

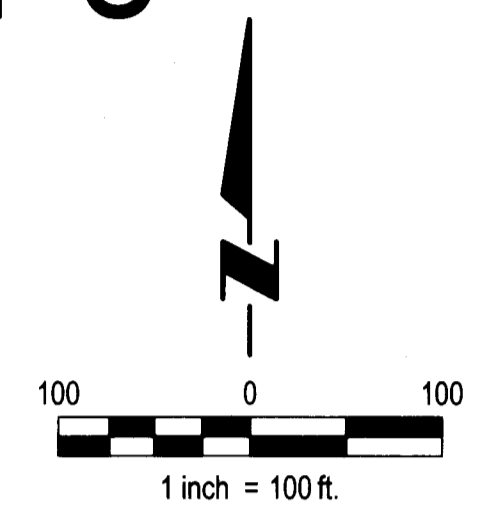
FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2013-37547
12/18/2013 1:26:02 PM
REGISTER OF DEEDS

COUNTER
VERIFY
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SHORT

PORTAL PLAZA SOUTH REPLAT 3

LOTS 1 THROUGH 5 INCLUSIVE

BEING AN ADMINISTRATIVE LOT LINE ADJUSTMENT, BEING A REPLAT OF LOTS 3 & 6 PORTAL PLAZA SOUTH AND ALSO BEING A REPLAT OF LOT 1 PORTAL PLAZA SOUTH REPLAT 1 AND ALSO BEING A REPLAT OF LOTS 1 & 2 PORTAL PLAZA SOUTH REPLAT 2, A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



LEGEND

- BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- 5/8" REBAR SET
- PINS FOUND
- 5/8" REBAR

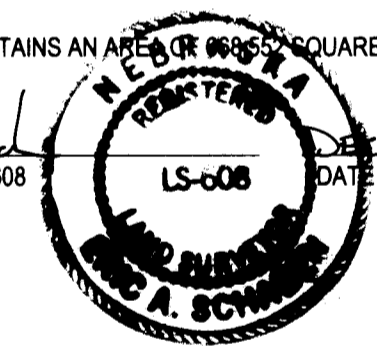
SURVEYORS CERTIFICATE

A TRACT OF LAND BEING A REPLAT OF LOTS 3 AND 6, PORTAL PLAZA SOUTH, ALSO BEING A REPLAT OF LOT 1, PORTAL PLAZA SOUTH REPLAT 1, AND ALSO BEING A REPLAT OF LOTS 1 AND 2, PORTAL PLAZA SOUTH REPLAT 2; ALL 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 NORTHEAST CORNER OF SAID LOT 6, PORTAL PLAZA SOUTH, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 7, SAID PORTAL PLAZA SOUTH, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PORTAL ROAD; THENCE S33°14'39"W (ASSUMED BEARING) ALONG THE EASTERLY LINE OF SAID LOT 6, PORTAL PLAZA SOUTH, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 7, PORTAL PLAZA SOUTH, A DISTANCE OF 560.23 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, PORTAL PLAZA SOUTH, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 7, PORTAL PLAZA SOUTH, SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT PROPERTY; THENCE ALONG THE SOUTHERLY LINE OF PORTAL PLAZA SOUTH, SAID LINE ALSO BEING THE SOUTHERLY LINE OF PORTAL PLAZA SOUTH REPLAT 1, SAID LINE ALSO BEING THE SOUTHERLY LINE OF PORTAL PLAZA SOUTH REPLAT 2; SAID LINE ALSO SAID NORTHERLY LINE OF PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT PROPERTY ON THE FOLLOWING 4 COURSES: THENCE N53°01'49"W, A DISTANCE OF 337.10 FEET; THENCE N50°18'54"W, A DISTANCE OF 352.33 FEET; THENCE N53°01'49"W, A DISTANCE OF 400.20 FEET; THENCE N47°56'40"W, A DISTANCE OF 383.28 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, PORTAL PLAZA SOUTH, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 2, SAID PORTAL PLAZA SOUTH; THENCE N25°08'05"E ALONG THE WESTERLY LINE OF SAID LOT 3, PORTAL PLAZA SOUTH, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 2, PORTAL PLAZA SOUTH, A DISTANCE OF 283.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, PORTAL PLAZA SOUTH, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 2, PORTAL PLAZA SOUTH, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 2, PORTAL PLAZA SOUTH, SAID POINT ALSO BEING ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF PORTAL ROAD; THENCE ALONG THE NORTHERLY LINE OF PORTAL PLAZA SOUTH, SAID LINE ALSO BEING THE NORTHERLY LINE OF PORTAL PLAZA SOUTH REPLAT 1, SAID LINE ALSO BEING THE NORTHERLY LINE OF PORTAL PLAZA SOUTH REPLAT 2, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY OF PORTAL ROAD ON THE FOLLOWING 3 COURSES: THENCE S64°51'35"E, A DISTANCE OF 738.75 FEET; THENCE ON A CURVE TO THE RIGHT WITH AN RADIUS OF 1341.46 FEET, A DISTANCE OF 190.03 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S60°48'06"E, A DISTANCE OF 189.87 FEET; THENCE S56°44'36"E, A DISTANCE OF 582.43 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 15.348 ACRES, MORE OR LESS.

Eric A. Schaben
ERIC A. SCHABEN L.S. 608 DATE 12/18/2013



DEDICATION

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 LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS PORTAL PLAZA SOUTH REPLAT 3 (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 DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK 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 EXCEPT WHERE THE SIDE BOUNDARY LINE CONVERGES WITH EXISTING AND PROPOSED BUILDINGS; 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 PAPIILLON 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 PERMANENT BUILDINGS OR RETAINING WALLS 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.

IN WITNESS WHEREOF, WE DO SET OUR HAND THIS 17th DAY OF December, 2013.

THE VENTEICHER, LLC
George W. Venteicher
BY: GEORGE W. VENTEICHER, MANAGING MEMBER

APPROVAL OF PAPIILLON PLANNING DIRECTOR

THIS SUBDIVISION OF PORTAL PLAZA SOUTH REPLAT 3 WAS APPROVED BY THE PAPIILLON PLANNING DIRECTOR THIS 16th DAY OF Dec. 2013.

Mark Sturms
MARK STURMS, AICP
PAPIILLON PLANNING DIRECTOR

APPROVAL OF PAPIILLON CITY ENGINEER

THIS SUBDIVISION OF PORTAL PLAZA SOUTH REPLAT 3 APPROVED BY THE PAPIILLON CITY ENGINEER THIS 12th DAY OF December, 2013.

Jeffrey L. Thompson
JEFFREY L. THOMPSON, PE, CPESC, CFM
PAPIILLON CITY ENGINEER

APPROVAL OF PAPIILLON CITY ADMINISTRATOR

THIS SUBDIVISION OF PORTAL PLAZA SOUTH REPLAT 3 WAS APPROVED BY THE PAPIILLON CITY ADMINISTRATOR ON THE 17th DAY OF Dec. 2013.

Dan Hoins
DAN HOINS
PAPIILLON CITY ADMINISTRATOR

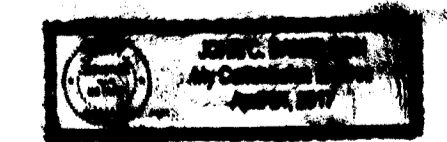
NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO PORTAL ROAD FROM LOTS 1-5 INCLUSIVE, EXCEPT AT THE LOCATION OF THE FOUR UNRESTRICTED FULL ACCESS CENTERLINES AS SHOWN AND NOTED ON PLAT OF PORTAL PLAZA SOUTH RECORDED FEBRUARY 27, 2007 AS INSTRUMENT NO.2007-05697
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
- ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
- A PERMANENT RECIPROCAL INGRESS AND EGRESS, SIDEWALK, PEDESTRIAN AND PARKING EASEMENT, AND ALSO A RECIPROCAL EASEMENT FOR UTILITIES AND DRAINAGE IS GRANTED TO THE OWNERS OF LOTS 1 THRU 5, PORTAL PLAZA SOUTH REPLAT 3 INCLUSIVE, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 1 THRU 5 INCLUSIVE, EXCEPT THOSE PARTS OF SAID LOTS 1 THRU 5, PORTAL PLAZA SOUTH REPLAT 3 INCLUSIVE WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED. EASEMENTS SHALL BE DEDICATED BY SEPARATE INSTRUMENT.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)
ON THIS 17th DAY OF December, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME GEORGE W. VENTEICHER, MANAGING MEMBER OF THE VENTEICHER, LLC, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AS SAID OFFICER OF SAID LLC.

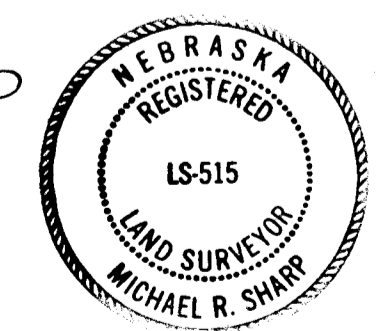
Michael R. Smith
NOTARY PUBLIC



REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS ADMINISTRATIVE LOT LINE ADJUSTMENT OF PORTAL PLAZA SOUTH REPLAT 3 WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE.

December 19, 2013
DATE
SARPY COUNTY SURVEYOR ENGINEER



REVIEW BY SARPY COUNTY TREASURER'S CERTIFICATE

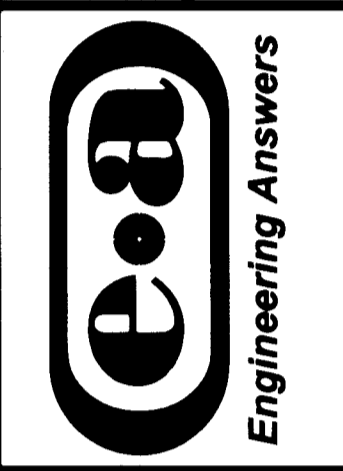
THIS IS TO CERTIFY THAT I HAVE FOUND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE.

12/18/13 Rick James
DATE
COUNTY TREASURER



TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31st OF THIS YEAR.

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services



PORTAL PLAZA SOUTH REPLAT 3
PAPIILLON, NEBRASKA

ADMINISTRATIVE LOT LINE ADJUSTMENT

Revisions	Description	Date
1		

Date: 01/15/2013
 Drawn By: JMT
 Scale: 1"=100'
 Sheet: 1 of 1