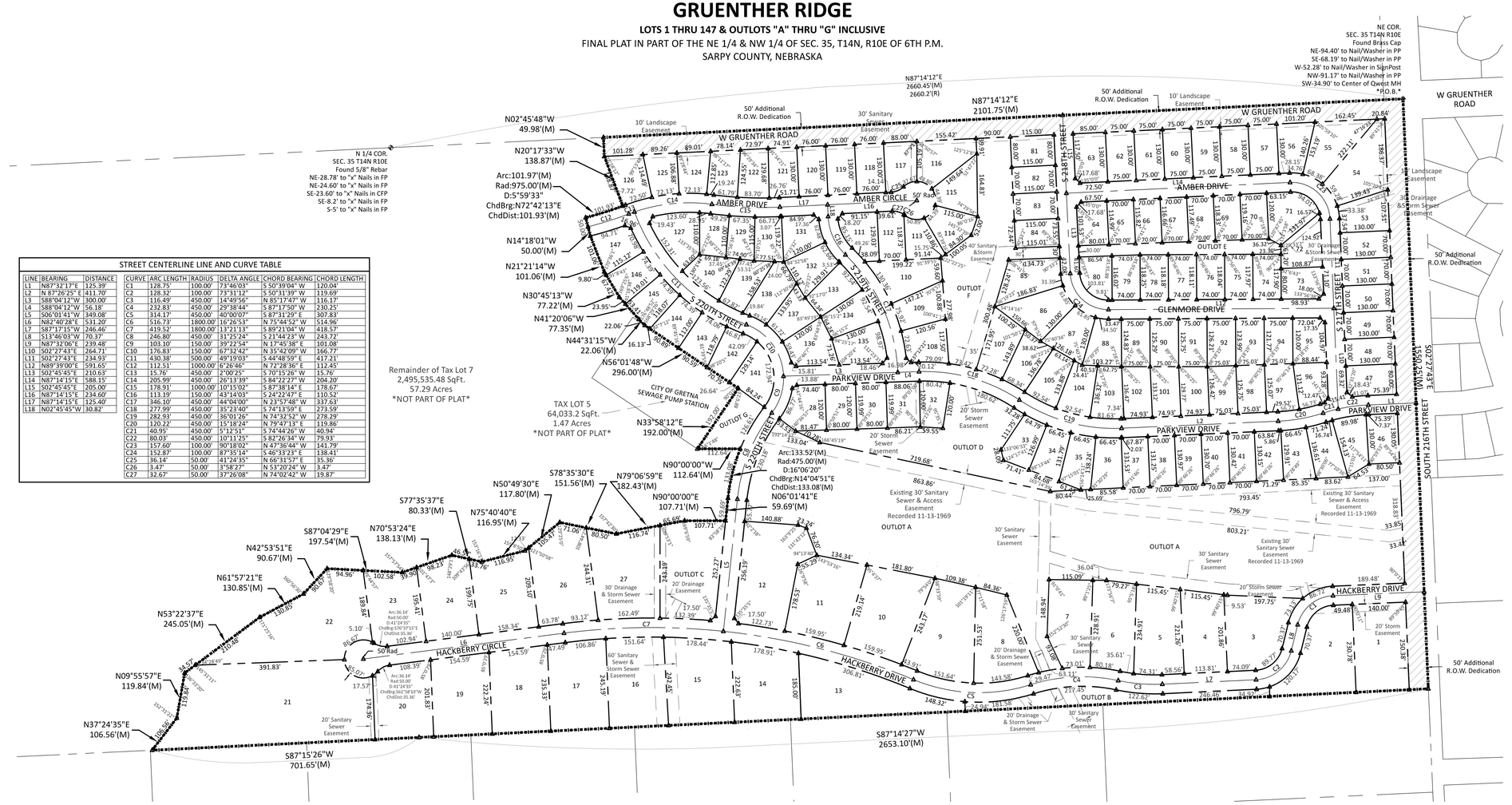
GRUENTHER RIDGE

LOTS 1 THRU 147 & OUTLOTS "A" THRU "G" INCLUSIVE

FINAL PLAT IN PART OF THE NE 1/4 & NW 1/4 OF SEC. 35, T14N, R10E OF 6TH P.M.

SARPY COUNTY, NEBRASKA



Lot	Sqft	Acres	Lot	Sqft	Acres
1	32,259.30	0.74	91	9,448.30	0.22
2	34,381.58	0.79	92	9,382.27	0.22
3	30,392.24	0.70	93	9,215.84	0.21
4	24,078.69	0.55	94	9,049.42	0.21
5	28,445.61	0.65	95	10,127.59	0.23
6	26,677.51	0.61	96	9,321.66	0.21
7	24,801.56	0.57	97	9,998.56	0.23
8	29,731.37	0.68	98	9,409.42	0.22
9	38,282.90	0.88	99	9,460.04	0.22
10	39,082.95	0.90	100	9,597.79	0.22
11	35,487.37	0.81	101	9,848.77	0.23
12	42,507.61	0.98	102	10,099.76	0.23
13	41,822.63	0.96	103	10,432.18	0.24
14	33,876.51	0.78	104	10,379.28	0.24
15	39,145.52	0.90	105	10,623.55	0.24
16	36,043.76	0.83	106	10,800.15	0.25
17	35,704.91	0.82	107	13,192.64	0.30
18	33,924.48	0.78	108	11,167.22	0.26
19	32,029.11	0.74	109	11,469.07	0.26
20	29,756.89	0.68	110	15,047.92	0.35
21	109,059.53	2.50	111	10,510.88	0.24
22	62,637.72	1.44	112	8,932.27	0.21
23	27,110.58	0.62	113	8,587.30	0.20
24	28,856.75	0.66	114	10,197.64	0.23
25	31,013.92	0.71	115	11,953.84	0.27
26	38,347.43	0.88	116	14,167.13	0.33
27	41,315.41	0.95	117	10,146.45	0.23
28	11,963.63	0.27	118	9,880.00	0.23
29	9,599.58	0.22	119	9,880.00	0.23
30	9,599.30	0.22	120	9,880.00	0.23
Lot	Sqft	Acres	Lot	Sqft	Acres
31	10,455.29	0.24	121	9,966.74	0.23
32	8,468.42	0.19	122	9,987.49	0.23
33	9,924.27	0.23	123	9,436.47	0.22
34	9,692.22	0.22	124	8,748.68	0.20
35	10,486.41	0.24	125	8,821.17	0.20
36	10,157.68	0.23	126	11,193.76	0.26
37	9,220.06	0.21	127	14,007.48	0.32
38	9,177.85	0.21	128	7,993.04	0.18
39	9,158.51	0.21	129	7,962.73	0.18
40	9,139.18	0.21	130	8,585.96	0.20
41	9,119.84	0.21	131	9,891.79	0.23
42	9,164.56	0.21	132	10,679.60	0.25
43	10,019.54	0.23	133	10,289.29	0.24
44	11,094.00	0.25	134	10,286.05	0.24
45	10,745.58	0.25	135	11,823.84	0.27
46	10,615.61	0.24	136	12,183.64	0.28
47	10,363.83	0.24	137	10,188.49	0.23
48	9,100.00	0.21	138	11,453.97	0.26
49	9,100.00	0.21	139	10,669.58	0.24
50	9,100.00	0.21	140	10,305.63	0.24
51	9,100.00	0.21	141	11,313.79	0.26
52	9,100.00	0.21	142	9,993.83	0.23
53	11,709.06	0.27	143	9,396.26	0.22
54	22,023.47	0.51	144	9,405.03	0.22
55	17,066.89	0.39	145	9,901.07	0.23
56	10,793.80	0.25	146	9,737.79	0.22
57	9,750.00	0.22	147	10,431.49	0.24
58	9,750.00	0.22	OUTLOT A	495,260.28	11.37
59	9,750.00	0.22	OUTLOT B	23,542.06	0.54
60	9,750.00	0.22	OUTLOT C	40,499.05	0.93
Lot	Sqft	Acres	Lot	Sqft	Acres
61	9,750.00	0.22	OUTLOT D	68,744.26	1.58
62	9,750.00	0.22	OUTLOT E	17,779.88	0.41
63	10,971.87	0.25	OUTLOT F	73,229.75	1.68
64	9,082.52	0.21	OUTLOT G	13,913.27	0.32
65	8,078.25	0.19			
66	8,136.75	0.19			
67	8,195.25	0.19			
68	8,253.75	0.19			
69	8,312.25	0.19			
70	8,370.85	0.19			
71	13,328.51	0.31			
72	10,905.39	0.25			
73	8,968.35	0.21			
74	8,727.31	0.20			
75	8,732.45	0.20			
76	8,737.59	0.20			
77	8,742.73	0.20			
78	8,747.86	0.20			
79	8,667.82	0.20			
80	8,557.77	0.20			
81	9,200.00	0.21			
82	8,050.00	0.18			
83	8,050.00	0.18			
84	8,394.70	0.19			
85	14,795.71	0.34			
86	15,155.10	0.35			
87	11,681.07	0.27			
88	10,646.05	0.24			
89	9,379.58	0.22			
90	9,413.94	0.22			

STREET CENTERLINE LINE AND CURVE TABLE						
LINE	BEARING	DISTANCE	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
L1	N87°32'17"E	125.39'	C1	128.75'	100.00'	73°46'03"
L2	N 87°26'25" E	411.70'	C2	128.32'	100.00'	73°31'12"
L3	S88°04'12"W	300.00'	C3	116.49'	450.00'	14°49'56"
L4	S88°04'12"W	56.18'	C4	232.83'	450.00'	29°38'44"
L5	S06°01'41"W	349.08'	C5	314.17'	450.00'	40°00'07"
L6	N82°40'28"E	531.20'	C6	516.73'	1800.00'	16°26'53"
L7	S87°17'15"W	246.46'	C7	419.52'	1800.00'	13°21'13"
L8	S13°46'03"W	70.37'	C8	246.80'	450.00'	31°25'24"
L9	N87°32'06"E	239.48'	C9	103.10'	150.00'	39°22'54"
L10	S02°27'43"E	264.71'	C10	176.83'	150.00'	67°32'42"
L11	S02°27'43"E	234.93'	C11	430.38'	500.00'	49°19'03"
L12	N89°39'00"E	591.65'	C12	112.51'	1000.00'	6°26'46"
L13	S02°45'45"E	210.63'	C13	15.76'	450.00'	2°00'25"
L14	N87°14'15"E	588.15'	C14	205.99'	450.00'	26°13'39"
L15	S02°45'45"E	205.00'	C15	178.91'	1000.00'	10°15'02"
L16	N87°14'15"E	234.60'	C16	113.19'	150.00'	43°14'03"
L17	N87°14'15"E	125.40'	C17	346.10'	450.00'	44°04'00"
L18	N02°45'45"W	30.82'	C18	277.99'	450.00'	35°23'40"
			C19	282.93'	450.00'	36°01'26"
			C20	120.22'	450.00'	15°18'24"
			C21	40.95'	450.00'	5°12'51"
			C22	80.03'	450.00'	10°11'25"
			C23	157.60'	100.00'	90°18'02"
			C24	152.87'	100.00'	87°35'14"
			C25	36.14'	50.00'	41°24'35"
			C26	3.47'	50.00'	3°58'27"
			C27	32.67'	50.00'	37°26'08"

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, CARSTEN RUFF AND CODY RUFF MANAGERS OF CCR LAND COMPANY, LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATION AND EMBRACED WITHIN THIS 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 GRUENTHER RIDGE (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AND AVENUES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, AND CENTURYLINK 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 HEREIN 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 SUBDIVIDER SHALL GRANT PERPETUAL EASEMENTS TO CITY OF GRETNA WATER 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 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 OR RETAINING WALLS SHALL BE PLACED IN 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 OR RIGHTS HEREIN GRANTED.

_____

CARSTEN RUFF (MANAGER FOR CCR LAND COMPANY LLC, A NEBRASKA LIMITED LIABILITY COMPANY)

_____

CODY RUFF (MANAGER FOR CCR LAND COMPANY LLC, A NEBRASKA LIMITED LIABILITY COMPANY)

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF SARPY)

ON THIS _____ DAY OF _____, 2021 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME TO ME, CARSTEN RUFF (MANAGER FOR CCR LAND COMPANY LLC) KNOWN TO BE THE IDENTICAL PERSON(S) WHOSE NAME ARE FIXED TO THE DEDICATION OF THE FOREGOING PLAT AND THEY ACKNOWLEDGE THE SAME TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES THE _____ DAY OF _____, 2022.

_____
NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF SARPY)

ON THIS _____ DAY OF _____, 2021 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME TO ME, CODY RUFF (MANAGER FOR CCR LAND COMPANY LLC) KNOWN TO BE THE IDENTICAL PERSON(S) WHOSE NAME ARE FIXED TO THE DEDICATION OF THE FOREGOING PLAT AND THEY ACKNOWLEDGE THE SAME TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES THE _____ DAY OF _____, 2022.

_____
NOTARY PUBLIC

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN DEED OF TRUST AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS "GRUENTHER RIDGE" (HEREINAFTER "PLAT"), SAID DEED OF TRUST BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF SARPY COUNTY, NEBRASKA AS INSTRUMENT ( ) (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY EASEMENTS, STREETS, ROADS, ACCESS EASEMENTS, AND RELINQUISHMENTS OF ACCESS DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

F & M BANK : Trustee and Beneficiary

By: _____
(_____)

_____
(_____)

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF SARPY)

ON THIS _____ DAY OF _____, 2021 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME TO ME, _____ (SIGNING FOR _____) KNOWN TO BE THE IDENTICAL PERSON(S) WHOSE NAME ARE FIXED TO THE DEDICATION OF THE FOREGOING PLAT AND THEY ACKNOWLEDGE THE SAME TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES THE _____ DAY OF _____, 2022.

_____
NOTARY PUBLIC

APPROVAL OF GRETNA CITY PLANNING COMMISSION

THIS FINAL PLAT OF GRUENTHER RIDGE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE GRETNA PLANNING COMMISSION

THIS _____ DAY OF _____, 20_____

_____
CHAIRPERSON, GRETNA PLANNING COMMISSION

ACCEPTANCE BY GRETNA CITY COUNCIL

THIS FINAL PLAT OF GRUENTHER RIDGE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF GRETNA, NEBRASKA

THIS _____ DAY OF _____, 20_____

IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA

_____
MAYOR

ATTEST: _____
CITY CLERK

ACCEPTANCE OF THE GRETNA CITY ENGINEER

THIS FINAL PLAT OF GRUENTHER RIDGE (LOTS NUMBERED AS SHOWN) WAS REVIEWED AND APPROVED BY THE GRETNA CITY ENGINEER

THIS _____ DAY OF _____, 20_____

_____
GRETNA CITY ENGINEER

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 DATE

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS FINAL PLAT OF GRUENTHER RIDGE (LOTS NUMBERED AS SHOWN) WAS REVIEWED AND APPROVED BY THE SARPY COUNTY SURVEYOR'S OFFICE

THIS _____ DAY OF _____, 20_____

_____
COUNTY SURVEYOR / ENGINEER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND ALL CORNERS OF ALL LOTS, STREETS, AND ANGLE POINTS IN "GRUENTHER RIDGE" (THE LOTS NUMBERED AS SHOWN). "GRUENTHER RIDGE" BEING A PLAT LOCATED IN PART OF THE NE 1/4 & NW 1/4 OF SEC. 35, T14N, R10E OF 6TH P.M. SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID SECTION 35, THENCE S02°27'43"E, ON THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 1550.25 FEET; THENCE S87°14'27"W A DISTANCE OF 2653.10 FEET; THENCE S87°15'26"W A DISTANCE OF 701.65 FEET; THENCE N37°24'35"E A DISTANCE OF 106.56 FEET; THENCE N09°55'57"E A DISTANCE OF 119.84 FEET; THENCE N53°22'37"E A DISTANCE OF 245.05 FEET; THENCE N61°57'21"E A DISTANCE OF 130.85 FEET; THENCE N42°53'51"E A DISTANCE OF 90.67 FEET; THENCE S87°04'29"E A DISTANCE OF 197.54 FEET; THENCE N70°53'24"E A DISTANCE OF 138.13 FEET; THENCE S77°35'37"E A DISTANCE OF 80.33 FEET; THENCE N75°40'40"E A DISTANCE OF 116.95 FEET; THENCE N50°49'30"E A DISTANCE OF 117.80 FEET; THENCE S78°35'30"E A DISTANCE OF 151.56 FEET; THENCE N79°06'59"E A DISTANCE OF 182.43 FEET; THENCE N90°00'00"E A DISTANCE OF 107.71 FEET; THENCE N06°01'41"E A DISTANCE OF 59.69 FEET; THENCE ON A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 133.52 FEET, A RADIUS OF 475.00 FEET, A CHORD BEARING OF N14°04'51"E, AND A CHORD LENGTH OF 133.08 FEET; THENCE N90°00'00"W A DISTANCE OF 112.64 FEET; THENCE N33°58'12"E A DISTANCE OF 192.00 FEET; THENCE N56°01'48"W A DISTANCE OF 296.00 FEET; THENCE N44°31'15"W A DISTANCE OF 22.06 FEET; THENCE N41°20'06"W A DISTANCE OF 77.35 FEET; THENCE N30°45'13"W A DISTANCE OF 77.22 FEET; THENCE N21°21'14"W A DISTANCE OF 101.06 FEET; THENCE N14°18'01"W A DISTANCE OF 50.00 FEET; THENCE ON A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 101.97 FEET, A RADIUS OF 975.00 FEET, A CHORD BEARING OF N72°42'13"E, AND A CHORD LENGTH OF 101.93 FEET; THENCE N20°17'33"W A DISTANCE OF 138.87 FEET; THENCE N02°45'48"W A DISTANCE OF 49.98 FEET TO THE NORTH LINE OF SAID SECTION 35; THENCE N87°14'12"E, ON THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 2101.75 FEET TO THE NE CORNER OF SAID SECTION 35 AND THE POINT OF BEGINNING.

SAID TRACT HAS AN AREA OF 3,619,434.55 SQUARE FEET, 83.09 ACRES MORE OR LESS, OF WHICH 51,158.24 SQUARE FEET OR 1.17 ACRES IS SUBJECT TO COUNTY ROAD RIGHT OF WAY.

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS OF A FOOT.

ALL DISTANCES ARE CHORD MEASURMENTS UNLESS OTHERWISE NOTED.

SIGNED THIS _____ DAY OF _____, 2022.

_____
THOMAS B. CATLETT L.S. #502
CATLETT SURVEYING
13650 S. 150TH COURT
BENNET, NE 68317

NOTES:

1) DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 216TH STREET FROM LOTS 1, 46 THRU 54 & OUTLOT A. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO W GRUENTHER ROAD FROM LOTS 54 THRU 63, 81, 116 THRU 126 & OUTLOT F.
2) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3) ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPERATE DOCUMENT
4) A STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOTS "B", "C", "D", "E", & "F".
5) GREEN SPACE IS GRANTED OVER ALL OF OUTLOTS "A" & "G".
6) OUTLOT "G" SHALL BE DEDICATED TO THE PUBLIC.
7) LOTS 1 THRU 27 AND OUTLOTS "A" THRU "D" WILL BE ZONED R2
8) LOTS 28 THRU 147 AND OUTLOTS "E" THRU "G" WILL BE ZONED R4
9) ALL ROADWAYS SHOWN ARE 50 FT WIDE RIGHT OF WAYS, UNLESS OTHERWISE NOTED

R2 ZONING SETBACKS
FRONT YARD = 25 FT
SIDE YARD=7.5 FT(10 FT SINGLE FAMILY ATTACHED)
STREET SIDE YARD=15 FT(25 FT FUTURE DEVELOPMENT)
REAR YARD=25 FT

R4 ZONING SETBACKS
FRONT YARD = 25 FT
SIDE YARD=5 FT(SINGLE-FAMILY DETACHED)
7.5 FT(TWO-FAMILY & CONDOMINIUMS)
25 FT(MULTI-FAMILY DWELLINGS)
STREET SIDE YARD=15 FT(25 FT MULTI-FAMILY)
REAR YARD=25 FT(20 FT CONDOS/TOWNHOUSES)

0 150 300 450

LEGEND

△ - SET 5/8"x24" CAPPED REBAR (LS502)(Typ.)
● - FOUND SURVEY POINT AS INDICATED
○ - CALCULATED SURVEY POINT
CTP - CRIMPED TOP PIPE
OTP - OPEN TOP PIPE
M - MEASURED DISTANCE
C - CALCULATED DISTANCE
P - PLAT DISTANCE
R - RECORDED DISTANCE
BOUNDARY LINE

SHEET 1 OF 1