

370 NORTH REPLAT TWO

LOTS 1 THRU 7, INCLUSIVE

BEING A REPLAT OF LOT 15, 370 NORTH, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

APPROVAL BY PAVILLION CITY ENGINEER
THIS PLAN OF 370 NORTH REPLAT TWO WAS APPROVED BY THE PAVILLION CITY ENGINEER OF THE CITY OF PAVILLION, NEBRASKA ON THIS 27TH DAY OF March, 2019.

REVIEW BY THE SARPY COUNTY PUBLIC WORKS
SURVEYOR'S OFFICE THIS 20TH DAY OF March, 2019.



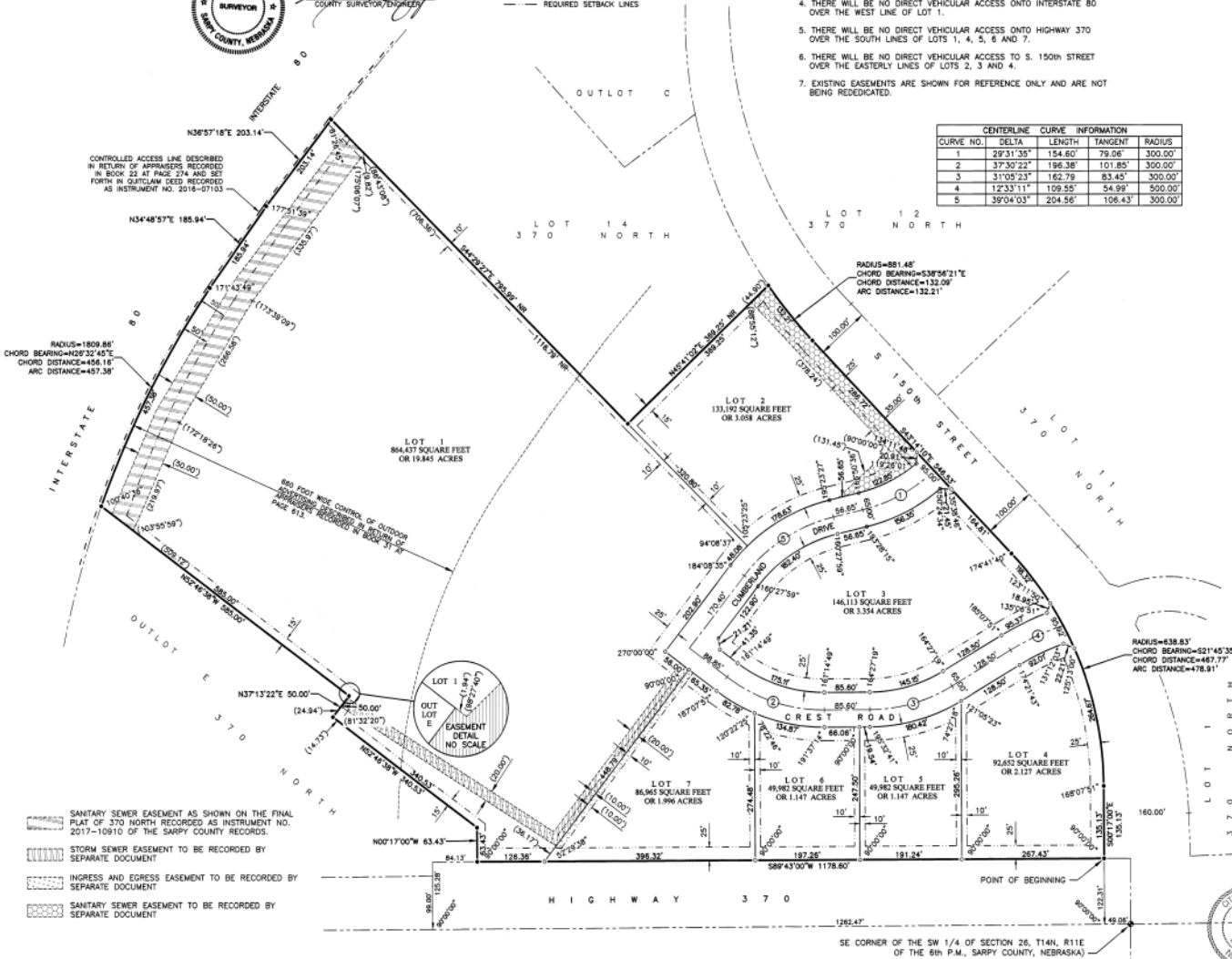
Jeffrey D. Farrar
JEFFREY D. FARRAR, P.E., CPESC, CFM
PAVILLION CITY ENGINEER

Michael R. Bunker
COUNTY SURVEYOR/ENGINEER

- LEGEND**
- CORNERS FOUND (5/8" REBAR W/CAP #308)
 - CORNERS TO BE SET IN FIELD (5/8" REBAR W/CAP #308)
 - NON-RADIAL LINE
 - REQUIRED SETBACK LINES

- NOTES:**
1. DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
 2. CHAMFER ANGLES ARE 135°00'00" UNLESS NOTED.
 3. ANGLES SHOWN ADJACENT TO CURVES ARE MEASURED TO THE CHORD LINE OF SAID CURVE.
 4. THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO INTERSTATE 80 OVER THE WEST LINE OF LOT 1.
 5. THERE WILL BE NO DIRECT VEHICULAR ACCESS TO S. 150th STREET OVER THE SOUTH LINES OF LOTS 1, 4, 5, 6 AND 7.
 6. THERE WILL BE NO DIRECT VEHICULAR ACCESS TO S. 150th STREET OVER THE EASTERLY LINES OF LOTS 2, 3 AND 4.
 7. EXISTING EASEMENTS ARE SHOWN FOR REFERENCE ONLY AND ARE NOT BEING REDEDICATED.

CENTERLINE CURVE INFORMATION				
CURVE NO.	DELTA	LENGTH	TANGENT	RADIUS
1	29°31'35"	154.60'	79.06'	300.00'
2	37°30'22"	196.38'	101.85'	300.00'
3	31°05'23"	162.79'	83.45'	300.00'
4	12°33'11"	109.55'	54.99'	500.00'
5	39°04'03"	204.56'	106.43'	300.00'



FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2019-11393
06/04/2019 9:03:58 AM
COUNTY CLERK/REGISTRAR OF DEEDS

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND PERMANENT MARKERS WERE FOUND AT ALL CORNERS OF SAID BOUNDARY AND THAT A SOUND WILL BE POSTED WITH THE CITY OF PAVILLION TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS 370 NORTH REPLAT TWO, LOTS 1 THRU 7, INCLUSIVE. BEING A REPLAT OF LOT 15, 370 NORTH, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SE CORNER OF SAID LOT 15, THENCE S88°45'00" (ASSUMED BEARING) 1178.60 FEET ON THE SOUTH LINE OF SAID LOT 15 TO THE SW CORNER THEREOF; THENCE ON THE OUTER BOUNDARIES OF SAID LOT 15 ON THE FOLLOWING DESCRIBED THIRTEEN COURSES:
THENCE N00°17'00"W 63.43 FEET; THENCE N52°46'38"W 340.53 FEET; THENCE N43°13'22"E 50.00 FEET; THENCE N52°46'38"W 585.00 FEET; THENCE NORTH-EASTERLY ON A 1809.89 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N02°52'45"E, CHORD DISTANCE 458.16 FEET; AN ARC DISTANCE OF 457.38 FEET; THENCE N04°48'57"E 185.94 FEET; THENCE N03°57'18"E 203.14 FEET; THENCE S44°52'37"E 795.98 FEET; THENCE N48°41'02"E 366.25 FEET; THENCE SOUTH-EASTERLY ON A 881.48 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S58°56'21"E, CHORD DISTANCE 132.09 FEET, AN ARC DISTANCE OF 132.21 FEET; THENCE S43°14'10"E 548.53 FEET; THENCE SOUTH-EASTERLY ON A 828.83 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S21°44'52"E, CHORD DISTANCE 467.77 FEET, AN ARC DISTANCE OF 478.91 FEET; THENCE S00°17'00"E 135.13 FEET TO THE POINT OF BEGINNING.



JANUARY 25, 2019
DATE
JAMES D. WARNER
NEBRASKA RLS 308

DEDICATION
KNOW ALL MEN BY THESE PRESENTS: THAT WE, DOWD GRAM COMPANY, INC., A NEBRASKA CORPORATION, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAN, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS 370 NORTH REPLAT TWO, AND WE DO HEREBY SAUVEY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAN 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, CENTURY LINK CO 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 POLYMER BIRDS, CROSSARMS, DOWN GUTS 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 FRONT AND SIDE BOUNDARY LOT LINE AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS.
PERPETUAL EASEMENTS ARE HEREBY GRANTED TO THE CITY OF PAVILLION, METROPOLITAN UTILITIES DISTRICT OF OMAHA AND BLACK HILL/NEBRASKA GAS UTILITY, LLC, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPES, HYDRANTS, VALVES 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 THE REAR BOUNDARY LINES OF ALL LOTS.
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 AFORESAID USES OR RIGHTS HEREN GRANTED.

DOWD GRAM COMPANY, INC.,
A NEBRASKA CORPORATION
By: *Duane J. Dowd*
DUANE J. DOWD, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF SARPY)
I, NOTARY PUBLIC, JEFFREY D. FARRAR, DO hereby certify that the foregoing DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28TH DAY OF MARCH, 2019 BY DUANE J. DOWD, PRESIDENT OF DOWD GRAM COMPANY, INC., A NEBRASKA CORPORATION ON BEHALF OF SAID CORPORATION.

SARPY COUNTY TREASURER'S CERTIFICATE
I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAN AS OF THIS 28TH DAY OF MARCH, 2019.

TREASURER'S STAMP
TAKES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31st OF THIS YEAR.

APPROVAL BY PAVILLION CITY PLANNING COMMISSION
THIS PLAN OF 370 NORTH REPLAT TWO WAS APPROVED BY THE PAVILLION CITY PLANNING COMMISSION, OF THE CITY OF PAVILLION, NEBRASKA ON THIS 27TH DAY OF March, 2019.

APPROVAL OF PAVILLION CITY COUNCIL
THIS PLAN OF 370 NORTH REPLAT TWO WAS APPROVED AND ACCEPTED BY THE PAVILLION CITY COUNCIL OF THE CITY OF PAVILLION, NEBRASKA ON THIS 1ST DAY OF March, 2019, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.



NICOLE L. BROWN, CITY CLERK
DAVID P. BLACK, MAYOR



thompson, dressen & dornier, inc.
10836 Old Mill Rd
Omaha, NE 68154
p 402.330.8860 f 402.330.5866
td2co.com

370 NORTH REPLAT TWO
LOTS 1 THRU 7, INCLUSIVE



Revision	Description	MM-DD-YY

Job No.: E1237-117E
Drawn By: RJR
Reviewed By: JDW
Date: MARCH 05, 2019
Book:
Page:

CITY OF PAVILLION
SARPY COUNTY
FINAL PLAN

SHEET 1 OF 1

2019-11393