

PINTAIL

LOT 1

BEING A PLATTING OF PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 20, T14N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS

COUNTER 11 C.E. 11
VERIFY JDH D.E. TM
PROOF P
FEES \$ 16.00
CHARGE \$ 30.00 4.00 CA
CHECK#

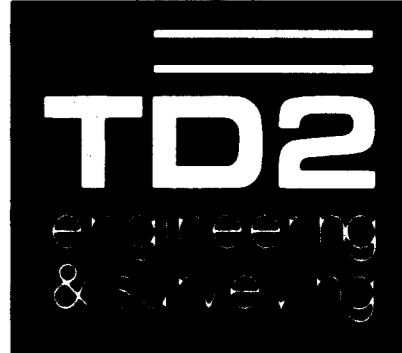
FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2012-07571

03/13/2012 4:05:25 PM

Clay J. Dudding
REGISTER OF DEEDS

REGISTER OF DEEDS

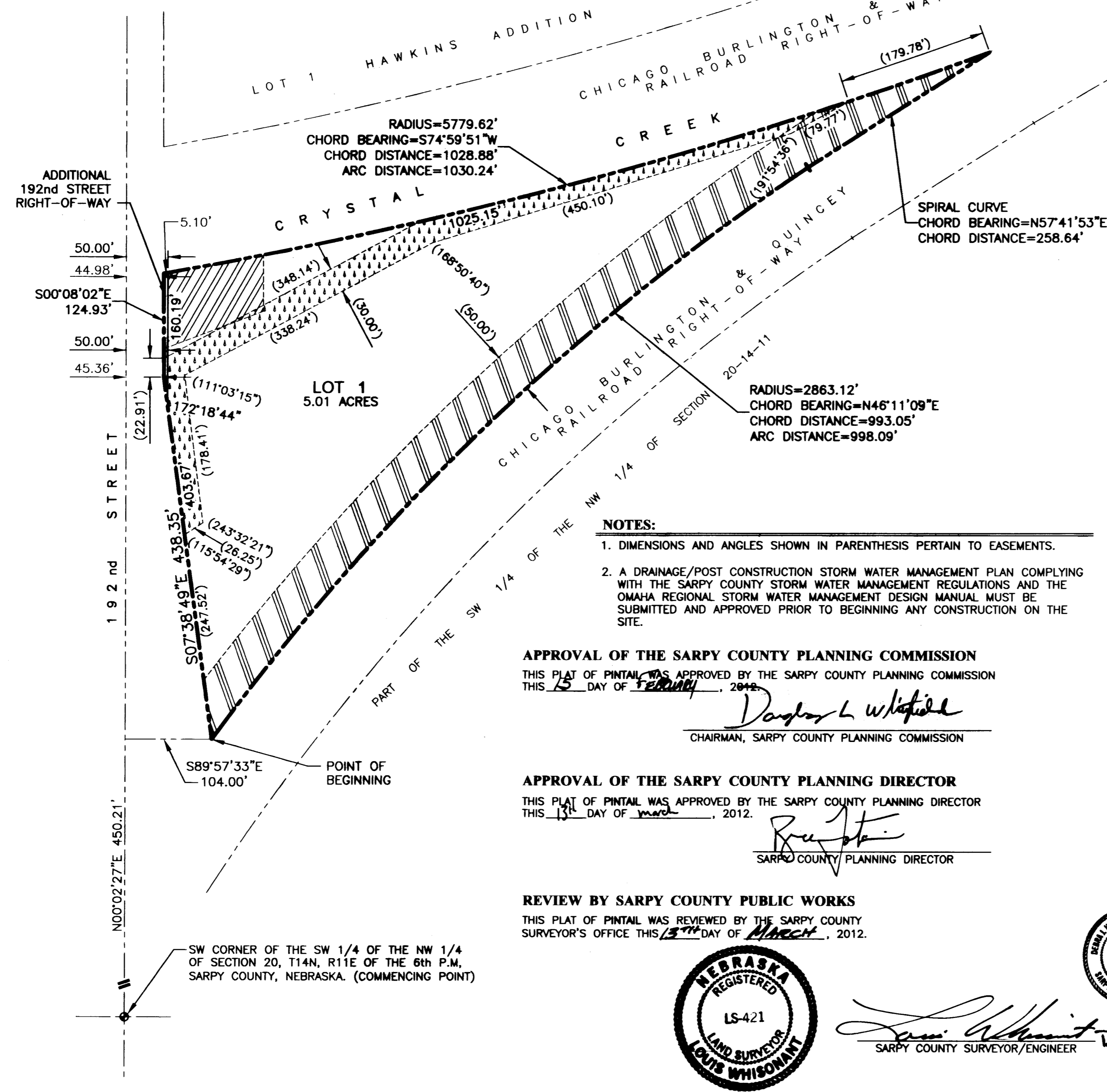


thompson, dreessen & dornier, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

A PERMANENT EASEMENT GRANTED TO SARPY COUNTY, NEBRASKA RECORDED AS INSTRUMENT NUMBER 88-05885 OF THE SARPY COUNTY RECORDS FOR CHANNEL MODIFICATION

A PERMANENT SARPY COUNTY OUTFALL SEWER EASEMENT GRANTED TO SARPY COUNTY, NEBRASKA RECORDED AS INSTRUMENT NO. 2002-54954 OF THE SARPY COUNTY RECORDS.

50 FOOT WIDE EASEMENT GRANTED TO THE OMAHA & NORTH PLATTE RAILROAD, ITS SUCCESSORS AND ASSIGNS IN A RIGHT-OF-WAY DEED RECORDED IN BOOK S AT PAGE 154 OF THE SARPY COUNTY RECORDS ALLOWS FOR THE RAILROAD TO ERECT AND MAINTAIN A SNOW FENCE AT ANY POINT WITHIN 100 FEET OF THE CENTERLINE OF THE RAILROAD FOR FOUR MONTHS EACH YEAR.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY ALSO BEING THE CORNERS OF THE LOT BEING PLATTED, SAID SUBDIVISION TO BE KNOWN AS PINTAIL, LOT 1, BEING A PLATTING OF THAT PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 20, T14N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NW 1/4; THENCE N00°02'27\"/>



DECEMBER 30, 2011

DATE:

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, DUDDING INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, 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 A LOT TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS PINTAIL, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION D/B/A CENTURYLINK QC 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 RECEPTION 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 THE FRONT AND SIDE LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES. 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 AFORESAID USES OR RIGHTS HEREIN GRANTED.

DUDDING INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP

BY: *Michael J. Dudding*
MICHAEL J. DUDDING, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska)
COUNTY OF Sarpy) s.s.)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF March 2012 BY MICHAEL J. DUDDING, PRESIDENT OF DUDDING INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP ON BEHALF OF SAID PARTNERSHIP.



Heather Michele Backus
NOTARY PUBLIC

SARPY COUNTY TREASURER'S CERTIFICATE

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 WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 13 DAY OF March, 2012.



APPROVAL OF THE SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF PINTAIL WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS 6 DAY OF March, 2012.

James D. Warner
SARPY COUNTY SURVEYOR/ENGINEER

COUNTY CLERK

Rusty Hill
CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

APPROVAL OF THE SARPY COUNTY PLANNING COMMISSION

THIS PLAT OF PINTAIL WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS 15 DAY OF February, 2012.

Douglas L. Whitfield
CHAIRMAN, SARPY COUNTY PLANNING COMMISSION

APPROVAL OF THE SARPY COUNTY PLANNING DIRECTOR

THIS PLAT OF PINTAIL WAS APPROVED BY THE SARPY COUNTY PLANNING DIRECTOR THIS 13 DAY OF March, 2012.

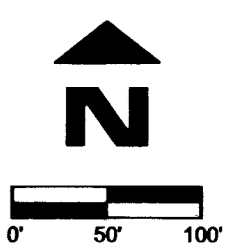
Paul Steiner
SARPY COUNTY PLANNING DIRECTOR

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF PINTAIL WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 13 DAY OF March, 2012.



PINTAIL
LOT 1



Revision Dates

No.	Description	MM-DD-YY

Job No.: A1435-116-3A
Drawn By: RJR
Reviewed By: JDW
Date: DECEMBER 30, 2011
Book: 11-09
Pages: 74&75

Sheet Title
SARPY COUNTY
FINAL PLAT

Sheet Number
SHEET 1 OF 1