2013-37547

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2013-37547
12/18/2013 1:26:02 PM
REGISTER OF DEEDS

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

PORTAL PLAZA SOUTH REPLAT 3

LOTS 1 THROUGH 5 INCLUSIVE

BEING AN ADMINISTRATIVE LOT LINE ADJUSTMENT, BEING A REPLAT OF LOTS 3 & 6 PORTAL PLAZA SOUTH AND ALSO BEING A REPLAT OF LOT 1 PORTAL PLAZA SOUTH REPLAT 1 AND ALSO BEING A REPLAT OF LOTS 1 & 2 PORTAL PLAZA SOUTH REPLAT 2, A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

N

1 inch = 100 ft

LEGEND

- BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- 5/8" REBAR SET
- PINS FOUND 5/8" REBAR

SURVEYORS CERTIFICATE

A TRACT OF LAND BEING A REPLAT OF LOTS 3 AND 6, PORTAL PLAZA SOUTH, ALSO BEING A REPLAT OF LOT 1, PORTAL PLAZA SOUTH REPLAT 1, AND ALSO BEING A REPLAT OF LOTS 1 AND 2, PORTAL PLAZA SOUTH REPLAT 2, ALL LOCATED IN THE NW1/4 OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6, PORTAL PLAZA SOUTH, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 7, SAID PORTAL PLAZA SOUTH, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PORTAL ROAD; THENCE S33°14'39"W (ASSUMED BEARING) ALONG THE EASTERLY LINE OF SAID LOT 6, PORTAL PLAZA SOUTH, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 7, PORTAL PLAZA SOUTH, A DISTANCE OF 699.23 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, PORTAL PLAZA SOUTH, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 7, PORTAL PLAZA SOUTH, SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT PROPERTY; THENCE ALONG THE SOUTHERLY LINE OF PORTAL PLAZA SOUTH, SAID LINE ALSO BEING THE SOUTHERLY LINE OF PORTAL PLAZA SOUTH REPLAT 1, SAID LINE ALSO BEING THE SOUTHERLY LINE OF PORTAL PLAZA SOUTH REPLAT 2, SAID LINE ALSO SAID NORTHERLY LINE OF PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT PROPERTY ON THE FOLLOWING 4 COURSES: THENCE N59°18'16"W, A DISTANCE OF 337.10 FEET; THENCE N55°18'54"W, A DISTANCE OF 352.33 FEET; THENCE N63°01'49"W, A DISTANCE OF 400.29 FEET; THENCE N47°56'40"W, A DISTANCE OF 362.28 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, PORTAL PLAZA SOUTH, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 2, SAID PORTAL PLAZA SOUTH; THENCE N21°08'15"E ALONG THE WESTERLY LINE OF SAID LOT 3, PORTAL PLAZA SOUTH, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 2, PORTAL PLAZA SOUTH, A DISTANCE OF 283.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, PORTAL PLAZA SOUTH, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 2, PORTAL PLAZA SOUTH, SAID POINT ALSO BEING ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF PORTAL ROAD; THENCE ALONG THE NORTHERLY LINE OF PORTAL PLAZA SOUTH, SAID LINE ALSO BEING THE NORTHERLY LINE OF PORTAL PLAZA SOUTH REPLAT 1, SAID LINE ALSO BEING THE NORTHERLY LINE OF PORTAL PLAZA SOUTH REPLAT 2, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY OF PORTAL ROAD ON THE FOLLOWING 3 COURSES: THENCE S64°51'39"E, A DISTANCE OF 738.75 FEET; THENCE ON A CURVE TO THE RIGHT WITH AN RADIUS OF 1141.46 FEET, A DISTANCE OF 160.03 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S68°46'06"E, A DISTANCE OF 159.87 FEET; THENCE S56°44'36"E, A DISTANCE OF 562.43 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 19.349 SQUARE FEET OR 15.348 ACRES, MORE OR LESS.

ERIC A SCHABEN L.S. 608 — DATE 12-4-2013

LS-608 REGISTERED LAND SURVEYOR ERIC A. SCHABEN

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE VENTEICHER, LLC., OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS PORTAL PLAZA SOUTH REPLAT 3 (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK COMMUNICATIONS 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, 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES EXCEPT WHERE THE SIDE BOUNDARY LINE CONVERGES WITH EXISTING AND PROPOSED BUILDINGS ; AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN-FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE-DESCRIBED ADDITION. SAID SIXTEEN-FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED, AND WE FURTHER GRANT A PERPETUAL EASEMENT TO THE CITY OF PAPILLION AND BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, WE DO SET OUR HAND THIS 9th DAY OF December, 2013

THE VENTEICHER, LLC

BY: GEORGE W. VENTEICHER, MANAGING MEMBER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS 9th DAY OF December, 2013 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME GEORGE W. VENTEICHER, MANAGING MEMBER OF THE VENTEICHER, LLC, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AS SAID OFFICER OF SAID LLC.

NOTARY PUBLIC

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO PORTAL ROAD FROM LOTS 1-5 INCLUSIVE, EXCEPT AT THE LOCATION OF THE FOUR UNRESTRICTED FULL ACCESS CENTERLINES AS SHOWN AND NOTED ON PLAT OF PORTAL PLAZA SOUTH RECORDED FEBRUARY 27, 2007 AS INSTRUMENT NO2007-05997

3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).

4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

5. A PERMANENT RECIPROCAL INGRESS AND EGRESS, SIDEWALK, PEDESTRIAN AND PARKING EASEMENT, AND ALSO A RECIPROCAL EASEMENT FOR UTILITIES AND DRAINAGE IS GRANTED TO THE OWNERS OF LOTS 1 THRU 5, PORTAL PLAZA SOUTH REPLAT 3 INCLUSIVE, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 1 THRU 5 INCLUSIVE, EXCEPT THOSE PARTS OF SAID LOTS 1 THRU 5, PORTAL PLAZA SOUTH REPLAT 3 INCLUSIVE WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED. EASEMENTS SHALL BE DEDICATED BY SEPARATE INSTRUMENT.

APPROVAL OF PAPILLION PLANNING DIRECTOR

THIS SUBDIVISION OF PORTAL PLAZA SOUTH REPLAT 3 WAS APPROVED BY THE PAPILLION PLANNING DIRECTOR THIS 16th DAY OF Dec 2013

MARK STURSMA, AICP
PAPILLION PLANNING DIRECTOR

APPROVAL OF PAPILLION CITY ENGINEER

THIS SUBDIVISION OF PORTAL PLAZA SOUTH REPLAT 3 APPROVED BY THE PAPILLION CITY ENGINEER THIS 12th DAY OF December 2013

JEGERY J. THOMPSON, PE, CPESC, CFM
PAPILLION CITY ENGINEER

APPROVAL OF PAPILLION CITY ADMINISTRATOR

THIS SUBDIVISION OF PORTAL PLAZA SOUTH REPLAT 3 WAS APPROVED BY THE PAPILLION CITY ADMINISTRATOR ON THE 17 DAY OF Dec 20 13

DAN HOYAS
PAPILLION CITY ADMINISTRATOR

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS ADMINISTRATIVE LOT LINE ADJUSTMENT OF PORTAL PLAZA SOUTH REPLAT 3 WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE.

December 19, 2013
DATE — SARPY COUNTY SURVEYOR/ ENGINEER

NEBRASKA REGISTERED LAND SURVEYOR LS-515 MICHAEL R. SWAN

REVIEW BY SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE FOUND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE.

12/19/13 Rich Jones by Sue Johnson
DATE — COUNTY TREASURER

TAXES ASSESSED AND LEVIED DURING THE CURRENT YEAR ARE NOT DUE AND PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31th OF THIS YEAR.

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Engineering Answers

PORTAL PLAZA SOUTH REPLAT 3
PAPILLION, NEBRASKA

ADMINISTRATIVE LOT LINE ADJUSTMENT

No.	Revisions Description	Date	By

Proj No.	27680.175 SW
Date	12/13/2013
Designed By	AKT
Drawn By	TBES
Scale	1"=100'
Sheet	1 of 1

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