# 370 NORTH REPLAT ONE

## LOTS 1 AND 2

BEING A REPLATTING OF LOT 8 AND LOT 9, 370 NORTH, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2019-08230

04/29/2019 03:38:49 PM

COUNTY CLERK/REGISTER OF DEEDS

PLAT

COUNTER ____ C.K. ____
VERIFY ____ D.E. ____
PROOF ____
FEES $ 46.00
CHECK ____
CHG ____ CASH ____
REFUND ____ CREDIT ____
SHORT ____ NCR ____

### REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS LOT LINE ADJUSTMENT OF **370 NORTH REPLAT ONE** WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS 17 DAY OF April, 2019.

BURLIN FREDRICKSON
SURVEYOR
SARPY COUNTY, NEBRASKA

Mark W. Fredrickson
SARPY COUNTY SURVEYOR/ENGINEER

### APPROVAL BY PAPILLION CITY ENGINEER

THIS LOT LINE ADJUSTMENT OF **370 NORTH REPLAT ONE** WAS APPROVED BY THE PAPILLION CITY ENGINEER ON THIS 23rd DAY OF April, 2019.

Jeffrey L. Thompson
JEFFREY L. THOMPSON, PE, CPESC, CFM
PAPILLION CITY ENGINEER

### ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS LOT LINE ADJUSTMENT WAS PREPARED UNDER MY DIRECT PERSONAL SUPERVISION ON THIS 25 DAY OF April, 2019.

PROFESSIONAL CIVIL ENGINEER
MATTHEW C. ZIPPERLEN
E-16377
STATE OF NEBRASKA

Matthew C. Zipperlen
MATTHEW C. ZIPPERLEN, PE
NEBRASKA PE NO. E-16377

### APPROVAL BY PAPILLION CITY ADMINISTRATOR

THIS LOT LINE ADJUSTMENT OF **370 NORTH REPLAT ONE** WAS APPROVED BY THE PAPILLION CITY ADMINISTRATOR ON THIS 23rd DAY OF April, 2019,

Christine F. Myers
CHRISTINE MYERS, ICMA-CM
PAPILLION CITY ADMINISTRATOR

### APPROVAL BY PAPILLION CITY PLANNING DIRECTOR

THIS LOT LINE ADJUSTMENT OF 370 NORTH WAS APPROVED BY THE PAPILLION CITY PLANNING DIRECTOR ON THIS 23rd DAY OF APRIL, 2019.

Mark Stursma
MARK STURSMA, AICP
PLANNING DEPARTMENT DIRECTOR

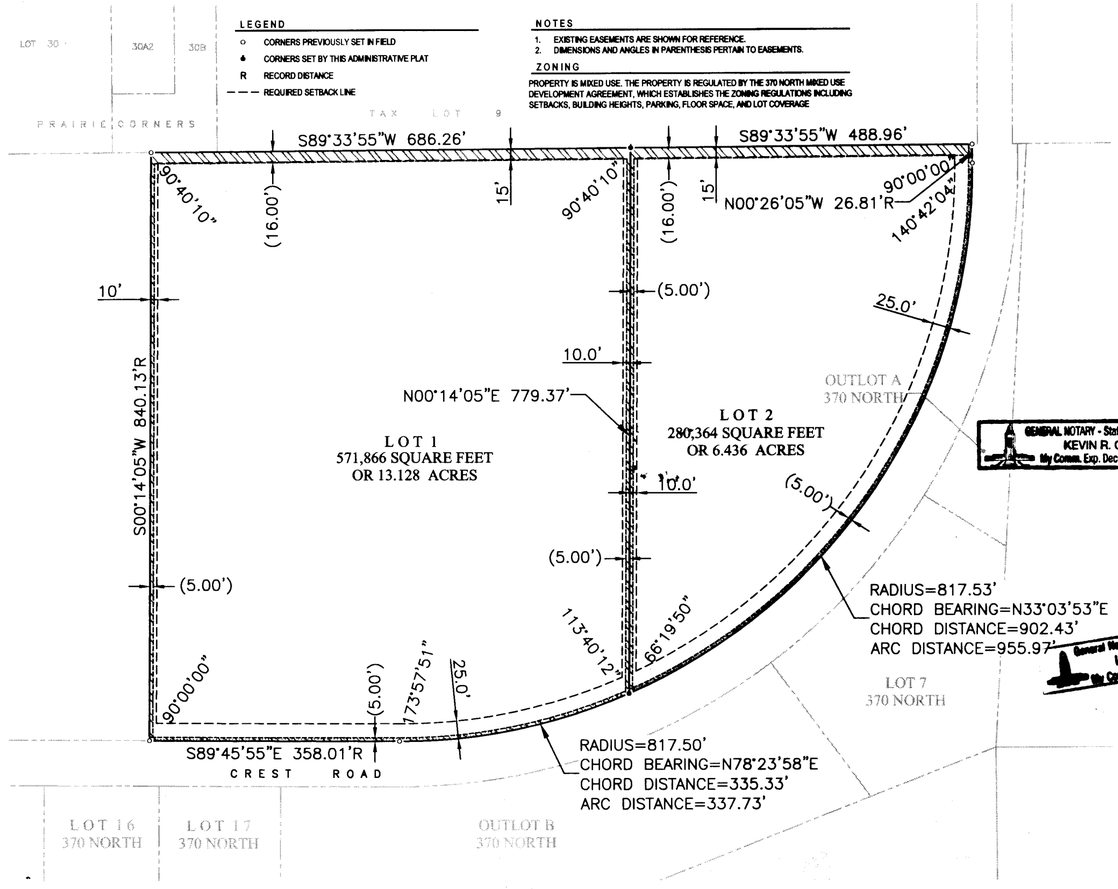
UTILITY EASEMENTS GRANTED TO OMAHA PUBLIC POWER DISTRICT, CENTURY LINK QC AND ANY FRANCHISED CABLE TELEVISION SYSTEM IN THE FINAL PLAT DEDICATION OF 370 NORTH RECORDED AS INSTRUMENT NO. 2017-10910. (AFFECTS PROPERTY AND IS SHOWN HEREON)

UTILITY EASEMENT GRANTED TO THE CITY OF PAPILLION AND BLACK HILLS/NEBRASKA GAS UTILITY, LLC IN THE FINAL PLAT DEDICATION OF 370 NORTH RECORDED AS INSTRUMENT NO. 2017-10910. (AFFECTS PROPERTY AND IS SHOWN HEREON)

LEGEND
- ○ CORNERS PREVIOUSLY SET IN FIELD
- ♣ CORNERS SET BY THIS ADMINISTRATIVE PLAT
- R RECORD DISTANCE
- — — — REQUIRED SETBACK LINE

NOTES
1. EXISTING EASEMENTS ARE SHOWN FOR REFERENCE.
2. DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.

ZONING
PROPERTY IS MIXED USE. THE PROPERTY IS REGULATED BY THE 370 NORTH MIXED USE DEVELOPMENT AGREEMENT, WHICH ESTABLISHES THE ZONING REGULATIONS INCLUDING SETBACKS, BUILDING HEIGHTS, PARKING, FLOOR SPACE, AND LOT COVERAGE




### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, TKA PROPERTIES LLP, A NEBRASKA LIMITED LIABILITY PARTNERSHIP, BEING OWNERS OF THE LAND, AND CBRE|MEGA, AN AFFILIATE OF CBRE, INC., AN INCORPORATION REGISTERED IN THE STATE OF NEBRASKA, HAVING INTEREST IN THE LAND DESCRIBED WITHIN THE ENGINEER'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 370 NORTH REPLAT ONE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK Q.C. 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; A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES, EXCEPT THAT NO NEW EASEMENTS WILL BE GRANTED WHERE EXISTING EASEMENTS ARE SHOWN. PERPETUAL EASEMENTS ARE HEREBY GRANTED TO THE CITY OF PAPILLION AND BLACK HILLS/NEBRASKA GAS UTILITY, LLC, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS. 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.

TKA PROPERTIES, LLP

BY: S. Mickey Anderson
S. MICKEY ANDERSON
AUTHORIZED SIGNATORY

CBRE|MEGA

BY: Bennett Ginsberg
BENNETT GINSBERG
AUTHORIZED SIGNATORY

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF April, 2019 BY MICKEY ANDERSON, TKA PROPERTIES, LLP, ON BEHALF OF SAID LIMITED LIABILITY PARTNERSHIP

GENERAL NOTARY - State of Nebraska
KEVIN R. QUINN
My Comm. Exp. December 6, 2022

[redacted]
NOTARY PUBLIC

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF April, 2019 BY BENNETT GINSBERG, CBRE|MEGA, AN AFFILIATE OF CBRE, INC., ON BEHALF OF SAID INCORPORATION

General Notary - State of Nebraska
LEE PEDERSEN
My Comm. Exp. June 15, 2022

[redacted]
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 ENGINEER'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 29th DAY OF April, 2019.

Seal

SARPY COUNTY TREASURER

TREASURER'S SEAL

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

Seal


LEO A DALY
PLANNING ARCHITECTURE ENGINEERING INTERIORS
EST. 1915

8600 Indian Hills Drive
Omaha, NE 68114-4039
Tel 402.391.8111 Fax 402.391.8564


REVISIONS

| NO. | DESCRIPTION | DATE |
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FILE LOG

| ACTIVITY | BY |
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| Manager | AMG |
| Design | JDM |
| Draw | JDM |
| Check | MCZ |
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STAMP

75' 0 75' 150'
SCALE: 1"=150'-0"

N

Project No. 002-10210-000
February 28, 2019

CITY OF PAPILLION
ADMINISTRATIVE
LOT LINE ADJUSTMENT

SHEET 1 OF 1

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