

370 NORTH

LOTS 1 THRU 17, INCLUSIVE AND OUTLOTS "A", "B", "C", "D" AND "E"

BEING A PLATTING OF PART OF THE SOUTH 1/2 OF THE SE 1/4 AND PART OF THE SW 1/4 OF SECTION 26, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

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 DATE: 05/15/2017

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 05/15/2017 10:38:18 AM
James D. Warner
 REGISTER OF DEEDS



thompson, dressen & dornier, inc.
 10839 Old Mill Rd
 Omaha, NE 68154
 p 402.330.8860 f 402.330.5866
 td2co.com

CURVE NO.	DELTA	LENGTH	TANGENT	RADIUS
1	86°43'58"	1288.19'	804.27'	850.00'
2	47°06'09"	601.81'	315.90'	800.00'
3	44°55'48"	156.83'	82.70'	200.00'
4	24°54'02"	86.92'	44.18'	200.00'
5	90°42'10"	1345.11'	850.99'	850.00'

CURVE NO.	DELTA	LENGTH	TANGENT	RADIUS
A	86°49'58"	1335.89'	834.04'	851.48'
B	86°49'58"	1210.86'	785.89'	748.98'
C	42°57'07"	478.91'	251.54'	438.83'
D	27°31'40"	369.39'	188.33'	368.83'
E	06°45'29"	90.68'	45.39'	168.83'



VICINITY MAP

- NOTES**
- DIMENSIONS IN PARENTHESES PERTAIN TO EASEMENTS.
 - THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO INTERSTATE 80 OVER THE WEST LINES OF LOTS 16 AND 17 AND OUTLOTS "D", "D'" AND "E".
 - THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO HIGHWAY 370 OVER THE SOUTH LINES OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 17 AND OUTLOTS "B" AND "E".
 - THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO 144th STREET OVER THE EAST LINE OF LOT 9 AND OUTLOT "A".
 - THERE WILL BE NO DIRECT VEHICULAR ACCESS TO S. 150th STREET BETWEEN THE NORTH LINE OF HIGHWAY 370 AND THE SOUTH LINE OF CREST ROAD.
 - EXISTING EASEMENTS ARE SHOWN FOR REFERENCE ONLY AND ARE NOT BEING REDEDICATED.
 - ALL OUTLOTS WILL BE FOR SEWER AND DRAINAGE, GREEN SPACE AND STORAGE AND WILL BE OWNED AND MAINTAINED BY 370 NORTH PROPERTY OWNERS ASSOCIATION, INC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS WERE FOUND AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL POSTED WITH THE CITY OF PAPPILLION TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS 370 NORTH, LOTS 1 THRU 17, INCLUSIVE, AND OUTLOTS "A", "B", "C", "D" AND "E", BEING A PLATTING OF PART OF THE SOUTH 1/2 OF THE SE 1/4 AND PART OF THE SW 1/4 OF SECTION 26, T14N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE SE CORNER OF SAID SW 1/4:

THENCE N00°07'37"W (ASSUMED BEARING) 122.19 FEET ON THE EAST LINE OF SAID SW 1/4 TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH LINE OF HIGHWAY 370;

THENCE S89°43'00"W 1312.40 FEET ON THE NORTH LINE OF HIGHWAY 370; THENCE S02°02'07"E 26.28 FEET ON THE NORTH LINE OF HIGHWAY 370;

THENCE S89°17'06"W 388.57 FEET ON THE NORTH LINE OF HIGHWAY 370; THENCE N72°22'55"W 180.17 FEET ON THE NORTH LINE OF HIGHWAY 370;

THENCE S89°16'44"W 183.29 FEET ON THE NORTH LINE OF HIGHWAY 370 TO THE EAST LINE OF INTERSTATE 80;

THENCE NORTHWESTERLY ON THE EAST LINE OF INTERSTATE 80 ON THE FOLLOWING DESCRIBED NINE COURSES:

THENCE N07°42'54"W 27.54 FEET;

THENCE NORTHWESTERLY ON AN 1809.86 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N19°32'07"E, CHORD DISTANCE 1073.41 FEET, AN ARC DISTANCE OF 1089.80 FEET;

THENCE N34°48'57"E 189.94 FEET; THENCE N36°57'18"E 203.14 FEET;

THENCE N39°55'56"E 258.82 FEET; THENCE N44°35'41"E 340.39 FEET;

THENCE N46°51'30"E 296.32 FEET; THENCE N49°14'39"E 193.44 FEET;

THENCE N52°06'27"E 197.12 FEET; THENCE N50°07'26"E 98.05 FEET;

THENCE N47°38'03"E 209.59 FEET;

THENCE N49°46'35"E 78.50 FEET TO THE NORTH LINE OF SAID SW 1/4;

THENCE N89°31'10"E 284.09 FEET ON THE NORTH LINE OF SAID SW 1/4 TO THE NE CORNER THEREOF;

THENCE S02°04'52"E 1324.38 FEET ON THE EAST LINE OF SAID SW 1/4 TO THE NW CORNER OF THE SOUTH 1/2 OF THE SE 1/4 OF SAID SECTION 26;

THENCE N89°33'50"E 2908.38 FEET ON THE NORTH LINE OF SAID SOUTH 1/2 TO THE WEST LINE OF HIGHWAY 50;

THENCE SOUTHWESTERLY ON THE WEST LINE OF HIGHWAY 50 AND ON THE NORTH LINE OF HIGHWAY 370 ON THE FOLLOWING DESCRIBED FOUR COURSES:

THENCE S02°06'55"W 862.82 FEET; THENCE S88°41'08"W 612.70 FEET; THENCE S81°23'36"W 603.90 FEET;

THENCE S87°52'30"W 1284.17 FEET TO THE POINT OF BEGINNING.



JAMES D. WARNER
 NEBRASKA RLS 308

OCTOBER 13, 2016.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, DOWD GRAIN COMPANY, INC., A NEBRASKA CORPORATION OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND ENRICHED 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 370 NORTH, 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, CENTURY LINK, LLC 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, CROSSARMS, DOWN GUYS AND ARCHES, 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 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 LOT IS REDUCED TO AN EIGHT (8) FOOT WIDE STRIP OF LAND WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16) FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES. PERPETUAL EASEMENTS ARE HEREBY GRANTED TO THE CITY OF PAPPILLION AND BLACK HILLS NEBRASKA GAS UTILITY, LLC, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER OIL, 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 STRIPS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH FORESAID USES OR RIGHTS HEREIN GRANTED.

ACKNOWLEDGEMENT OF NOTARY

(COUNTY OF SARPY)
 STATE OF NEBRASKA)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF OCT, 2017 BY DUANE J. DOWD, PRESIDENT OF DOWD GRAIN COMPANY, INC., A NEBRASKA CORPORATION ON BEHALF OF SAID CORPORATION.

James D. Warner
 JAMES D. WARNER, PRESIDENT
 DOWD GRAIN COMPANY, INC.
 A NEBRASKA CORPORATION

James D. Warner
 JAMES D. WARNER
 NOTARY PUBLIC

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 PLAT AS OF THE 2nd DAY OF May, 2017.

James D. Warner
 JAMES D. WARNER
 COUNTY CLERK

TREASURER'S STAMP

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE EITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID IN CONNECTION WITH THIS YEAR.

APPROVAL BY PAPPILLION CITY PLANNING COMMISSION

THIS PLAT OF 370 NORTH WAS APPROVED BY THE PAPPILLION CITY PLANNING COMMISSION, OF THE CITY OF PAPPILLION, NEBRASKA ON THIS 10 DAY OF May, 2017.

Michael Mallory
 MICHAEL MALLORY, CHAIRMAN

APPROVAL OF PAPPILLION CITY COUNCIL

THIS PLAT OF 370 NORTH WAS APPROVED AND ACCEPTED BY THE PAPPILLION CITY COUNCIL, OF THE CITY OF PAPPILLION, NEBRASKA ON THIS 10 DAY OF May, 2017, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

David P. Black
 DAVID P. BLACK, MAYOR

APPROVAL BY PAPPILLION CITY ENGINEER

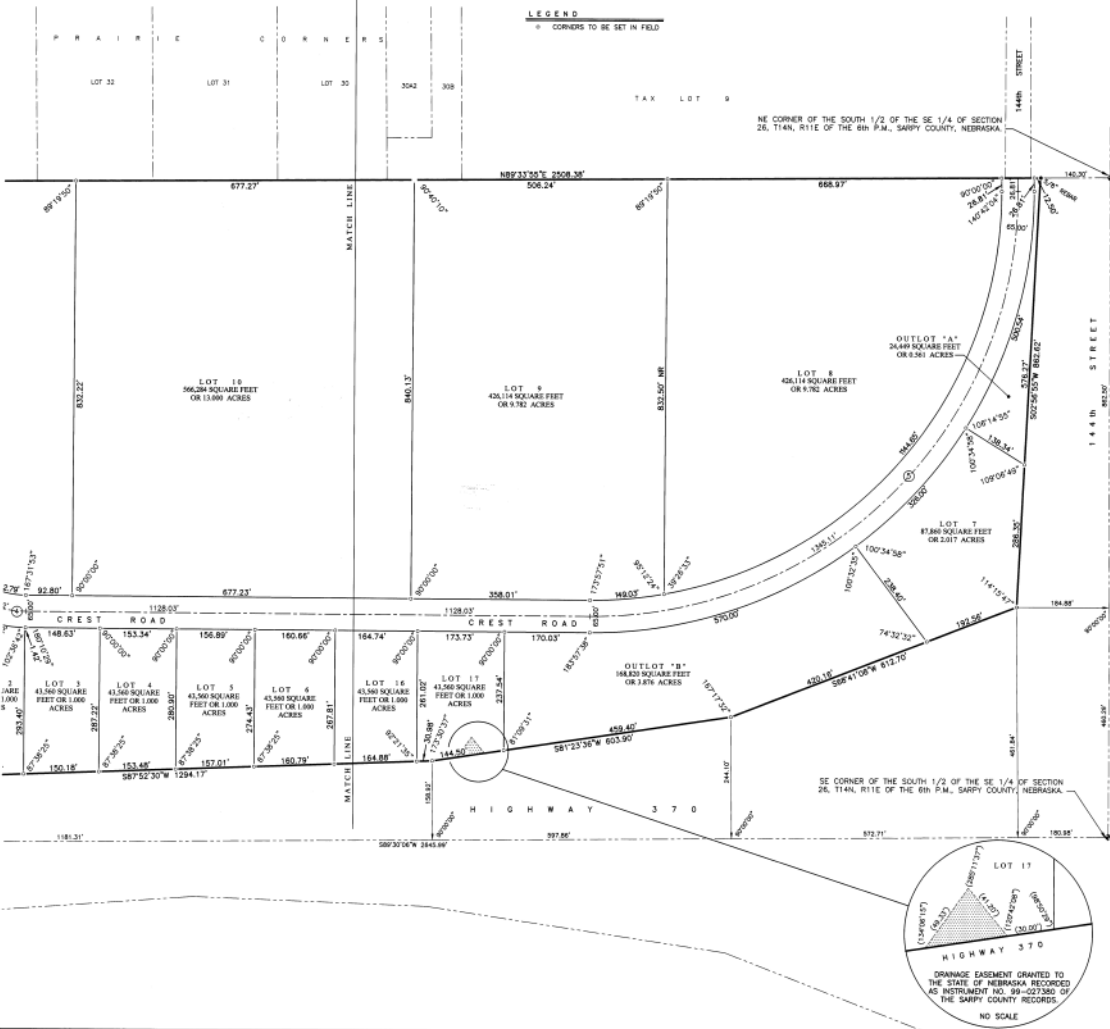
THIS PLAT OF 370 NORTH WAS APPROVED BY THE PAPPILLION CITY ENGINEER OF THE CITY OF PAPPILLION, NEBRASKA ON THIS 20 DAY OF May, 2017.

Jeffrey D. Schaefer
 JEFFREY D. SCHAEFER, P.E.
 CITY ENGINEER

REVIEW BY THE SARPY COUNTY PUBLIC WORKS

THIS PLAT OF 370 NORTH WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 20 DAY OF May, 2017.

James D. Warner
 JAMES D. WARNER
 COUNTY SURVEYOR/ENGINEER



370 NORTH
 LOTS 1 THRU 17, INCLUSIVE
 AND OUTLOTS "A", "B", "C", "D" AND "E"



Revision	Description	MM-DD-YY
1		
2		
3		
4		

Job No.: A1237-117A
 Drawn By: RJR
 Reviewed By: JDW
 Date: OCTOBER 13, 2016
 Book:
 Page:

Sheet Title
 CITY OF PAPPILLION
 SARPY COUNTY
 FINAL PLAT

Sheet Number
SHEET 1 OF 2

370 NORTH

LOTS 1 THRU 17, INCLUSIVE AND OUTLOTS "A", "B", "C", "D" AND "E"

BEING A PLATTING OF PART OF THE SOUTH 1/2 OF THE SE 1/4 AND PART OF THE SW 1/4 OF SECTION 26, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.



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LOTS 1 THRU 17, INCLUSIVE
AND OUTLOTS "A", "B", "C", "D" AND "E"



Revision Dates

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Drawn By: RJR
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Sheet Title
CITY OF PAVILLION
SARPY COUNTY
FINAL PLAT

Sheet Number
SHEET 2 OF 2

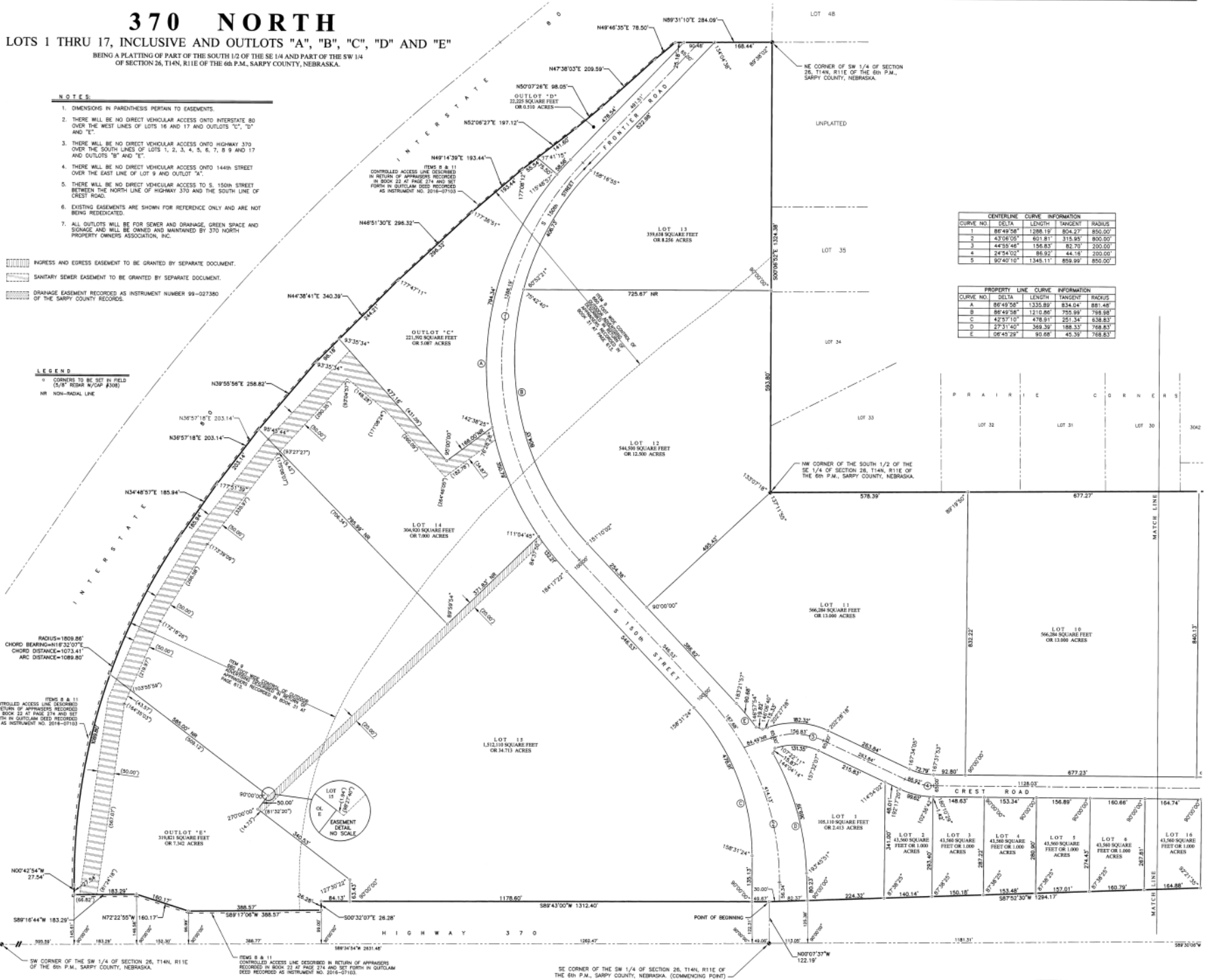
NOTES

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- EGRESS AND EGRESS EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT.
- SANITARY SEWER EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT.
- DRAINAGE EASEMENT RECORDED AS INSTRUMENT NUMBER 99-027380 OF THE SARPY COUNTY RECORDS.

LEGEND

- CORNERS TO BE SET IN FIELD (1/4" REBAR #3 @ 300)
- NR NON-MODAL LINE



CENTERLINE CURVE INFORMATION

CURVE NO.	DELTA	LENGTH	TANGENT	RADIUS
1	86°49'58"	1288.19'	804.27'	850.00'
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PROPERTY LINE CURVE INFORMATION

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B	86°49'58"	1210.86'	759.99'	798.98'
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