

MASTERS ADDITION REPLAT 2

LOTS 1 AND 2

BEING A REPLATTING OF PART OF LOT 2, BLOCK 1, MASTERS ADDITION, A SUBDIVISION IN SARPY COUNTY, NEBRASKA,

ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS

COUNTY DAH C.E. ah FILED FOR RECORD _____ AT _____
 VERIFIED ah D.E. ah INSTRUMENT # _____
 PROOF _____
 FEES \$ 16.50
 CHARGE \$ 50
 CASH \$ 50
 CHECK # 13879

Lloyd J. Dowling
 LLOYD J. DOWLING
 REGISTER OF DEEDS SARPY COUNTY, NE

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2011-12603

05/18/2011 2:17:14 PM

Lloyd J. Dowling

REGISTER OF DEEDS



thompson, dressen & dornier, inc.
 10836 Old Mill Rd
 Omaha, NE 68154
 p.402.330.8860 f.402.330.5866
 td2co.com

EASEMENT CENTERLINE CURVE INFORMATION				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
A	20°01'10"	26.29'	52.04'	148.95'
B	20°01'10"	35.05'	69.39'	198.60'

NOTES

- THERE WILL BE NO DIRECT VEHICULAR ACCESS TO 132ND STREET FROM LOTS 1 AND 2.
- DIMENSIONS AND ANGLES SHOWN IN PARENTHESIS PERTAIN TO EASEMENTS.
- REQUIRED MINIMUM SETBACKS PER GC (GENERAL COMMERCIAL DISTRICT) DEVELOPMENT REGULATIONS AS OF THE DATE OF THIS PLAT.

FRONT YARD.....	10 FEET
INTERIOR SIDE YARD.....	0 FEET
STREET SIDE YARD.....	10 FEET
REAR YARD.....	0 FEET
- VEHICULAR ACCESS TO CONSTITUTION BOULEVARD FROM LOT 1 SHALL BE RESTRICTED TO A SINGLE ACCESS AS SHOWN.

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

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

- | | |
|--|--|
| ① RADIUS = 15.00'
CHORD BEARING = N45°00'00"W
CHORD DISTANCE = 21.21'
ARC DISTANCE = 23.56' | ③ 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' | ④ RADIUS = 15.00'
CHORD BEARING = S45°00'00"W
CHORD DISTANCE = 21.21'
ARC DISTANCE = 23.56' |

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 SAID BOUNDARY AND THAT PERMANENT MARKERS HAVE BEEN SET AT ALL LOT CORNERS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS MASTERS ADDITION REPLAT 2, LOTS 1 AND 2, BEING A REPLATTING OF PART OF LOT 2, BLOCK 1, MASTERS ADDITION, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2;
 THENCE WEST (ASSUMED BEARING) 303.00 FEET ON THE NORTH LINE OF SAID LOT 2 TO THE EAST LINE OF 132ND STREET;
 THENCE SOUTH 112.05 FEET ON THE EAST LINE OF 132ND STREET;
 THENCE WEST 10.00 FEET ON THE EAST LINE OF 132ND STREET;
 THENCE SOUTH 187.95 FEET ON THE EAST LINE OF 132ND STREET TO THE SOUTH LINE OF SAID LOT 2;
 THENCE EAST 243.00 FEET ON THE SOUTH LINE OF SAID LOT 2;
 THENCE NORTHEASTERLY ON THE SOUTH LINE OF SAID LOT 2 ON A 1406.81 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N88°00'00"E, CHORD DISTANCE 98.19 FEET AN ARC DISTANCE OF 98.21 FEET;
 THENCE N86°00'00"E 100.00 FEET ON THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER THEREOF;
 THENCE N23°49'37"W 316.58 FEET ON THE EAST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

FEBRUARY 1, 2011

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 2, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY 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 EXCEPT THE LINE BETWEEN LOTS 1 AND 2 WHERE NO EASEMENT SHALL BE GRANTED, AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LINES OF ALL LOTS. 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.

THE ROBERT S. MASTERS ESTATE

BY: Clayton Byam
 CLAYTON BYAM, PERSONAL REPRESENTATIVE

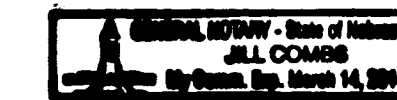
BANK OF NEBRASKA

BY: [Signature]
 TITLE: [Signature]

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS) ss.

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF May, 2011 BY CLAYTON BYAM, PERSONAL REPRESENTATIVE OF THE ROBERT S. MASTERS ESTATE, ON BEHALF OF SAID ESTATE.

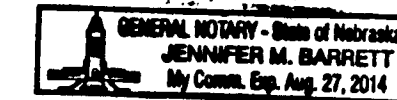


NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS) ss.

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF May, 2011 BY Clayton Byam OF BANK OF NEBRASKA, ON BEHALF OF SAID BANK.



NOTARY PUBLIC

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 13 DAY OF MAY, 2011.

BY: [Signature]
 SARPY COUNTY TREASURER



APPROVAL BY PAPILLION CITY ENGINEER

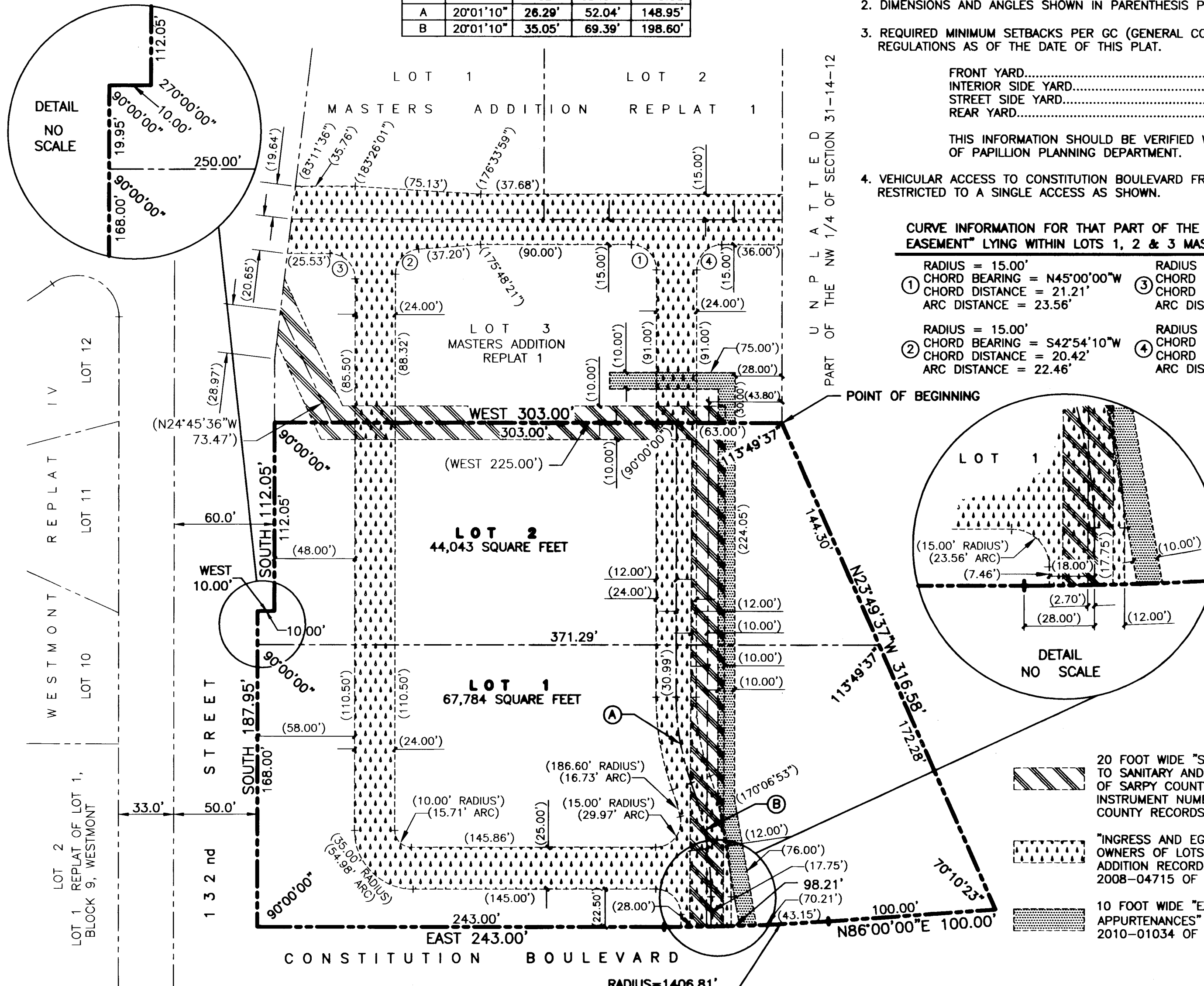
THIS PLAT OF MASTERS ADDITION REPLAT 2 WAS APPROVED BY THE PAPILLION CITY ENGINEER, OF THE CITY OF PAPILLION, NEBRASKA ON THIS 13 DAY OF MAY, 2011.

[Signature]
 CITY OF PAPILLION ENGINEER

APPROVAL BY PAPILLION PLANNING DIRECTOR

THIS PLAT OF MASTERS ADDITION REPLAT 2 WAS APPROVED BY THE PAPILLION PLANNING DIRECTOR, OF THE CITY OF PAPILLION, NEBRASKA THIS 13 DAY OF MAY, 2011.

[Signature]
 MARK A. STURSMAN, AICP



APPROVAL BY PAPILLION CITY ADMINISTRATOR
 THIS PLAT OF MASTERS ADDITION REPLAT 2 WAS APPROVED BY THE PAPILLION CITY ADMINISTRATOR, OF THE CITY OF PAPILLION, NEBRASKA, THIS 10 DAY OF May, 2011.

[Signature]
 DAN HOINS

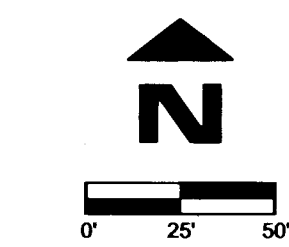
REVIEW BY SARPY COUNTY PUBLIC WORKS
 THIS PLAT OF MASTERS ADDITION REPLAT 2 WAS REVIEWED BY THE SARPY COUNTY PUBLIC WORKS DEPARTMENT

May 13, 2011
 DATE:



[Signature]
 SARPY COUNTY ENGINEER/SURVEYOR

MASTERS ADDITION REPLAT 2
 AN ADMINISTRATIVE SUBDIVISION



No.	Description	MM-DD-YY

Job No.: 1578-141-2
 Drawn By: RJR
 Reviewed By: DHN
 Date: FEBRUARY 1, 2011
 Book: MASTERS RET. VILL
 Pages: 77 & 78

Sheet Title

Sheet Number