

MARKET POINTE ADDITION REPLAT 1

AN ADMINISTRATIVE SUBDIVISION

LOTS 8 THROUGH 13, BEING A REPLAT OF LOTS 8 THROUGH 14, MARKET POINTE ADDITION, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

LEGAL DESCRIPTION

TWO TRACTS OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1
COMMENCING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M.; THENCE S00°02'27"E ALONG THE WEST LINE OF THE NW¼ OF SAID SECTION 24, 101.17 FEET; THENCE N89°57'33"E 60.46 FEET TO THE EASTERN RIGHT OF WAY LINE OF 72ND STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N38°10'02"E ALONG SAID RIGHT OF WAY LINE OF 72ND STREET AND GILES ROAD, 64.05 FEET; THENCE S89°48'37"E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF GILES ROAD, 200.05 FEET; THENCE S87°54'24"E ALONG SAID SOUTH RIGHT OF WAY LINE, 71.73 FEET; THENCE S00°03'18"E, 46.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE HAVING A RADIUS OF 280.00 FEET, AN ARC LENGTH OF 96.08 FEET, A CHORD LENGTH OF 95.82 FEET WITH A CHORD BEARING OF S09°46'37"W TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE HAVING A RADIUS OF 320.00 FEET, AN ARC LENGTH OF 108.82 FEET, A CHORD LENGTH OF 109.28 FEET WITH A CHORD BEARING OF S09°48'37"W; THENCE S00°03'18"E, 819.78 FEET; THENCE S89°56'42"E, 257.13 FEET TO THE EASTERN RIGHT OF WAY LINE OF 72ND STREET; THENCE N00°02'11"W ALONG SAID RIGHT OF WAY LINE, 77.48 FEET; THENCE N05°45'32"W ALONG SAID RIGHT OF WAY LINE, 100.80 FEET; THENCE N00°02'33"W ALONG SAID RIGHT OF WAY LINE, 296.73 FEET; THENCE N05°45'28"W ALONG SAID RIGHT OF WAY LINE, 100.27 FEET; THENCE N00°01'34"E ALONG SAID RIGHT OF WAY LINE, 446.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.77 ACRES (284,803 SQUARE FEET), MORE OR LESS.

TRACT 2
BEGINNING AT THE NORTHEAST CORNER OF LOT 9, MARKET POINTE ADDITION; THENCE S00°03'18"E, 396.34 FEET TO THE SOUTH LINE OF LOT 8 OF SAID MARKET POINTE ADDITION; THENCE N89°56'42"E ALONG SAID SOUTH LINE, 259.55 FEET TO THE EASTERN RIGHT OF WAY LINE OF 72ND STREET; THENCE N05°45'32"E ALONG SAID RIGHT OF WAY LINE, 124.55 FEET; THENCE N02°58'31"W ALONG SAID RIGHT OF WAY LINE, 200.14 FEET; THENCE N00°02'11"W ALONG SAID RIGHT OF WAY LINE, 72.54 FEET TO THE NORTH LINE OF SAID LOT 9; THENCE N89°56'42"E ALONG SAID NORTH LINE, 257.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.31 ACRES (100,434 SQUARE FEET), MORE OR LESS.

COUNTER 1
VERIFY 10/15/06
PROOF 10/15/06
FEES \$ 21.50
CHECK # _____
CASH _____
REFUND _____
SHORT _____

Map for Record 06-31-06
2006-0516
10/15/06

SURVEYOR'S CERTIFICATE

I, ROBERT M. TICHY, DO HEREBY CERTIFY THAT THIS REPLAT OF LOTS 8 THRU 14 OF MARKET POINTE ADDITION WAS MADE BY OR UNDER THE DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, AND THAT IRON PINS WILL BE SET ON ALL PROPERTY CORNERS AND POINTS OF CURVATURE AFTER CONSTRUCTION HAS BEEN COMPLETED.

DATE: 6/19/06

Robert M. Tichy
ROBERT M. TICHY
R.L.S. NO. 542
2120 SOUTH 72ND ST. SUITE 1400
OMAHA, NE 68124
402-341-1116
FAX 402-341-5895



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, OWEN J. BUCKLEY, MANAGING MEMBER OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SURVEYOR TO BE HEREAFTER KNOWN AS MARKET POINTE ADDITION, REPLAT 1 (THE LOTS NUMBERED AS SHOWN) AND I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF MY PROPERTY AS SHOWN ON THE PLAT, AND I HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS ROADS AND DRIVES, AND I DO HEREBY GRANT ACCESS AS SHOWN ON THIS PLAT, I DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST COMMUNICATIONS, 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, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR CARRYING AND TRANSMISSION OF ELECTRICAL CURRENT FOR LIGHT, HEAT AND POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, AND UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION, SAID SIXTEEN FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED, AND I FURTHER GRANT A PERPETUAL EASEMENT TO THE CITY OF PAPHILION AND AQUILA, INC. THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPE LINES, 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 WIDE STRIP OF LAND ABUTTING ALL STREETS, NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES OR RIGHTS, HEREIN SET FORTH.

IN WITNESS WHEREOF I DO SET MY HAND THIS 28 DAY OF JUNE, 2006.

MARKET POINTE, LLC, A MISSOURI LIMITED LIABILITY COMPANY

BY: *Owen J. Buckley*
OWEN J. BUCKLEY, MANAGING MEMBER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF Sarpy

ON THIS 21 DAY OF August, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME OWEN J. BUCKLEY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS APPLIED TO THE DEDICATION OF THIS PLAT AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

APPROVAL BY PAPHILION CITY ENGINEER

THIS SUBDIVISION OF MARKET POINTE ADDITION, REPLAT 1 WAS APPROVED BY THE PAPHILION CITY ENGINEER.

DATE: June 20, 2006

Elizabeth Schaffer
Elizabeth Schaffer
ENGINEER expires: 5/1/10

APPROVAL BY PAPHILION PLANNING DIRECTOR

THIS SUBDIVISION OF MARKET POINTE ADDITION, REPLAT 1 WAS APPROVED BY THE PAPHILION PLANNING DIRECTOR.

DATE: June 20, 2006

APPROVAL BY PAPHILION CITY ADMINISTRATOR

MARKET POINTE, LLC, A MISSOURI LIMITED LIABILITY COMPANY
REPLAT 1 WAS APPROVED BY THE PAPHILION CITY ADMINISTRATOR.

DATE: June 20, 2006

REVIEW OF SARPY COUNTY SURVEYOR

THIS PLAT OF MARKET POINTE ADDITION, REPLAT 1 WAS REVIEWED IN THE OFFICE OF THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS 22 DAY OF JUNE, 2006.

DATE: June 22, 2006

SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE FOUND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT TAXES UNPAID AS OF THE DATE THIS REPLAT WAS FILED IN THE RECORDS OF THIS OFFICE.

DATE: June 22, 2006

REGISTER OF DEEDS

THIS SUBDIVISION OF MARKET POINTE ADDITION, REPLAT 1 WAS FILED BY THE REGISTER OF DEEDS.

DATE: _____

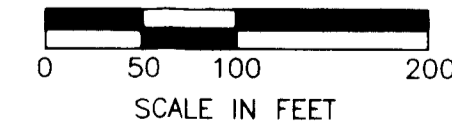
REGISTER OF DEEDS

LEGEND

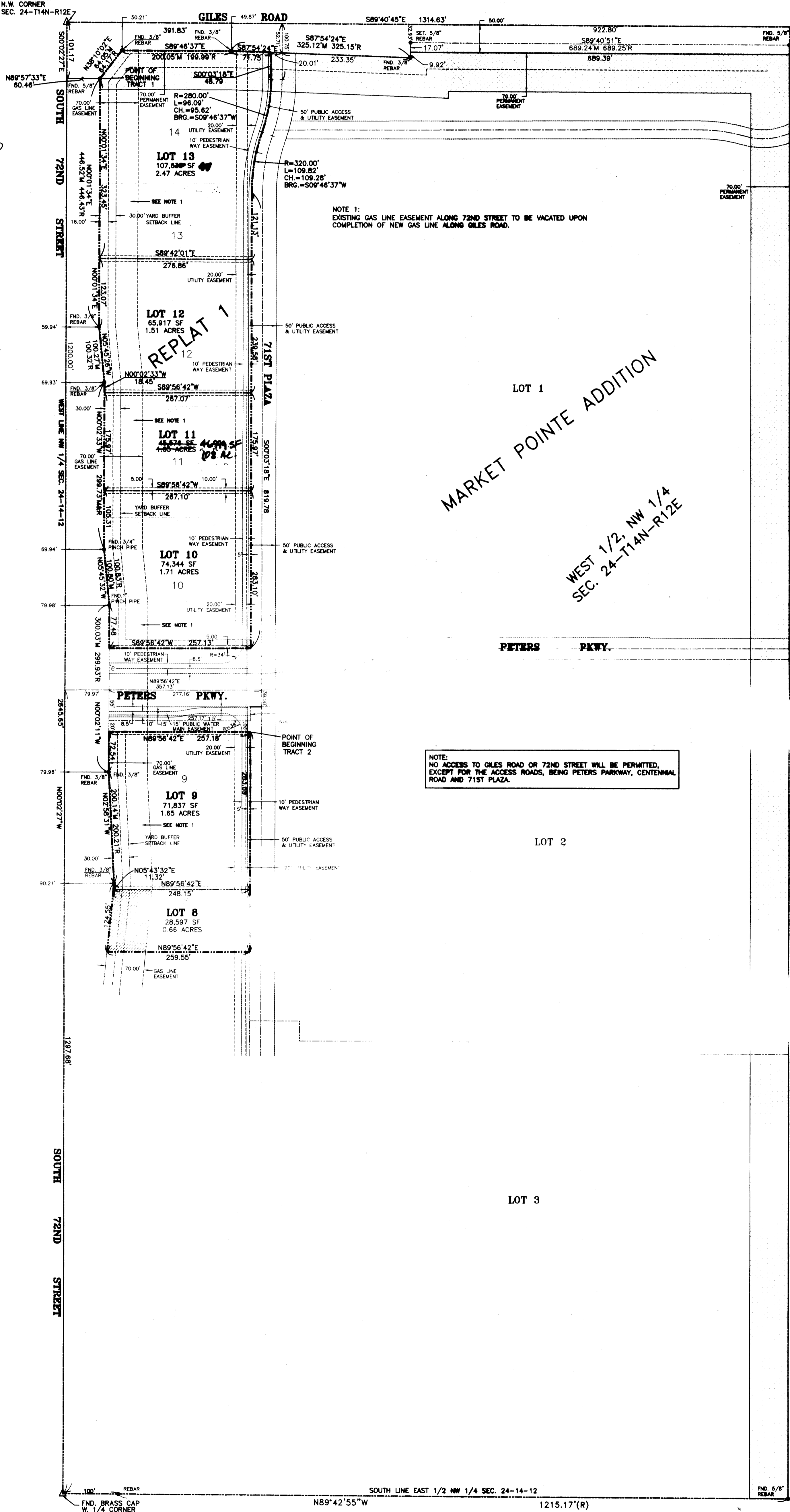
- M MEASURED
- R RECORDED
- △ SECTION CORNER
- FOUND PROPERTY PIN
- BOUNDARY LINE
- - - EASEMENT LINE



SCALE: 1"=100'



POINT OF COMMENCEMENT
FND. BRASS CAP
N.W. CORNER
SEC. 24-T14N-R12E



MARKET POINTE ADDITION
WEST 1/2, NW 1/4
SEC. 24-T14N-R12E

NOTE:
NO ACCESS TO GILES ROAD OR 72ND STREET WILL BE PERMITTED,
EXCEPT FOR THE ACCESS ROADS, BEING PETERS PARKWAY, CENTENNIAL
ROAD AND 71ST PLAZA.

SHEET
10/1

REPLAT 1
MARKET POINTE ADDITION
PAPHILION, NEBRASKA

REVISIONS	
DATE	DESCRIPTION

OLSSON ASSOCIATES
ENGINEERS - PLANNERS - SCIENTISTS - SURVY
2120 S. 72ND ST. SUITE 1400 OMAHA, NE 68124 402-341-1114
LINCOLN OMAHA GRAND ISLAND HOLDREGE KANSAS

Recorder Note: Filed per certificate of extension; stamps, seals, signatures filed as submitted 05/31/06 ah