

NOTES:

1. THERE WILL BE NO DIRECT VEHICULAR ACCESS TO HIGHWAY 6 FROM LOTS 1, 2 AND 3.
2. DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS ONLY.
3. ALL ANGLES ARE 90°00'00" UNLESS NOTED.
4. ACCESS TO THE FRONTAGE ROAD FROM LOT 1 IS LIMITED TO ONE 25.00 FOOT WIDE DRIVE NEAR THE SOUTHEASTERLY CORNER OF THE LOT AT LOCATION SHOWN HEREON.

PLUM CREEK REPLAT 5

LOTS 1, 2 AND 3

BEING A REPLATTING OF LOT 114, PLUM CREEK, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

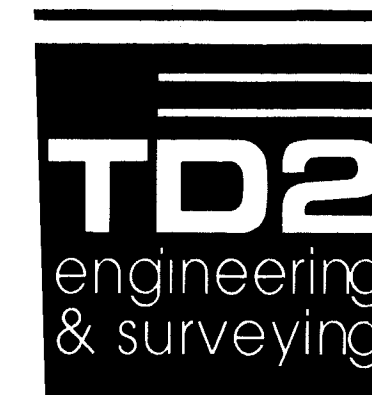
FILED SARPY COUNTY NEBRASKA INSTRUMENT NUMBER

2016-22235

09/02/2016 8:59:34 AM

Clayton J. Dowling
REGISTER OF DEEDS

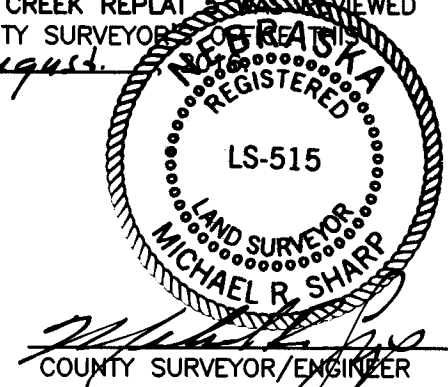
REGISTER OF DEEDS



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

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF PLUM CREEK REPLAT 5 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR ON 18th DAY OF August, 2016.

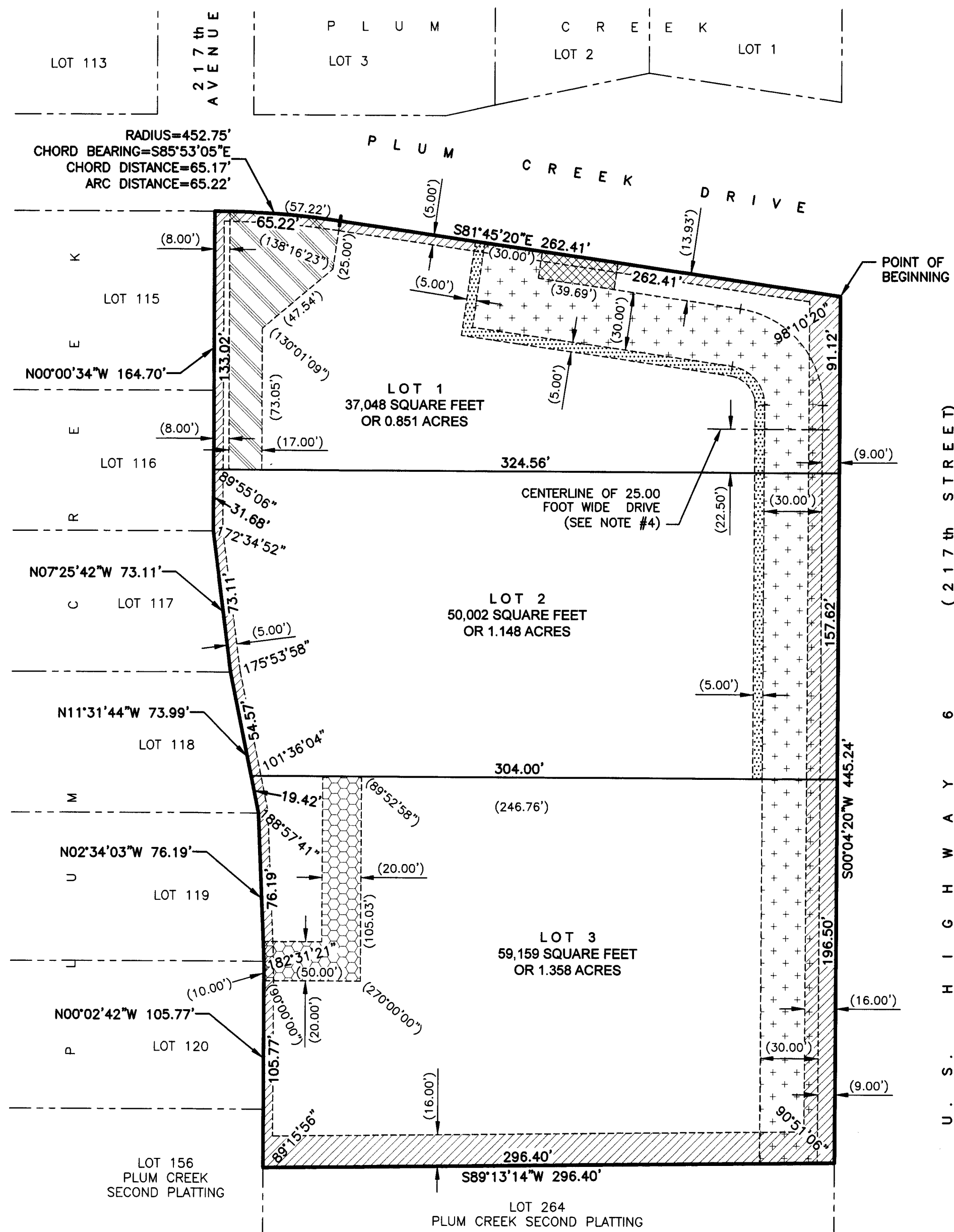


APPROVAL OF THE CITY ENGINEER OF GRETNA

THIS PLAT OF PLUM CREEK REPLAT 5 WAS APPROVED AND ACCEPTED BY THE CITY ENGINEER OF GRETNA, NEBRASKA THIS 18th DAY OF September, 2016.

Armin P.
GRETNA CITY ENGINEER

- FRONTAGE ROAD EASEMENT RECORDED AS INSTRUMENT NO. 2004-04593 OF THE SARPY COUNTY RECORDS.
- SEWER AND DRAINAGE EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT.
- EXTENSION OF FRONTAGE ROAD EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT.
- UTILITY EASEMENT GRANTED IN THE FINAL PLAT DEDICATION OF PLUM CREEK RECORDED AS INSTRUMENT NO. 1995-13030.
- UTILITY EASEMENT GRANTED IN THE DEDICATION OF THIS PLAT.
- 20.00 FOOT WIDE SANITARY SEWER EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT CORNERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS PLUM CREEK REPLAT 5, LOTS 1, 2 AND 3, BEING A REPLATTING OF LOT 114, PLUM CREEK, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NE CORNER OF SAID LOT 114;

THENCE S00°04'20"W (ASSUMED BEARING) 445.24 FEET ON THE EAST LINE OF SAID LOT 114 TO THE SE CORNER THEREOF;

THENCE S89°13'14"W 296.40 FEET ON THE SOUTH LINE OF SAID LOT 114 TO THE SW CORNER THEREOF;

THENCE N00°02'42"W 105.77 FEET ON THE WEST LINE OF SAID LOT 114;

THENCE N02°34'03"W 76.19 FEET ON THE WEST LINE OF SAID LOT 114;

THENCE N11°31'44"W 73.99 FEET ON THE WEST LINE OF SAID LOT 114;

THENCE N07°25'42"W 73.11 FEET ON THE WEST LINE OF SAID LOT 114;

THENCE N00°00'34"W 164.70 FEET ON THE WEST LINE OF SAID LOT 114 TO THE NW CORNER THEREOF;

THENCE SOUTHEASTERLY ON THE NORTH LINE OF SAID LOT 114 ON A 452.75 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S85°53'05"E CHORD DISTANCE 65.17 FEET, AN ARC DISTANCE OF 65.22 FEET;

THENCE S81°45'20"E 262.41 FEET ON THE NORTH LINE OF SAID LOT 114 TO THE POINT OF BEGINNING.



JAMES D. WARNER, NEBRASKA RLS 308

MARCH 17, 2016

DATE:

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, AVENUE G PROPERTY HOLDINGS, LLC, AN IOWA LIMITED LIABILITY COMPANY, BEING THE OWNERS, AND AMERICAN NATIONAL BANK BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS PLUM CREEK REPLAT 5, 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, CENTRYLINK 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 ALL FRONT AND SIDE BOUNDARY LOT LINES AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES AND A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING THE WESTERLY LINE OF THE FRONTAGE ROAD EASEMENT LYING WITHIN LOTS 1 AND 2 AS SHOWN HEREON. 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.

AVENUE G PROPERTY HOLDINGS, LLC.
AN IOWA LIMITED LIABILITY COMPANY

AMERICAN NATIONAL BANK

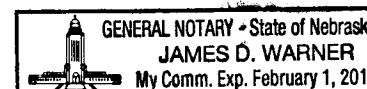
BY: *Jeffrey T. Garvey*
JEFFREY T. GARVEY, MEMBER

BY: *Brian Andersen*
BRIAN ANDERSEN, FIRST VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF AUG, 2016, BY JEFFREY T. GARVEY, MEMBER OF AVENUE G PROPERTY HOLDINGS, LLC, A IOWA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

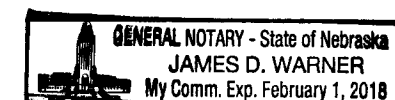


James Warner
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF AUG, 2016, BY BRIAN ANDERSEN, FIRST VICE PRESIDENT OF AMERICAN NATIONAL BANK, ON BEHALF OF SAID BANK.



James Warner
NOTARY PUBLIC

SARPY COUNTY TREASURERS 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 18 DAY OF Aug, 2016.

Richard Jones
SARPY COUNTY TREASURER

TREASURER'S SEAL

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.

APPROVAL OF GRETNA CITY COUNCIL

THIS PLAT OF PLUM CREEK REPLAT 5 WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF GRETNA, NEBRASKA THIS 18 DAY OF August, 2016.

Mayor
MAYOR

Seal of Gretna City Clerk
ATTEST: CITY CLERK

APPROVAL OF THE CITY PLANNING COMMISSION

THIS PLAT OF PLUM CREEK REPLAT 5 WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF GRETNA, NEBRASKA THIS 28 DAY OF JUNE, 2016.

Chairman
CHAIRMAN, CITY PLANNING COMMISSION

PLUM CREEK REPLAT 5
LOTS 1, 2 AND 3



No.	Description	MM-DD-YY

Job No.: B1349-15-2B
Drawn By: RJR
Reviewed By: JDW
Date: MARCH 17, 2016
Book: 15/11 04/12
Page: 71-73 76-79

CITY OF GRETNA
FINAL PLAT

Sheet Number
SHEET 1 OF 1