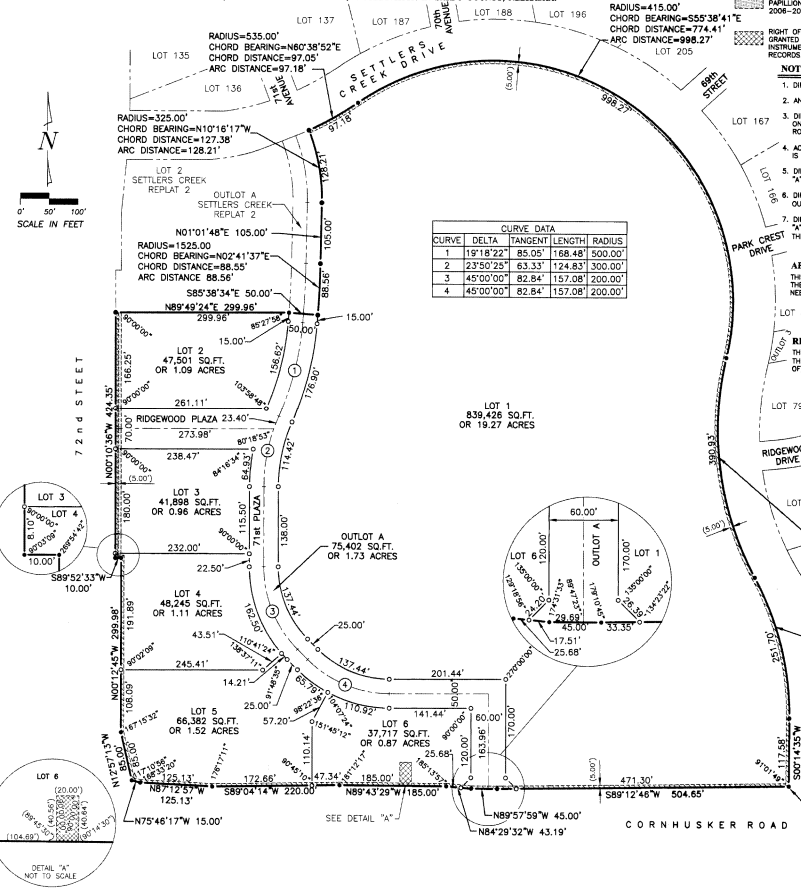


2008-23218

SETTLERS CREEK REPLAT 3

LOTS 1 THROUGH 6 AND OUTLOT A

BEING A REPLATING OF LOT 1, SETTLERS CREEK REPLAT 2, A SUBDIVISION IN SARP COUNTY, NEBRASKA.



CURVE	DELTA	TANGENT LENGTH	RADIUS
1	19°18'22"	85.05	168.48' 500.00'
2	23°50'24"	63.33	124.63' 300.00'
3	45°00'00"	82.84	157.08' 200.00'
4	45°00'00"	82.84	157.08' 200.00'

UTILITY EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT, QUEST CORPORATION, CITY OF PAVILLION AND AQUILA AS DESCRIBED IN THE FINAL PLAT DEDICATION OF SETTLERS CREEK RECORDED AS INSTRUMENT NO. 200607891 OF THE SARP COUNTY RECORDS.

PERMANENT EASEMENT GRANTED TO THE CITY OF PAVILLION RECORDED AS INSTRUMENT NO. 2006-09768 OF THE SARP COUNTY RECORDS.

RIGHT OF WAY CONTRACT PERMANENT EASEMENT GRANTED TO SARP COUNTY RECORDED AS INSTRUMENT NO. 2002-09768 OF THE SARP COUNTY RECORDS.

- NOTES:**
1. DIMENSIONS IN PARENTHESES PERTAIN TO EASEMENTS.
 2. ANGLES SHOWN TO CURVED LINES ARE TO THE CHORD LINE.
 3. DIRECT VEHICULAR ACCESS IS PROHIBITED FROM LOTS 2, 3, 4 AND 5 ONTO 72ND STREET AND CORNHUSKER ROAD.
 4. ACCESS TO OUTLOT "A" FROM 72ND STREET AND CORNHUSKER ROAD IS LIMITED TO RIGHT-IN, RIGHT-OUT.
 5. DIRECT VEHICULAR ACCESS TO THE EAST-WEST PORTION OF OUTLOT "A" FROM LOTS 2 AND 3 IS PROHIBITED.
 6. DIRECT VEHICULAR ACCESS TO THE NORTH-SOUTH PORTION OF OUTLOT "A" FROM LOT 6 IS PROHIBITED.
 7. DIRECT VEHICULAR ACCESS TO LOT 1 FROM THE PORTION OF OUTLOT "A" CONNECTING TO CORNHUSKER ROAD WILL ONLY BE PERMITTED IN THE NORTH FIFTY (50) FEET.

LEGEND

- CORNERS FOUND (3/8" REBAR W/CAP \$379 UNLESS NOTED)
- CORNERS SET (3/8" REBAR W/CAP \$475)

ACCEPTANCE BY SARP COUNTY REGISTER OF DEEDS

COUNTY: DOUGLAS C.E. 3 FILED FOR RECORD: 2008-23218

AGENCY: DOUGLAS DE: 179 INSTRUMENT: 2008-23218

PROOF: _____

FEES: \$ 150.00

CHECK # _____

CHARGE: 15.00 CASH _____

REGISTER OF DEEDS SARP COUNTY, NE
LLOYD J. DORNER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS MADE UNDER MY DIRECT SUPERVISION FOR THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE REPLAT AS SETTLERS CREEK REPLAT 3, LOTS 1 THROUGH 6, AND OUTLOT A, BEING A REPLATING OF LOT 1, SETTLERS CREEK REPLAT 2, A SUBDIVISION IN SARP COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACED WESTERLY ON THE SOUTH LINES OF SAID LOT 1 ON THE FOLLOWING 7 COURSES:

1. TRACED S89°52'33"W (ASSUMED BEARING) 504.65 FEET; THENCE N89°57'59"W 45.00 FEET; THENCE N84°29'32"W 43.19 FEET; THENCE N84°29'32"W 185.00 FEET; THENCE S88°14'14"W 220.00 FEET; THENCE N87°12'57"W 125.13 FEET; THENCE N78°46'17"W 15.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;
2. TRACED NORTHEASTLY ON THE WEST LINES OF SAID LOT 1 ON THE FOLLOWING DESCRIBED 4 COURSES:
3. TRACED N23°50'24"E 63.33 FEET; THENCE N02°14'45"W 299.98 FEET; THENCE S89°52'33"W 10.00 FEET; THENCE N02°14'45"W 434.30 FEET TO THE SOUTHWEST CORNER OF LOT 2, SAID SETTLERS CREEK REPLAT 2;
4. TRACED N89°42'24"E 299.98 FEET ON THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER THEREOF; THENCE S89°52'33"W 10.00 FEET ON THE SOUTH LINE OF OUTLOT A SAID SETTLERS CREEK REPLAT 2; THENCE NORTHEASTLY ON THE EAST LINE OF SAID OUTLOT A ON A NON-TANGENT FOOT 1525.00 RADIUS CURVE TO THE LEFT, CHORD BEARING N01°01'48"E 105.00 FEET ON THE EAST LINE OF SAID OUTLOT A;
5. TRACED NORTHEASTLY ON THE EAST LINE OF SAID OUTLOT A ON A NON-TANGENT 325.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N10°18'17"W, CHORD DISTANCE 127.38 FEET, AN ARC DISTANCE OF 128.21 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT A;
6. TRACED SOUTHEASTLY ON THE NORTH AND EAST LINES OF SAID LOT 1 ON THE FOLLOWING DESCRIBED 5 COURSES:
7. TRACED NORTHEASTLY ON A 500.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N60°38'52"E, CHORD DISTANCE 97.05 FEET, AN ARC DISTANCE OF 97.18 FEET;
8. TRACED SOUTHEASTLY ON A 500.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S65°38'41"E, CHORD DISTANCE 77.44 FEET, AN ARC DISTANCE OF 98.29 FEET;
9. TRACED SOUTHEASTLY ON A 150.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S07°39'59"E, CHORD DISTANCE 38.29 FEET, AN ARC DISTANCE OF 38.03 FEET;
10. TRACED SOUTHEASTLY ON A 500.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S14°10'42"E, CHORD DISTANCE 249.20 FEET, AN ARC DISTANCE OF 251.70 FEET;
11. TRACED S04°14'25"W 117.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.55 ACRES MORE OR LESS.

APPROVAL BY PAVILLION CITY ENGINEER

THIS PLAT OF SETTLERS CREEK REPLAT 3 WAS APPROVED BY THE PAVILLION CITY ENGINEER OF THE CITY OF PAVILLION, NEBRASKA ON THIS 29 DAY OF August, 2008.

John J. O'Neil
CITY ENGINEER

REVIEW BY THE SARP COUNTY SURVEYOR'S OFFICE

THIS PLAT OF SETTLERS CREEK REPLAT 3 WAS REVIEWED BY THE SARP COUNTY SURVEYOR'S OFFICE ON THIS 13 DAY OF August, 2008.

Thomas J. Lynch
SARP COUNTY SURVEYOR

DEDICATION

I, HEREBY DEDICATE TO THE PUBLIC BY THESE PRESENTS THAT WE, PAVILLION DEVELOPMENT SETTLERS CREEK LLC, BEING THE OWNERS AND FIRST NATIONAL BANK OF OMAHA BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND INSTRUMENT NO. 200607891 OF THE SARP COUNTY RECORDS, SAID LANDS TO BE SUBDIVIDED INTO LOTS AND AN OUTLOT TO BE NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SETTLERS CREEK REPLAT 3 AND WE DO HEREBY RAFFY AND APPROVE OF THE DEDICATION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QUEST 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 ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WHEN NECESSARY 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 OUTLOT A, PERPETUAL EASEMENTS ARE GRANTED TO THE CITY OF PAVILLION AND AQUILA, 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 OUTLOT A, 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 HEREBY GRANTED.

PAVILLION DEVELOPMENT SETTLERS CREEK LLC. FIRST NATIONAL BANK OF OMAHA

BY: Salvatore Carta, Member BY: Robert J. Horak, Vice President

ACKNOWLEDGMENT OF NOTARY

I, Salvatore Carta, SS (STATE OF NEBRASKA), DO hereby acknowledge before me this 17 day of August, 2008 by Salvatore Carta, MEMBER, MEMBER OF PAVILLION DEVELOPMENT SETTLERS CREEK LLC, ON BEHALF OF SAID LLC.

Amie Warner
NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

I, Robert J. Horak, SS (STATE OF NEBRASKA), DO hereby acknowledge before me this 17 day of August, 2008 by Robert J. Horak, VICE PRESIDENT OF FIRST NATIONAL BANK OF OMAHA ON BEHALF OF SAID BANK.

Amie Warner
NOTARY PUBLIC

SARP COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE LAND DESCRIBED SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT AS OF THIS 13 DAY OF August, 2008.

William J. Kelly
SARP COUNTY TREASURER

APPROVAL BY PAVILLION CITY PLANNING COMMISSION

THIS PLAT OF SETTLERS CREEK REPLAT 3 WAS APPROVED BY THE PAVILLION CITY PLANNING COMMISSION OF THE CITY OF PAVILLION, NEBRASKA ON THIS 12 DAY OF August, 2008.

William J. Kelly
CHAIRMAN

APPROVAL OF PAVILLION CITY COUNCIL

THIS PLAT OF SETTLERS CREEK REPLAT 3 WAS APPROVED AND ACCEPTED BY THE PAVILLION CITY COUNCIL OF THE CITY OF PAVILLION, NEBRASKA ON THIS 12 DAY OF August, 2008 IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

John J. O'Neil
MAYOR

2 THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10850 MILL ROAD, OMAHA, NEBRASKA 68114
PHONE: 402-491-8888
FAX: 402-491-8889
WWW: WWW.TD&D.COM

SCALE: 1" = 100'
DATE: JUNE 4, 2008
DRAWN BY: JMS
CHECKED BY: JMS
PLotted BY: JMS
REVISION: JUL 28, 2008

SETTLERS CREEK REPLAT 3
FINAL PLAT

738-166
4738166B.DWG

2008-23218