

2006-13991

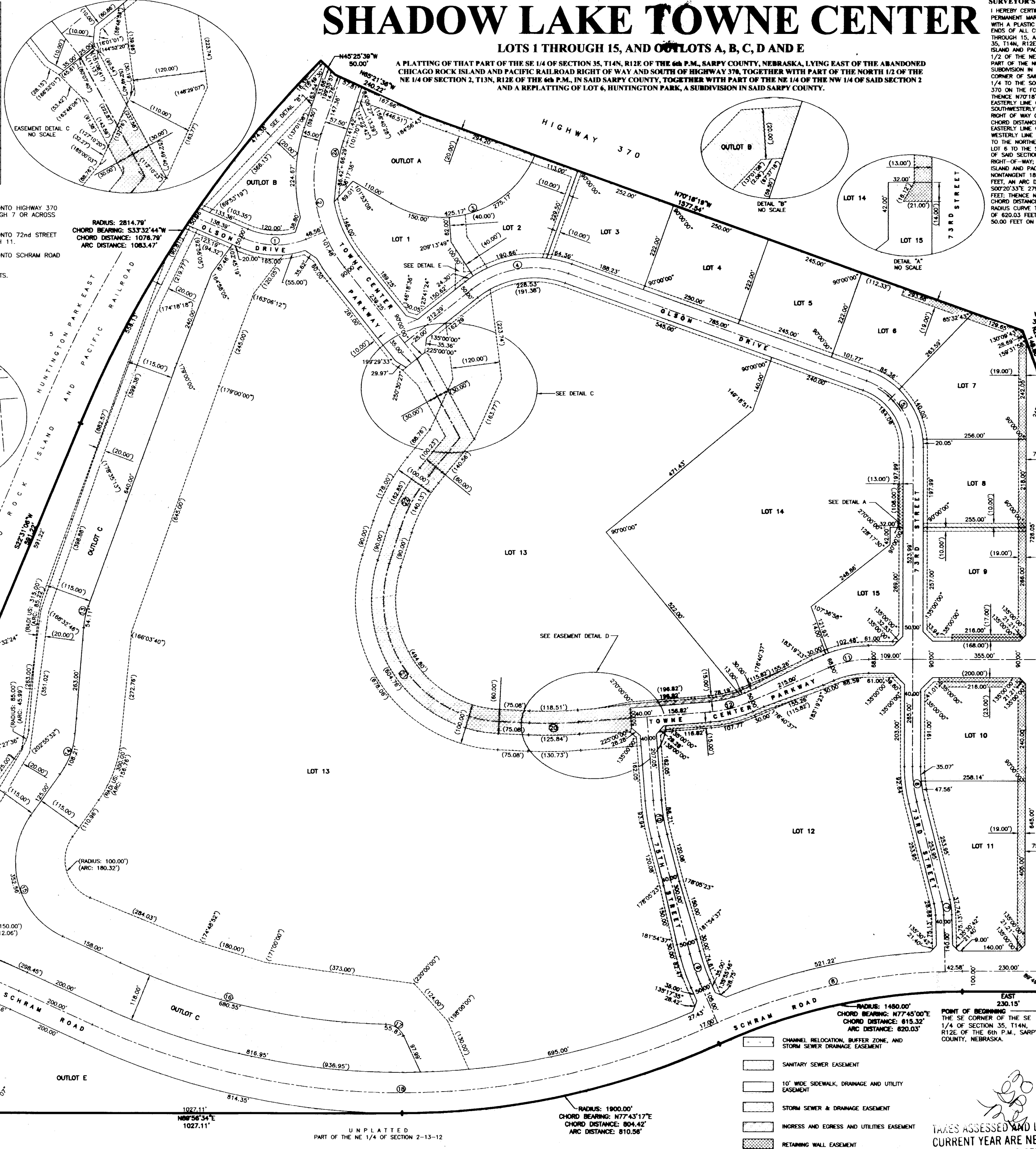
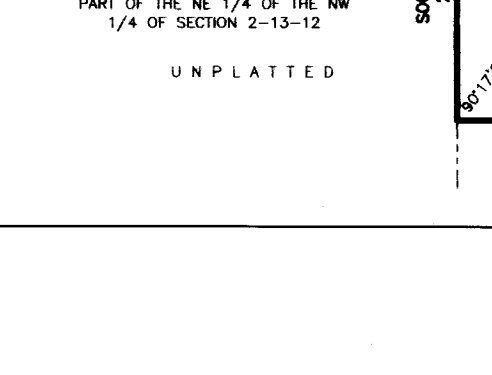
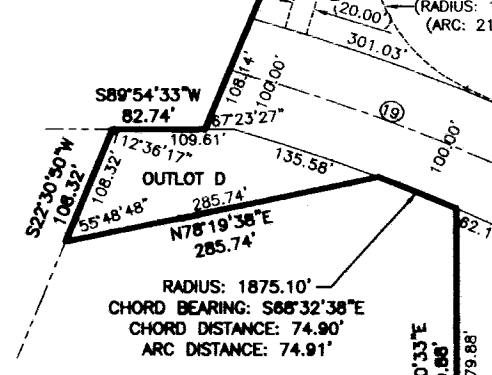
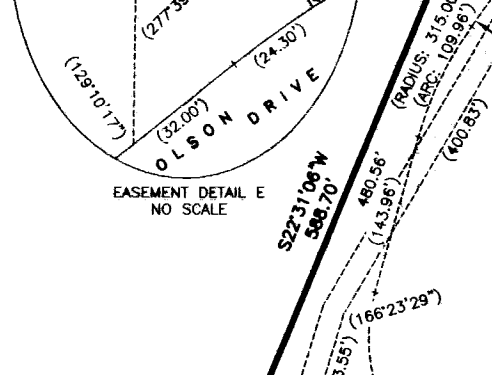
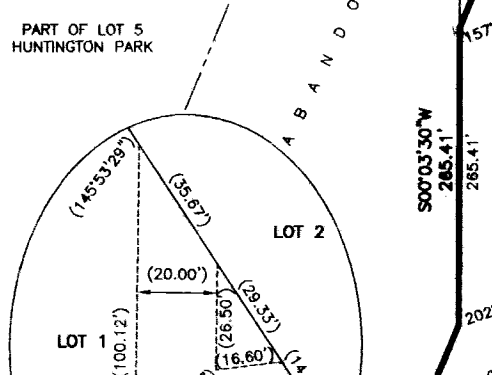
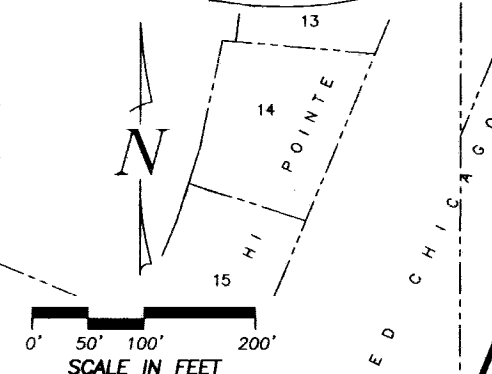
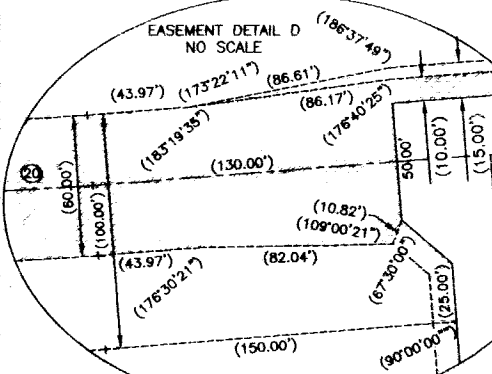
# SHADOW LAKE TOWNE CENTER

LOTS 1 THROUGH 15, AND OUTLOTS A, B, C, D AND E

A PLATTING OF THAT PART OF THE SE 1/4 OF SECTION 35, T14N, R12E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, LYING EAST OF THE ABANDONED CHICAGO ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY AND SOUTH OF HIGHWAY 370, TOGETHER WITH PART OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 2, T13N, R12E OF THE 6th P.M., IN SAID SARPY COUNTY, TOGETHER WITH PART OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 2 AND A REPLATTING OF LOT 6, HUNTINGTON PARK, A SUBDIVISION IN SAID SARPY COUNTY.

CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	45°09'49"	83.18'	157.85'	200.00'
2	57°14'51"	191.01'	349.71'	350.00'
3	12°29'08"	53.29'	66.29'	250.00'
4	97°29'29"	284.78'	425.17'	250.00'
5	58°11'41"	139.13'	253.92'	250.00'
6	70°18'19"	123.23'	214.74'	175.00'
7	14°20'44"	16.72'	87.63'	350.00'
8	12°43'09"	16.72'	33.30'	150.00'
9	8°00'00"	39.35'	78.54'	500.00'
10	10°21'02"	45.29'	90.33'	500.00'
11	23°30'00"	52.00'	102.54'	250.00'
12	19°00'00"	50.20'	99.48'	300.00'
13	13°00'00"	22.22'	54.11'	200.00'
14	31°00'00"	55.46'	108.21'	200.00'
15	101°00'00"	242.62'	552.56'	200.00'
16	23°03'07"	345.00'	680.55'	1600.00'
17	64°01'18"	31.26'	55.87'	50.00'
18	49°00'00"	843.09'	1582.14'	1850.00'
19	8°54'31"	149.57'	299.33'	1925.10'
20	7°00'00"	61.16'	122.17'	1000.00'
21	10°50'00"	390.97'	549.78'	300.00'
22	21°41'57"	78.66'	151.49'	400.00'

- NOTES:
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO HIGHWAY 370 ACROSS THE NORTHERLY LINES OF LOTS 2 THROUGH 7 OR ACROSS THE NORTHERLY LINES OF OUTLOTS A OR B.
  - THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 72nd STREET ACROSS THE EASTERLY LINES OF LOTS 7 THROUGH 11.
  - THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO SCHRAM ROAD ACROSS THE SOUTHERLY LINES OF LOTS 11 AND 12.
  - DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
  - MINIMUM SETBACK REQUIREMENTS:  
FRONT YARD: 10 FEET  
REAR YARD: 0 FEET  
SIDEYARD: 0 FEET  
STREET SIDE YARD: 10 FEET
  - ALL OUTLOTS ARE NON-BUILDABLE LOTS.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT 5/8" REBAR WITH A PLASTIC CAP STAMPED T02 LS475 WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS SHADOW LAKE TOWNE CENTER, LOTS 1 THROUGH 15, AND OUTLOTS A, B, C, D AND E, BEING A PLATTING OF THAT PART OF THE SE 1/4 OF SECTION 35, T14N, R12E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, LYING EAST OF THE ABANDONED CHICAGO ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY AND SOUTH OF HIGHWAY 370, TOGETHER WITH PART OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 2, T13N, R12E OF THE 6th P.M., IN SAID SARPY COUNTY, TOGETHER WITH PART OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 2 AND A REPLATTING OF LOT 6, HUNTINGTON PARK, A SUBDIVISION IN SAID SARPY COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID SE 1/4 OF SECTION 35, T14N, R12E OF THE 6th P.M., IN SAID SARPY COUNTY, LYING EAST OF THE ABANDONED CHICAGO ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY, THENCE S89°54'33\"

CONTAINING 128.78 ACRES MORE OR LESS.

DAVID H. NEFF  
NEBRASKA R.L.S. 475

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, 370, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS AND FIRST NATIONAL BANK OF OMAHA, 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 LOTS, LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SHADOW LAKE TOWNE CENTER, 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 STRIPS AS SHOWN ON THIS PLAT AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, ONEST CORPORATION AND ANY OTHER ENTITY OR 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, 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 TEN (10') FOOT WIDE STRIP OF LAND ABUTTING STREETS, EXCEPT ALONG SCHRAM ROAD WHERE NO EASEMENTS ARE GRANTED; NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT STRIPS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SPECIALLY, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. PERPETUAL EASEMENTS ARE GRANTED TO THE CITY OF PAVILLION, AQUILA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PRELINES, 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 AND CIRCLES, WHETHER PUBLIC OR PRIVATE, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT STRIPS, 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.

370, L.L.C.,  
A NEBRASKA LIMITED LIABILITY COMPANY  
BY: *Salvatore Carta*  
SALVATORE CARTA, MEMBER

FIRST NATIONAL BANK OF OMAHA  
BY: *Robert J. Horak*  
ROBERT J. HORAK, VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF DOLANS  
I, James Warner, Notary Public in and for the State of Nebraska, do hereby certify that the foregoing Dedication was acknowledged before me this 18th day of April, 2006, by Salvatore Carta, Member of 370, L.L.C., a Nebraska Limited Liability Company, and Robert J. Horak, Vice President of First National Bank of Omaha, on behalf of said company.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF DOLANS  
I, James Warner, Notary Public in and for the State of Nebraska, do hereby certify that the foregoing Dedication was acknowledged before me this 18th day of April, 2006, by Robert J. Horak, Vice President of First National Bank of Omaha, on behalf of said company.

REVIEW BY THE SARPY COUNTY SURVEYOR'S OFFICE

THIS PLAT OF SHADOW LAKE TOWNE CENTER WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS 18th DAY OF April, 2006.

APPROVAL BY PAVILLION CITY COUNCIL

THIS PLAT OF SHADOW LAKE TOWNE CENTER WAS APPROVED AND ACCEPTED BY THE PAVILLION CITY COUNCIL, OF THE CITY OF PAVILLION, NEBRASKA, ON THIS 18th DAY OF April, 2006, IN ACCORDANCE WITH THE STATE STATUTES.

APPROVAL BY PAVILLION CITY ENGINEER

THIS PLAT OF SHADOW LAKE TOWNE CENTER WAS APPROVED BY THE PAVILLION CITY ENGINEER, OF THE CITY OF PAVILLION, NEBRASKA, ON THIS 18th DAY OF April, 2006.

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 THIS 18th DAY OF April, 2006.

SHADOW LAKE TOWNE CENTER

FINAL PLAT

THOMPSON, DREESSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
TEL: (402) 330-8860 FAX: (402) 330-8866  
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

FILED FOR RECORD 4-27-06 2:49:18P  
INSTRUMENT 2006-13991  
Lloyd J. Downing Register of Deeds - Sarpy Co., NE

COUNTY UN C.E. LM  
VERIFY Louis D.E. LM  
PROOF  
FEES \$ 26.50  
CHECK# 10 CASH  
REFUND N/A  
SHORT

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.

2006-13991