

MASTERS ADDITION REPLAT 1

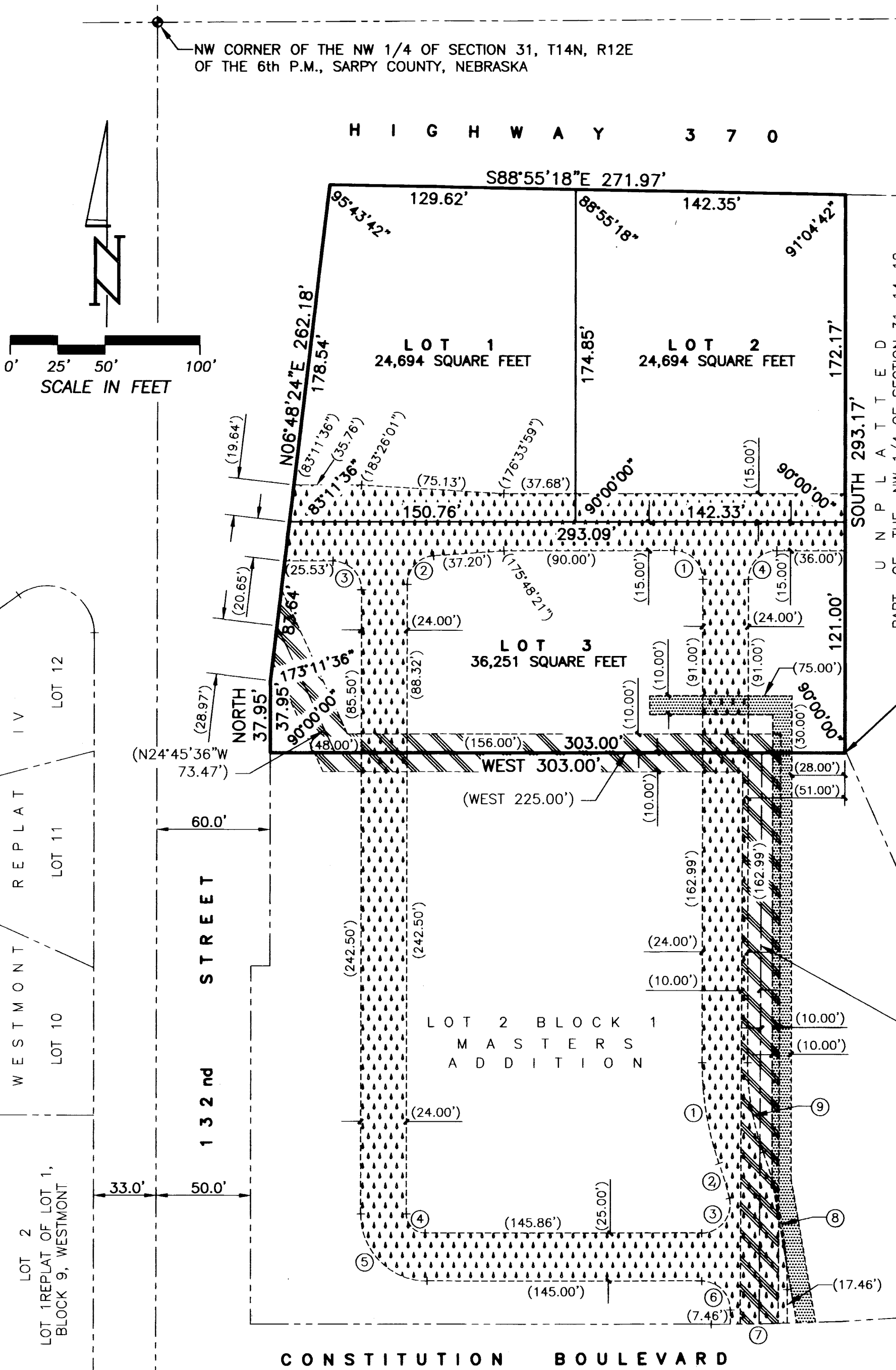
LOT 1

BEING A REPLATTING OF PART OF LOT 1, BLOCK 1, MASTERS ADDITION, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, TOGETHER WITH PART OF VACATED WALL STREET ADJACENT THERETO ON THE NORTH.

ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS ^{RM}
 COUNTER D C.E. D FILED FOR RECORD Feb 2, 2010 AT 9:41
 VERIFY dia D.E. [initials] INSTRUMENT # 2010-02856
 PROOF _____
 FEES \$ [initials]
 CHARGE \$ [initials]
 CASH \$ _____
 CHECK# _____

[Signature]
 REGISTER OF DEEDS SARPY COUNTY, NE

DATE
01/12/2010
 DRAWN BY
RJR
 CHECKED BY
JDW
 REVISION



- NOTES**
1. THERE WILL BE NO DIRECT VEHICULAR ACCESS TO HIGHWAY 370 FROM LOTS 1 AND 2.
 2. ACCESS TO 132nd STREET FROM LOTS 1 AND 3 IS LIMITED TO ONE 40 FOOT WIDE DRIVE TO BE CENTERED ON THE COMMON LINE BETWEEN SAID LOTS 1 AND 3.
 3. ALL DIMENSIONS AND ANGLES SHOWN IN PARENTHESIS PERTAIN TO EASEMENTS. ALL ANGLES OF SAID EASEMENTS ARE 90°00'00" UNLESS NOTED.
 4. REQUIRED MINIMUM SETBACKS PER GC (GENERAL COMMERCIAL DISTRICT) DEVELOPMENT REGULATIONS AS OF THE DATE OF THIS PLAT.

FRONT YARD..... 10 FEET
 NON-ATTACHED SIDE YARD..... 0 FEET
 STREET SIDE YARD..... 10 FEET
 REAR YARD..... 0 FEET

THIS INFORMATION SHOULD BE VERIFIED WITH THE CITY OF PAPIILLION PLANNING DEPARTMENT.

CURVE INFORMATION FOR THAT PART OF THE "INGRESS AND EGRESS EASEMENT" LYING WITHIN LOTS 1, 2 AND 3 MASTERS ADDITION REPLAT

- | | | | |
|--|--|--|--|
| ① RADIUS = 15.00'
CHORD BEARING = N45°00'00"W
CHORD DISTANCE = 21.21'
ARC DISTANCE = 23.56' | ② RADIUS = 15.00'
CHORD BEARING = S42°54'10"W
CHORD DISTANCE = 20.42'
ARC DISTANCE = 22.46' | ③ RADIUS = 15.00'
CHORD BEARING = N45°00'00"W
CHORD DISTANCE = 21.21'
ARC DISTANCE = 23.56' | ④ RADIUS = 15.00'
CHORD BEARING = S45°00'00"W
CHORD DISTANCE = 21.21'
ARC DISTANCE = 23.56' |
|--|--|--|--|

CURVE INFORMATION FOR THAT PART OF THE "INGRESS AND EGRESS EASEMENT" LYING WITHIN LOT 2, BLOCK 1, MASTERS ADDITION

- | | | | | | | | | |
|---|---|--|--|--|--|--|---|---|
| ① RADIUS = 160.95'
CHORD BEARING = S10°00'35"E
CHORD DISTANCE = 55.95'
ARC DISTANCE = 56.24' | ② RADIUS = 136.95'
CHORD BEARING = S16°30'51"E
CHORD DISTANCE = 16.72'
ARC DISTANCE = 16.73' | ③ RADIUS = 15.00'
CHORD BEARING = S38°29'21"W
CHORD DISTANCE = 23.48'
ARC DISTANCE = 26.97' | ④ RADIUS = 10.00'
CHORD BEARING = N45°00'00"E
CHORD DISTANCE = 14.14'
ARC DISTANCE = 15.71' | ⑤ RADIUS = 35.00'
CHORD BEARING = S45°00'00"E
CHORD DISTANCE = 49.50'
ARC DISTANCE = 54.98' | ⑥ RADIUS = 15.00'
CHORD BEARING = S45°00'00"E
CHORD DISTANCE = 21.21'
ARC DISTANCE = 23.56' | ⑦ RADIUS = 1406.81'
CHORD BEARING = N88°58'54"E
CHORD DISTANCE = 30.00'
ARC DISTANCE = 30.01' | ⑧ RADIUS = 210.60'
CHORD BEARING = N10°00'35"W
CHORD DISTANCE = 73.21'
ARC DISTANCE = 73.58' | ⑨ RADIUS = 136.95'
CHORD BEARING = N10°00'35"W
CHORD DISTANCE = 47.61'
ARC DISTANCE = 47.85' |
|---|---|--|--|--|--|--|---|---|

- 20 FOOT WIDE "SANITARY SEWER EASEMENT" GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NUMBER 164 OF SARPY COUNTY, NEBRASKA RECORDED AS INSTRUMENT NUMBER 2001-24958 OF THE SARPY COUNTY RECORDS.
- "INGRESS AND EGRESS EASEMENT" GRANTED TO THE OWNERS OF LOTS 1 AND 2, BLOCK 1, MASTERS ADDITION RECORDED AS INSTRUMENT NUMBER 2008-04715 OF THE SARPY COUNTY RECORDS.
- 10 FOOT WIDE "EASEMENT FOR GAS LINES AND APPURTENANCES" RECORDED AS INSTRUMENT NO. 2010-01034 OF THE SARPY COUNTY RECORDS.

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 AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS MASTERS ADDITION REPLAT 1, LOTS 1, 2 AND 3, BEING A REPLATTING OF PART OF LOT 1, BLOCK 1, MASTERS ADDITION, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, TOGETHER WITH PART OF VACATED WALL STREET ADJACENT THERETO ON THE NORTH, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SE CORNER OF SAID LOT 1; THENCE WEST (ASSUMED BEARING) 303.00 FEET ON THE SOUTH LINE OF SAID LOT 1 TO THE EAST LINE OF 132ND STREET; THENCE NORTH 37.95 FEET ON THE EAST LINE OF 132ND STREET; THENCE N06°48'24"E 262.18 FEET ON THE EAST LINE OF 132ND STREET TO THE NORTH LINE OF VACATED WALL STREET; THENCE S88°55'18"E 271.97 FEET ON THE NORTH LINE OF VACATED WALL STREET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1; THENCE SOUTH 293.17 FEET ON THE EAST LINE OF SAID LOT 1 AND ITS EXTENSION TO THE POINT OF BEGINNING.

[Signature]
 JAMES D. WARNER,
 NEBRASKA RLS 308

JANUARY 12, 2010
 DATE:

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE ROBERT S. MASTERS ESTATE, BEING THE OWNERS, AND BANK OF NEBRASKA, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS MASTERS ADDITION REPLAT 1, 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, QWEST CORPORATION 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 ERRECT, 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 REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LOT LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOT IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE 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 AND IF REQUESTED BY THE OWNER. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK 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.

THE ROBERT S. MASTERS ESTATE
 BY: [Signature]
 CLAYTON BYAM, PERSONAL REPRESENTATIVE

BANK OF NEBRASKA
 BY: [Signature]
 CLAUDE W. SEARS, SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF DOUGLAS) s.s.)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF JANUARY, 2010 BY CLAYTON BYAM, PERSONAL REPRESENTATIVE OF THE ROBERT S. MASTERS ESTATE, ON BEHALF OF SAID ESTATE.

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF DOUGLAS) s.s.)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF JANUARY, 2010 BY CLAUDE W. SEARS, SENIOR VICE PRESIDENT OF BANK OF NEBRASKA, ON BEHALF OF SAID BANK.

SARPY COUNTY TREASURER'S CERTIFICATE
 THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE. THIS 22 DAY OF January, 2010.
 TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

[Signature]
 SARPY COUNTY TREASURER

APPROVAL BY PAPIILLION CITY ENGINEER
 THIS PLAT OF MASTERS ADDITION REPLAT 1 WAS APPROVED BY THE PAPIILLION CITY ENGINEER, OF THE CITY OF PAPIILLION, NEBRASKA ON THIS 26th DAY OF January, 2010.

[Signature]
 CITY OF PAPIILLION ENGINEER

APPROVAL BY PAPIILLION PLANNING DIRECTOR
 THIS PLAT OF MASTERS ADDITION REPLAT 1 WAS APPROVED BY THE PAPIILLION PLANNING DIRECTOR, OF THE CITY OF PAPIILLION, NEBRASKA THIS 26th DAY OF January, 2010.

[Signature]
 MARK A. STURMSMA, AICP

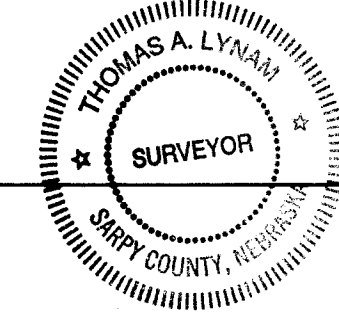
APPROVAL BY PAPIILLION CITY ADMINISTRATOR
 THIS PLAT OF MASTERS ADDITION REPLAT 1 WAS APPROVED BY THE PAPIILLION CITY ADMINISTRATOR, OF THE CITY OF PAPIILLION, NEBRASKA, THIS 29th DAY OF January, 2010.

[Signature]
 DAN HOINS

APPROVAL BY THE SARPY COUNTY SURVEYOR'S OFFICE
 THIS PLAT OF MASTERS ADDITION REPLAT 1 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE.

DATE: January 22, 2010

[Signature]
 SARPY COUNTY SURVEYOR



MASTERS ADDITION REPLAT 1
 AN ADMINISTRATIVE SUBDIVISION

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