COTTON-WOOD 2ND ADDITION

LOTS 83 THRU 157 INCLUSIVE

BEING A PLATTING OF PART OF TAX LOT 1A1A1A AND PART OF TAX LOT 2A3 TAX LOTS LOCATED IN THE NW 1/4 OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

93-20827

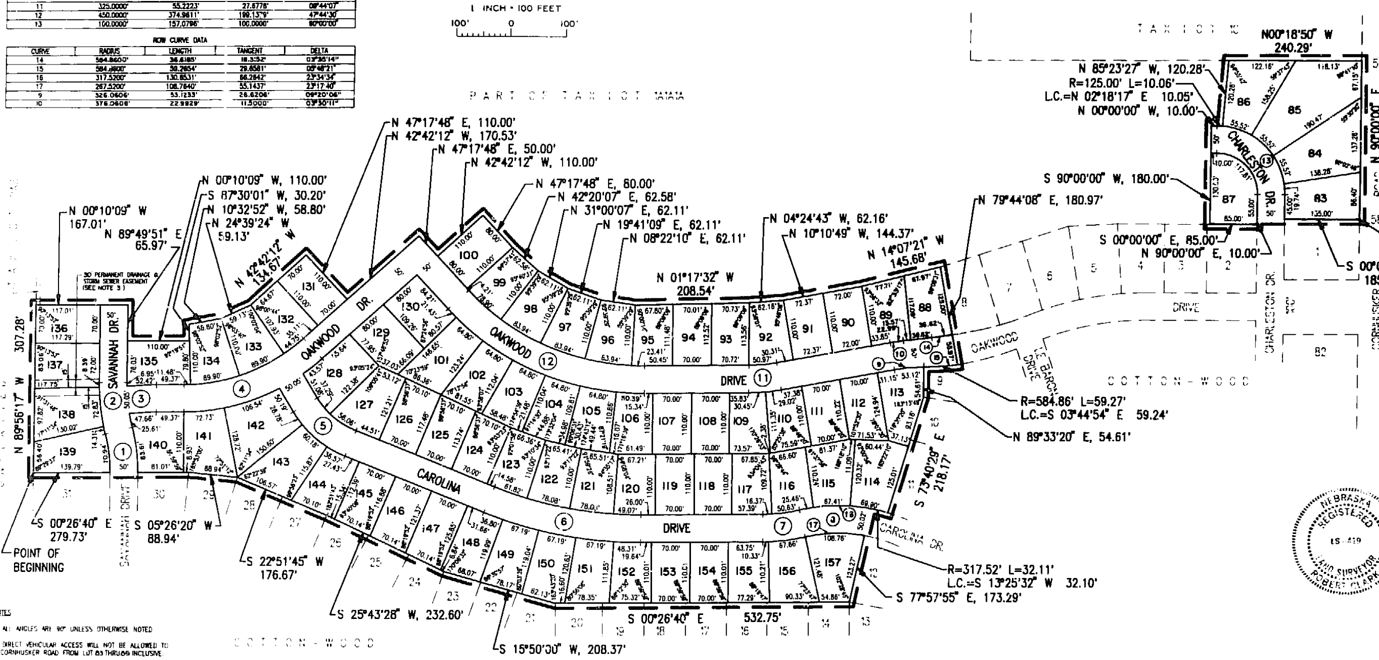
℄ CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	304.9920'	77.2724'	38.9442'	14°30'39"
2	345.0077'	89.0684'	44.7832'	14°47'30"
3	526.0623'	50.0411'	25.0394'	05°27'01"
4	345.0000'	254.4545'	133.3267'	42°15'30"
5	170.0000'	109.4418'	56.8926'	36°53'08"
6	705.0000'	276.8579'	140.2358'	22°30'01"
7	329.5912'	72.4985'	36.3981'	12°36'11"
8	292.5200'	119.7086'	60.7038'	23°26'50"
11	325.0000'	55.2223'	27.6778'	09°44'07"
12	450.0000'	374.9811'	199.1379'	47°44'30"
13	100.0000'	157.0796'	100.0000'	90°00'00"

ROW CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
14	584.8600'	36.6185'	18.3152'	03°35'14"
15	584.8600'	59.2654'	29.6581'	05°48'21"
16	317.5200'	130.8531'	66.2842'	23°34'34"
17	267.5200'	108.7640'	55.1437'	23°17'40"
9	326.0606'	53.1233'	26.6206'	09°20'06"
10	376.0606'	22.9829'	11.5000'	03°30'11"

1 INCH = 100 FEET



NOTES

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO CORNHUSKER ROAD FROM LOT 83 THRU 86 INCLUSIVE.
3. FENCES ARE NOT ALLOWED ON OR ACROSS THE DRAINAGE & STORM SEWER EASEMENT BETWEEN LOTS 137 & 138

APPROVAL OF PAPILLION MUNICIPAL ENGINEER

This subdivision of COTTON-WOOD 2ND ADDITION approved by the Papillion City Engineer this 7 day of [illegible] 1993.

Papillion City Engineer

REVIEW OF SARPY COUNTY SURVEYOR

This plat of COTTON-WOOD 2ND ADDITION was reviewed by the office of the Sarpy County Surveyor on this 10th day of August 1993

Sarpy County Surveyor

APPROVAL OF PAPILLION PLANNING COMMISSION

This subdivision of COTTON-WOOD 2ND ADDITION was approved by the Papillion Planning Commission this 24 day of May 1993.

Chairman, Papillion Planning Commission

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 in this plat as shown by the records of this office.

DATE 8/10/93

County Treasurer

TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR

20827

APPROVAL BY PAPILLION CITY COUNCIL

This subdivision of COTTON-WOOD 2ND ADDITION was approved by the City Concil of the City of Papillion, Nebraska, on the 1st day of June 1993.

Mayor

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

On this 19 day of July, 1993, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Gale L. Larsen, President of Celebrity Homes, Inc., who is personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as such officer of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public

Seal

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat, and that a bond has been furnished to the City of Papillion to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in Cotton-Wood 2nd Addition (Lots 83 thru 157, Inclusive), being a platting of part of Tax Lot 1A1A1A and also part of Tax Lot 2A3, tax lots located in the NW 1/4 of Section 25, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of Lot 31, Cotton-Wood, a subdivision located in said NW 1/4 of Section 25; thence N89°56'17"W (assumed bearing) along the South line of said Tax Lot 2A3, a distance of 307.28 feet; thence N00°10'09"W, a distance of 167.01 feet; thence N89°49'51"E, a distance of 65.97 feet; thence N00°10'09"W, a distance of 110.00 feet; thence S87°30'01"W, a distance of 30.20 feet; thence N10°32'52"W, a distance of 58.80 feet; thence N24°39'24"W, a distance of 59.13 feet; thence N42°42'12"W, a distance of 134.67 feet; thence N47°17'48"E, a distance of 110.00 feet; thence N42°42'12"W, a distance of 170.53 feet; thence N47°17'48"E, a distance of 50.00 feet; thence N42°42'12"W, a distance of 110.00 feet; thence N47°17'48"E, a distance of 80.00 feet; thence N42°20'07"E, a distance of 62.58 feet; thence N31°00'07"E, a distance of 62.11 feet; thence N19°41'09"E, a distance of 62.11 feet; thence N08°22'10"E, a distance of 62.11 feet; thence N01°17'32"W, a distance of 208.54 feet; thence N04°24'43"W, a distance of 62.16 feet; thence N10°10'49"W, a distance of 144.37 feet; thence N14°07'21"W, a distance of 145.68 feet to the Southwest corner of Lot 8, said Cotton-Wood; thence along the Westerly boundary line of said Cotton-Wood on the following described courses; thence N79°44'08"E, a distance of 180.97 feet; thence Southerly on a curve to the right with a radius of 584.86 feet, a distance of 59.27 feet, said curve having a long chord which bears S03°44'54"E, a distance of 59.24 feet; thence N89°33'20"E, a distance of 54.61 feet; thence S73°40'29"E, a distance of 218.17 feet; thence Southerly on a curve to the left with a radius of 317.52 feet, a distance of 32.11 feet, said curve having a long chord which bears S13°25'32"W, a distance of 32.10 feet; thence S77°57'55"E, a distance of 173.29 feet; thence S00°26'40"E, a distance of 532.75 feet; thence S15°50'00"W, a distance of 208.37 feet; thence S25°43'28"W, a distance of 232.60 feet; thence S22°51'45"W, a distance of 176.67 feet; thence S05°26'20"W, a distance of 88.94 feet; thence S00°26'40"E, a distance of 279.73 feet to the point of beginning.

Also part of said Tax Lot 1A1A1A, more particularly described as follows:

Beginning at the Northwest corner of Lot 1, said Cotton-Wood, said point also being on the South right-of-way line of Cornhusker Road; thence along the Westerly boundary line of said Cotton-Wood on the following described courses; thence S00°00'00"E, a distance of 185.00 feet; thence N90°00'00"E, a distance of 10.00 feet to the Northwest corner of Lot 2, said Cotton-Wood; thence S00°00'00"E along the West line of said Lot 2, Cotton-Wood, a distance of 85.00 feet; thence S90°00'00"W, a distance of 180.00 feet; thence N00°00'00"W, a distance of 10.00 feet; thence Northerly on a curve to the right with a radius of 125.00 feet, a distance of 10.06 feet, said curve having a long chord which bears N02°18'17"E, a distance of 10.05 feet; thence N85°23'27"W, a distance of 120.28 feet to a point on the West line of said Tax Lot 1A1A1A, said point also being on the East line of Tax Lot 1C, a tax lot located in said NW 1/4 of Section 25; thence N00°18'50"W along said West line of Tax Lot 1A1A1A, a distance of 240.29 feet to a point on said South right-of-way line of Cornhusker Road; thence N90°00'00"E along said South right-of-way line of Cornhusker Road, a distance of 290.80 feet to the point of beginning.

Robert V. Clark, LS-419 — Date 7-19-93

NEBRASKA REGISTERED LAND SURVEYOR ROBERT CLARK LS-419

DEDICATION

Know all men by these presents that We, Celebrity Homes, Inc., owners of the property described in the Certification of Survey and embraced within the plat have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as COTTON-WOOD 2ND ADDITION (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 hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, U.S. West 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; an eight-foot (8') wide strip of land abutting the rear boundary lines of all 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 Peoples Natural Gas, 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, I do set my hand this 19 day of July, 1993

CELEBRITY HOMES, INC

BY Gale L. Larsen, President

ELLIOTT & ASSOCIATES
5316 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)895-4700

COTTON-WOOD 2ND ADDITION
PAPILLION, NEBRASKA

FINAL PLAT

DATE	5-13-93
DESIGNED BY	RLS
DRAWN BY	TRH
CHECKED BY	HRH
PROJECT NO.	93026
SCALE	1"=100'
SHEET	1 of 1