

2013-23462

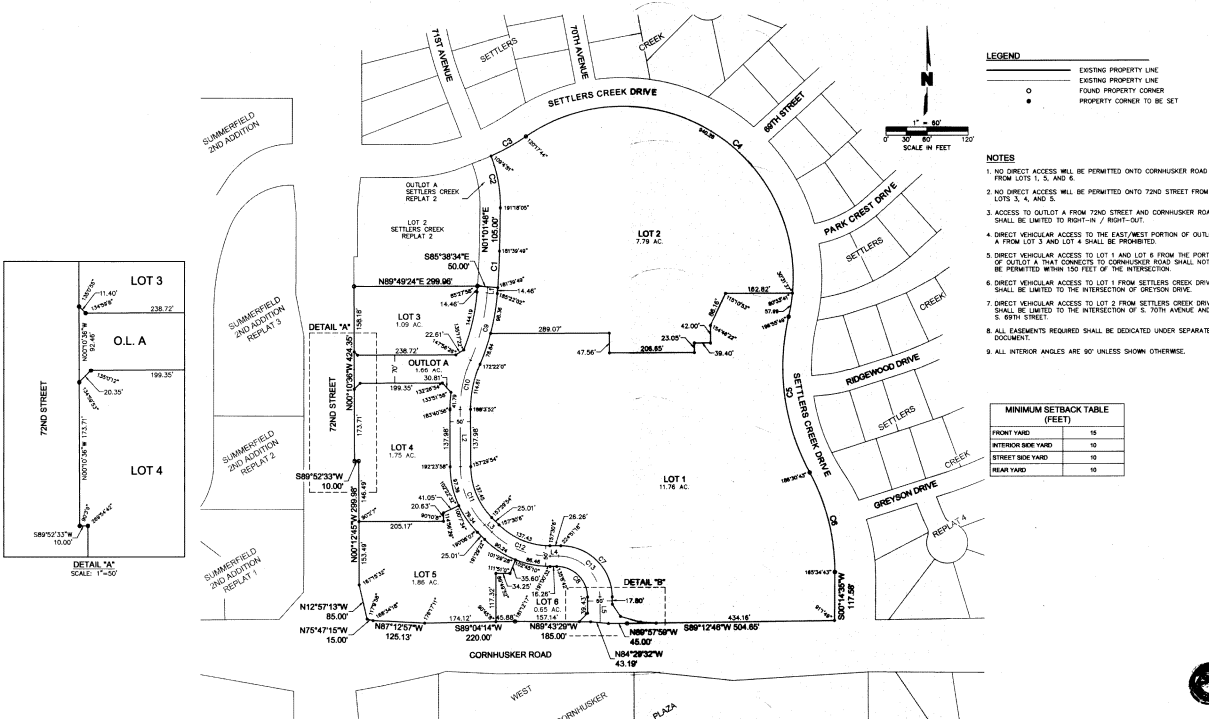
SETTLERS CREEK REPLAT 6

LOTS 1 THROUGH 6 AND OUTLOT A
BEING A REPLATING OF LOTS 1 THROUGH 6 AND OUTLOT A, SETTLERS CREEK REPLAT 3,
A SUBDIVISION LOCATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 14 NORTH, RANGE 12 EAST, OF THE 6TH P.M. IN SARPY COUNTY, NEBRASKA.

FILED SARP COUNTY NEBRASKA
REPLATMENT NUMBER
2013-23462
07/22/2013 10:24:37 AM
By: *Rebecca Quinlan*
REGISTER OF DEEDS



MOLSSON ASSOCIATES
REGISTERED PROFESSIONAL SURVEYORS
10000 W. 104th Street, Omaha, NE 68147
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LEGEND
— EXISTING PROPERTY LINE
— EXISTING PROPERTY LINE
○ FOUND PROPERTY CORNER
● PROPERTY CORNER TO BE SET

- NOTES**
- NO DIRECT ACCESS WILL BE PERMITTED ONTO CORNHUSKER ROAD FROM LOTS 1, 3, AND 6.
 - NO DIRECT ACCESS WILL BE PERMITTED ONTO 72ND STREET FROM LOTS 3, 4, AND 5.
 - ACCESS TO OUTLOT A FROM 72ND STREET AND CORNHUSKER ROAD SHALL BE LIMITED TO RIGHT-IN / RIGHT-OUT.
 - DIRECT VEHICULAR ACCESS TO THE EAST/WEST PORTION OF OUTLOT A FROM LOT 3 AND LOT 4 SHALL BE PROHIBITED.
 - DIRECT VEHICULAR ACCESS TO LOT 1 AND LOT 4 FROM THE PORTION OF OUTLOT A THAT CONNECTS TO CORNHUSKER ROAD SHALL NOT BE PERMITTED FROM THE PORTION OF THE INTERSECTING STREET.
 - DIRECT VEHICULAR ACCESS TO LOT 1 FROM SETTLERS CREEK DRIVE SHALL BE LIMITED TO THE INTERSECTION OF GREYSON DRIVE.
 - DIRECT VEHICULAR ACCESS TO LOT 2 FROM SETTLERS CREEK DRIVE SHALL BE LIMITED TO THE INTERSECTION OF 8TH AVENUE AND 8TH STREET.
 - ALL EASEMENTS REQUIRED SHALL BE DEDICATED UNDER SEPARATE DOCUMENT.
 - ALL INTERIOR ANGLES ARE 90° UNLESS SHOWN OTHERWISE.

MINIMUM SETBACK TABLE (FEET)

FRONT YARD	15
INTERMEDIATE YARD	10
STREET SIDE YARD	10
REAR YARD	10

APPROVAL BY PAVILLION CITY ENGINEER
THE PLAT OF SETTLERS CREEK REPLAT 6 WAS APPROVED BY THE PAVILLION CITY ENGINEER ON THIS 22ND DAY OF July, 2013.

REVIEW BY SARPY COUNTY PUBLIC WORKS
THE PLAT OF SETTLERS CREEK REPLAT 6 WAS REVIEWED BY THE SARPY COUNTY PUBLIC WORKS OFFICE ON THIS 22ND DAY OF July, 2013.

APPROVAL BY PAVILLION CITY PLANNING DIRECTOR
THE PLAT OF SETTLERS CREEK REPLAT 6 WAS APPROVED BY THE PAVILLION CITY PLANNING DIRECTOR ON THIS 22ND DAY OF July, 2013.

APPROVAL OF PAVILLION CITY ADMINISTRATOR
THE PLAT OF SETTLERS CREEK REPLAT 6 WAS APPROVED BY THE CITY ADMINISTRATION OF THE CITY OF PAVILLION, NEBRASKA ON THIS 22ND DAY OF July, 2013.

SARPY COUNTY TREASURER'S CERTIFICATE
I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR REASSUMED UPON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARED ON THIS 22ND DAY OF July, 2013.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, PAVILLION SETTLERS CREEK, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBODIED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREINAFTER KNOWN AS SETTLERS CREEK REPLAT 6, AND WE DO HEREBY MANFULLY AND SINCERELY BE THE DISPOSER OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURY LINK, BLACK HILLS ENERGY, 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, JOINTS 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 SOUNDING OF ALL KINDS AND THE RECEIVING THEREOF, INCLUDING SIGNAL PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEIVING, ON, OVER, UNDER, THROUGH AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ADJUTING OUTLOT A, A PERPETUAL EASEMENT IS ALSO GRANTED TO THE CITY OF PAVILLION AND WHO, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PREMISES, 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 ADJUTING OUTLOT A, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAIS, BUT THE SAME MAY BE USED FOR LAWNS, SHRUBS, LANDSCAPING, SIGNAGE, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

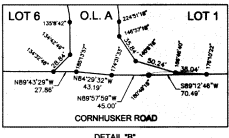
PAVILLION SETTLERS CREEK, L.L.C.
BY: RED PAVILLION SETTLERS CREEK, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, MANAGER
BY: RED CONSOLIDATED HOLDINGS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, MANAGER

ACKNOWLEDGEMENT OF NOTARY
STATE OF Nebraska
COUNTY OF Sarpy
THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC THIS 22ND DAY OF July, 2013, BY MICHAEL L. EBERT, VICE PRESIDENT OF RED CONSOLIDATED HOLDINGS, L.L.C. ON BEHALF OF RED PAVILLION SETTLERS CREEK, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY.

Michael L. Ebert
MICHAEL L. EBERT, VICE PRESIDENT
NOTARY PUBLIC

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 THE BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE END OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS SETTLERS CREEK REPLAT 6, LOTS 1 THROUGH 6 AND OUTLOT A, BEING A REPLATING OF SETTLERS CREEK REPLAT 3, A PLATTED AND RECORDED SUBDIVISION LOCATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M. OF PAVILLION, SARPY COUNTY, NEBRASKA.

Spencer Little
DATE: 7/22/2013
SPENCER W. LITTLE, REGISTERED PROFESSIONAL SURVEYOR
NEBRASKA REG. NO. 653



R.O.W. CURVE DATA TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	202°37'30"	1525.00	88.96	88.95	N02°41'37"E
C2	022°26'10"	325.00	128.21	127.38	N10°18'17"W
C3	010°24'28"	835.00	97.18	97.05	N60°28'52"E
C4	137°49'24"	415.00	998.27	774.41	S55°28'41"E
C5	041°51'58"	535.00	390.93	382.29	S07°29'29"E
C6	008°25'24"	500.00	231.70	248.05	S14°10'42"E
C7	088°42'37"	125.00	185.72	178.33	S45°19'17"E
C8	088°42'37"	75.00	117.43	105.80	S45°19'17"E

CENTERLINE CURVE DATA TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C9	019°20'20"	500.00	168.78	167.96	S14°01'36"W
C10	023°52'15"	300.00	125.02	124.12	S11°45'38"W
C11	045°00'13"	200.00	157.99	153.08	S22°40'30"E
C12	041°58'48"	200.00	157.97	153.08	S67°40'30"E
C13	088°42'37"	100.00	156.57	141.06	S45°19'17"E

CENTERLINE LINE DATA TABLE

LINE #	DIRECTION	LENGTH
L1	S04°12'38"W	14.46
L2	S00°10'28"E	137.86
L3	S48°10'41"E	25.07
L4	N49°49'31"E	31.26
L5	S00°27'52"E	82.42



SMALL SUBDIVISION
SETTLERS CREEK REPLAT 6
ADMINISTRATIVE REPLAT
PAVILLION, NEBRASKA

2013-23462