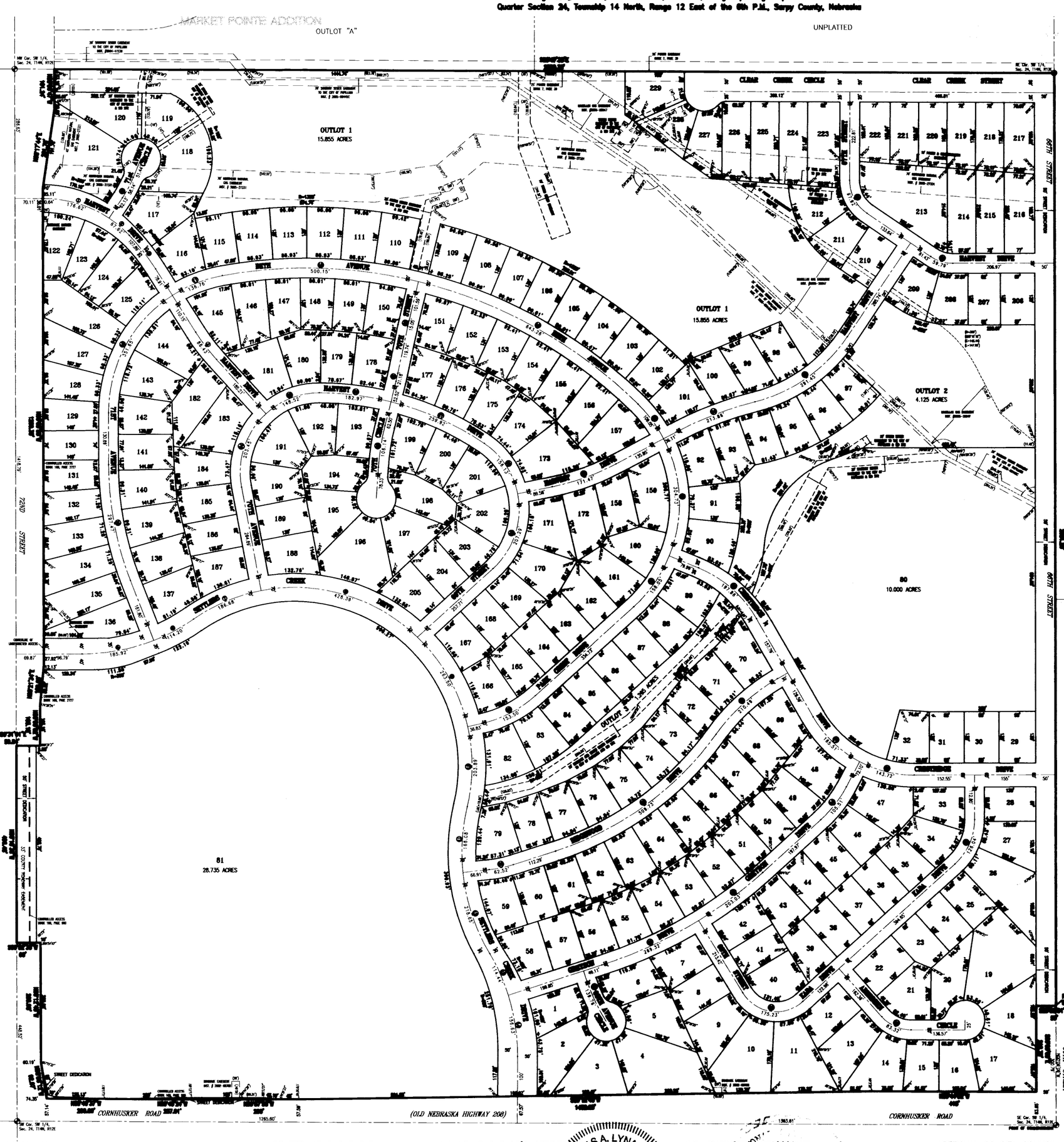
2006-07591

SETTLERS CREEK

Lots 1 through 229, inclusive, and Outlots 1, 2 and 3, being a platting of part of the Southwest Quarter Section 24, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska

COUNTER LM C.E.
VERIFY SWTLR D.E.
PROOF
FEES $ 132.00
CHECK# 4849
CHG CASH
REFUND CREDIT
RUNDT NMB

Filed for Record 3-6-06 @ 3:42:30 PM
Instrument # 2006- 07591
Lloyd J. Dolezal Register of Deeds Sarpy Co., NE



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision hereon and that permanent monuments have been placed at all corners and angle points on the boundary of the plat and that a bond has been posted with the City of Papillion, Nebraska, to ensure that permanent monuments (5/8" x 24" rebars with 1 1/4" yellow plastic cap stamped LS 379) will be placed at all corners, angle points and ends of all curves on all lots and street in the subdivision to be known as SETTLERS CREEK (Lots 1 through 229, inclusive, and Outlots 1, 2 and 3) being a platting of that part of the Southwest Quarter Section 24, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, described as follows: Commencing at the southwest corner of said Southwest Quarter of Section 24; Thence North 00°00'00" West (Bearings referenced to the Final Plat of EAGLE CREEK, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska) for 208.79 feet along the west line of said Southwest Quarter of Section 24 to the north right of way line of Cornhusker Road and the TRUE POINT OF BEGINNING; Thence along said north right of way line the following seven (7) courses: (1) Thence South 89°59'01" West for 99.00 feet; (2) Thence South 00°00'00" East for 216.70 feet parallel with and 99.00 feet west of the west line of said Southwest Quarter of Section 24; (3) Thence North 89°44'00" West for 449.00 feet; (4) Thence South 89°12'40" West for 1468.83 feet; (5) Thence North 89°57'00" West for 200.00 feet; (6) Thence North 89°46'24" West for 237.01 feet parallel with and 56.57 feet north of the south line of said Southwest Quarter of Section 24; (7) Thence North 89°46'24" West for 200.00 feet to the west right of way line of 72nd Street; Thence North 00°00'12" West for 56.57 feet along said east right of way line; Thence North 89°12'40" West for 200.00 feet along said east right of way line; Thence South 89°46'24" West for 60.00 feet to the west line of said Southwest Quarter of Section 24; Thence North 89°46'24" West for 400.00 feet along said west line of the Southwest Quarter of Section 24; Thence North 89°31'01" East for 56.04 feet to the east right of way line of 72nd Street; Thence along said east right of way line the following five (5) courses: (1) Thence North 00°00'00" West for 165.16 feet; (2) Thence North 89°21'24" East for 165.00 feet; (3) Thence North 00°00'00" West for 1200.30 feet; (4) Thence North 00°17'44" East for 201.76 feet; (5) Thence North 00°00'47" West for 101.24 feet to the north line of said Southwest Quarter of Section 24; Thence South 89°47'33" East for 2638.38 feet along said north line of the Southwest Quarter of Section 24 to the Southeast corner thereof; Thence South 00°00'00" East for 2331.36 feet along the east line of said Southwest Quarter of Section 24 to the Point of Beginning. Contains 102.220 acres including 3.379 acres of existing county roadway easement for 72nd Street.

Robert D. Prott, LS 379

Date: February 21, 2006

ROBERT D. PROTT LS-379 LAND SURVEYOR STATE OF NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the, ROGERS DEVELOPMENT, INC., a Nebraska corporation, OWNER, and SECURITY NATIONAL BANK OF OMAHA, a national bank, MORTGAGEE, being the sole OWNER and MORTGAGEE, of the land described within the Land Surveyor's Certificate and contained within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown hereon, said subdivision to be hereafter known as SETTLERS CREEK (Lots 1 through 229, inclusive, and Outlots 1, 2 and 3); and we do hereby ratify and approve of this disposition of our property as shown on this plat; and we do hereby dedicate to the public the streets as shown hereon; and do hereby grant the easements as shown hereon, to the public forever; a perpetual easement to the Omaha Public Power District and Qwest and to any company which has been granted a franchise under the authority of the City Council of Papillion, Nebraska, to provide a cable television system, to the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and remove poles, wires, conductors, conduits and attachments, cables, conduits and other related fixtures and be relieved thereon when or within five feet (5') of the boundaries of streets marked for light, heat, and power and for the transmission of signals and sounds of all kinds including signals provided by cable television systems, and the reception thereon, over, through, under, and across a five foot (5') wide strip of land in each lot abutting the front and side lot lines; and an eight foot (8') wide strip of land in each lot abutting the rear line of all lots. We do further grant a perpetual easement to the City of Papillion and Applin, their successors and assigns, to erect, install, operate, maintain, repair and remove, pipelines, 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 (5') wide strip of land abutting all streets and cul-de-sacs. No permanent structures, trees, retaining walls, nor fences shall be placed in the above described easements, 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.

ROGERS DEVELOPMENT, INC., a Nebraska corporation, OWNER
Thomas F. Rogers, President

SECURITY NATIONAL BANK OF OMAHA, a national bank, MORTGAGEE
James K. Stanley, Vice President

ACKNOWLEDGMENT OF NOTARY

State of Nebraska } SS
County of Sarpy }

On this 24 day of FEBRUARY 2006, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Michael F. Rogers, who is personally known to me to be the identical person whose name is affixed to the above instrument as President of ROGERS DEVELOPMENT, INC., a Nebraska corporation, OWNER, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said corporation.

Witness my hand and official seal the date last aforesaid.

Walt Slobotski
Notary Public

GENERAL NOTARY-State of Nebraska WALT SLOBOTSKI My Comm. Exp. Aug. 30, 2008

State of Nebraska } SS
County of Sarpy }

On this 24 day of FEBRUARY 2006, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared James K. Stanley, who is personally known to me to be the identical person whose name is affixed to the above instrument as Vice President of SECURITY NATIONAL BANK OF OMAHA, a national bank, MORTGAGEE and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said bank.

Witness my hand and official seal the date last aforesaid.

Walt Slobotski
Notary Public

GENERAL NOTARY-State of Nebraska WALT SLOBOTSKI My Comm. Exp. Aug. 30, 2008

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. ALL CUL-DE-SAC RADII ARE 50 FEET UNLESS NOTED OTHERWISE.
7. ALL CUL-DE-SAC THROAT RADII ARE 25 FEET UNLESS NOTED OTHERWISE.
8. LOTS 2, 3, 4, 10, 11 AND 13 THROUGH 17, INCLUSIVE WILL HAVE NO DIRECT VEHICULAR ACCESS TO CORNHUSKER ROAD (OLD NEBRASKA HIGHWAY 200).
9. LOTS 17, 18, 19, 26, 27, 28, 29, 208, 216, 217 AND OUTLOT 2, WILL HAVE NO DIRECT VEHICULAR ACCESS TO 96TH STREET.
10. LOTS 81, 120, 121, 122 AND 126 THROUGH 136, INCLUSIVE, AND OUTLOT 1, WILL HAVE NO DIRECT VEHICULAR ACCESS TO 72ND STREET.
11. LOTS 1, 2, 58, 59, 79, 82, 136, 137, 166, 167, 188, 196, AND 205 AND OUTLOT 3, WILL HAVE NO DIRECT VEHICULAR ACCESS TO SETTLERS CREEK DRIVE.
12. LOT 81, WILL HAVE ONE RIGHT IN / RIGHT OUT ACCESS TO CORNHUSKER ROAD (OLD NEBRASKA HIGHWAY 200).

GB YES

CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
1	300.00'	176.92'	174.35'	33°47'00"
2	300.00'	67.67'	67.47'	12°54'26"
3	500.30'	107.88'	107.72'	12°35'00"
4	300.00'	88.53'	87°51'17"	87°51'17"
5	300.00'	160.60'	157.16'	30°40'00"
6	500.00'	114.30'	113.95'	13°05'46"
7	450.00'	169.66'	168.34'	23°46'00"
8	450.00'	420.30'	412.46'	54°32'41"
9	450.00'	263.56'	259.75'	33°33'53"
10	450.00'	303.85'	298.15'	37°57'37"
11	300.00'	169.46'	167.20'	32°21'33"
12	300.00'	216.05'	210.91'	39°03'16"
13	300.00'	114.44'	114.19'	17°32'46"
14	300.00'	159.83'	158.00'	17°32'46"
15	300.00'	207.47'	203.76'	27°16'46"
16	300.00'	301.65'	337.65'	57°36'00"
17	300.00'	138.76'	135.00'	22°23'14"

CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
18	1200.00'	598.15'	592.04'	28°33'00"
19	1200.00'	643.30'	635.36'	30°42'46"
20	300.00'	169.60'	166.61'	17°34'15"
21	300.00'	304.33'	290.19'	58°08'00"
22	300.00'	159.66'	158.71'	29°29'32"
23	300.00'	153.59'	151.85'	29°19'26"
24	300.00'	203.45'	199.79'	38°11'03"
25	300.00'	149.52'	148.13'	42°28'54"
26	750.00'	162.57'	162.26'	12°24'46"
27	750.00'	259.82'	258.63'	19°51'24"
28	300.00'	159.11'	157.28'	44°42'42"
29	300.00'	207.28'	203.13'	39°22'38"
30	600.00'	15.00'	15.00'	01°26'13"
31	600.00'	21.16'	21.16'	02°01'28"
32	600.00'	166.14'	165.66'	15°52'00"
33	600.00'	171.47'	170.88'	16°22'27"
34	600.00'	213.66'	213.35'	19°39'32"

CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
35	600.00'	201.45'	200.55'	19°14'30"
36	300.00'	197.88'	194.36'	37°47'21"
37	300.00'	165.51'	163.35'	31°36'45"
38	300.00'	143.72'	142.31'	27°34'53"
39	300.00'	62.25'	62.41'	11°38'39"
40	600.00'	208.73'	201.15'	19°38'25"
41	300.00'	218.46'	208.94'	24°59'13"
42	1110.00'	369.32'	368.00'	19°04'00"
43	1110.00'	203.63'	202.34'	10°30'47"
44	300.00'	165.51'	164.07'	29°00'03"
45	300.00'	138.76'	138.32'	19°00'54"
46	100.00'	175.23'	153.66'	100°24'08"
47	150.00'	126.64'	122.57'	48°20'26"
48	100.00'	83.32'	80.80'	47°43'21"
49	100.00'	97.92'	94.06'	56°06'21"
50	100.00'	36.76'	36.56'	21°03'15"
51	300.00'	38.14'	38.06'	11°06'14"

COUNTY SURVEYOR'S CERTIFICATE

This plat of SETTLERS CREEK was reviewed by the Sarpy County Surveyor.

Office this 24th day of FEB 2006.

Sarpy County Surveyor

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of

this office on this 6th day of MAR 2006.

Sarpy County Treasurer

CITY ENGINEER'S CERTIFICATE

This plat of SETTLERS CREEK was approved and accepted by the City Engineer of Papillion, Nebraska on this

20th day of Feb 2006.

City Engineer

APPROVAL OF CITY PLANNING COMMISSION

This plat of SETTLERS CREEK was approved and accepted by the City

Planning Commission on this 28th day of Feb 2006.

Chairman, City Planning Commission

APPROVAL OF CITY COUNCIL

This plat of SETTLERS CREEK was approved by the City Council of Papillion, Nebraska on this 6th day of March 2006.

Mayor

City Clerk

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

CITY OF PAPILLION CORPORATE SEAL MAY 8, 1979 NEBRASKA

2006-07591

drawn by JMB
designed by RDP
reviewed by RDP
revisions

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SETTLERS CREEK (Lots 1 through 229, inclusive, and Outlots 1, 2 and 3)
Sarpy County, Nebraska

FINAL PLAT

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date February 21, 2006
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