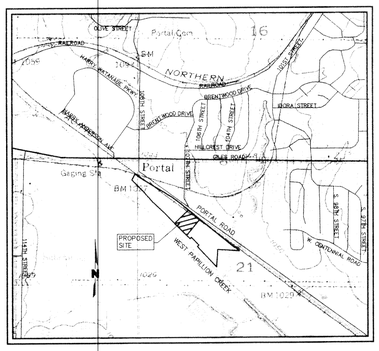
2008-08537

PORTAL PLAZA SOUTH REPLAT 1

LOT LINE ADJUSTMENT
LOTS 1 & 2

Filed for Record MARCH 28, 2008 at 1:02P M
Instrument # 2008 08537
Lloyd J. Dowling Register of Deed Sarpy City, NE



VICINITY MAP
NOT TO SCALE

APPROVAL BY PAPILLION PLANNING DIRECTOR

THIS SUBDIVISION OF PORTAL PLAZA SOUTH REPLAT 1 WAS APPROVED BY THE PAPILLION PLANNING DIRECTOR.

DATE: 1/2/08

PLANNING DIRECTOR

APPROVAL BY PAPILLION CITY ADMINISTRATOR

THIS SUBDIVISION OF PORTAL PLAZA SOUTH REPLAT 1 WAS APPROVED BY THE PAPILLION CITY ADMINISTRATOR.

DATE: 01/01/08

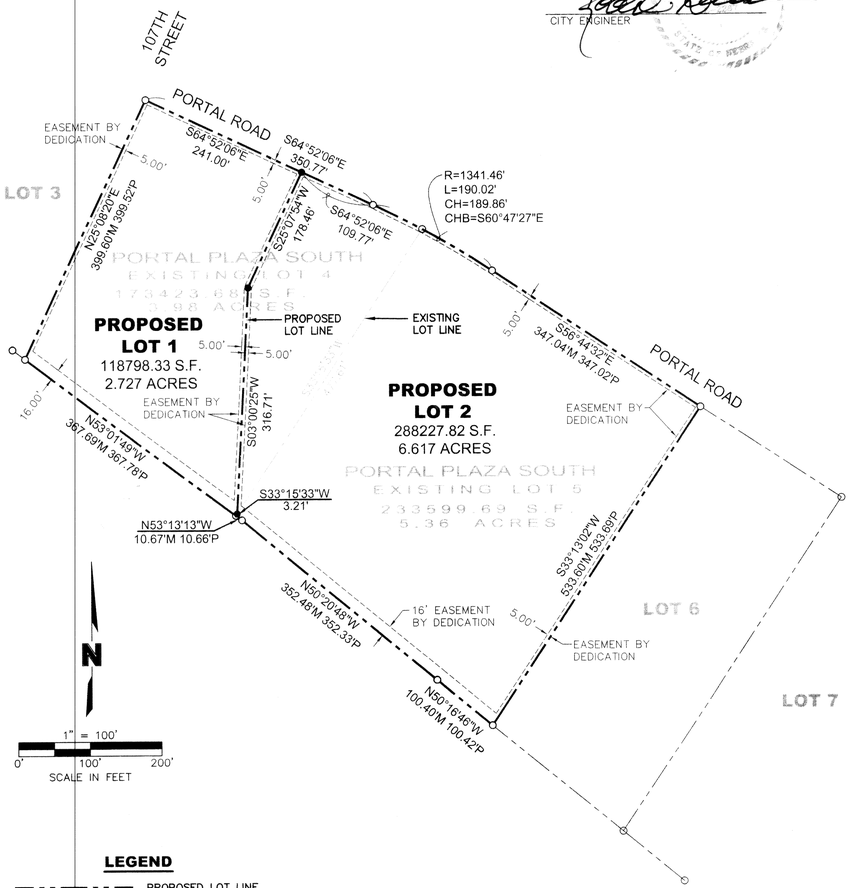
CITY ADMINISTRATOR

APPROVAL BY PAPILLION CITY ENGINEER

THIS SUBDIVISION OF PORTAL PLAZA SOUTH REPLAT 1 WAS APPROVED BY THE PAPILLION CITY ENGINEER.

DATE: 12/27/07

CITY ENGINEER



LEGEND

- PROPOSED LOT LINE
- EXISTING LOT LINE
- ○ FOUND PIN
- ● ⅝" REBAR SET

REVIEW OF SARPY COUNTY SURVEYOR

THIS ADMINISTRATIVE LOT LINE ADJUSTMENT, LOTS 1 AND 2 PORTAL PLAZA SOUTH REPLAT 1, WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE

THIS 18th DAY OF Dec. 2007.

SARPY COUNTY SURVEYOR

THOMAS A. LYNAM — SURVEYOR — SARPY COUNTY, NEBRASKA

SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE FOUND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE.

DATE: ~~12-19-07~~ 3-28-08

Rich Lomas by Sue Johnson
COUNTY TREASURER

COUNTER ___ P.E. ___
VERIFY ___ D.E. ___
PROOF ___
FEES $ 17.00
CHECK # ___
CHG CASH
REFUND ___ CREDIT ___
SHORT ___ NCR ___

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

SARPY COUNTY TREASURER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, GEORGE W. VENTEICHER, MANAGING MEMBER OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS PORTAL PLAZA SOUTH REPLAT 1 (THE LOTS NUMBERED AS SHOWN) AND I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF MY PROPERTY AS SHOWN ON THE PLAT, AND I HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS ROADS AND DRIVES, AND I DO HEREBY GRANT ACCESS AS SHOWN ON THIS PLAT, I DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST COMMUNICATIONS, 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, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR CARRYING AND TRANSMISSION OF ELECTRICAL CURRENT FOR LIGHT, HEAT AND POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, AND UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID SIXTEEN FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED, AND I FURTHER GRANT A PERPETUAL EASEMENT TO THE CITY OF PAPILLION AND AQUILA, INC., THEIR SUCCESSOR'S AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPE LINES, HYDRANTS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON, PIPES FOR THE TRANSMISSION OF GAS AND WATER, ON, THROUGH, UNDER, AND ACROSS A FIVE FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF I DO SET MY HAND THIS 18th DAY OF December 2007.

KVI ASSOCIATES, INC.

BY: George W. Venteicher
GEORGE W. VENTEICHER, KVI ASSOCIATES

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF SARPY

ON THIS 18 DAY OF December 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GEORGE W. VENTEICHER, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

GENERAL NOTARY — STATE OF NEBRASKA — ROBERT M. KELLER — My Comm. Exp. Oct. 31, 2008

OCT 31, 2008

SURVEYOR'S CERTIFICATE

A TRACT OF LAND BEING LOTS 4 AND 5 OF PORTAL PLAZA SOUTH, A PLATTED AND RECORDED SUBDIVISION IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4 OF SAID PORTAL PLAZA SOUTH, THENCE S64°52'06"E ALONG THE NORTH LINE OF SAID LOT 4 AND THE SOUTH RIGHT OF WAY LINE OF PORTAL ROAD, 350.77 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE BEING THE SOUTHERLY RIGHT OF WAY LINE OF SAID PORTAL ROAD AND HAVING A RADIUS OF 1341.46 FEET, AN ARC LENGTH OF 190.02 FEET, A CHORD LENGTH OF 189.86 FEET AND BEARING S60°47'27"E; THENCE S56°44'32"E ALONG SAID SOUTH RIGHT OF WAY LINE, 347.04 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE S33°13'02"W ALONG THE EASTERLY LINE OF SAID LOT 5, 533.60 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, THENCE N50°16'46"W ALONG THE SOUTHERLY LINE OF SAID LOT 5, 100.40 FEET; THENCE N50°20'48"W ALONG SAID SOUTHERLY LINE, 352.48 FEET; THENCE N53°13'13"W ALONG THE SOUTH LINE OF SAID LOT 5, 10.67 FEET; THENCE N53°01'49"W ALONG THE SOUTHERLY LINE OF SAID LOT 4, 367.69 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 4; THENCE N25°08'20"E ALONG THE WESTERLY LINE OF SAID LOT 4, 399.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.344 ACRES (407,026 S.F.), MORE OR LESS.

I, ROBERT M. TICHY, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA AND THAT IRON PINS HAVE BEEN FOUND OR SET AT ALL ANGLE POINTS, CORNERS AND ENDS OF CURVES ON THE BOUNDARY OF SAID PLAT.

DATED THIS 17TH DAY OF DECEMBER, 2007.

Robert M. Tichy
ROBERT M. TICHY
R.L.S. NO. 542
8720 SOUTH 114TH ST.
SUITE 107
LA VISTA, NE 68128
402-827-7220
FAX 402-827-7223

NEBRASKA REGISTERED LS-542 LAND SURVEYOR ROBERT M. TICHY

OLSSON ASSOCIATES
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FAX 402.827.7223
www.oascnsulting.com

REV NO.	DATE	REVISIONS DESCRIPTION
		REVISIONS

PORTAL PLAZA SOUTH REPLAT 1
LOT LINE ADJUSTMENT
KVI ASSOCIATES, INC.
PAPILLION, NE
2007

drawn by:
checked by: BW
approved by: RMT
QA/QC by: RMT
project no.: 007-1165
drawing no.: DWG
date: 12.17.07

SHEET 1 of 1