2000-08031

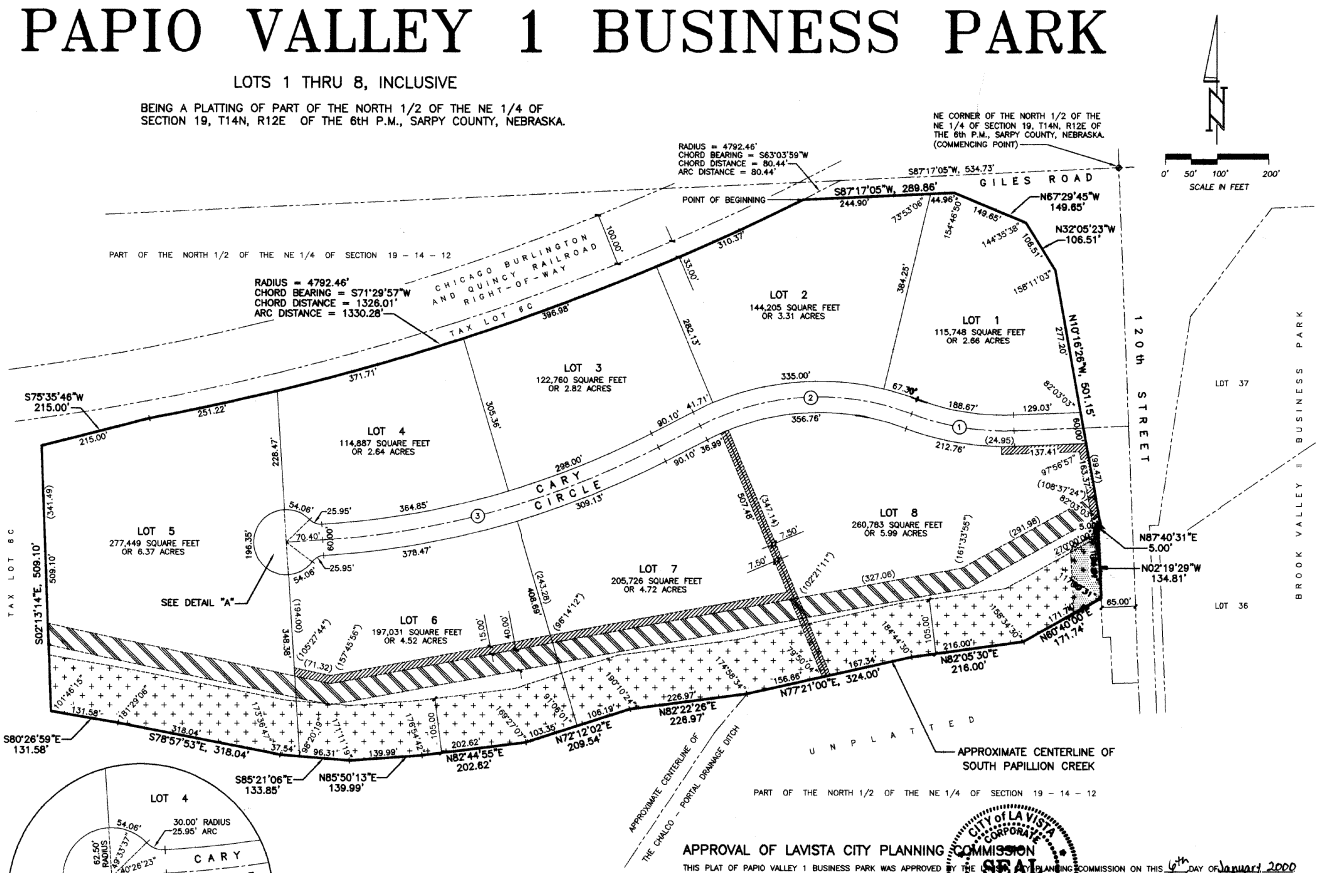
Filed For Record 4-7-00 at 12:1
Instrument # 2000 08031
Lloyd J. Dowding Register of Deeds Sarpy Cty, NE

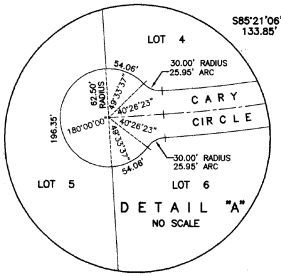
Counter
Verify
D.E.
Proof
Fee $ 10.50
Ck ☒ Cash ☐ Chg ☐

PAPIO VALLEY 1 BUSINESS PARK

LOTS 1 THRU 8, INCLUSIVE

BEING A PLATTING OF PART OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 19, T14N, R12E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.





CENTERLINE CURVE INFORMATION				
CURVE NO.	DELTA	TANGENT	LENGTH	RADIUS
1	23°00'00"	101.73'	200.71'	500.00'
2	48°00'00"	222.61'	418.88'	500.00'
3	23°38'04"	342.48'	675.22'	1636.90'

NOTE:

1. DIMENSIONS OR ANGLES IN PARENTHESIS PERTAIN TO THE EXISTING 40.00 FOOT WIDE SEWER EASEMENT.

50' WIDE BRIDGE REPLACEMENT EASEMENT RECORDED AS INSTRUMENT NO. 98-30452 OF THE SARPY COUNTY RECORDS.

EXISTING 40.00 FOOT WIDE PERMANENT SEWER EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 135 RECORDED IN MISC. BOOK 45 AT PAGE 254 OF THE SARPY COUNTY RECORDS. ASSIGNED TO THE CITY OF OMAHA RECORDED AS INSTRUMENT NO. 94-15619 OF THE SARPY COUNTY RECORDS.

105.00 FOOT WIDE CHANNEL AND MAINTENANCE EASEMENT (SEE RECORDED INSTRUMENT)

15.00 FOOT WIDE STORM SEWER & DRAINAGE EASEMENT (SEE RECORDED INSTRUMENT)

APPROVAL OF LAVISTA CITY PLANNING COMMISSION

THIS PLAT OF PAPIO VALLEY 1 BUSINESS PARK WAS APPROVED BY THE PLANNING COMMISSION ON THIS 6th DAY OF January 2000

Michael J. Rayniuchi
CHAIRMAN OF LAVISTA PLANNING COMMISSION

APPROVAL OF LAVISTA CITY COUNCIL

THIS PLAT OF PAPIO VALLEY 1 BUSINESS PARK WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LAVISTA, NEBRASKA, ON THIS 15th DAY OF February 2000.

Rita M. Ramirez
ATTEST

Harold Anderson
MAYOR

CITY OF LAVISTA CORPORATE SEAL INCORPORATED FEB. 24 1965 SARPY COUNTY NEBRASKA

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.

41700

DATE

COUNTY TREASURER

REVIEW BY THE SARPY COUNTY SURVEYOR

THIS PLAT OF PAPIO VALLEY 1 BUSINESS PARK WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 21st DAY OF December 1999

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

SARPY COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HERE IN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL ACCESSIBLE CORNERS OF SAID SUBDIVISION TO BE KNOWN AS PAPIO VALLEY 1 BUSINESS PARK, LOTS 1 THRU 8, INCLUSIVE, BEING A PLATTING OF THAT PART OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 19, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID NORTH 1/2;

THENCE S87°17'05"W (ASSUMED BEARING) 534.73 FEET ON THE NORTH LINE OF SAID NORTH 1/2 TO THE NE CORNER OF TAX LOT 6C IN SAID NORTH 1/2, SAID CORNER BEING 33.00 FEET SOUTH OF THE SOUTH LINE OF THE CHICAGO BURLINGTON & QUINCY RAILROAD;

THENCE SOUTHWESTERLY ON THE SOUTHEASTERLY LINE OF SAID TAX LOT 6C, SAID LINE BEING 33.00 FEET SOUTH OF AND CONCENTRIC WITH THE SOUTH LINE OF THE CHICAGO BURLINGTON & QUINCY RAILROAD ON A NON-TANGENT 4792.46 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S63°03'59"W, CHORD DISTANCE 80.44 FEET, AN ARC DISTANCE OF 80.44 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTH 1/2 AND ON THE SOUTH LINE OF GILES ROAD;

THENCE CONTINUING SOUTHWESTERLY ON THE SOUTHEASTERLY LINE OF SAID TAX LOT 6C, SAID LINE BEING 33.00 FEET SOUTH OF AND CONCENTRIC WITH THE SOUTH LINE OF THE CHICAGO BURLINGTON & QUINCY RAILROAD ON A 4792.46 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S71°29'57"W, CHORD DISTANCE 1326.01 FEET, AN ARC DISTANCE OF 1330.28 FEET;

THENCE S75°35'46"W 215.00 FEET ON THE NON-TANGENT SOUTHEASTERLY LINE OF SAID TAX LOT 6C;

THENCE S02°13'14"E 509.10 FEET ON THE EAST LINE OF SAID TAX LOT 6C TO THE APPROXIMATE CENTERLINE OF THE SOUTH PAPILLION CREEK;

THENCE EASTERLY ON THE APPROXIMATE CENTERLINE OF SAID CREEK ON THE FOLLOWING TEN DESCRIBED COURSES;

THENCE S80°26'59"E 131.58 FEET; THENCE S78°57'53"E 318.04 FEET;

THENCE S85°21'06"E 133.85 FEET, THENCE N85°50'13"E 139.99 FEET;

THENCE N82°44'55"E 202.62 FEET; THENCE N72°12'02"E 209.54 FEET;

THENCE N82°22'26"E 226.97 FEET; THENCE N77°21'00"E 324.00 FEET;

THENCE N82°05'30"E 216.00 FEET; THENCE N67°40'00"E 171.74 FEET TO THE WEST LINE OF 120TH STREET;

THENCE NORTHERLY ON THE WEST LINE OF 120TH STREET ON THE FOLLOWING FIVE DESCRIBED COURSES;

THENCE N02°19'29"W 134.81 FEET; THENCE N87°40'31"E 5.00 FEET;

THENCE N10°16'26"W 501.15 FEET; THENCE N32°05'23"W 106.51 FEET;

THENCE N67°29'45"W 149.65 FEET TO THE SOUTH LINE OF GILES ROAD;

THENCE S87°17'05"W 289.86 FEET ON A LINE 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTH 1/2 AND ON THE SOUTH LINE OF GILES ROAD TO THE POINT OF BEGINNING.

NOVEMBER 27, 1999
DATE

JAMES D. WARNER, NEBRASKA RLS 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, PAPIO VALLEY L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER, AND NATIONAL BANK OF COMMERCE TRUST & SAVINGS ASSOCIATION, 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 A STREET AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS PAPIO VALLEY 1 BUSINESS PARK, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREET AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, INC., 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 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.

PAPIO VALLEY, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY

BY: Dennis J. Hoth
DENNIS J. HOTH, MANAGING MEMBER

NATIONAL BANK OF COMMERCE TRUST & SAVINGS ASSOCIATION,

BY: Daniel E. Walsh
DANIEL E. WALSH, SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF Sarpy) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF December 1999 BY DENNIS J. HOTH, MANAGING MEMBER OF PAPIO VALLEY L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

GENERAL NOTARY-State of Nebraska
DORIS A. EDWARDS
My Comm. Exp. March 5, 2002
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF Lancaster) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF December 1999 BY DANIEL E. WALSH, SENIOR VICE PRESIDENT OF NATIONAL BANK OF COMMERCE TRUST & SAVINGS ASSOCIATION ON BEHALF OF SAID ASSOCIATION.

GENERAL NOTARY - State of Nebraska
GORDON F. HARNISCH
My Comm. Exp. May 28, 2000
NOTARY PUBLIC

scale:	AS SHOWN
date:	NOV. 27, 1999
drawn by:	RJR
checked by:	JDW
revision:	

PAPIO VALLEY 1 BUSINESS PARK

FINAL PLAT

THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD
OMAHA, NE 68154
(402) 330 - 8860

1155-101

A1155101A.DWG