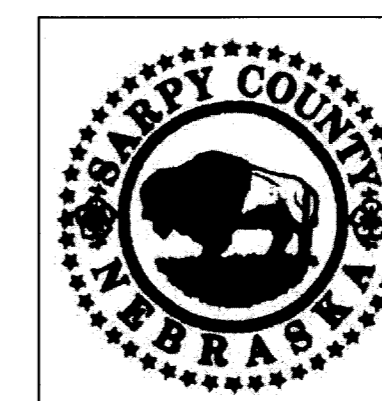


HIGHWAY CROSSING REPLAT 3

LOTS 1 AND LOT 2

BEING A REPLATTING OF LOT 13, HIGHWAY CROSSING, A SUBDIVISION LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 11 EAST, OF THE 6TH P.M., SARPY COUNTY, NEBRASKA,



FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2015-24707
10/06/2015 2:52:34 PM
Clayton J. Roubing
REGISTER OF DEEDS



DATE: 10/06/2015
DRAWN BY: JLR
CHECKED BY: JLR
DATE: 10/06/2015
DRAWN BY: JLR
CHECKED BY: JLR

MOLSSON
ASSOCIATES

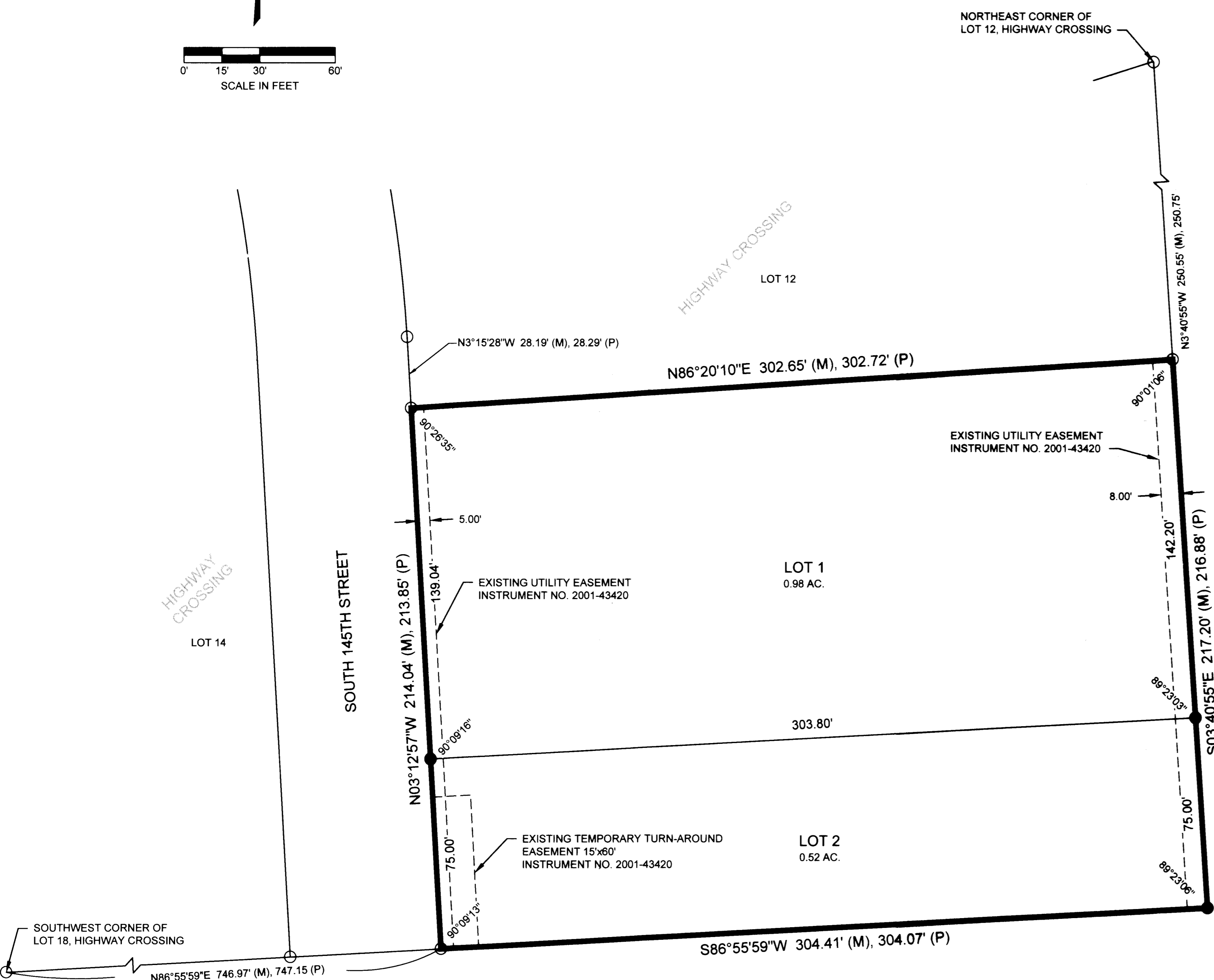
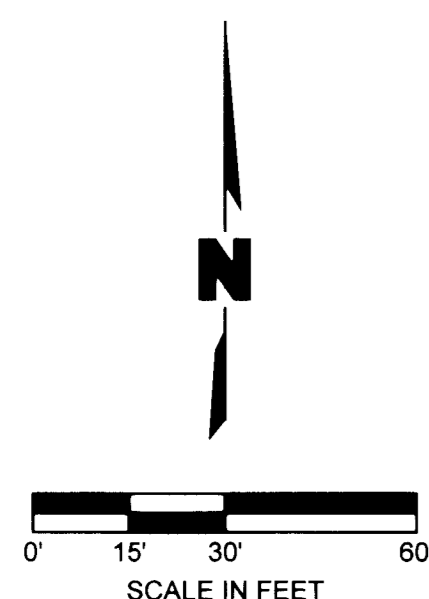
2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116
FAX 402.341.5895
www.molssonassociates.com

NOTES

- NO DIRECT ACCESS WILL BE PERMITTED ONTO STATE HIGHWAY 50 / 144TH STREET FROM LOTS 1 AND 2.
- ALL EASEMENTS REQUIRED SHALL BE DEDICATED UNDER SEPARATE DOCUMENT.
- ALL INTERIOR ANGLES ARE 90° UNLESS SHOWN OTHERWISE.

LEGEND

- PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- FOUND PROPERTY CORNER
- PROPERTY CORNER TO BE SET



SOUTH HALF
NORTHEAST QUARTER
SECTION 35, T14N, R11E

MINIMUM SETBACK TABLE (FEET)

FRONT YARD (HWY 50)	25
FRONT YARD (145TH ST)	15
INTERIOR SIDE	10

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, GREAT PLAINS COMMUNICATIONS, OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HIGHWAY CROSSING REPLAT 3 (LOTS NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT. PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, TO ERRECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A (5') FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND (8') EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 16-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM "EXTERIOR LOTS" IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. 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.

GREAT PLAINS COMMUNICATIONS

Janelle Allison
CHIEF OPERATING OFFICER

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska
COUNTY OF Washington
ON THIS 1 DAY OF October, 2015, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JANELLE ALLISON, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AND SHE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED.

Notary Public Signature
NOTARY PUBLIC

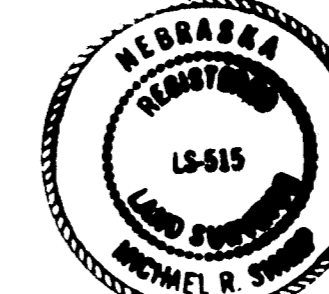
APPROVAL OF PAPIILLION CITY ADMINISTRATOR

THE PLAT OF HIGHWAY CROSSING REPLAT 3 WAS APPROVED BY THE CITY ADMINISTRATOR OF THE CITY OF PAPIILLION, NEBRASKA ON THIS 2nd DAY OF October, 2015.

City Administrator Signature
CITY ADMINISTRATOR: DAN HOINS

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF HIGHWAY CROSSING REPLAT 3 WAS REVIEWED BY THE SARPY COUNTY PUBLIC WORKS OFFICE ON THIS 2nd DAY OF October, 2015.



County Surveyor Signature
COUNTY SURVEYOR/ENGINEER

APPROVAL BY PAPIILLION CITY ENGINEER

THE PLAT OF HIGHWAY CROSSING REPLAT 3 WAS APPROVED BY THE PAPIILLION CITY ENGINEER ON THIS 2nd DAY OF October, 2015.

City Engineer Signature
CITY ENGINEER: JEFFREY L. THOMPSON, PE, CPESC, CFM

APPROVAL BY PAPIILLION CITY PLANNING DIRECTOR

THE PLAT OF HIGHWAY CROSSING REPLAT 3 WAS APPROVED BY THE PAPIILLION CITY PLANNING DIRECTOR ON THIS 2nd DAY OF October, 2015.

Planning Director Signature
PLANNING DIRECTOR: MARK STURMSA, AICP

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 1 DAY OF October, 2015.

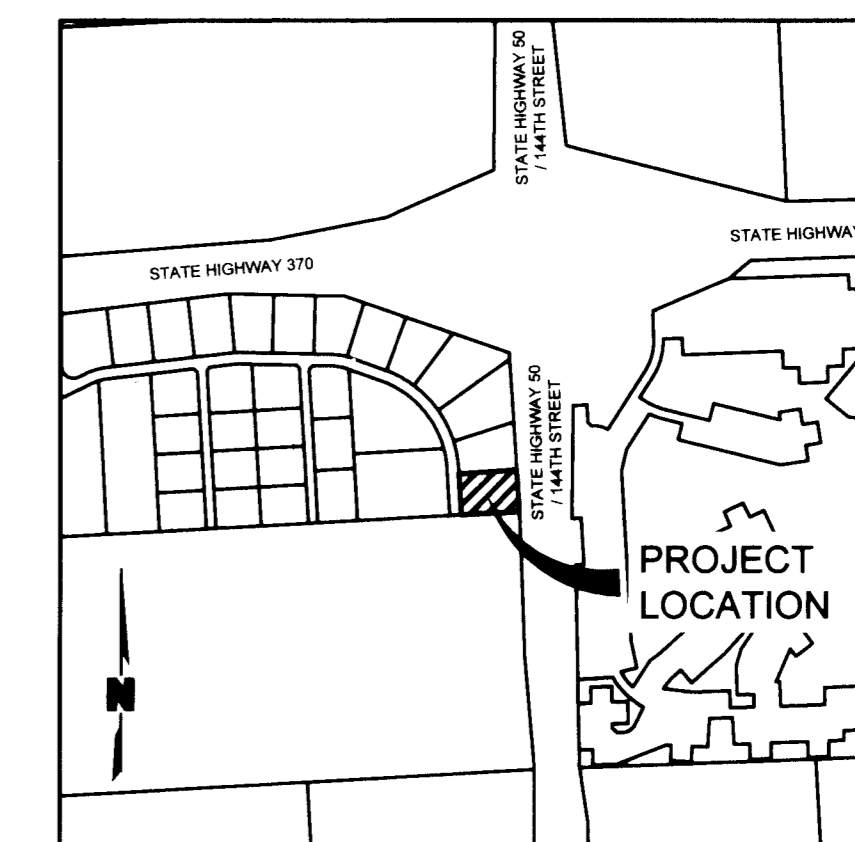
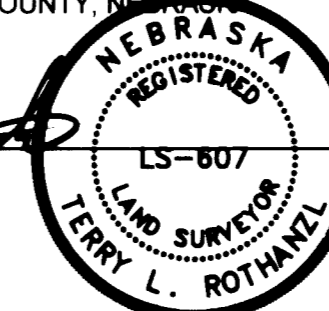
Sarpy County Treasurer Signature
SARPY COUNTY TREASURER

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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS MADE UNDER MY DIRECT SUPERVISION FOR THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF THE BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE END OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS HIGHWAY CROSSING REPLAT 3, BEING A RE-PLATTING OF LOT 13, HIGHWAY CROSSING, A PLATTED AND RECORDED SUBDIVISION, LOCATED IN NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., CITY OF PAPIILLION, SARPY COUNTY, NEBRASKA.

DATE: 9-11-15
TERRY L. ROTHANZL
NEBRASKA R.L.S. 607



VICINITY MAP
SCALE: 1" = 1000'

REV. NO.	DATE	REVISIONS DESCRIPTION

2015

SMALL SUBDIVISION
HIGHWAY CROSSING REPLAT 3
ADMINISTRATIVE REPLAT

PAPIILLION, NEBRASKA

drawn by: DSH
checked by: EBF
approved by: TLR
QA/QC by: EBF/TLR
project no.: 015-2195
drawing no.:
date: 09.03.15