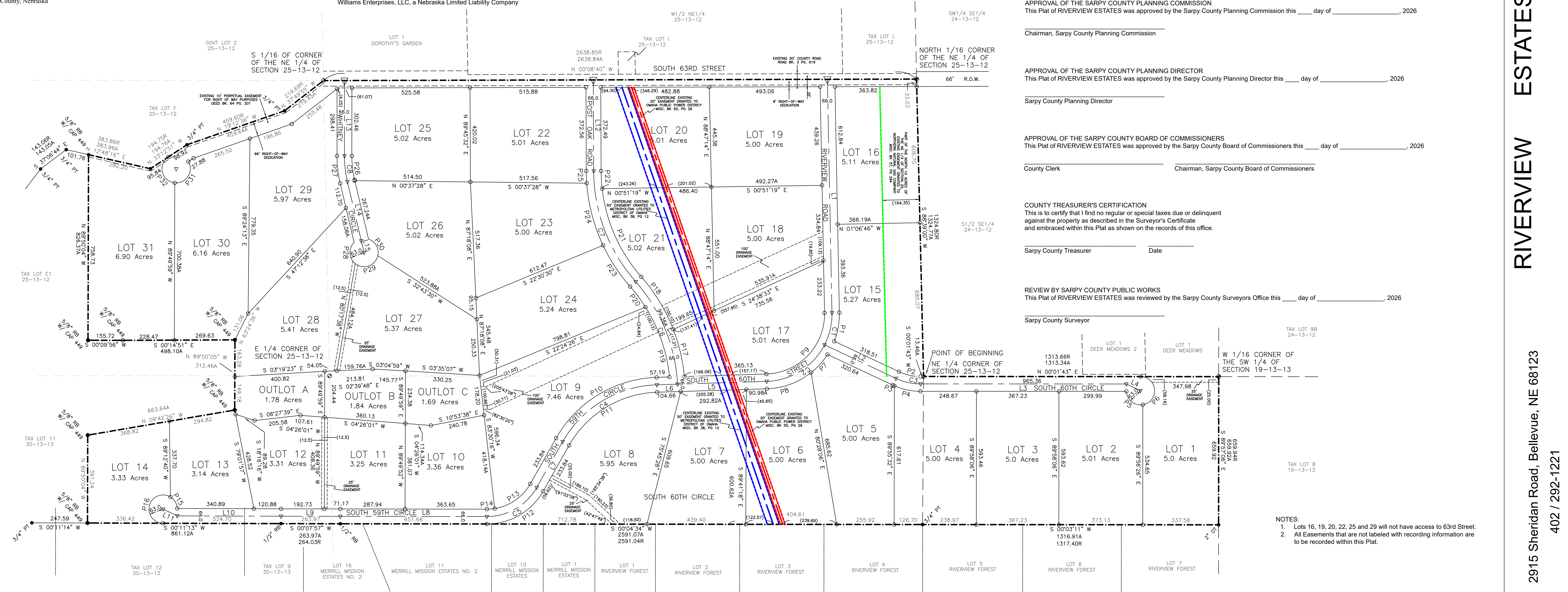


RIVERVIEW ESTATES

Lots 1 through 31 and Outlots A through C

A tract of land located in the West half of the Southwest Quarter of the Southwest Quarter (W1/2 SW1/4 SW1/4) of Section Nineteen (19), being the West 40 rods of said Southwest Quarter of Southwest Quarter, (SW1/4 SW1/4), all in Township Thirteen (13) North, Range Thirteen (13) East of the 6th P.M., Sarpy County, Nebraska; in the West Half of the West Half of the Northwest Quarter (W1/2 W1/2 NW1/4); in the West Forty (40) rods of Government Lot Four (4) in the Southwest Quarter (SW1/4) of Section Thirty (30), Township Thirteen (13) North, Range Thirteen (13) East of the 6th P.M., Sarpy County, Nebraska, and in the East half of the Northeast Quarter (E1/2 NE1/4) and part of Government Lot One (1), in the East half of the Southeast Quarter (E1/2 SE1/4), more specifically described as Tax Lot E1, all in Section Twenty-five (25), Township Thirteen (13) North, Range Twelve (12) East of the 6th P.M., Sarpy County, Nebraska



PROPERTY LINE CURVE DATA				
Curve	Radius	Length	Chord	Chord Bear.
P1	333.00'	130.47'	129.63'	S 79°53'47" E
P2	225.00'	98.74'	97.95'	N 12°36'02" E
P3	291.00'	7.80'	7.80'	N 24°24'19" E
P4	291.00'	119.91'	119.06'	N 11°50'00" E
P5	63.00'	106.47'	94.24'	N 38°53'06" E
P6	63.00'	187.41'	125.56'	S 85°14'59" W
P7	333.00'	1983.00'	108.81'	S 47°53'19" E
P8	333.00'	1878.99'	209.69'	S 20°08'03" E
P9	267.00'	416.32'	375.41'	S 46°27'06" E
P10	533.00'	546.36'	522.75'	S 31°08'55" E
P11	467.00'	478.70'	458.02'	S 31°08'55" E
P12	288.00'	304.56'	290.57'	S 34°46'57" E
P13	222.00'	199.40'	192.77'	S 04°29'14" E
P14	222.00'	35.36'	35.33'	S 04°29'14" E
P15	63.00'	61.80'	59.35'	S 59°21'31" E
P16	63.00'	232.09'	121.40'	S 74°16'36" E
P17	783.26'	216.38'	215.70'	S 76°43'26" W
P18	783.26'	275.62'	274.20'	S 58°43'43" W
P19	717.26'	332.12'	329.16'	S 71°02'35" W
P20	717.26'	114.29'	114.17'	S 53°12'46" W
P21	717.26'	436.11'	429.42'	S 66°03'59" W
P22	717.26'	79.01'	78.97'	S 86°38'24" W
P23	783.28'	220.40'	219.67'	S 56°42'33" W
P24	783.28'	287.67'	286.06'	S 75°17'29" W
P25	783.28'	54.45'	54.44'	S 87°48'14" W
P26	467.00'	108.13'	107.89'	N 83°25'17" E
P27	533.00'	123.14'	123.14'	N 83°25'17" E
P28	63.00'	106.30'	94.13'	N 86°52'29" E
P29	63.00'	126.93'	106.53'	N 19°11'30" W
P30	63.00'	93.14'	84.89'	S 60°44'31" W
P31	63.00'	138.52'	112.26'	S 57°29'41" E
P32	63.00'	159.35'	118.88'	S 76°08'18" W

Course	Bearing	Distance
L1	N 88°52'46" E	1039.77'
L2	N 25°10'22" E	350.95'
L3	N 00°01'43" E	915.89'
L4	N 25°31'02" E	69.71'
L5	S 01°46'58" E	396.77'
L6	S 01°46'58" E	91.69'
L7	S 60°30'52" E	233.84'
L8	N 00°04'34" W	651.62'
L9	S 00°07'57" W	263.94'
L10	S 00°11'13" W	461.77'
L11	S 25°40'32" W	69.71'
L12	N 89°47'43" E	405.53'
L13	S 89°56'44" E	335.34'
L14	N 76°47'18" E	270.74'
L15	N 76°48'03" E	53.69'

STREET CENTERLINE CURVE DATA				
Curve	Radius	Length	Chord	Chord Bear.
C1	300.00'	148.34'	146.83'	S 76°57'18" E
C2	300.00'	319.43'	304.55'	S 32°17'10" E
C3	258.00'	113.22'	112.35'	N 12°36'02" E
C4	500.00'	512.53'	490.38'	S 31°08'55" E
C5	255.00'	269.66'	257.27'	S 30°13'09" E
C6	750.28'	502.24'	492.92'	S 67°49'32" W
C7	750.28'	538.82'	527.32'	S 69°13'19" W
C8	500.00'	115.77'	115.52'	N 83°25'17" E

SECTION CORNER TIES

NE 1/4 CORNER OF SECTION 25-13-12, FOUND 1 1/4" OPEN TOP PIPE N 35.31' TO FOUND S8 REBAR SE 22.25' TO FOUND S8 REBAR SW 35.45' TO SET NEAR FACE BY PVC WELL CASING W 60.68' TO FOUND "X" NAILS IN NORTH FACE OF FENCE POST

W 1/16 CORNER OF THE SW 1/4 OF SECTION 19-13-13, FOUND 2" IRON PIPE W 11.62' TO SET "X" NAILS IN 20" TREE SSW 34.82' TO SET "X" NAILS IN 20" TREE S 13.90' TO SET "X" NAILS IN 20" TREE MAG. SIGNAL ON ORIGINAL SPIKE NW 24.82' TO SET "X" NAILS IN 20" TREE 10 WAY DOWN SLOPED BANK E 71.74' TO SET CHISELED "X" IN FIRST RIB AT NORTH END OF 15" CAMP S 18.00' TO SET "X" NAILS IN 20" TREE W 23.83' TO SET "X" NAILS IN 20" TREE

E 1/4 CORNER OF SECTION 25-13-12, FOUND SAND STONE NE 10.72' TO SET "X" NAILS NEAR FACE IN 28" TREE (MAG. SIGNAL ON ORIGINAL SPIKE) SSW 34.82' TO SET "X" NAILS IN 20" TREE S 13.90' TO SET "X" NAILS IN 20" TREE MAG. SIGNAL ON ORIGINAL SPIKE NW 24.82' TO SET "X" NAILS IN 20" TREE 10 WAY DOWN SLOPED BANK E 71.74' TO SET CHISELED "X" IN FIRST RIB AT NORTH END OF 15" CAMP S 18.00' TO SET "X" NAILS IN 20" TREE W 23.83' TO SET "X" NAILS IN 20" TREE

S 1/16 CORNER OF THE NE 1/4 OF SECTION 25-13-12, FOUND 1 1/4" OPEN TOP PIPE SW 38.60' TO FOUND "X" NAIL IN TOP OF WOOD POST SW 46.73' TO FOUND 5/8" DRILL HOLE IN THE NE CORNER IN THE TOP OF 1" BEAM SSW 48.88' TO FOUND 3/16" DRILL HOLE IN THE NE CORNER IN THE TOP OF 1" BEAM S 85.79' TO FOUND SARPY COUNTY NAIL AND WASHER IN FACE OF RR TIE GATE POST SE 31.78' TO FOUND SARPY COUNTY NAIL AND WASHER IN NW FACE OF POWER POLE, 3.0 FT A.G. SE 27.95' TO FOUND "X" NAILS IN POWER POLE, 1.0 FT AG E 20.00' TO FOUND "X" NAILS IN POWER POLE, 1.0 FT AG

NORTH 1/16 CORNER OF THE NE 1/4 OF SECTION 25-13-12, FOUND 1 1/4" OPEN TOP PIPE E 31.13' TO FOUND "X" NAILS IN SOUTH FACE OF POWER POLE SW 46.73' TO FOUND S8 REBAR WITH CAP 44RIN, 25' WEST OF CENTER LINE W 24.94' TO FOUND S8 REBAR NW 64.61' TO SET "X" NAILS IN SOUTH FACE RR TIE FENCE POST

LEGAL DESCRIPTION

A tract of land located in the West half of the Southwest Quarter of the Southwest Quarter (W1/2 SW1/4 SW1/4) of Section Nineteen (19), being the West 40 rods of said Southwest Quarter of Southwest Quarter, (SW1/4 SW1/4), all in Township Thirteen (13) North, Range Thirteen (13) East of the 6th P.M., Sarpy County, Nebraska; in the West Half of the West Half of the Northwest Quarter (W1/2 W1/2 NW1/4); in the West Forty (40) rods of Government Lot Four (4) in the Southwest Quarter (SW1/4) of Section Thirty (30), Township Thirteen (13) North, Range Thirteen (13) East of the 6th P.M., Sarpy County, Nebraska, and in the East half of the Northeast Quarter (E1/2 NE1/4) and part of Government Lot One (1), in the East half of the Southeast Quarter (E1/2 SE1/4), more specifically described as Tax Lot E1, all in Section Twenty-five (25), Township Thirteen (13) North, Range Twelve (12) East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

BEGINNING at the SW Corner of said Section 19, (also being the NW Corner of said Section 30 and also being the NE Corner of said Section 25); thence N00°01'43"E, along the West line of the SW1/4 of the SW1/4 of said Section 19, a distance of 1313.34' to the NW Corner of the SW1/4 of the SW1/4; thence S89°57'06"E, a distance of 659.92'; thence S00°03'11"W, a distance of 1316.91'; thence S00°04'34"W, a distance of 2591.07'; thence S00°07'57"W, a distance of 263.97'; thence S00°11'13"W, a distance of 861.12'; thence N89°50'04"W, a distance of 391.24'; thence N09°42'26"W, a distance of 663.64'; thence N89°50'05"W, a distance of 312.46'; thence S00°14'51"E, a distance of 498.10'; thence S00°09'56"W, a distance of 155.72'; thence N89°50'04"W, a distance of 826.37'; thence N12°48'16"E, a distance of 282.20'; thence N33°12'51"W, a distance of 194.76'; thence N19°12'36"W, a distance of 459.64'; thence N37°49'55"W, a distance of 219.45' to the SW Corner of the E1/2 of the NE1/4 of said Section 25; thence N00°08'40"W, along the West line of said E1/2 of the NE1/4, a distance of 2638.84' to the NW Corner of the E1/2 of the NE1/4 of said Section 25; thence N89°39'00"E, along the North line of said E1/2 of the NE1/4, a distance of 1324.77' to the POINT OF BEGINNING; said described tract containing 176.69 Acres, more or less.

LAND SURVEYOR'S CERTIFICATE

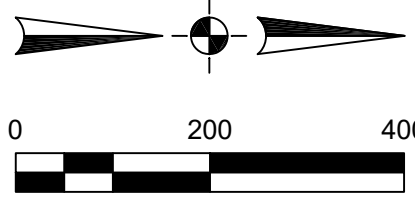
I, DENNIS L. WHITFIELD, Nebraska Professional Land Surveyor No.449, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Minimum Standards for Surveys in Nebraska in effect at the time of this survey.

HORIZONTAL DATUM:
BEARINGS AND U.S. FEET BASED ON DOUGLAS - SARPY COUNTY
LDP DETERMINED BY RTN HxGN SMARTNET.

Dennis L. Whitfield, P.E., P.L.S.

LEGEND

- Pins Set
- 5/8"RB w/Cap #149 (unless otherwise noted)
- Pins Found
- ▷ Calculate Point
- R Record Dimension
- A Actual Dimension
- PT Pinch Top
- OT OpenTop
- RB Rebar
- Centerline
- Section Corner
- Long Chord
- (X.XX) Easement Dimension



Date: 5-31-26
Project: 134-56
Sheet: 1 of 1

D W S Land Surveying

2915 Sheridan Road, Bellevue, NE 68123

402 / 292-1221

RIVERVIEW ESTATES

FINAL PLAT

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
County of _____) SS
On this _____ day of _____, 2026, before me, a Notary Public duly commissioned and qualified in and for said County, appeared Dan Williams of Williams Enterprises, LLC, a Nebraska limited liability company, known by me to be the identical person whose name is affixed to the Dedication on this Plat, and did acknowledge the execution inherent to be his voluntary act and deed.
My Commission expires _____.

Notary Public

DEDICATION

Know all persons by these presents that I, Dan Williams of Williams Enterprises, LLC, a Nebraska limited liability company, being the owner of the property described within the Surveyor's Certificate and embraced within this Plat, have caused said land to be subdivided into lots, outlots and streets, said addition to be hereafter known as "RIVERVIEW ESTATES", and I do hereby ratify and approve of the deposition of the property as shown on this Plat, and I do hereby dedicate to the public for public use the streets, avenues and circles, and I do hereby grant easements as shown on this Plat, and further grant perpetual easements to Omaha Public Power District (OPPD), Cox Communications, and Centurylink 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 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 Metropolitan Utilities District 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 cul-de-sac 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.

In witness whereof, I do set my name this _____ day of _____, 2026.

Dan Williams
Williams Enterprises, LLC, a Nebraska Limited Liability Company

APPROVAL OF THE SARPY COUNTY PLANNING COMMISSION

This Plat of RIVERVIEW ESTATES was approved by the Sarpy County Planning Commission this _____ day of _____, 2026

Chairman, Sarpy County Planning Commission

APPROVAL OF THE SARPY COUNTY PLANNING DIRECTOR

This Plat of RIVERVIEW ESTATES was approved by the Sarpy County Planning Director this _____ day of _____, 2026

Sarpy County Planning Director

APPROVAL OF THE SARPY COUNTY BOARD OF COMMISSIONERS

This Plat of RIVERVIEW ESTATES was approved by the Sarpy County Board of Commissioners this _____ day of _____, 2026

County Clerk

Chairman, Sarpy County Board of Commissioners

COUNTY TREASURER'S CERTIFICATION

This is to certify that I find no regular or special taxes due or delinquent against the property as described in the Surveyor's Certificate and embraced within this Plat as shown on the records of this office.

Sarpy County Treasurer

Date

REVIEW BY SARPY COUNTY PUBLIC WORKS

This Plat of RIVERVIEW ESTATES was reviewed by the Sarpy County Surveyors Office this _____ day of _____, 2026

Sarpy County Surveyor

NOTES:

1. Lots 16, 19, 20, 22, 25 and 29 will not have access to 63rd Street.
2. All Easements that are not labeled with recording information are to be recorded within this Plat.