2008 – 27948

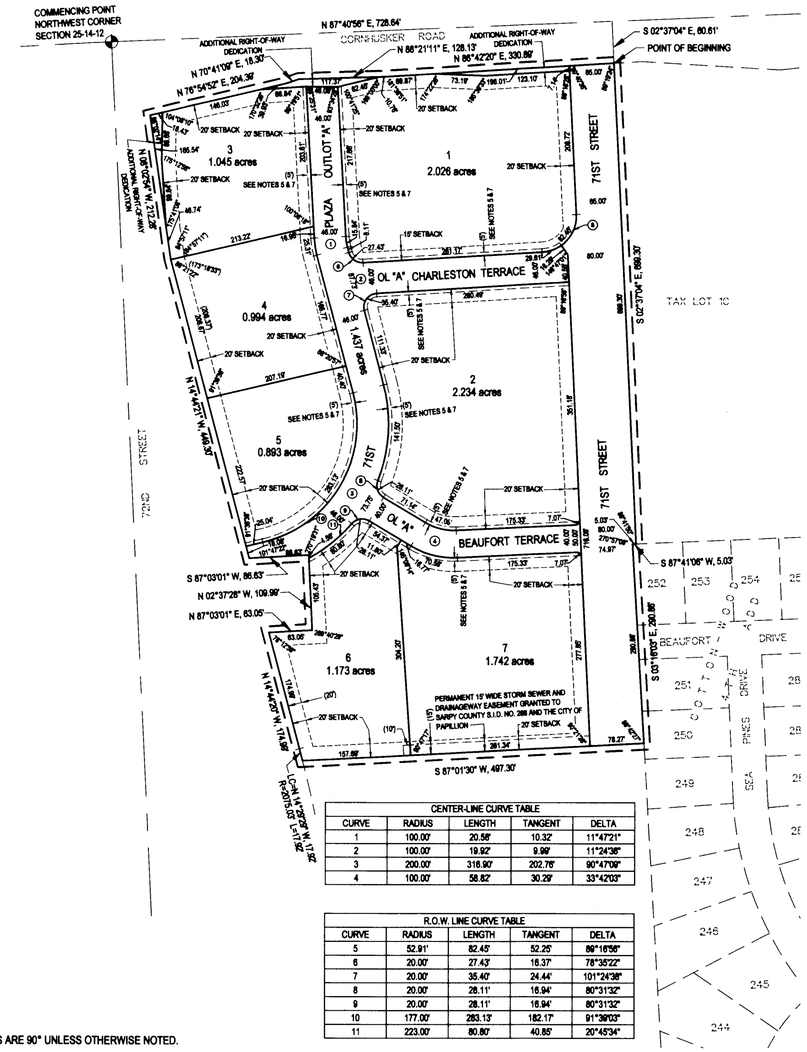
Filed for Record 10-7-2008 at 10:14 AM
Instrument # 2008 – 27948
Lloyd J. Dowling Register of Deed Sarpy Co, NE

COUNTER P C.E. P
VERIFY D.E.
PROOF
FEES $ 19.50
CHECK #
CHG
CASH
REFUND CREDIT
SHORT NCR

WEST CORNHUSKER PLAZA

LOTS 1 THRU 7 INCLUSIVE AND OUTLOT "A"

BEING A PLATTING OF ALL OF TAX LOTS 3A2 AND 17A, TAX LOTS LOCATED IN THE NW1/4 OF SECTION 25; AND ALSO PART OF TAX LOTS 2B, 2A1A AND 17C, TAX LOTS LOCATED IN SAID NW1/4 OF SECTION 25; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



1 inch = 100 ft.

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00'	20.58'	10.32'	11°47'21"
2	100.00'	19.92'	9.99'	11°24'36"
3	200.00'	316.90'	202.76'	90°47'09"
4	100.00'	58.82'	30.29'	33°42'03"

R.O.W. LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
5	52.91'	82.45'	52.25'	89°16'56"
6	20.00'	27.43'	16.37'	78°35'22"
7	20.00'	35.40'	24.44'	101°24'38"
8	20.00'	28.11'	16.94'	80°31'32"
9	20.00'	28.11'	16.94'	80°31'32"
10	177.00'	283.13'	182.17'	91°39'03"
11	223.00'	80.80'	40.85'	20°45'34"

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO CORNHUSKER ROAD OR 72ND STREET FROM ANY LOT ABUTTING SAID STREETS, EXCEPT FROM OUTLOT "A". OUTLOT "A" BETWEEN LOTS 1 AND 3 TO CORNHUSKER ROAD WILL BE A RIGHT-IN / RIGHT-OUT ONLY ACCESS.

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.

5. A PERMANENT SANITARY SEWER AND STORM SEWER EASEMENT IS GRANTED TO S.I.D. NO. 288 AND TO THE CITY OF PAPILLION OVER ALL OF OUTLOT "A" AND ALSO OVER THE 5' WIDE EASEMENT ADJACENT TO SAID OUTLOT "A" AS SHOWN ON PLAT.

6. A PERMANENT INGRESS AND EGRESS EASEMENT IS GRANTED TO THE OWNERS, OF LOTS 1 THRU 7 INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS, AND TO THEIR GUESTS AND INVITEES OVER ALL OF OUTLOT "A", ALSO KNOW AS 71ST PLAZA, CHARLESTON TERRACE AND BEAUFORT TERRACE, WHICH ARE PRIVATE STREETS.

7. A PERMANENT EASEMENT IS GRANTED TO THE UTILITIES COMPANIES AS LISTED IN THE DEDICATION AND ALSO A PERMANENT SIDEWALK AND PEDESTRIAN EASEMENT IS GRANTED TO THE PUBLIC OVER ALL OF OUTLOT "A" AND ALSO OVER THE 5' WIDE EASEMENT ADJACENT TO SAID OUTLOT "A" AS SHOWN ON PLAT.

8. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

9. ANY FUTURE REVISIONS TO LOT AND/OR BUILDING CONFIGURATIONS SHALL NOT REDUCE THE ACCESSIBILITY OF BEAUFORT TERRACE TO EITHER 72ND STREET OR CORNHUSKER ROAD.

DEDICATION

Know all men by these presents that we, Ingram Land Development, L.L.C., owners, and Omaha State Bank, Mortgagee, of the property described in the Certification of Survey and embraced within the plat have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as WEST CORNHUSKER PLAZA (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 hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, I do further grant a perpetual easement to the Omaha Public Power District, Qwest 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; 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 Papillion 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 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 19TH day of SEP., 2008.

INGRAM LAND DEVELOPMENT, L.L.C.

By: Michael H. Ingram, manager

OMAHA STATE BANK

By:

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 19TH day of SEP., 2008, before me, the undersigned, a Notary Public in and for said County, personally came Michael H. Ingram, manager of Ingram Land Development, L.L.C., 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 said officer of said L.L.C..

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

Homer R. Hunt

Notary Public

GENERAL NOTARY-State of Nebraska
HOMER R. HUNT
My Comm. Exp. April 30, 2011

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 22nd day of SEPTEMBER, 2008, before me, the undersigned, a Notary Public in and for said County, personally came MARK DAHIE ASSISTANT VICE PRESIDENT of Omaha State Bank, 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 said officer of said bank.

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

Notary Public

GENERAL NOTARY-State of Nebraska
LAWRENCE D. DEBITCHI
My Comm. Exp. August 30, 2011

APPROVAL OF SARPY COUNTY REGISTER OF DEEDS

Recorded on this _____ day of _____, _____.

Sarpy County Register of Deeds

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.

County Treasurer Date 9.30.08

COUNTY TREASURER Seal SARPY COUNTY

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

APPROVAL BY PAPILLION CITY COUNCIL

This subdivision of WEST CORNHUSKER PLAZA was approved by the City Council of the City of Papillion, Nebraska.

Mayor Date 10-3-08

ATTEST City Clerk

CITY OF PAPILLION CORPORATE SEAL MAY 9, 1883 NEBRASKA

SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF THE SUBDIVISION. A BOND WILL BE POSTED WITH THE CITY OF PAPILLION TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN THE SUBDIVISION. ALL DIMENSIONS HAVE BEEN COMPUTED FOR ALL LOTS AND STREETS IN WEST CORNHUSKER PLAZA (THE LOTS NUMBERED AS SHOWN) BEING A PLATTING OF ALL OF TAX LOTS 3A2 AND 17A, TAX LOTS LOCATED IN THE NW1/4 OF SECTION 25; AND ALSO PART OF TAX LOTS 2B, 2A1A AND 17C, TAX LOTS LOCATED IN SAID NW1/4 OF SECTION 25; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25; THENCE N87°40'56"E (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID NW1/4 OF SECTION 25, A DISTANCE OF 728.64 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 2A1A, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TAX LOT 1C, A TAX LOT LOCATED IN SAID NW1/4 OF SECTION 25; THENCE S02°37'04"E ALONG THE EASTERLY LINE OF SAID TAX LOT 2A1A, SAID LINE ALSO BEING THE WEST LINE OF SAID TAX LOT 1C, A DISTANCE OF 60.61 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CORNHUSKER ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S02°37'04"E ALONG SAID EASTERLY LINE OF TAX LOT 2A1A, SAID LINE ALSO BEING SAID WEST LINE OF TAX LOT 1C, A DISTANCE OF 699.30 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 1C, SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 252, COTTON-WOOD 4TH ADDITION, A SUBDIVISION LOCATED IN SAID NW1/4 OF SECTION 25; THENCE S87°41'06"W ALONG SAID EASTERLY LINE OF TAX LOT 2A1A, SAID LINE ALSO BEING SAID NORTH LINE OF LOT 252, COTTON-WOOD 4TH ADDITION, A DISTANCE OF 5.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 252, COTTON-WOOD 4TH ADDITION; THENCE S03°16'03"E ALONG SAID EASTERLY LINE OF TAX LOT 2A1A, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 252, COTTON-WOOD 4TH ADDITION, AND ALSO THE WEST RIGHT-OF-WAY LINE OF BEAUFORT DRIVE, AND ALSO THE WEST LINE OF LOTS 251 AND 250, SAID COTTON-WOOD 4TH ADDITION, A DISTANCE OF 290.86 FEET; THENCE S87°01'30"W, A DISTANCE OF 497.30 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 72ND STREET, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID TAX LOT 17C; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 72ND STREET, SAID LINE ALSO BEING SAID WESTERLY LINE OF TAX LOT 17C ON A CURVE TO THE LEFT WITH A RADIUS OF 2075.03 FEET, A DISTANCE OF 17.92 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N14°29'29"W, A DISTANCE OF 17.92 FEET; THENCE N14°44'20"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 72ND STREET, SAID LINE ALSO BEING SAID WESTERLY LINE OF TAX LOT 17C, A DISTANCE OF 174.99 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 17C; THENCE N87°03'01"E ALONG THE NORTH LINE OF SAID TAX LOT 17C, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 72ND STREET, A DISTANCE OF 63.05 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 17C, SAID POINT ALSO BEING ON THE WEST LINE OF SAID TAX LOT 2A1A; THENCE N02°37'28"W ALONG SAID WEST LINE OF TAX LOT 2A1A, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 72ND STREET, A DISTANCE OF 109.99 FEET TO THE SOUTHEAST CORNER OF SAID TAX LOT 17A; THENCE S87°03'01"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 72ND STREET, SAID LINE ALSO BEING THE SOUTH LINE OF SAID TAX LOT 17A, A DISTANCE OF 86.63 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 17A, SAID POINT ALSO BEING ON SAID EASTERLY RIGHT-OF-WAY LINE OF 72ND STREET; THENCE N14°44'21"W ALONG THE WESTERLY LINE OF SAID TAX LOT 17A, AND ALSO THE WESTERLY LINE OF SAID TAX LOT 3A2, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 72ND STREET, A DISTANCE OF 449.30 FEET; THENCE N08°02'54"W ALONG SAID WESTERLY LINE OF TAX LOT 3A2, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 72ND STREET, A DISTANCE OF 212.28 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 3A2, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF 72ND STREET, AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF CORNHUSKER ROAD; THENCE N76°54'52"E ALONG THE NORTHERLY LINE OF SAID TAX LOT 3A2, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF CORNHUSKER ROAD, A DISTANCE OF 204.39 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 3A2, SAID POINT ALSO BEING ON THE WEST LINE OF SAID TAX LOT 2B; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CORNHUSKER ROAD ON THE FOLLOWING DESCRIBED COURSES; THENCE N70°41'09"E, A DISTANCE OF 18.30 FEET; THENCE N88°21'11"E, A DISTANCE OF 128.13 FEET; THENCE N86°42'20"E, A DISTANCE OF 330.89 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS IN AREA 581,281 SQUARE FEET OR 13.344 ACRES, MORE OR LESS.

Eric A. Schaben LS-608

ERIC A. SCHABEN LS-608

July 17, 2008
DATE

NEBRASKA REGISTERED LAND SURVEYOR LS-608 ERIC A. SCHABEN

APPROVAL OF PAPILLION MUNICIPAL ENGINEER

This subdivision of WEST CORNHUSKER PLAZA was approved by the Papillion City Engineer.

Arthur L. Berger October 1, 2008

Papillion City Engineer Date

ARTHUR L. BERGER E-6369 PROFESSIONAL ENGINEER STATE OF NEBRASKA

REVIEW OF SARPY COUNTY SURVEYOR

This plat of WEST CORNHUSKER PLAZA was reviewed by the office of the Sarpy County Surveyor.

Sarpy County Surveyor July 17, 2008
Date

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

APPROVAL OF PAPILLION PLANNING COMMISSION

This subdivision of WEST CORNHUSKER PLAZA was approved by the Papillion Planning Commission.

Chairman, Papillion Planning Commission 6 October 2008
Date

E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES
330 NORTH 117TH STREET OMAHA, NE 68154
PHONE: (402) 895-4700 FAX: (402) 895-3989
www.eacg.com

WEST CORNHUSKER PLAZA
PAPILLION, NEBRASKA

FINAL PLAT

Revisions		
	(No)	Date
	1	4-11-07
	2	5-02-07
	3	7-08-08

Proj No:	P2006.431.001
Date:	03/05/2007
Designed By:	MAW
Drawn By:	LDD
Scale:	1" = 100'
Sheet:	1 of 1

K:\Projects\2006\431\p01\Plat\Final Design\FINAL PLAT-000.dwg, 24x36-NS (Plat), Omaha, 7/17/2008 9:00:46 AM, larryd, Previous paper size (30.00 x 18.00 inches)

2008-27948