

2011-06636

SOUTHAMPTON REPLAT 1

AN ADMINISTRATIVE SUBDIVISION

LOT 1

BEING A REPLATTING OF LOTS 128, 129 AND 130, SOUTHAMPTON, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2011-06636

03/08/2011 8:49:02 AM

Lloyd J. Rowling
REGISTER OF DEEDS

REGISTER OF DEEDS



ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS

COUNTER *ah* C.E. *ah* FILED FOR RECORD *03-08-2011* AT *8:49 a.m.*
VERIFY *ah* D.E. *p* INSTRUMENT # *2011-06636*
PROOF *ah*
FEES \$ *17.00*
CHARGE \$ *TD*
CASH \$
CHECK#
Lloyd J. Rowling
REGISTER OF DEEDS SARPY COUNTY, NE

APPROVAL BY PAPILLION CITY ADMINISTRATOR

THIS PLAT OF SOUTHAMPTON REPLAT 1 WAS APPROVED BY THE PAPILLION CITY ADMINISTRATOR, OF THE CITY OF PAPILLION, NEBRASKA ON THIS 7 DAY OF March, 2011.

Dan Hoins
DAN HOINS

SARPY COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT AS OF THE 8 DAY OF March, 2011.

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.



Rachel Depuy
SARPY COUNTY TREASURER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN WAS MADE UNDER MY DIRECT SUPERVISION AND THAT PERMANENT MARKERS WERE FOUND OR SET AT ALL CORNERS OF THE BOUNDARY, OF SAID SUBDIVISION TO BE KNOWN AS SOUTHAMPTON REPLAT 1, LOT 1, BEING A REPLATTING OF LOTS 128, 129 AND 130, SOUTHAMPTON, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SE CORNER OF SAID LOT 130;
THENCE N89°58'30"W (ASSUMED BEARING) 302.03 FEET ON THE SOUTH LINE OF SAID LOT 130 TO AN ANGLE POINT THEREON;
THENCE S78°59'03"W 86.75 FEET ON THE SOUTH LINE OF SAID LOT 130 TO THE SW CORNER THEREOF;
THENCE N18°33'48"W 51.92 FEET ON THE WEST LINE OF SAID LOT 130 TO THE SE CORNER OF SAID LOT 128;
THENCE S56°10'51"W 124.98 FEET ON THE SOUTH LINE OF SAID LOT 128 TO THE SW CORNER THEREOF;
THENCE NORTHWESTERLY ON THE WEST LINE OF SAID LOT 128 ON A 449.41 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N36°37'03"W, CHORD DISTANCE 44.40 FEET, AN ARC DISTANCE OF 44.42 FEET;
THENCE NORTHWESTERLY ON THE WEST LINES OF SAID LOTS 128 AND 129 ON A 185.87 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N19°39'00"W, CHORD DISTANCE 125.86 FEET, AN ARC DISTANCE OF 128.39 FEET;
THENCE N00°44'27"W 4.56 FEET ON THE WEST LINE OF SAID LOT 129 TO THE NW CORNER THEREOF;
THENCE NORTHEASTERLY ON THE NORTH LINES OF SAID LOTS 129 AND 130 ON A 393.36 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N65°42'01"E, CHORD DISTANCE 283.23 FEET, AN ARC DISTANCE OF 289.74 FEET;
THENCE N44°38'32"E 25.93 FEET ON THE NORTH LINE OF SAID LOT 130;
THENCE NORTHEASTERLY ON THE NORTH LINE OF SAID LOT 130 ON A 328.24 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N54°19'43"E, CHORD DISTANCE 111.51 FEET, AN ARC DISTANCE OF 112.06 FEET TO THE NE CORNER THEREOF;
THENCE S00°10'52"W 176.73 FEET ON THE EAST LINE OF SAID LOT 130;
THENCE S89°54'53"E 210.26 FEET ON THE EAST LINE OF SAID LOT 130;
THENCE S00°05'34"W 144.92 FEET ON THE EAST LINE OF SAID LOT 130 TO THE POINT OF BEGINNING.

JANUARY 25, 2011

DATE:



JAMES D. WARNER,
NEBRASKA RLS 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, PHA, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A LOT TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SOUTHAMPTON REPLAT 1, 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, QWEST CORPORATION 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 ERRECT, 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 LINE. 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.

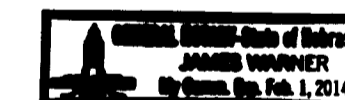
PHA, LLC,
A NEBRASKA LIMITED LIABILITY COMPANY

BY: *Dennis Tierney*
DENNIS TIERNEY, MANAGER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) s.s.

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 2ND DAY OF MARCH, 2011 BY DENNIS TIERNEY, MANAGER OF PHA, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.



James Warner
NOTARY PUBLIC

APPROVAL BY PAPILLION CITY ENGINEER

THIS PLAT OF SOUTHAMPTON REPLAT 1 WAS APPROVED BY THE PAPILLION CITY ENGINEER, OF THE CITY OF PAPILLION, NEBRASKA, THIS 7th DAY OF March, 2011.

Mark Stursma
CITY ENGINEER

APPROVAL BY PAPILLION PLANNING DIRECTOR

THIS PLAT OF SOUTHAMPTON REPLAT 1 WAS APPROVED BY THE PAPILLION PLANNING DIRECTOR, OF THE CITY OF PAPILLION, NEBRASKA, THIS 7th DAY OF March, 2011.

Mark Stursma
MARK STURSMAN, AICP

REVIEW BY SARPY COUNTY SURVEYOR'S OFFICE

THIS PLAT OF SOUTHAMPTON REPLAT 1 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE.

March 3, 2011
DATE

Louis Whisonant
SARPY COUNTY SURVEYOR



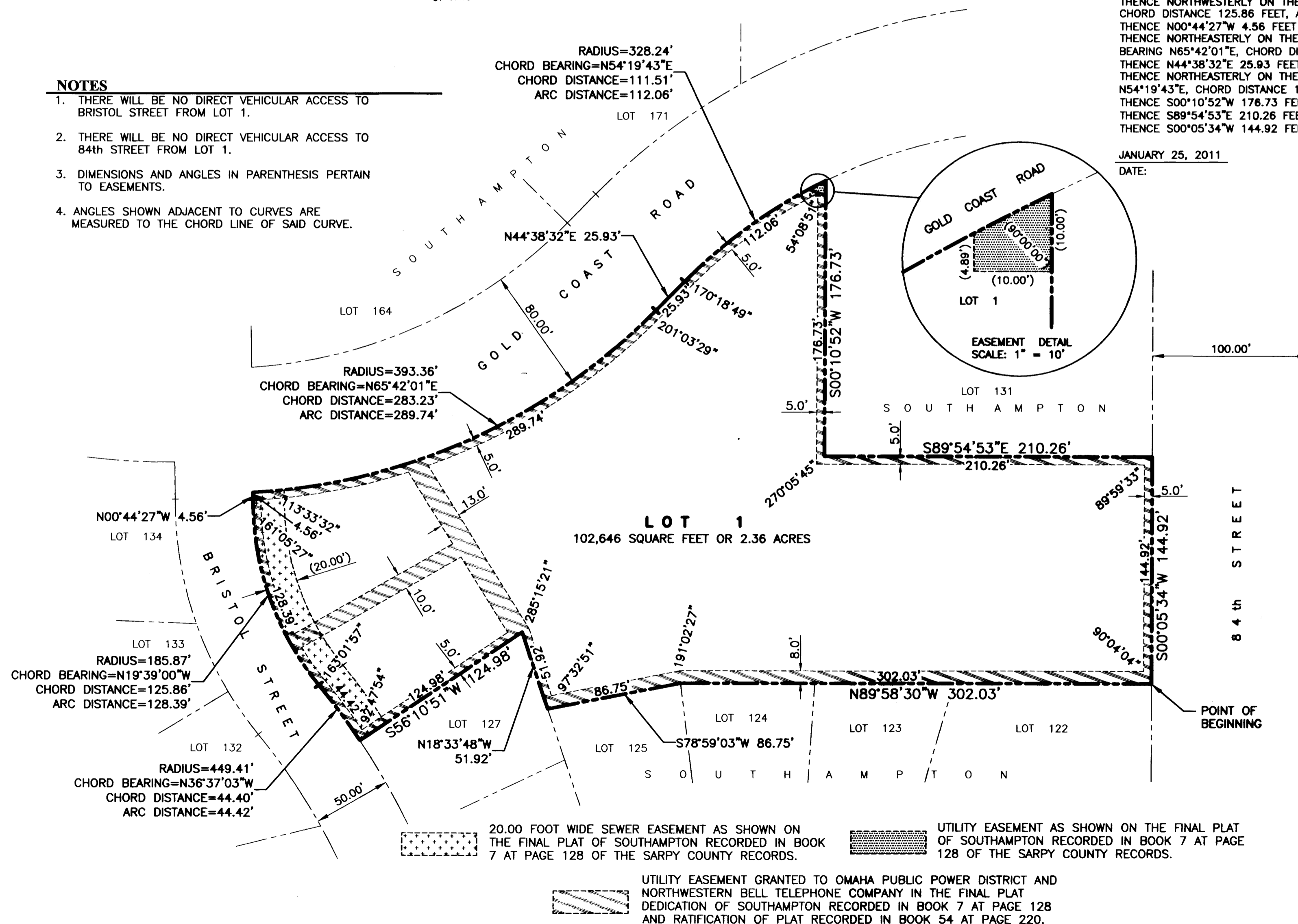
SARPY COUNTY
FINAL PLAT

Sheet Number

SHEET 1 OF 1

NOTES

1. THERE WILL BE NO DIRECT VEHICULAR ACCESS TO BRISTOL STREET FROM LOT 1.
2. THERE WILL BE NO DIRECT VEHICULAR ACCESS TO 84th STREET FROM LOT 1.
3. DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.
4. ANGLES SHOWN ADJACENT TO CURVES ARE MEASURED TO THE CHORD LINE OF SAID CURVE.

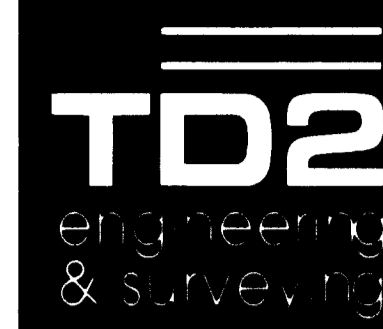


20.00 FOOT WIDE SEWER EASEMENT AS SHOWN ON THE FINAL PLAT OF SOUTHAMPTON RECORDED IN BOOK 7 AT PAGE 128 OF THE SARPY COUNTY RECORDS.

UTILITY EASEMENT AS SHOWN ON THE FINAL PLAT OF SOUTHAMPTON RECORDED IN BOOK 7 AT PAGE 128 OF THE SARPY COUNTY RECORDS.

UTILITY EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY IN THE FINAL PLAT DEDICATION OF SOUTHAMPTON RECORDED IN BOOK 7 AT PAGE 128 AND RATIFICATION OF PLAT RECORDED IN BOOK 54 AT PAGE 220.

SOUTHAMPTON REPLAT 1
LOT 1
AN ADMINISTRATIVE SUBDIVISION



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td2co.com

Revision Dates

No.	Description	MM-DD-YY
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-	-	-
-	-	-

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Drawn By: RJR
Reviewed By: JDW
Date: JANUARY 25, 2011
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2011-06636