

Indexed against
Lts 1-11 pc 2-3-07

MERIDIAN MARKETPLACE

A platting of Tax Lot 3A1B, a tax lot located in the NW1/4 of Section 22, Township 14 North, Range 11 East of the 8th P.M., Sarpy County, Nebraska

Filed for recording 2-5-07 4:10 P.
Document # 207-03683
Lloyd & Associates, Inc. Surveyors

COUNTY: Sarpy
VERIFY: *plotted*
PROOF: *2100*
FETS: *5239*
CHECK: *5239*
CASH: *5239*
REFUND: *5239*
SHORT: *5239*



DEDICATION

Know all men by these presents that we, Duane J. Dowd, Michael A. Huber, Duane J. Dowd, Trustee, Grand Pritz, Inc., a Nebraska corporation, Lawrence W. Dowd, and Jeffrey B. Farnham, owners of the property described in the Certification of Survey and embraced within the plat here caused said land to be subdivided into lots and streets to be named and numbered as shown, said subdivision to be hereinafter known as MERIDIAN MARKETPLACE (lots numbered as shown), and we do hereby certify and approve of the dedication of our property shown on the plat, and we do hereby dedicate to the public for public use, the streets, avenues and circles, and we do hereby grant easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District, Overst 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 construct, operate, maintain, repair and renew underground 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 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 line 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 do further grant a perpetual easement to Metropolitan Utilities District of Omaha and Aquila, Inc., 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 under and across a five-foot (5') wide strip of land abutting all streets, avenues and circles, whether public or private. In consideration of the grant of these easements and as a limitation of these easements granted herein, any wires, cables, conduits and/or pipelines installed by any grantee or any beneficiary under the easements granted in this plat and/or Dedication shall be installed at least thirty-six (36) inches below ground and any other underground facilities shall also be installed at least thirty-six (36) inches below ground, and in the event of a failure to comply with this limitation, such grantee and/or beneficiary shall be solely responsible for any and all costs, expenses, liability, and/or damage resulting from such failure, including but not limited to relocation costs. 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 hands.

Duane J. Dowd
Duane J. Dowd, Trustee
Lawrence W. Dowd
Lawrence W. Dowd
Jeffrey B. Farnham
Jeffrey B. Farnham
Michael A. Huber
Michael A. Huber

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY) Douglas
On this 30th day of January, 2007, before me, the undersigned, a Notary Public in and for said County, personally came Duane J. Dowd and Duane J. Dowd, Trustee, who is 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.

WITNESS my hand and Notarial Seal the day and year last above written.

Nancy K. Meyer
Notary Public
GENERAL NOTARY - State of Nebraska
NANCY K. MEYER
My Comm. Exp. Jan. 5, 2009

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY) Douglas
On this 30th day of January, 2007, before me, the undersigned, a Notary Public in and for said County, personally came Michael A. Huber, who is 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.

WITNESS my hand and Notarial Seal the day and year last above written.

Nancy K. Meyer
Notary Public
GENERAL NOTARY - State of Nebraska
NANCY K. MEYER
My Comm. Exp. Jan. 5, 2009

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY) Douglas
On this 31st day of January, 2007, before me, the undersigned, a Notary Public in and for said County, personally came Lawrence W. Dowd, who is 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.

WITNESS my hand and Notarial Seal the day and year last above written.

Jeffrey B. Farnham
Notary Public
GENERAL NOTARY - State of Nebraska
JEFFREY B. FARNHAM
My Comm. Exp. Jan. 5, 2009

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property shown on this plat, that all dimensions have been computed for all lots and streets in Meridian Marketplace (lots numbered as shown), being a platting of Tax Lot 3A1B, a tax lot located in the NW1/4 of Section 22, Township 14 North, Range 11 East of the 8th P.M., Sarpy County, Nebraska, more particularly described as follows

Beginning at the Northwest Corner of said Section 22; thence N87°05'22"E (assumed bearing) along the North line of said NW1/4 of Section 22, a distance of 949.83 feet to the point of intersection of said North line of the NW1/4 of Section 22, and the Northern extension of the Western right-of-way line of 165th Avenue; thence Southernly along said Western right-of-way line of 165th Avenue, and the Northern extension thereof on the following described courses: thence S02°54'38"E, a distance of 174.42 feet; thence Southwesterly on a curve to the right with a radius of 110.00 feet, a distance of 91.29 feet, said curve having a long chord which bears S20°51'58"W, a distance of 88.70 feet; thence S44°38'29"W, a distance of 25.00 feet; thence S45°21'31"E, a distance of 93.24 feet; thence Southeasterly on a curve to the left with a radius of 249.59 feet, a distance of 119.67 feet, said curve having a long chord which bears S59°05'41"E, a distance of 118.53 feet; thence S02°37'38"E 221.36 feet; thence S02°34'03"E, a distance of 234.04 feet to the Southwest corner of said Lot 311, Meridian Park, said point also being on the Northern right-of-way line of Meridian Street; thence Westerly along said Northern right-of-way line of Meridian Street, and the Western extension thereof on the following described courses: thence S87°25'57"W, a distance of 170.84 feet; thence Westerly on a curve to the right with a radius of 200.00 feet a distance of 54.94 feet, said curve having a long chord which bears N84°41'50"W, a distance of 54.77 feet; thence S87°25'57"W, a distance of 283.27 feet to the point of intersection of said Western extension of the Northern right-of-way line of Meridian Street, and the West line of said NW 1/4 of Section 22; thence N02°34'41"W along said West line of the NW 1/4 of Section 22, a distance of 1402.86 feet to the point of beginning.

Said tract of land contains an area of 27.52 acres, more or less.

Robert Clark
Robert Clark, L.S. 419
LAND SURVEYOR
JAN 29 2007
Date

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 in this plat as shown by the records of this office.

Robert Clark
Robert Clark, Treasurer
Date 2-5-07

SARPY COUNTY PLANNING COMMISSION APPROVAL

This final plat of MERIDIAN MARKETPLACE (lots numbered as shown) was approved by the County Planning Commission.

Nancy K. Meyer
Nancy K. Meyer, Chairman
Date 4-19-06

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY) Douglas
On this 30th day of January, 2007, before me, the undersigned, a Notary Public in and for said County, personally came Jeffrey B. Farnham, who is 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.

WITNESS my hand and Notarial Seal the day and year last above written.

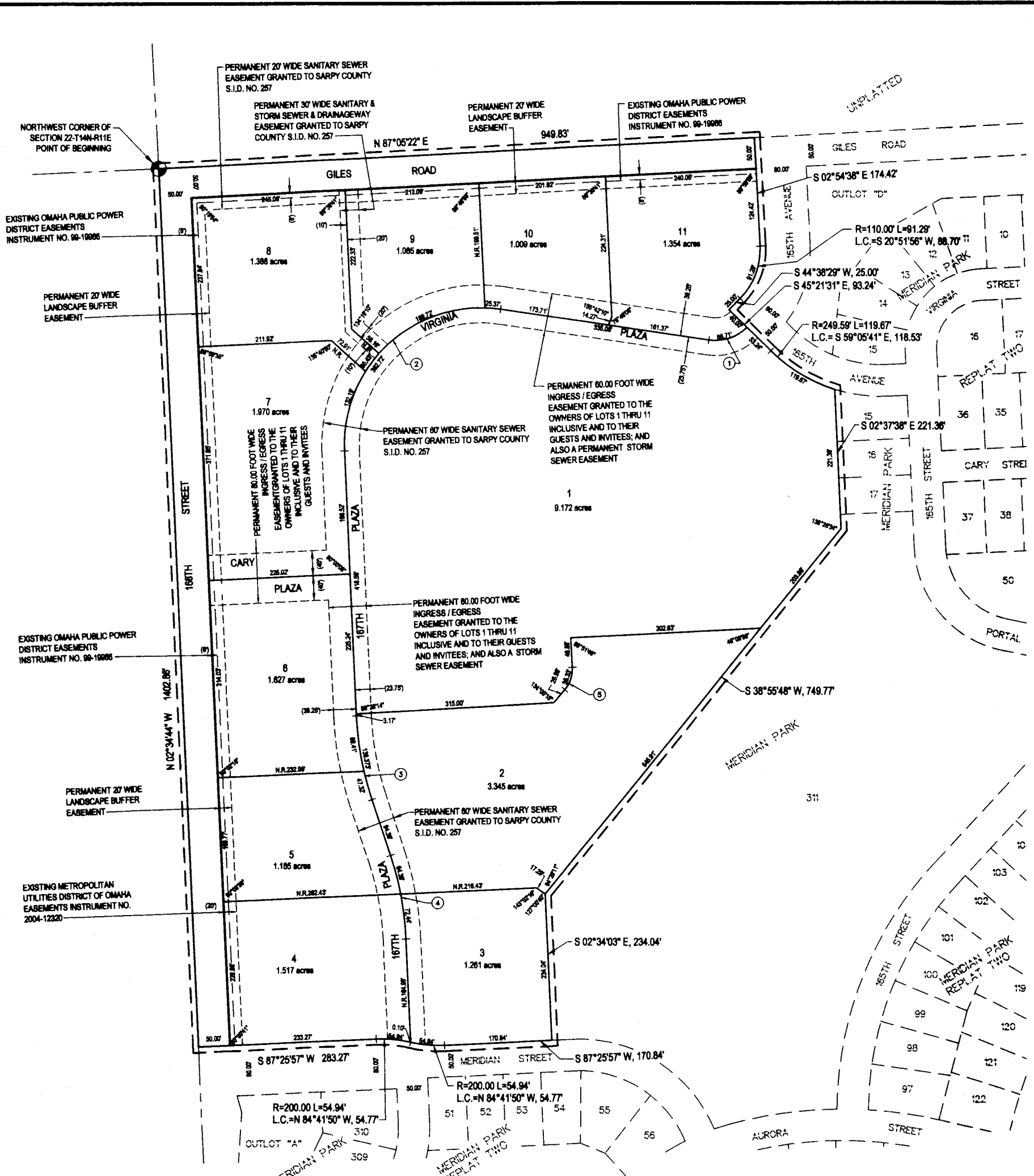
Nancy K. Meyer
Notary Public
GENERAL NOTARY - State of Nebraska
NANCY K. MEYER
My Comm. Exp. Jan. 5, 2009

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY) Douglas
On this 30th day of January, 2007, before me, the undersigned, a Notary Public in and for said County, personally came Duane J. Dowd, President of Grand Pritz, Inc., who is 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 such officer of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

Nancy K. Meyer
Notary Public
GENERAL NOTARY - State of Nebraska
NANCY K. MEYER
My Comm. Exp. Jan. 5, 2009



LOT-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	70.87	86.71	36.05	53°51'08"
2	218.91	382.72	263.57	101°08'43"
3	500.00	198.72	88.80	15°40'07"
4	500.00	138.82	86.84	15°40'42"
5	90.00	38.32	20.16	43°55'19"

- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO GILES ROAD OR 168TH STREET FROM ANY LOT ABUTTING SAID STREETS, EXCEPT AT THE LOCATION OF THE 80.00' WIDE INGRESS / EGRESS EASEMENT LOCATED ON THE COMMON LOT LINE BETWEEN LOTS 6 & 7.
 3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
 4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

SARPY COUNTY BOARD OF COMMISSIONERS APPROVAL

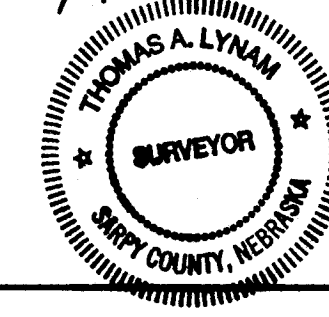
This final plat of MERIDIAN MARKETPLACE (lots numbered as shown) was approved by the County Board of Commissioners.

Tim Johnson
Chairman, Sarpy County Board of Commissioners
Date 5/9/2006
Doug Joughalrig
SARPY COUNTY, NEBRASKA

REVIEW OF SARPY COUNTY SURVEYOR

This plat of MERIDIAN MARKETPLACE (lots numbered as shown) was reviewed by the Sarpy County Surveyor.

Thomas A. Lynn
Sarpy County Surveyor
Date February 1, 2007



SARPY COUNTY DIRECTOR OF PLANNING & BUILDING APPROVAL

This final plat of MERIDIAN MARKETPLACE (lots numbered as shown) was approved by the Sarpy County Director of Planning & Building.

Robert Clark
Sarpy County Director of Planning & Building
Date 2-5-07

E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES
300 NORTH 17TH STREET, OMAHA, NE 68102
PHONE: (402) 986-4000 FAX: (402) 986-3000
www.eagroup.com

MERIDIAN MARKETPLACE
SARPY COUNTY, NEBRASKA

FINAL PLAT

Proj. No.	20060457
Date	3-1-07
Drawn By	JAE
Checked By	TRH
Scale	1" = 100'
Sheet	1 of 1