

TITAN SPRINGS REPLAT 5 **LOTS 1 AND 2**

BEING A REPLATTING OF LOTS 1 AND 2, TITAN SPRINGS REPLAT 4, A SUBDIVISION IN PART OF THE NORTH 1/2 OF THE SE 1/4 OF SECTION 36, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

APPROVAL OF PAVILLION CITY ENGINEER
 THIS PLAT OF TITAN SPRINGS REPLAT 5 WAS APPROVED BY THE PAVILLION CITY ENGINEER
 THIS 26TH DAY OF July, 2016.

James D. Warner
 JAMES D. WARNER, P.E., C.E.S.C., C.F.M.
 COUNTY SURVEYOR, NEBRASKA

REVIEW BY SARPY COUNTY PUBLIC WORKS
 THIS PLAT OF TITAN SPRINGS REPLAT 5 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 26TH DAY OF July, 2016.



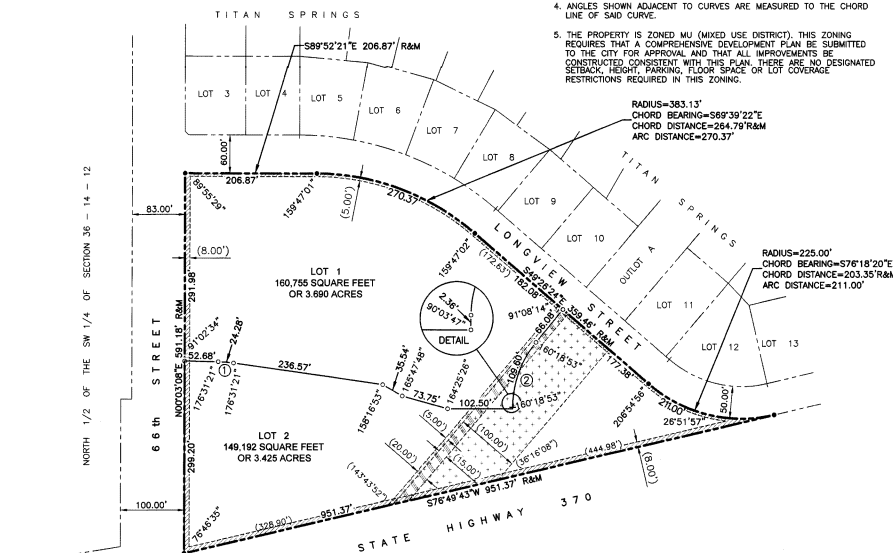
LEGEND

- CORNERS FOUND (5/8" REBAR W/CAP #475)
- CORNERS SET (5/8" REBAR W/CAP #308)
- R RECORDED DISTANCE
- M MEASURED DISTANCE

PROPERTY LINE	CURVE INFORMATION
CURVE #	DELTA LENGTH TANGENT RADIUS
1	06°57'18" 24.28' 12.15' 200.00'
2	39°22'14" 109.60' 57.06' 159.50'

NOTES

1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO STATE HIGHWAY 370 OVER THE SOUTHERLY LINE OF LOT 2.
2. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 66th STREET OVER THE SOUTH 250 FEET OF THE WEST LINE OF LOT 2.
3. DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.
4. ANGLES SHOWN ADJACENT TO CURVES ARE MEASURED TO THE CHORD LINE OF SAID CURVE.
5. THE PROPERTY IS ZONED MU (MIXED USE DISTRICT). THIS ZONING REQUIRES THAT A COMPREHENSIVE DEVELOPMENT PLAN BE SUBMITTED TO THE CITY FOR APPROVAL AND THAT ALL IMPROVEMENTS BE CONSTRUCTED CONSISTENT WITH THIS PLAN. THERE ARE NO DESIGNATED SETBACK, HEIGHT, PARKING, FLOOR SPACE OR LOT COVERAGE RESTRICTIONS REQUIRED IN THIS ZONING.



APPROVAL OF PAVILLION CITY ADMINISTRATOR
 THIS PLAT OF TITAN SPRINGS REPLAT 5 WAS APPROVED BY THE PAVILLION CITY ADMINISTRATOR THIS 26TH DAY OF July, 2016.

James D. Warner
 JAMES D. WARNER, P.E., C.E.S.C., C.F.M.
 COUNTY SURVEYOR, NEBRASKA

20 FOOT WIDE SEWER AND DRAINAGE EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 246 OF SARPY COUNTY, NEBRASKA RECORDED AS INSTRUMENT NUMBER 2004-00890 AND AS SHOWN ON THE FINAL PLAT OF TITAN SPRINGS RECORDED AS INSTRUMENT NUMBER 2004-00890.

100 FOOT WIDE EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT AS SHOWN ON THE FINAL PLAT OF TITAN SPRINGS RECORDED AS INSTRUMENT NUMBER 2004-00890.

UTILITY EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT, QUEST CORPORATION AND ANY FRANCHISED CABLE TELEVISION SYSTEM IN THE FINAL PLAT DEDICATION OF TITAN SPRINGS RECORDED AS INSTRUMENT NUMBER 2004-00890.

COUNTER 7 CE 7
 VERIFY 7 DE 7
 PRICE \$8.00
 CHECK # TP
 END DATE
 BY: JDR

FILED SARPY COUNTY NEBRASKA
 INSTRUMENT NUMBER

2016-18141

07/27/2016 8:15:44 AM

James D. Warner
 REGISTER OF DEEDS



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS TITAN SPRINGS REPLAT 5, BEING A REPLATTING OF LOTS 1 AND 2, TITAN SPRINGS REPLAT 4, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

James D. Warner
 JAMES D. WARNER, P.E., C.E.S.C., C.F.M.
 COUNTY SURVEYOR, NEBRASKA

JULY 12, 2016
 DATE:

OWNER'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, TITAN SPRINGS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY AND TS APARTMENTS, L.L.C., A 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 LOTS TO BE NUMBERED AS SHOWN. SAID SUBDIVISION TO BE HEREINAFTER KNOWN AS TITAN SPRINGS REPLAT 5, 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, CENTURILINK CO. AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE AND TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSINGS, DOWN CUPS 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 THE COMMON LOT LINE BETWEEN LOTS 1 AND 2, 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.

TITAN SPRINGS, L.L.C.
 BY: *Scott Brown*
 A NEBRASKA LIMITED LIABILITY COMPANY
 SCOTT BROWN, MANAGER

TS APARTMENTS, L.L.C.
 BY: *Scott Brown*
 A NEBRASKA LIMITED LIABILITY COMPANY
 SCOTT BROWN, MANAGER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
 COUNTY OF DOUGLAS
 THE FOREGOING OWNER'S CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 26TH DAY OF JULY, 2016 BY SCOTT BROWN, MANAGER OF TITAN SPRINGS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

James D. Warner
 JAMES D. WARNER, P.E., C.E.S.C., C.F.M.
 COUNTY SURVEYOR, NEBRASKA

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
 COUNTY OF DOUGLAS
 THE FOREGOING OWNER'S CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 26TH DAY OF JULY, 2016 BY SCOTT BROWN, MANAGER OF TS APARTMENTS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

James D. Warner
 JAMES D. WARNER, P.E., C.E.S.C., C.F.M.
 COUNTY SURVEYOR, 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 WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 26TH DAY OF July, 2016.

TREASURER'S SEAL
 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.

James D. Warner
 JAMES D. WARNER, P.E., C.E.S.C., C.F.M.
 COUNTY SURVEYOR, NEBRASKA

APPROVAL OF PAVILLION CITY PLANNING DIRECTOR

THIS PLAT OF TITAN SPRINGS REPLAT 5 WAS APPROVED BY THE PAVILLION CITY PLANNING DIRECTOR THIS 26TH DAY OF July, 2016.

Mark A. Sturms
 MARK A. STURMS, ACP



TITAN SPRINGS REPLAT 5
 LOTS 1 AND 2



Revision	Date	Description	MM-DD-YY
1			
2			
3			
4			

Job No: A1431-106A
 Drawn By: RJR
 Reviewed By: JDW
 Date: JULY 12, 2016
 Book:
 Page:

CITY OF PAVILLION
 SMALL SUBDIVISION

Sheet Number
 SHEET 1 OF 1

2016-18141