

SHADOW LAKE REPLAT 5

Lots 1, 2 and Outlot A, SHADOW LAKE REPLAT 5, being a replatting of Lot 750, SHADOW LAKE, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska.



PLAT

drawn by	EAM
designed by	
reviewed by	WEK
file name	L108F-101.dwg
revisions	

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, this

28th day of June 2011.

Rich James by Sue Johnson
Sarpy County Treasurer



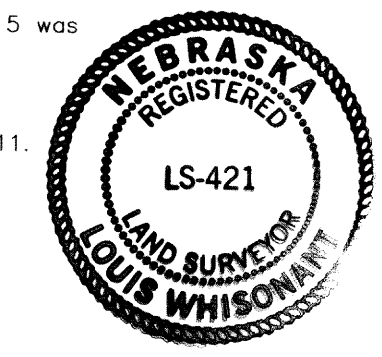
TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30TH OF THIS YEAR.

COUNTY SURVEYOR'S CERTIFICATE

This plat of Lots 1, 2 and Outlot A, SHADOW LAKE REPLAT 5 was reviewed by the Sarpy County Surveyor's Office

10th day of JUNE 2011.

Louis Whisonant
Sarpy County Surveyor

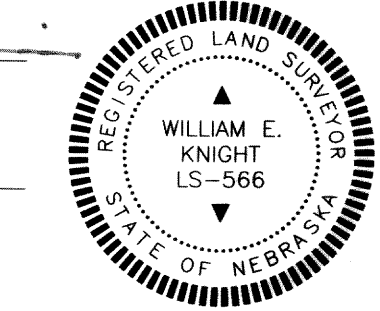


CITY ENGINEER'S CERTIFICATE

This plat of Lots 1, 2 and Outlot A, SHADOW LAKE REPLAT 5 was approved and accepted by the City Engineer of Papillion, Nebraska on this

24th day of July 2011.

William E. Knight
City Engineer



APPROVAL OF PAPIILLON PLANNING COMMISSION

This plat of Lots 1, 2 and Outlot A, SHADOW LAKE REPLAT 5 was approved and accepted by the Papillion Planning Commission on this

29th day of June 2011.

Kristina Kelly
Chairman, Papillion Planning Commission

APPROVAL OF PAPIILLON CITY COUNCIL

This plat of Lots 1, 2 and Outlot A, SHADOW LAKE REPLAT 5 was approved by the City Council of Papillion, Nebraska, on this

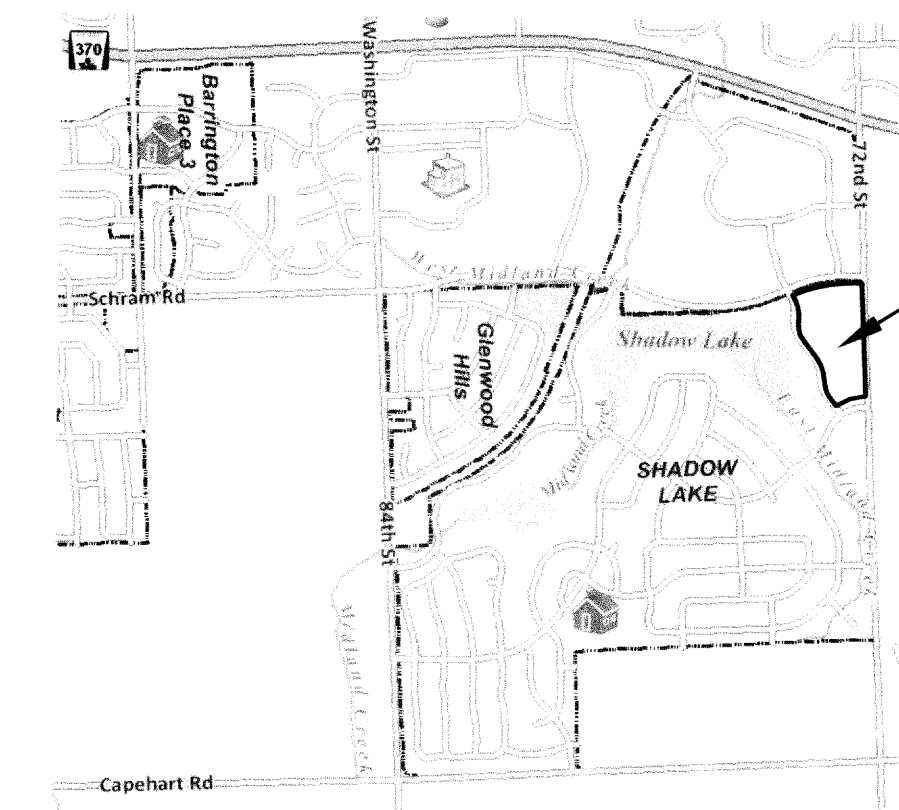
30th day of June 2011.

Mayor
City Clerk



ZONING

MU-MIXED USE	15
Front yard building setback	10
Interior side yard building setback	10
Street side yard building setback	10
Rear yard building setback	10



VICINITY MAP

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all corners, angle points and ends of curves on the boundary on the plat and that permanent monuments will be placed at all corners, angle points and ends of curves on all lots and streets within the subdivision to be known as Lots 1, 2 and Outlot A, SHADOW LAKE REPLAT 5, being a replatting of Lot 750, SHADOW LAKE, Sarpy County, Nebraska described as follows:

Commencing at the northeast corner of the Northeast Quarter Section 2, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska:

Thence South 02°43'31" East for 49.84 feet along the east line of said Section 2; Thence South 87°16'29" West for 50.00 feet to the intersection of the south right of way line of Schram Road and the west right of way line of 72nd Street and the TRUE POINT OF BEGINNING;

Thence South 02°43'31" East for 1212.43 feet parallel with and 50.00 feet west of the east line of said Section 2;

Thence South 79°43'42" West for 166.36 feet;

Thence South 61°49'24" West for 172.34 feet to the east right of way line of Lakeview Drive;

Thence along said east right of way line for the following 9 (nine) courses:

- 1) Thence North 37°00'25" West for 114.03 feet;
- 2) Thence along a curve to the right (having a radius of 268.50 feet and a long chord bearing North 23°12'23" West for 128.10 feet) for an arc length of 129.34 feet;
- 3) Thence North 09°24'21" West for 151.36 feet;
- 4) Thence along a curve to the left (having a radius of 331.50 feet and a long chord bearing North 23°24'34" West for 160.44 feet) for an arc length of 162.04 feet;
- 5) Thence North 37°24'48" West for 241.84 feet;
- 6) Thence along a curve to the right (having a radius of 268.50 feet and a long chord bearing North 17°13'09" West for 185.37 feet) for an arc length of 189.27 feet;
- 7) Thence North 02°58'29" East for 71.21 feet;
- 8) Thence along a curve to the left (having a radius of 331.50 feet and a long chord bearing North 11°42'26" West for 168.04 feet) for an arc length of 169.89 feet;
- 9) Thence North 26°23'20" West for 75.91 feet to the south right of way line of Schram Road;

Thence along a curve to the right (having a radius of 1450.00 feet and a long chord bearing North 76°09'17" East for 568.03 feet) for an arc length of 571.72 feet along said south right of way line;

Thence North 87°27'01" East for 180.15 feet continuing along said south line to the Point of Beginning;

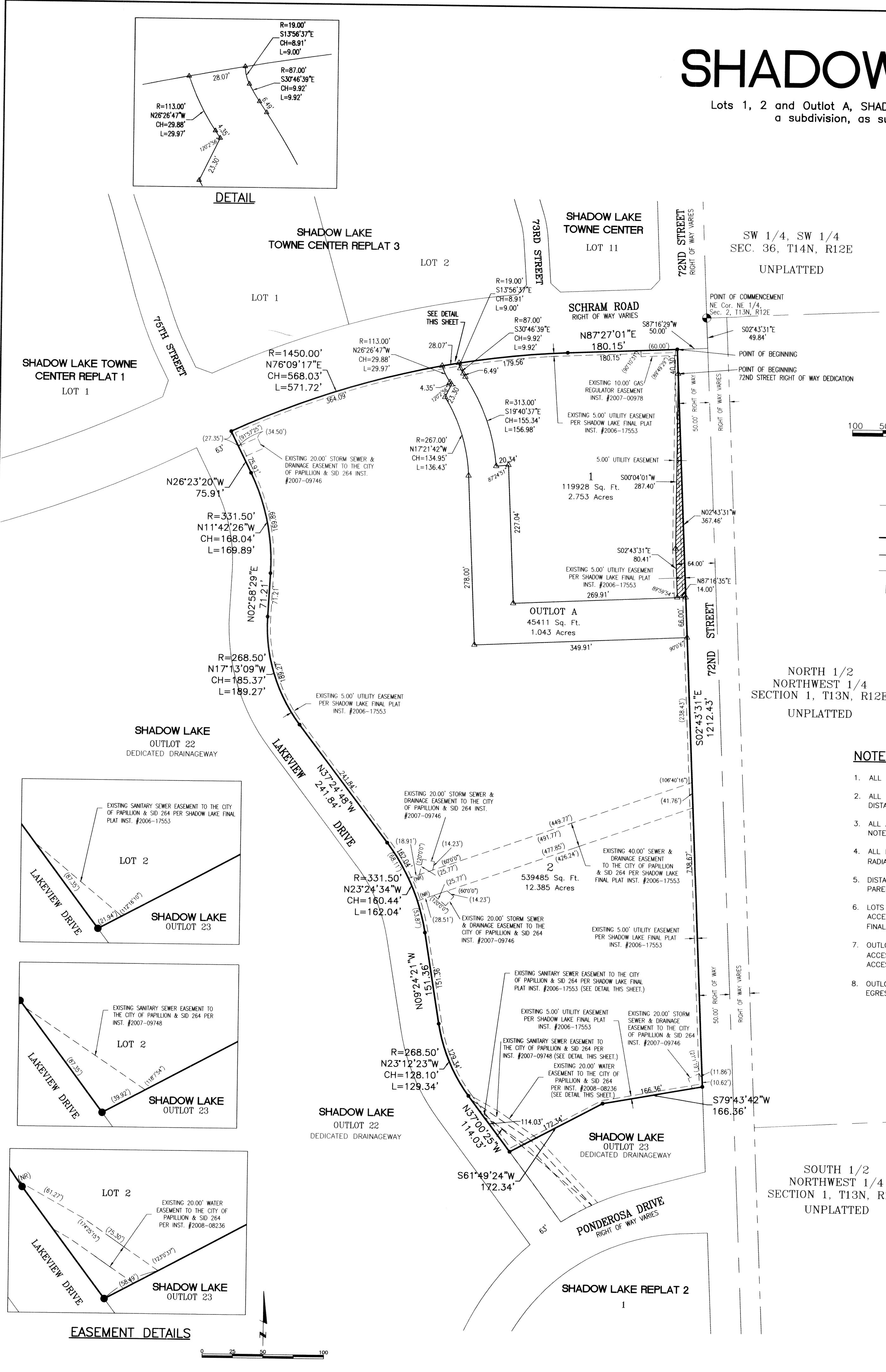
Contains 704,824 square feet or 16.253 acres.

Note: All exterior courses described above monumented with a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS-379 unless otherwise noted.

All other lots being created in the interior of this plat to be monumented with a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS-566 unless otherwise noted.

William E. Knight, L.S. 566

Date 6-9-2011



EASEMENT DETAILS

LEGEND

- SECTION LINE
- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- RIGHT OF WAY DEDICATION
- CORNERS SET (5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS-566)
- CORNERS FOUND (5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS-379)

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 (NR).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. LOTS 1 AND 2 HAVE NO DIRECT VEHICULAR ACCESS TO 72ND STREET PER SHADOW LAKE FINAL PLAT INST. #2006-17553.
7. OUTLOT A WILL HAVE RIGHT IN RIGHT OUT ACCESS TO 72ND STREET AND WILL HAVE 3/4 ACCESS TO SCHRAM ROAD.
8. OUTLOT "A" IS DEDICATED FOR INGRESS/EGRESS TO LOTS 1 AND 2.

WWW.LRA-INC.COM
(Ph) 402.496.2498
(Fax) 402.496.2730

Lamp, Rynearson & Associates, Inc.
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2077

FINAL PLAT

job number-tasks
0111008.01-003
book page
date 2-14-11
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