1/4 OF SECTION 13, A DISTANCE OF 1311.24 FEET TO THE SOUTHWEST CORNER OF SAID NE1/4 OF SECTION 13, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID NW1/4 OF SECTION 13; THENCE S87°52'32"W ALONG THE SOUTH LINE OF SAID NW1/4 OF SECTION 13, A DISTANCE OF 118.04 FEET; THENCE N28°55'52"E, A DISTANCE OF 225.43 FEET; THENCE N31°04'38"E, A DISTANCE OF 119.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SKYLINE DRIVE; THENCE N02°38'49"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SKYLINE DRIVE, A DISTANCE OF 1685.85 FEET; THENCE N87°21'11"E, A DISTANCE OF 30.00 FEET; THENCE S65°47'54"E, A DISTANCE OF 193.52 FEET; THENCE N24°12'06"E, A DISTANCE OF 32.37 FEET; THENCE S64°34'59"E, A DISTANCE OF 102.78 FEET; THENCE N87°47'22"E, A DISTANCE OF 545.00 FEET; THENCE N77°30'08"E, A DISTANCE OF 18.41 FEET; THENCE N78°39'50"E, A DISTANCE OF 80.65 FEET; THENCE N73°14'54"E, A DISTANCE OF 50.00 FEET; THENCE S16°45'08"E, A DISTANCE OF 7.97 FEET; THENCE N73°14'54"E, A DISTANCE OF 205.77 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 3.317,237 OR 76.153 ACRES MORE, OR LESS.

ROBERT CLARK LS-419  
DATE: SEPT. 13, 2006



### REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the SUMMER GLEN (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

CHAIRMAN: [Signature] DATE: 9/14/06  
DOUGLAS COUNTY ENGINEER: [Signature] DATE: 9/14/06

### NOTES:

- 1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- 2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
- 3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
- 4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO SKYLINE DRIVE FROM ANY LOTS ABUTTING SAID STREET.
- 5. THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5) RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
- 6. A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED OVER ALL OF OUTLOTS "A", "B", "C" & "D" TO S.I.D. NO. 541 AND THE CITY OF ELKHORN.

### DEDICATION

Know all men by these presents that we, HEARTHSTONE HOMES, INC. owner 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 SUMMER GLEN (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, Cwest 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 lots are surveyed, platted and recorded and we do further grant a perpetual easement to Metropolitan Utilities District for water distribution and Aquila, Inc. for gas distribution, 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 streets. In consideration of the grant of these easements and as a limitation of these easements granted herein, any wires, cables, conduits and/or pipelines installed by any grantee or any beneficiary under the easements granted in this Plat and/or Dedication shall be installed at least thirty-six (36) inches below ground and any other underground facilities shall also be installed at least thirty-six (36) inches below ground and, in the event of a failure to comply with this limitation, such grantee and/or beneficiary shall be solely responsible for any and all costs, expenses, liability, and/or damage resulting from such failure, including but not limited to relocation costs. 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.

### HEARTHSTONE HOMES, INC.

John J. Smith, President

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

On this 13<sup>TH</sup> day of SEP, 2006, before me, the undersigned, a Notary Public in and for said County, personally came John J. Smith, President, of Hearthstone 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 as president of said corporation

WITNESS my hand and Notarial Seal the day and year last above written.

[Signature] Notary Public



### APPROVAL OF CITY PLANNING COMMISSION

This plat of SUMMER GLEN (Lots numbered as shown) was approved by the City of Elkhorn, Nebraska Planning Commission.

CHAIRMAN: [Signature] DATE: 9/21/06

### 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.

[Signature] COUNTY TREASURER DATE: 9-14-06



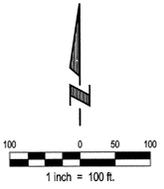
### APPROVAL OF CITY COUNCIL OF ELKHORN, NEBRASKA

This plat of SUMMER GLEN (Lots numbered as shown) was approved and accepted by the City Council of Elkhorn, Nebraska.

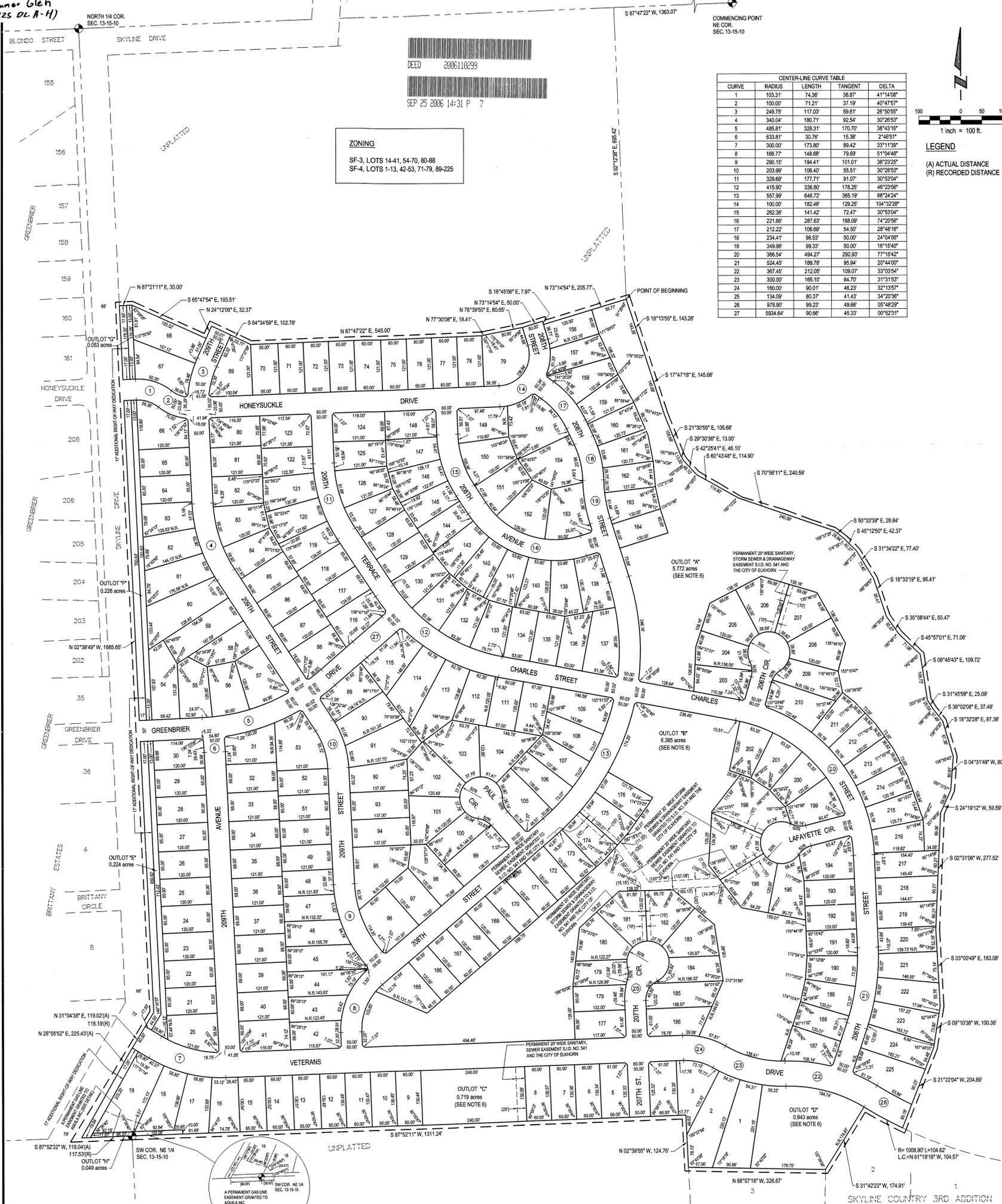
[Signature] MAYOR DATE: 9-22-06

[Signature] CITY CLERK

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	103.31'	74.36'	38.87'	41°14'08"
2	100.00'	71.21'	37.19'	40°47'57"
3	249.75'	171.03'	99.61'	28°50'55"
4	340.04'	180.71'	92.54'	30°28'53"
5	485.81'	328.31'	170.70'	38°43'16"
6	633.81'	303.78'	153.38'	27°48'51"
7	300.07'	173.87'	89.42'	33°11'39"
8	168.77'	148.68'	79.69'	51°04'48"
9	290.15'	194.41'	101.01'	38°23'25"
10	203.99'	108.40'	55.51'	30°28'53"
11	329.68'	177.71'	91.07'	30°53'04"
12	415.90'	338.80'	178.25'	46°23'56"
13	557.99'	648.72'	385.19'	66°24'24"
14	100.00'	182.49'	129.25'	104°32'29"
15	292.36'	141.42'	72.47'	30°53'04"
16	221.66'	287.83'	168.09'	74°20'59"
17	212.22'	106.69'	54.50'	28°48'16"
18	234.41'	98.83'	50.00'	24°04'56"
19	348.98'	99.33'	60.00'	16°15'40"
20	368.54'	484.27'	282.83'	77°15'42"
21	524.45'	189.78'	95.94'	20°44'00"
22	387.45'	212.05'	109.07'	33°03'54"
23	300.00'	105.10'	54.70'	31°13'53"
24	150.00'	90.01'	48.23'	32°13'57"
25	134.02'	80.37'	41.43'	34°20'36"
26	978.90'	99.23'	49.66'	05°48'29"
27	593.64'	90.86'	45.33'	05°52'31"



(A) ACTUAL DISTANCE  
(R) RECORDED DISTANCE



ZONING  
SF-3, LOTS 14-41, 54-70, 80-88  
SF-4, LOTS 1-13, 42-53, 71-79, 89-225

E&A CONSULTING GROUP, INC.  
ENGINEERING • PLANNING • FIELD SERVICES



SUMMER GLEN  
ELKHORN, NEBRASKA

FINAL PLAT

Rev.	Date	By
1	6-28-06	JDE
2		
3		
4		
5		
6		
7		
8		
9		
10		