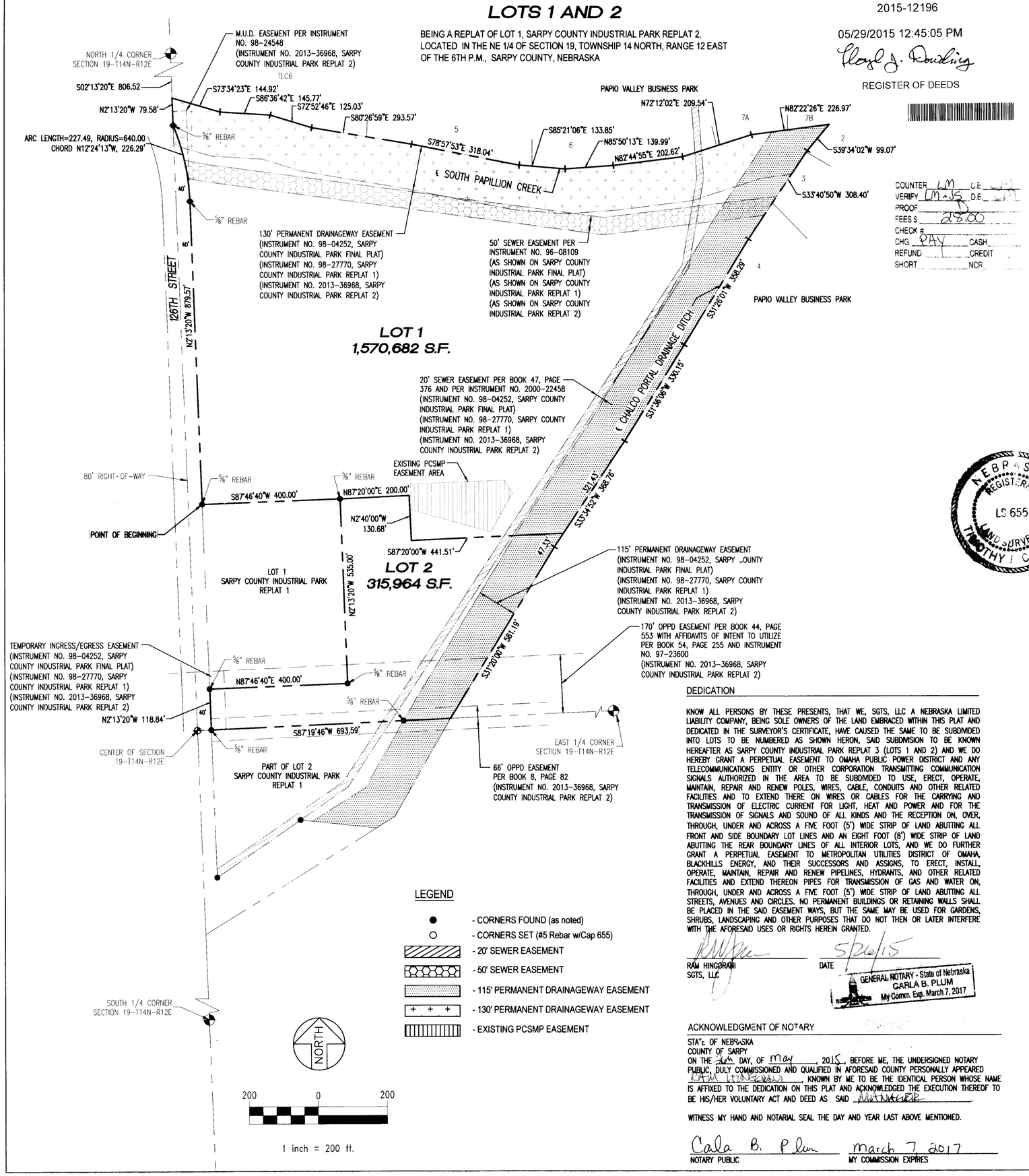
2015-12196

SARPY COUNTY INDUSTRIAL PARK REPLAT 3
LOTS 1 AND 2

BEING A REPLAT OF LOT 1, SARPY COUNTY INDUSTRIAL PARK REPLAT 2, LOCATED IN THE NE 1/4 OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2015-12196
05/29/2015 12:45:05 PM
Lloyd J. Dowling
REGISTER OF DEEDS

COUNTER LM C.E.
VERIFY LM JS D.E.
PROOF
FEES $ 28.00
CHECK # PAY
CHG CASH
REFUND CREDIT
SHORT NCR



LEGEND

- ● - CORNERS FOUND (as noted)
- ○ - CORNERS SET (#5 Rebar w/Cap 655)
- 20' SEWER EASEMENT
- 50' SEWER EASEMENT
- 115' PERMANENT DRAINAGEWAY EASEMENT
- 130' PERMANENT DRAINAGEWAY EASEMENT
- EXISTING PCSMP EASEMENT

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, AND THAT THIS PLAT MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR SURVEYS" ADOPTED BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. FURTHER, I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HERON AND THAT PERMANENT MARKERS WILL BE SET (OR HAVE BEEN SET) AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE KNOWN AS SARPY COUNTY INDUSTRIAL PARK REPLAT 3, BEING A REPLATTING OF LOT 1, SARPY COUNTY INDUSTRIAL PARK REPLAT 2. DESCRIBED AS FOLLOWS:

LOT 1, SARPY COUNTY INDUSTRIAL PARK REPLAT 2, A SUBDIVISION LOCATED IN THE NE¼ OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, SAID SARPY COUNTY INDUSTRIAL PARK REPLAT 1, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF 126TH STREET; THENCE N02°13'20"W, (ASSUMED BEARING) ALONG THE WEST LINE OF SAID LOT 1, SARPY COUNTY INDUSTRIAL PARK REPLAT 2, SAID LINE ALSO BEING SAID EAST RIGHT-OF-WAY LINE OF 126TH STREET, A DISTANCE OF 879.57 FEET; THENCE NORTHWESTERLY, ALONG SAID EAST RIGHT-OF-WAY LINE OF 126TH STREET, SAID LINE ALSO BEING SAID WEST LINE OF LOT 1, SARPY COUNTY INDUSTRIAL PARK REPLAT 2, ON A CURVE TO THE LEFT WITH A RADIUS OF 640.00 FEET, A DISTANCE OF 227.49 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N12°24'13"W, A DISTANCE OF 226.29 FEET TO A POINT ON THE WEST LINE OF SAID NE¼ OF SECTION 19; THENCE N02°13'20"W ALONG SAID WEST LINE OF LOT 1, SARPY COUNTY INDUSTRIAL PARK REPLAT 2, SAID LINE ALSO BEING SAID WEST LINE OF THE NE¼ OF SECTION 19, A DISTANCE OF 79.58 FEET TO A POINT ON THE CENTERLINE OF THE SOUTH PAPILLION CREEK, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1, SARPY COUNTY INDUSTRIAL PARK REPLAT 2; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG SAID CENTERLINE OF THE SOUTH PAPILLION CREEK, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 1, SARPY COUNTY INDUSTRIAL PARK REPLAT 2 ON THE FOLLOWING DESCRIBED COURSES; THENCE S73°34'23"E, A DISTANCE OF 144.92 FEET; THENCE S86°36'42"E, A DISTANCE OF 145.77 FEET; THENCE S72°52'46"E, A DISTANCE OF 125.03 FEET; THENCE S80°26'59"E, A DISTANCE OF 293.57 FEET; THENCE S78°57'53"E, A DISTANCE OF 318.04 FEET; THENCE S85°21'06"E, A DISTANCE OF 133.85 FEET; THENCE N85°50'13"E, A DISTANCE OF 139.99 FEET; THENCE N82°44'55"E, A DISTANCE OF 202.62 FEET; THENCE N72°12'02"E, A DISTANCE OF 209.54 FEET; THENCE N82°22'26"E, A DISTANCE OF 226.97 FEET TO THE INTERSECTION OF SAID CENTERLINE OF THE SOUTH PAPILLION CREEK AND THE CENTERLINE OF THE CHALCO-PORTAL DRAINAGE DITCH; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE OF THE CHALCO-PORTAL DRAINAGE DITCH SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 1, SARPY COUNTY INDUSTRIAL PARK REPLAT 2, ON THE FOLLOWING DESCRIBED COURSES; THENCE S39°34'02"W, A DISTANCE OF 99.07 FEET; THENCE S33°40'50"W, A DISTANCE OF 308.40 FEET; THENCE S31°26'01"W, A DISTANCE OF 358.29 FEET; THENCE S31°36'06"W, A DISTANCE OF 330.15 FEET; THENCE S33°34'52"W, A DISTANCE OF 368.76 FEET; THENCE S31°20'00"W, A DISTANCE OF 581.19 FEET TO THE INTERSECTION OF SAID CENTERLINE OF THE CHALCO-PORTAL DRAINAGE DITCH AND THE SOUTH LINE OF SAID NE¼ OF SECTION 19; THENCE S87°19'46"W, ALONG SAID SOUTH LINE OF THE NE¼ OF SECTION 19, A DISTANCE OF 693.59 FEET TO A POINT ON SAID WEST LINE OF LOT 1, SARPY COUNTY INDUSTRIAL PARK REPLAT 2, SAID POINT ALSO BEING ON SAID EAST RIGHT-OF-WAY LINE OF 126TH STREET; THENCE N02°13'20"W ALONG SAID EAST RIGHT-OF-WAY LINE OF 126TH STREET, SAID LINE ALSO BEING SAID WEST LINE OF LOT 1, SARPY COUNTY INDUSTRIAL PARK REPLAT 2, A DISTANCE OF 118.84 FEET TO THE SOUTHWEST CORNER OF LOT 1, SAID SARPY COUNTY INDUSTRIAL PARK REPLAT 1; THENCE N87°46'40"E ALONG THE SOUTH LINE OF SAID LOT 1, SARPY COUNTY INDUSTRIAL PARK REPLAT 1, A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SARPY COUNTY INDUSTRIAL PARK REPLAT 1; THENCE N02°13'20"W ALONG THE EAST LINE OF SAID LOT 1, SARPY COUNTY INDUSTRIAL PARK REPLAT 1, A DISTANCE OF 535.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SARPY COUNTY INDUSTRIAL PARK REPLAT 1; THENCE S87°46'40"W ALONG THE NORTH LINE OF SAID LOT 1, SARPY COUNTY INDUSTRIAL PARK REPLAT 1, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF LAND 1,886,646 SQ. FT. OR 43.311 ACRES MORE OR LESS.

NEBRASKA REGISTERED LS 655 LAND SURVEYOR TIMOTHY J. CONWAY

TIMOTHY J. CONWAY R.L.S. # 655 — DATE

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT WE, SGTS, LLC A NEBRASKA LIMITED LIABILITY COMPANY, BEING SOLE OWNERS OF THE LAND EMBRACED WITHIN THIS PLAT AND DEDICATED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN HERON, SAID SUBDIVISION TO BE KNOWN HEREAFTER AS SARPY COUNTY INDUSTRIAL PARK REPLAT 3 (LOTS 1 AND 2) AND WE DO HEREBY GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED IN THE AREA TO BE SUBDIVIDED TO USE, ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLE, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THERE ON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUND OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES AND AN EIGHT FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, BLACKHILLS ENERGY, AND THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES AND EXTEND THEREON PIPES FOR TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE 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 USES OR RIGHTS HEREIN GRANTED.

RAM HINGORANI, SGTS, LLC — DATE 5/26/15

GENERAL NOTARY - State of Nebraska CARLA B. PLUM My Comm. Exp. March 7, 2017

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF SARPY
ON THE 26th DAY, OF May, 2015, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AFORESAID COUNTY PERSONALLY APPEARED RAM HINGORANI, KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED AS SAID MANAGER.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.

Carla B. Plum — NOTARY PUBLIC
March 7, 2017 — MY COMMISSION EXPIRES

REVIEW BY SARPY COUNTY PUBLIC WORKS

REVIEW OF SARPY COUNTY SURVEYOR

THIS PLAT OF SARPY COUNTY INDUSTRIAL PARK REPLAT 3 WAS REVIEWED BY THE OFFICE OF SARPY COUNTY SURVEYOR ON THIS 22nd DAY OF May, 2015.

NEBRASKA REGISTERED LS-515 LAND SURVEYOR MICHAEL P. SHARP

SARPY COUNTY SURVEYOR (SEAL)

THIS PLAT IS APPROVED AND THE COUNTY HAS ACCEPTED THE DEDICATION OF THE PUBLIC WAYS SHOWN HEREON. THIS APPROVAL IS ONLY VALID UNTIL DECEMBER 31, 2017

COUNTY TREASURERS CERTIFICATE

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 IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER (SEAL) — DATE 5-29-15

ACCEPTANCE BY LA VISTA CITY COUNCIL

THIS PLAT OF SARPY COUNTY INDUSTRIAL PARK REPLAT 3 (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA ON THIS 21 DAY April 2015, IN ACCORDANCE WITH STATE STATUTES OF NEBRASKA.

ATTEST: Pamela A. Buethe, CITY CLERK — SEAL — MAYOR

APPROVAL OF LA VISTA CITY PLANNING COMMISSION

THIS PLAT OF SARPY COUNTY INDUSTRIAL PARK REPLAT 3 (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING COMMISSION ON THIS 19 DAY March 2015.

John Cohan
CHAIRMAN OF LA VISTA CITY PLANNING COMMISSION

APPROVAL OF SARPY COUNTY REGISTRAR OF DEEDS

RECORDED ON THIS ____DAY _____20____.

SARPY COUNTY REGISTRAR OF DEEDS — DATE

DATE	BY	REVISIONS
4-15-15		CITY OF LA VISTA COMMENTS, DATED 2-9-15
1-30-15		SIGNATURE BLOCKS

DESIGNED
DRAWN ASB
CHECKED TJC

THIS DRAWING IS BEING MADE AVAILABLE IN ELECTRONIC FORMAT FOR THE CONVENIENCE OF THE RECIPIENT. THE RECIPIENT AGREES THAT ANY REPRODUCTION OF THIS DRAWING OR ANY PORTION THEREOF WILL INCLUDE THE ABOVE LEGEND, INCLUDING THE COPYRIGHT.

BOOK 2007-1
DATE 12-29-14

SCHEMMER
ARCHITECTS | ENGINEERS | PLANNERS

SARPY COUNTY INDUSTRIAL PARK REPLAT 3
LOTS 1 AND 2
SARPY COUNTY, NEBRASKA

FINAL PLAT

JOB NO. 06416.005

SHEET 1 of 1

F:\06416005_CAD\Survey\06416005 REPLAT3_002.dwg 4/15/2015 2:51:55 PM