

CORNISH RIDGE

LOTS 1 THROUGH 8, INCLUSIVE AND OUTLOTS A THROUGH G INCLUSIVE
BEING A PLATTING OF PART OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 5, T12N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS IN EFFECT AS OF THE DATE SHOWN HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS WITHIN SAID SUBDIVISION TO BE KNOWN AS CORNISH RIDGE, LOTS 1 THROUGH 8, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE, BEING A PLATTING OF PART OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 5, T12N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID SW 1/4;
THENCE S89°44'49"W (ASSUMED BEARING) 1,327.50 FEET ON THE SOUTH LINE OF THE EAST 1/2 OF SAID SW 1/4;
THENCE N00°11'10"E 1,819.09 FEET ON THE WEST LINE OF SAID EAST 1/2;
THENCE N89°59'05"E 1,326.07 FEET ON A LINE 827.79 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID EAST 1/2;
THENCE S00°08'31"W 1,813.58 FEET ON THE EAST LINE OF SAID EAST 1/2 TO THE SOUTHEAST CORNER THEREOF, AND THE POINT OF BEGINNING.

CONTAINING 55.32 ACRES MORE OR LESS



MICHAEL J. SMITH
NEBRASKA RLS #565

DECEMBER 24, 2024
DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, 18606 CORNISH RD, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS, AND Pinnacle Bank, BEING THE MORTGAGE HOLDER 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 CORNISH 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, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A TELECOMMUNICATIONS SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, 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 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 THE AFORESAID USES OR RIGHTS THEREIN GRANTED.

18606 CORNISH RD, LLC
A NEBRASKA LIMITED LIABILITY COMPANY

Pinnacle Bank

BY: MITCH SCANLAN, MANAGER

BY: ALAN MUELLER, MARKET PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025 BY MITCH SCANLAN, MANAGER OF 18606 CORNISH RD, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025 BY ALAN MUELLER, MARKET PRESIDENT OF PINNACLE BANK ON BEHALF OF SAID BANK.

NOTARY PUBLIC

SARPY 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 WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS _____ DAY OF _____, 2025.

SARPY COUNTY TREASURER

APPROVAL OF THE SARPY COUNTY PLANNING DIRECTOR

THIS PLAT OF CORNISH RIDGE WAS APPROVED BY THE SARPY COUNTY PLANNING DIRECTOR ON THIS _____ DAY OF _____, 2025.

SARPY COUNTY PLANNING DIRECTOR

APPROVAL OF THE SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF CORNISH RIDGE WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS ON THIS _____ DAY OF _____, 2025.

COUNTY CLERK

CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

APPROVAL OF THE SARPY COUNTY PLANNING COMMISSION

THIS PLAT OF CORNISH RIDGE WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 2025.

CHAIRMAN, SARPY COUNTY PLANNING COMMISSION

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF CORNISH RIDGE WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE ON THIS DAY _____ OF _____, 2025.

SARPY COUNTY SURVEYOR/ENGINEER

SOUTH 1/4 CORNER OF SECTION 5, T12N, R11E OF THE 6th P.M., SARPY COUNTY NEBRASKA.
FOUND 1" OPEN TOP PIPE
NINE 43.20' TO "X" NAIL IN TOP OF WOOD FENCE POST
NE 48.95' TO "X" NAIL IN TOP OF WOOD FENCE POST
NW 33.26' TO "X" NAIL IN TOP OF WOOD FENCE POST

PUBLIC WORKS SEAL

NOTES

- THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO CORNISH ROAD OVER THE SOUTH LINES OF LOT 1 AND OUTLOTS D AND E.
- DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.

PROPERTY LINE CURVE INFORMATION				
CURVE NO.	DELTA	LENGTH	TANGENT	RADIUS
1	16°30'00"	100.79'	50.75'	350.00'
2	16°30'00"	72.00'	36.25'	250.00'
3	40°20'00"	323.82'	168.94'	460.00'
4	40°15'00"	281.00'	146.58'	400.00'

LEGEND

- CORNERS FOUND
- CORNERS SET (5/8" REBAR W/CAP #565)
- R RECORD DISTANCE
- M MEASURED DISTANCE

INGRESS/EGRESS EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT.

WATER LINE EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT.

POWER EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT.

WELL & ACCESS EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT.

SW CORNER OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 5, T12N, R11E OF THE 6th P.M., SARPY COUNTY NEBRASKA.
FOUND 5/8" REBAR
NNE 35.14' TO 16D NAIL IN TOP OF WOOD FENCE POST
NE 44.20' TO 16D NAIL IN TOP OF WOOD FENCE POST
NNW 33.09' TO 1 1/2" CTP
N 7'± TO CENTERLINE OF CORNISH ROAD

NW CORNER OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 5, T12N, R11E OF THE 6th P.M., SARPY COUNTY NEBRASKA.
FOUND 1-1/2" CRIMPED TOP PIPE
NORTH 492.94' TO A 1-1/2" OPEN TOP PIPE.
EAST 1325.70' TO THE NE CORNER OF THE SW 1/4.
SOUTH 827.79' TO 5/8" REBAR W/CAP #565.

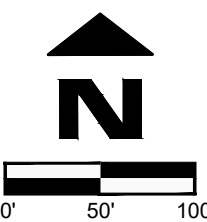
NE CORNER OF SW 1/4 OF SECTION 5, T12N, R11E OF THE 6th P.M., SARPY COUNTY NEBRASKA.
SET 5/8" REBAR W/CAP #565
ENE 12.41' TO MAG NAIL W/BOTTLE CAP IN A WOOD FENCE POST.
SE 24.85' TO MAG NAIL W/WASHER IN A WOOD FENCE POST.
SSE 41.43' TO RAILROAD SPIKE IN BASE OF 28" TREE W/"X".

PART OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 5-12-11

WEST 1/2 OF THE SW 1/4 OF SECTION 5-12-11

WEST 1/2 OF THE SW 1/4 OF SECTION 5-12-11

CORNISH RIDGE
LOTS 1 THROUGH 8, INCLUSIVE
AND OUTLOTS A THROUGH G, INCLUSIVE



U.S. SURVEY FOOT

Revision Dates

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

Job No.: A2387-153A

Drawn By: RJR

Reviewed By: MJS

Date: DECEMBER 24, 2024

Book:

Pages:

Sheet Title

SARPY COUNTY
FINAL PLAT

Sheet Number

SHEET 1 OF 1