2010-32596

11/17/2010 11:13:29 AM

PORTAL PLAZA SOUTH REPLAT 2 LEGEND: ○ 5/8" REBAR SET PINS FOUND 5/8" REBAR LOT 1 148,992 SQ FT 3.420 ACRES MORE OR LESS LOWEST FLOOR ELEVATION LOT 2 139,204 SQ FT 3.196 ACRES MORE OR LESS N 33°14'32" E 3.21' N 53°01'49" W 10.65' LOWEST FLOOR ELEVATION 1027.00 USGS DATAM

BEING A REPLAT OF LOT 2, PORTAL PLAZA SOUTH REPLAT 1, A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA,

> Know all men by these presents that We, The Venteicher, LLC, owners of the property described in the Certification of Survey and embraced within the plat have caused said subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as PORTAL PLAZA SOUTH REPLAT 2 (Lots to be numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant essements as shown on this plat, we do further grant a perpetual essement to the Omeha 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 the carrying and transmission of electric 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, 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 herein 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 we further grant a perpetual easement to the City of Papillion and Black Hills Energy, their successors and assigns, to erect, install operate, maintain, repair and renew 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. No pennanent buildings or retaining waits shall be placed in the said easement ways, 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.

THE VENTEICHER, LLC

LOT 1 AND 2

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN PORTAL PLAZA SOUTH REPLAT 2 (THE LOTS NUMBERED AS SHOWN), BEING A REPLAT OF LOT 2, PORTAL PLAZA SOUTH REPLAT 1, A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, PORTAL PLAZA SOUTH REPLAT 1, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, SAID PORTAL PLAZA SOUTH REPLAT 1, AND ALSO ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PORTAL ROAD; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2, PORTAL PLAZA SOUTH REPLAT 1, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF PORTAL ROAD ON THE FOLLOWING DESCRIBED COURSES; THENCE \$84"51"35"E (ASSUMED BEARING) A DISTANCE OF 109.77 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 1341.46 FEET, A DISTANCE OF 190.03 FEET, SAID CURVE HAVE A LONG CHORD WHICH BEARS 380°48'08'E, A DISTANCE OF 189.87 FEET; THENCE \$56°44'36"E, A DISTANCE OF 347.02 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, PORTAL PLAZA SOUTH REPLAT 1, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 6, PORTAL PLAZA SOUTH, A SUBDIVISION LOCATED IN SAID SECTION 21; THENCE 833°13'15'W ALONG THE EASTERLY LINE OF SAID LOT 2, PORTAL PLAZA SOUTH REPLAT 1, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 6, PORTAL PLAZA SOUTH, A DISTANCE OF 533.69 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, PORTAL PLAZA SOUTH REPLAT 1, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 6, PORTAL PLAZA SOUTH; THENCE N50°18'15"W, A DISTANCE OF 100.42 FEET; THENCE N50°18'54"W, A DISTANCE OF 352.33 FEET; THÊNCE N53°01'48"W, A DISTANCE OF 10.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, PORTAL PLAZA SOUTH REPLAT 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1, PORTAL PLAZA SOUTH REPLAT 1; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 2, PORTAL PLAZA SOUTH REPLAT 1, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 1, PORTAL PLAZA SOUTH REPLAT 1 ON THE FOLLOWING DESCRIBED COURSES; THENCE N 33°14'32"E, A DISTANCE OF 3.21 FEET; THENCE N02°59'24"E, A DISTANCE OF 316.90 FEET; THENCE N25°08'25"E, A DISTANCE OF 178.22 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AFFICE OF 200,196 SQUARE FEET OR 6.616 ACRES, MORE OR LESS. OCTOBER 25 ZOIO ERIC A. SCHABEN, LS-606 **ACKNOWLEDGEMENT OF NOTARY**

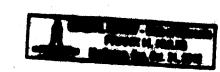
STATE OF NEBRASKA) COUNTY OF SARPY

On this 27th day of Uchsus 2010, before me, the undersigned, a Notary Public in and for said County, personally came George

of THE VENTEICHER, LLC, to me personally known to be the identical person whose name is affixed to the Dedication on this plat and

act and deed as said officier of said LLC.

the At Kuld



SA LYN SURVEYOR

REVIEW OF SARPY COUNTY SURVEYOR

APPROVAL OF PAPILLION CITY ENGINEER

This subdivision of PORTAL REAZA SOUTH REPLAGE poroved by the Papillion City Engineer that Sales Alexander

Revisions Date 8/17/2010 XXX WAC 1" = 100"

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

FEBRUARY 27, 2007 AS INSTURMENT NO. 2007-05697

3. ALL LOT LINES ARE RADIAL TO CURVED STREETS.

THE LOCATION OF EASEMENTS.

2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO

PORTAL ROAD FROM LOTS 1 AND 2 INCLUSIVE, EXCEPT AT THE

LOCATION OF THE FOUR UNRESTRICTED FULL ACCESS CENTERLINES

AS SHOWN AND NOTED ON PLAT OF PORTAL PLAZA SOUTH RECORDED

4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR

6. A PERMANENT RECIPROCAL INGRESS AND EGRESS, SIDEWALK AND

WAS PLATTED FROM LOT 5 AND PART OF LOT 4, PORTAL PLAZA SOUTH.

PEDESTRIAN EASEMENT, BUT NOT INCLUDING PARKING, IS GRANTED TO THE

OWNERS OF LOTS 1 THRU 7, POSTAL PLAZA SOUTH INCLUSIVE, THEIR GUESTS

AND INVITEES OVER ALL OF SAID LOTS 1 THRU 7 INCLUSIVE, EXCEPT THOSE

PARTS OF SAID LOTS 1 THRU 7, PORTAL PLAZA SOUTH INCLUSIVE WHICH ARE

OCCUPIED BY BUILDINGS AS CONSTRUCTED, PORTAL PLAZA SOUTH REPLAT 2

FINAL PLAT

COUNTY TREASURER'S CERTIFICATE

by the records of this office.

DATE 1-1-10

TAXES ASSESSED AND LEVIED FOR THE

CURRENT YEAR ARE NEITHER DUE NOR

Papillion City Administrator

OF THIS YEAR APPROVAL OF PAPILLION CITY ADMINISTRATOR

PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th

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 in this plat as shown

ADMINISTRATIVE SMALL SUBDIVISION

APPROVAL OF PAPILLION PLANNING DIRECTOR

This subdivision of PORTAL PLAZA SOUTH REPLAT 2 was approved by the

sion this 168 day of Naviorises, 2010



E&A CONSULTING GROUP, INC. ENGINEERING • PLANNING • FIELD SERVICES

330 NORTH 117TH STREET OMAHA, NE 68154 PHONE: (402) 895-4700 FAX: (402) 895-3599 www.eacg.com

10/25/2010 9:05:49 AM

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