

98-28809

NW CORNER OF
THE NW 1/4 OF
THE SE 1/4 OF
SECTION 34, T14N,
R12E
POINT OF
COMMENCEMENT

BARRINGTON PLACE 3

LOTS 1 THRU 9, INCLUSIVE

BEING A PLATTING OF PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 34, T14N, R12E, OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

HIGHWAY 370

NE CORNER OF
THE NW 1/4
OF THE SE 1/4
OF SECTION 34,
T14N, R12E

NOTE:
THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO
HIGHWAY 370 ACROSS THE NORTHERLY LINES OF LOTS
1 AND 2.

POINT OF
BEGINNING

1
236,094 SQUARE FEET
OR 5.41 ACRES

2
403,716 SQUARE FEET
OR 9.27 ACRES

NOTE:
THERE WILL BE NO DIRECT VEHICULAR
ACCESS ONTO 90th STREET ACROSS THE
WESTERLY LINE OF LOT 1.

CENTERLINE CURVE DATA				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	29°49'02"	155.12'	303.22'	582.65'
2	29°49'06"	155.02'	303.01'	582.24'
3	38°42'55"	75.00'	144.25'	213.48'

20 FOOT WATER LINE EASEMENT
RECORDED AS INSTRUMENT
NUMBER 94-09926 OF THE
SARPY COUNTY RECORDS.

0' 50' 100'
SCALE IN FEET

APPROVAL BY PAPIILLION CITY PLANNING BOARD
THIS PLAT OF BARRINGTON PLACE 3 WAS APPROVED BY
THE PAPIILLION CITY PLANNING BOARD, OF THE CITY OF
PAPIILLION, NEBRASKA ON THIS 26th DAY
OF August, 1998.

Armin Ryzan
CHAIRMAN

ACCEPTANCE OF PAPIILLION CITY COUNCIL
THIS PLAT OF BARRINGTON PLACE 3 WAS
APPROVED AND ACCEPTED BY THE PAPIILLION
CITY COUNCIL, OF THE CITY OF PAPIILLION,
NEBRASKA ON THIS 15th DAY
OF Sept, 1998, IN
ACCORDANCE WITH THE STATE STATUTES
OF NEBRASKA.

Christine Ryzan
CITY CLERK

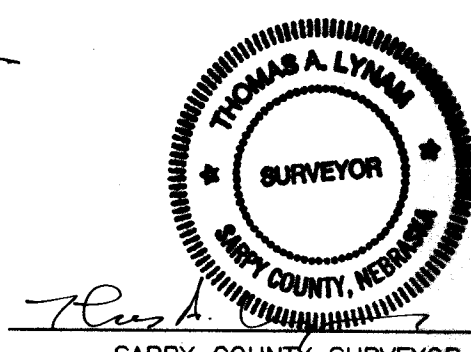
Paul Ryzan
MAYOR



APPROVAL BY PAPIILLION CITY ENGINEER
THIS PLAT OF BARRINGTON PLACE 3 WAS
APPROVED BY THE PAPIILLION CITY ENGINEER
OF THE CITY OF PAPIILLION, NEBRASKA ON
THIS 9th DAY OF Sept, 1998.

Robert J. Ryzan
CITY ENGINEER

REVIEW BY THE SARPY COUNTY
SURVEYOR'S OFFICE
THIS PLAT OF BARRINGTON PLACE 3 WAS
REVIEWED BY THE SARPY COUNTY
SURVEYOR'S OFFICE ON THIS 28th DAY
OF Sept, 1998.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN 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 AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS BARRINGTON PLACE 3, LOTS 1 THRU 9, INCLUSIVE, BEING A PLATTING OF THAT PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 34, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID NW 1/4; THENCE S00°00'20"W (ASSUMED BEARING) 136.50 FEET ON THE WESTERLY LINE OF SAID NW 1/4; THENCE S89°59'10"E 95.00 FEET TO THE POINT OF BEGINNING; THENCE S89°59'10"E 558.00 FEET ON THE SOUTHERLY LINE OF STATE HIGHWAY 370; THENCE N79°55'14"E 240.11 FEET ON THE SOUTHERLY LINE OF STATE HIGHWAY 370; THENCE S89°07'52"E 429.53 FEET ON THE SOUTHERLY LINE OF STATE HIGHWAY 370; THENCE S00°00'45"W 755.67 FEET ON THE EASTERLY LINE OF SAID NW 1/4; THENCE N89°59'15"W 75.00 FEET; THENCE NORTHWESTERLY ON A 612.24 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N87°42'49"W, CHORD DISTANCE 48.58 FEET, AN ARC DISTANCE OF 48.60 FEET; THENCE S06°54'03"W 42.99 FEET ON A NON-TANGENT LINE; THENCE SOUTHWESTERLY ON A 238.48 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S26°15'30"W, CHORD DISTANCE 158.09 FEET, AN ARC DISTANCE OF 161.14 FEET; THENCE S45°36'58"W 41.13 FEET; THENCE N44°23'02"W 152.77 FEET; THENCE N74°11'27"W 54.43 FEET; THENCE N60°10'09"W 246.95 FEET; THENCE N62°02'50"W 91.73 FEET; THENCE N73°05'41"W 83.62 FEET; THENCE N85°08'02"W 86.24 FEET; THENCE N00°00'50"E 150.00 FEET; THENCE N89°59'10"W 470.34 FEET TO THE WESTERLY LINE OF SAID NW 1/4; THENCE N00°00'20"E 60.00 FEET ON THE WESTERLY LINE OF SAID NW 1/4 TO THE SOUTHERLY LINE OF STATE HIGHWAY 370; THENCE S89°59'10"E 33.00 FEET ON THE SOUTHERLY LINE OF STATE HIGHWAY 370; THENCE N08°48'59"E 404.77 FEET ON THE SOUTHERLY LINE OF STATE HIGHWAY 370 TO THE POINT OF BEGINNING.

Filed For Record Oct 13 1998 2:30 P.M.

Instr: 98-028809
Lloyd J. Uowding Register of Deeds Sarpy City, NE

Counter 1
Verify OK
D.E. OK
Proof OK
Chk OK
Cash OK



DAVID H. NEEF
NEBRASKA R.L.S. 475

AUGUST 4, 1998

DATE:
DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, BARRINGTON PLACE LIMITED PARTNERSHIP, A NEBRASKA LIMITED PARTNERSHIP, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, 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 BARRINGTON PLACE 3, 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 ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, U.S. WEST COMMUNICATIONS, INC., 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 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 LINES; AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE NORTHERLY AND WESTERLY LINES OF LOT 1, THE NORTHERLY AND EASTERLY LINES OF LOT 2, AND THE SOUTHERLY LINES OF LOTS 3 THRU 9, INCLUSIVE. 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 HEREIN GRANTED.

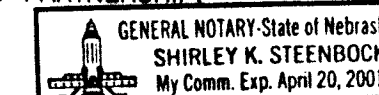
BARRINGTON PLACE LIMITED PARTNERSHIP,
A NEBRASKA LIMITED PARTNERSHIP
BY: OLD DOMINION LAND COMPANY,
A NEBRASKA CORPORATION, ITS GENERAL PARTNER
BY: Arthur D. Grube
ARTHUR D. GRUBE, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY
OF August, 1998, BY ARTHUR D. GRUBE, PRESIDENT OF OLD
DOMINION LAND COMPANY, ON BEHALF OF SAID COMPANY AND AS GENERAL
PARTNER AND ON BEHALF OF BARRINGTON PLACE LIMITED PARTNERSHIP.

Shirley K. Steenbock
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 THIS 30 DAY OF Sept, 1998.

Paul Ryzan
SARPY COUNTY TREASURER

TAXES ASSESSED AND LEVIED FOR THE
CURRENT YEAR ARE NEITHER DUE NOR
PAID. TREASURERS CERTIFICATION
IS ONLY VALID UNTIL DECEMBER 31ST
OF THIS YEAR.

BARRINGTON PLACE 3

THOMPSON, DREESSEN & DORNER, INC.
2 CONSULTING ENGINEERS & LAND SURVEYORS

2

10836 OLD MILL RD.
OMAHA, NE 68154
(402) 330 - 8860

FINAL PLAT

DATE: AUGUST 4, 1998

DRAWN BY: JKW

CHECKED BY: DHN

492-114

A492114B.DWG