

# SETTLERS CREEK REPLAT 6

## LOTS 1 THROUGH 6 AND OUTLOT A

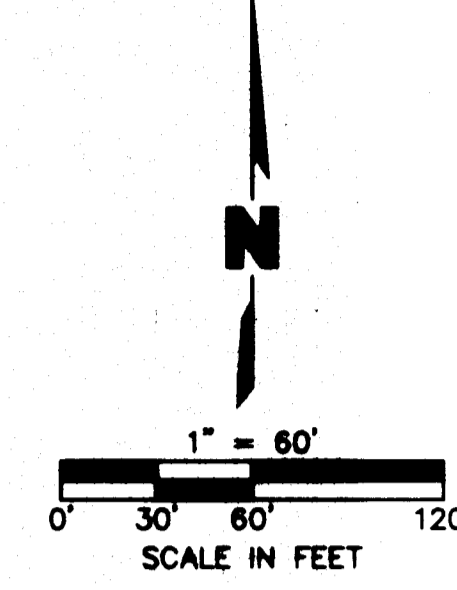
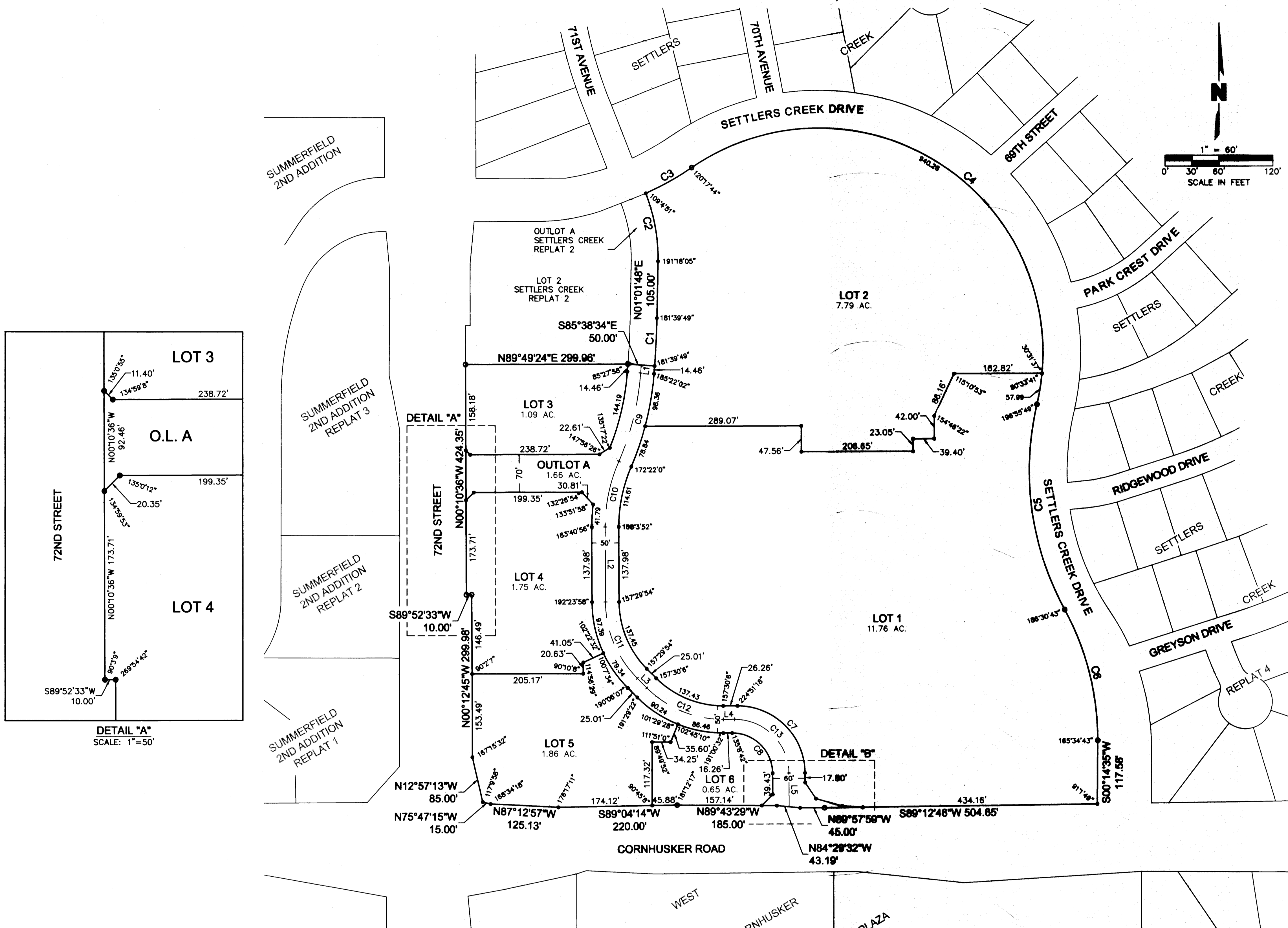
BEING A REPLATTING OF LOTS 1 THROUGH 6 AND OUTLOT A, SETTLERS CREEK REPLAT 3, A SUBDIVISION LOCATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 12 EAST, OF THE 6TH P.M. IN SARPY COUNTY, NEBRASKA,

DATE	7/17/2013
BY	STEVE M. VAN VOLLENBERG
TITLE	REGISTER OF DEEDS



FILED SARPY COUNTY NEBRASKA  
INSTRUMENT NUMBER  
2013-23462  
07/23/2013 10:24:37 AM  
*Steve M. Van Vollenberg*  
REGISTER OF DEEDS

**MOLSSON**  
ASSOCIATES

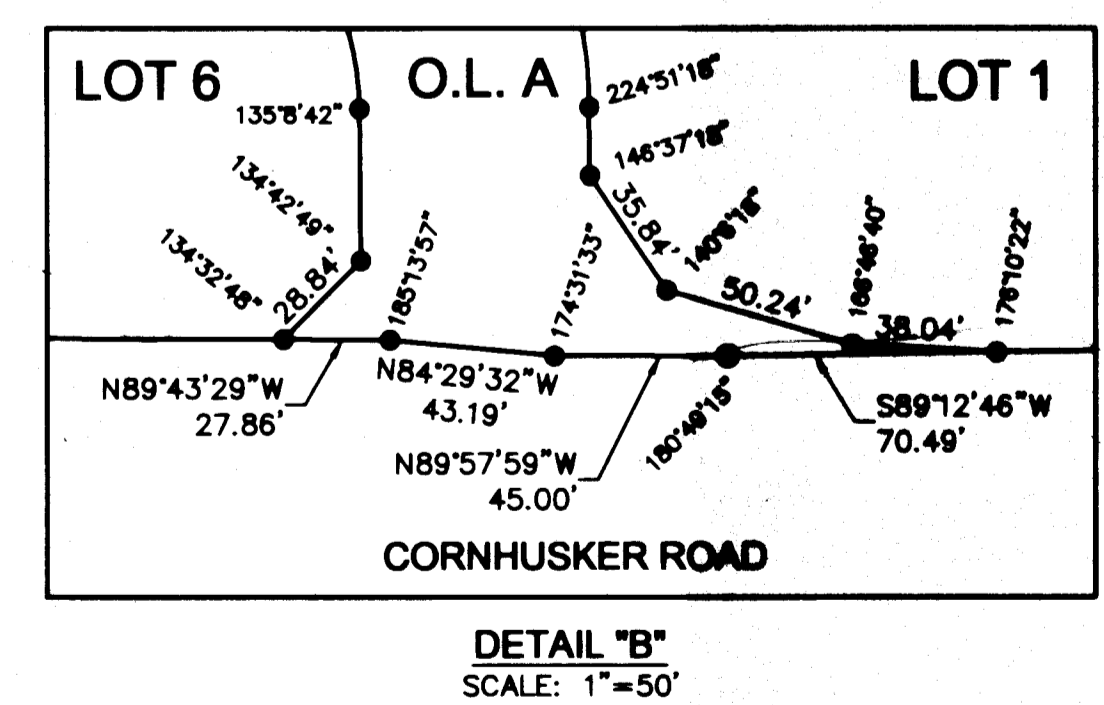
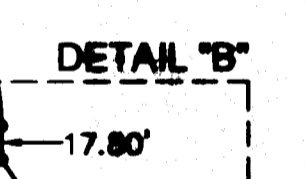
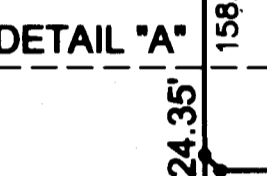
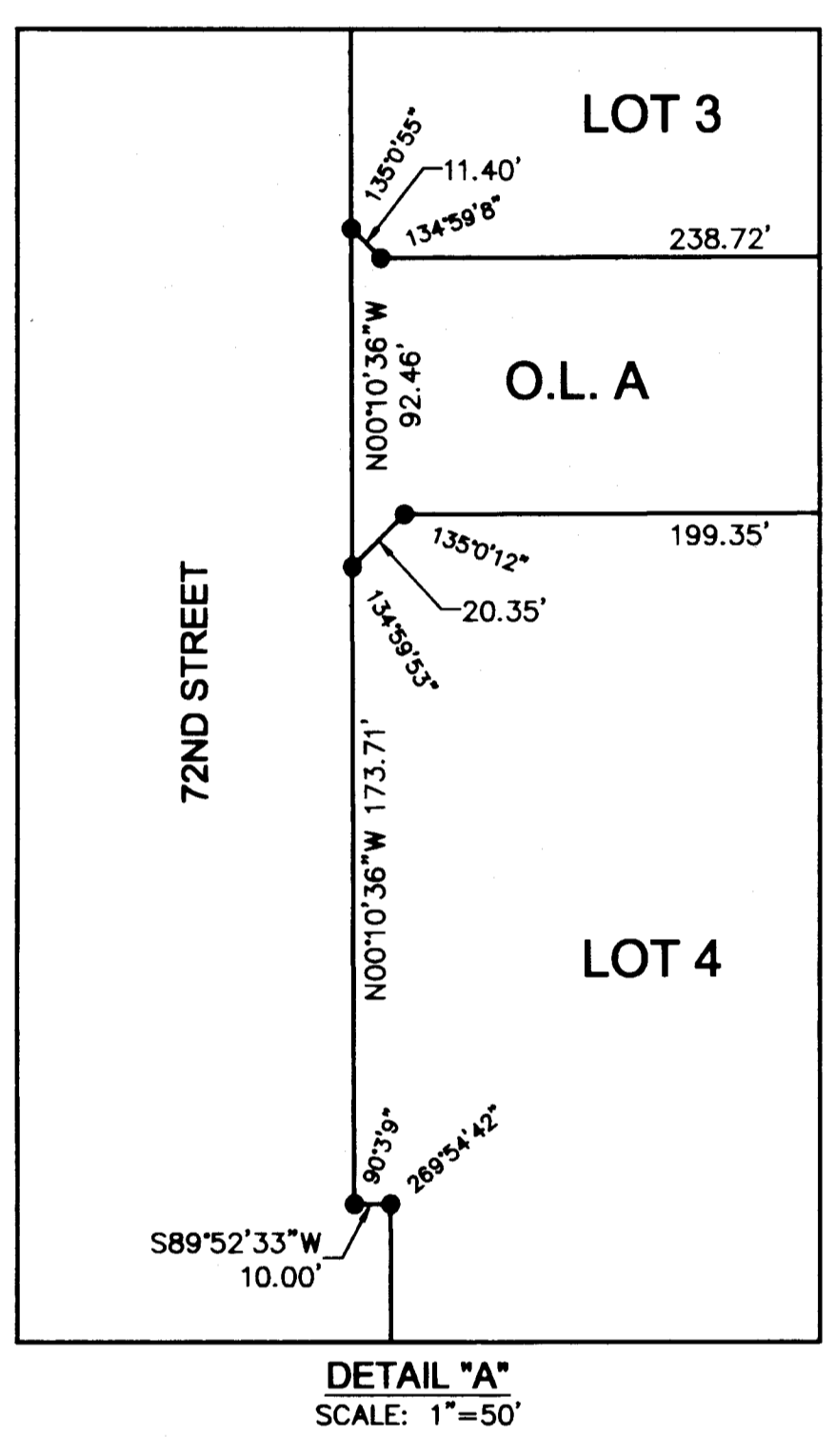


- LEGEND**
- EXISTING PROPERTY LINE
  - - - EXISTING PROPERTY LINE
  - FOUND PROPERTY CORNER
  - PROPERTY CORNER TO BE SET

- NOTES**
- NO DIRECT ACCESS WILL BE PERMITTED ONTO CORNHUSKER ROAD FROM LOTS 1, 5, AND 6.
  - NO DIRECT ACCESS WILL BE PERMITTED ONTO 72ND STREET FROM LOTS 3, 4, AND 5.
  - ACCESS TO OUTLOT A FROM 72ND STREET AND CORNHUSKER ROAD SHALL BE LIMITED TO RIGHT-IN / RIGHT-OUT.
  - DIRECT VEHICULAR ACCESS TO THE EAST/WEST PORTION OF OUTLOT A FROM LOT 3 AND LOT 4 SHALL BE PROHIBITED.
  - DIRECT VEHICULAR ACCESS TO LOT 1 AND LOT 6 FROM THE PORTION OF OUTLOT A THAT CONNECTS TO CORNHUSKER ROAD SHALL NOT BE PERMITTED WITHIN 150 FEET OF THE INTERSECTION.
  - DIRECT VEHICULAR ACCESS TO LOT 1 FROM SETTLERS CREEK DRIVE SHALL BE LIMITED TO THE INTERSECTION OF GREYSON DRIVE.
  - DIRECT VEHICULAR ACCESS TO LOT 2 FROM SETTLERS CREEK DRIVE SHALL BE LIMITED TO THE INTERSECTION OF S. 70TH AVENUE AND S. 69TH STREET.
  - ALL EASEMENTS REQUIRED SHALL BE DEDICATED UNDER SEPARATE DOCUMENT.
  - ALL INTERIOR ANGLES ARE 90° UNLESS SHOWN OTHERWISE.

**MINIMUM SETBACK TABLE (FEET)**

FRONT YARD	15
INTERIOR SIDE YARD	10
STREET SIDE YARD	10
REAR YARD	10



**APPROVAL BY PAVILLION CITY ENGINEER**  
THE PLAT OF SETTLERS CREEK REPLAT 6 WAS APPROVED BY THE PAVILLION CITY ENGINEER ON THIS 22<sup>ND</sup> DAY OF July 2012.  
*Jeffrey J. [Signature]*  
CITY ENGINEER

**REVIEW BY SARPY COUNTY PUBLIC WORKS**  
THIS PLAT OF SETTLERS CREEK REPLAT 6 WAS REVIEWED BY THE SARPY COUNTY PUBLIC WORKS OFFICE ON THIS 22<sup>ND</sup> DAY OF July 2012.  
*[Signature]*  
COUNTY SURVEYOR/ENGINEER

**APPROVAL BY PAVILLION CITY PLANNING DIRECTOR**  
THE PLAT OF SETTLERS CREEK REPLAT 6 WAS APPROVED BY THE PAVILLION CITY PLANNING DIRECTOR ON THIS 22<sup>ND</sup> DAY OF July 2012.  
*[Signature]*  
PLANNING DIRECTOR

**APPROVAL OF PAVILLION CITY ADMINISTRATOR**  
THE PLAT OF SETTLERS CREEK REPLAT 6 WAS APPROVED BY THE CITY ADMINISTRATOR OF THE CITY OF PAVILLION, NEBRASKA ON THIS 22<sup>ND</sup> DAY OF July 2012.  
*[Signature]*  
CITY ADMINISTRATOR

**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 17<sup>TH</sup> DAY OF July 2013.  
*Rich Jones by [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 30<sup>TH</sup> OF THIS YEAR.

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS: THAT WE, PAVILLION SETTLERS CREEK, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SETTLERS CREEK REPLAT 6, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURY LINK, BLACK HILLS ENERGY, 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 ERECT, 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 RECEIPT 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 OUTLOT A, A PERPETUAL EASEMENT IS ALSO GRANTED TO THE CITY OF PAVILLION AND MUD, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING OUTLOT A. 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 FORESAID USES OR RIGHTS HEREIN GRANTED.

PAVILLION SETTLERS CREEK, L.L.C.  
BY: RED CONSOLIDATED HOLDINGS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, MANAGER  
BY: RED CONSOLIDATED HOLDINGS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, MANAGER

*Michael L. Ebert*  
MICHAEL L. EBERT, VICE PRESIDENT

**ACKNOWLEDGEMENT OF NOTARY**  
STATE OF Nebraska  
COUNTY OF Manitou  
THE FORGOING OWNER CERTIFICATION WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC, THIS 17<sup>TH</sup> DAY OF July 2013, BY MICHAEL L. EBERT, VICE PRESIDENT OF RED CONSOLIDATED HOLDINGS, L.L.C. ON BEHALF OF RED PAVILLION SETTLERS CREEK, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY.

*[Signature]*  
NOTARY PUBLIC

**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 SETTLERS CREEK REPLAT 6, LOTS 1 THROUGH 6 AND OUTLOT A, BEING A RE-PLATTING OF SETTLERS CREEK REPLAT 3, A PLATTED AND RECORDED SUBDIVISION, LOCATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., CITY OF PAVILLION, SARPY COUNTY, NEBRASKA.

DATE: 7/17/2013  
*Steve M. Van Vollenberg*  
STEVE M. VAN VOLLENBERG  
NEBRASKA R.L.S. 653

**R.O.W. CURVE DATA TABLE**

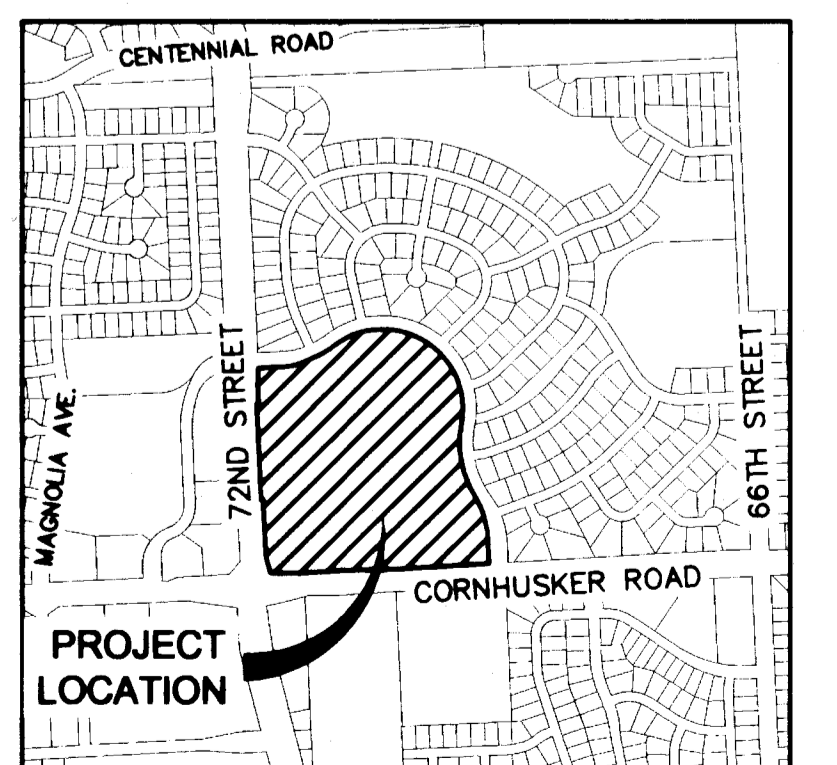
CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	003°19'39"	1525.00'	88.56'	88.55'	N02°41'37"E
C2	022°36'10"	325.00'	128.21'	127.38'	N10°16'17"W
C3	010°24'28"	835.00'	97.18'	97.05'	N60°38'52"E
C4	137°49'24"	415.00'	998.27'	774.41'	S55°38'41"E
C5	041°51'59"	535.00'	390.93'	382.29'	S07°39'59"E
C6	028°50'34"	500.00'	251.70'	249.05'	S14°10'42"E
C7	089°42'37"	125.00'	195.72'	176.33'	S45°19'11"E
C8	089°42'37"	75.00'	117.43'	105.80'	S45°19'11"E

**CENTERLINE CURVE DATA TABLE**

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C9	019°20'20"	500.00'	168.76'	167.96'	S14°01'36"W
C10	023°52'15"	300.00'	125.02'	124.12'	S11°45'38"W
C11	045°00'12"	200.00'	157.09'	153.08'	S22°40'35"E
C12	044°59'48"	200.00'	157.07'	153.06'	S67°40'35"E
C13	089°42'37"	100.00'	156.57'	141.06'	S45°19'11"E

**CENTERLINE LINE DATA TABLE**

LINE #	DIRECTION	LENGTH
L1	S04°21'26"W	14.46'
L2	S00°10'29"E	137.98'
L3	S45°10'41"E	25.01'
L4	N89°49'31"E	21.26'
L5	S00°27'52"E	62.42'



REVISIONS

REV. NO.	DATE	DESCRIPTION

SMALL SUBDIVISION  
SETTLERS CREEK REPLAT 6  
ADMINISTRATIVE REPLAT

PAVILLION, NEBRASKA

drawn by: MDR  
checked by: KLU  
approved by: KLU  
QA/QC by: SM/VE  
project no.: 072-2913  
drawing no.:  
date: 7/16/2013

SHEET  
1 OF 1