

2002-23261

EDGEWATER ESTATES

LOTS 1 THRU 23 INCLUSIVE

Being a platting of Tax Lot 16, a tax lot located in the SE 1/4 of the SE 1/4 of Section 33, Township 14 North, Range 12 East of the 8th P.M., Sarpy County, Nebraska.

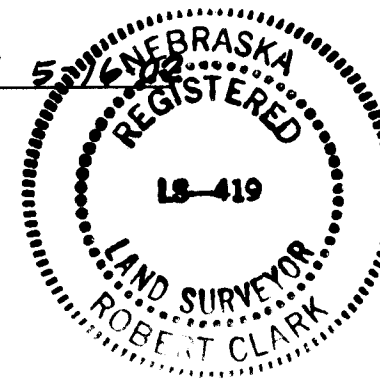
SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that all dimensions have been computed for all lots and streets in EDGEWATER ESTATES (the lots numbered as shown) being a platting of Tax Lot 16, a tax lot located in the SE 1/4 of the SE 1/4 of Section 33, Township 14 North, Range 12 East of the 8th P.M., Sarpy County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of said Section 33; thence S87°20'01"W (assumed bearing), along the South line of said Section 33, a distance of 393.85 feet; thence N02°39'59"W, a distance of 50.00 feet to a point on the North right-of-way line of Schram Road, said point also being the Southwest corner of said Tax Lot 16, said point also being the point of beginning; thence N02°18'40"W along the West line of said Tax Lot 16, a distance of 1269.48 feet to a point on the North line of the South 1/2 of Section 33, said point also being the Northwest corner of said Tax Lot 16; thence N87°22'59"E along said North line of the South 1/2 of the SE 1/4 of Section 33, said line also being the North line of said Tax Lot 16, a distance of 344.00 feet to a point on the West right-of-way line of 98th Street, said point also being the Northeast corner of said Tax Lot 16; thence S02°19'05"E along said West right-of-way line of 98th Street, said line also being the East line of said Tax Lot 16, a distance of 1218.92 feet; thence S42°21'10"W along said West right-of-way line of said 98th Street, said line also being said East line of Tax Lot 16, a distance of 71.11 feet to the point of intersection of said North right-of-way line of Schram Road and said East right-of-way line of 98th Street, said point also being the Southeast corner of said Tax Lot 16; thence S87°20'01"W along said North right-of-way line of Schram Road, said line also being the South line of said Tax Lot 16, a distance of 294.16 feet to the point of beginning.

Said Tax Lot 16 contains an area of 435,486 square feet or 9.997 acres, more or less.

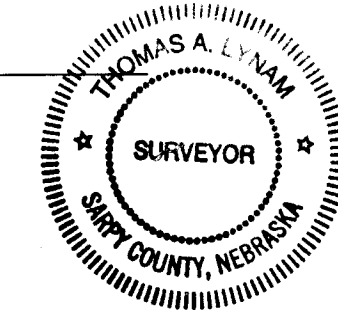
Robert Clark
Robert Clark, LS-419 Date



REVIEW OF SARPY COUNTY SURVEYOR

This plat of EDGEWATER ESTATES was reviewed by the office of the Sarpy County Surveyor on this 22nd day of May 2002.

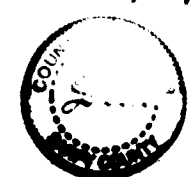
Thomas A. Lynam
Sarpy County Surveyor



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 5-23-2002 *Richard J. Davis*
County Treasurer



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.

APPROVAL BY PAPILLION CITY COUNCIL

This subdivision of EDGEWATER ESTATES was approved by the City Council of the City of Papillion, Nebraska, on the 27th day of FEB 2002.

ATTEST *Jennifer M. Davis*
City Clerk Mayor

J. J. B. K.

DEDICATION

Know all men by these presents that We, EDGEWATER ESTATES, 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 and streets to be numbered and named as shown, said subdivision to be hereafter known as EDGEWATER ESTATES (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, Qwest 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, we do set our hand this 20th day of MAY 2002.

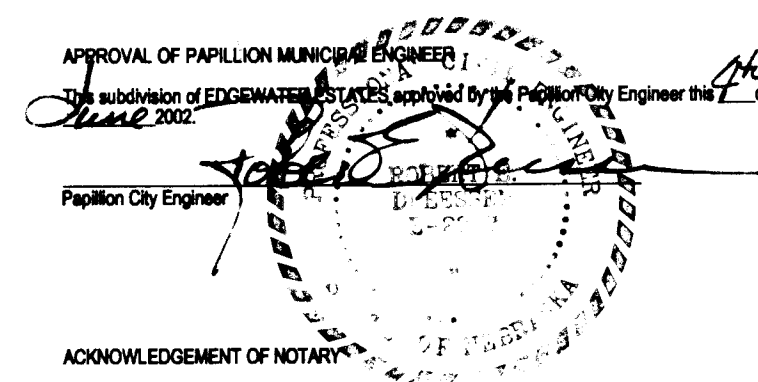
EDGEWATER ESTATES, LLC

Thomas R. Falcone
Thomas R. Falcone, Managing Member

APPROVAL OF PAPILLION MUNICIPAL ENGINEER

This subdivision of EDGEWATER ESTATES approved by the Papillion City Engineer this 27th day of June 2002.

Thomas R. Falcone
Papillion City Engineer



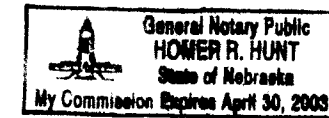
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

On this 20th day of MAY 2002, before me, the undersigned, a Notary Public in and for said County, personally came Thomas R. Falcone, Managing Member of EDGEWATER ESTATES, 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 managing member of said LLC.

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

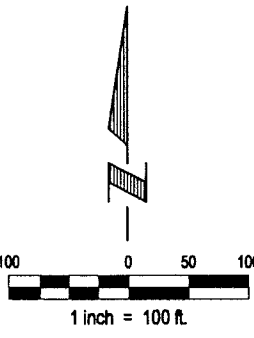
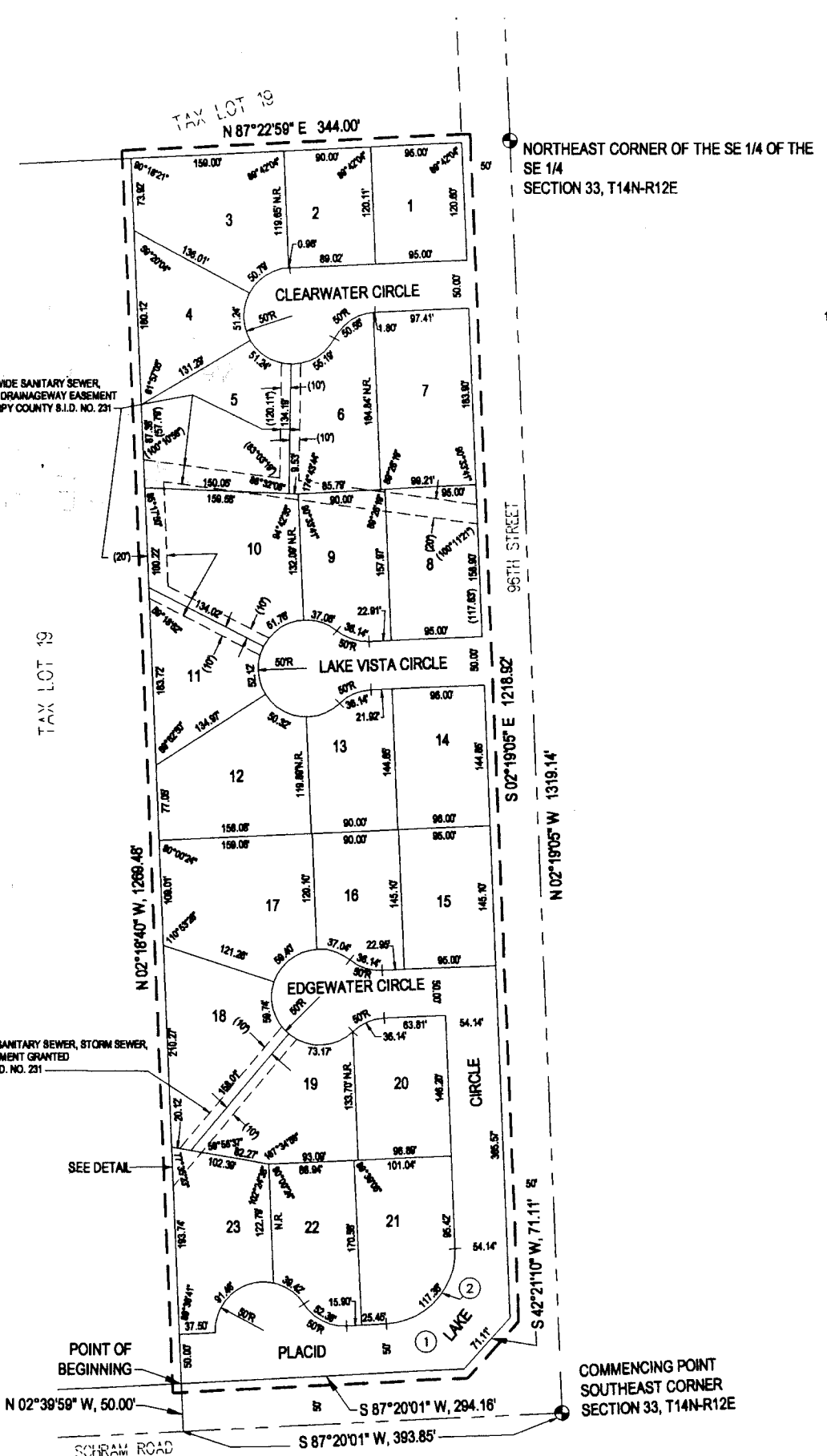
Homer R. Hunt 4-30-03
Notary Public My Commission Expires



APPROVAL OF PAPILLION PLANNING COMMISSION

This subdivision of EDGEWATER ESTATES was approved by the Papillion Planning Commission this 27th day of FEB 2002.

Arnie Rosen
Chairman, Papillion Planning Commission



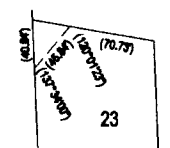
LOT AREAS

LOT 1 Area: 11,433.849 sq. ft. 0.262 acres	LOT 14 Area: 14,378.894 sq. ft. 0.330 acres
LOT 2 Area: 10,788.632 sq. ft. 0.248 acres	LOT 15 Area: 13,784.000 sq. ft. 0.316 acres
LOT 3 Area: 18,071.419 sq. ft. 0.415 acres	LOT 16 Area: 12,200.324 sq. ft. 0.280 acres
LOT 4 Area: 13,128.497 sq. ft. 0.301 acres	LOT 17 Area: 20,710.884 sq. ft. 0.475 acres
LOT 5 Area: 19,600.594 sq. ft. 0.450 acres	LOT 18 Area: 17,139.836 sq. ft. 0.393 acres
LOT 6 Area: 14,450.917 sq. ft. 0.332 acres	LOT 19 Area: 15,758.123 sq. ft. 0.362 acres
LOT 7 Area: 18,292.795 sq. ft. 0.420 acres	LOT 20 Area: 14,034.494 sq. ft. 0.322 acres
LOT 8 Area: 15,050.988 sq. ft. 0.346 acres	LOT 21 Area: 15,825.119 sq. ft. 0.366 acres
LOT 9 Area: 13,326.979 sq. ft. 0.306 acres	LOT 22 Area: 13,746.973 sq. ft. 0.316 acres
LOT 10 Area: 21,158.186 sq. ft. 0.486 acres	LOT 23 Area: 15,854.484 sq. ft. 0.359 acres
LOT 11 Area: 13,130.663 sq. ft. 0.301 acres	
LOT 12 Area: 18,263.385 sq. ft. 0.419 acres	
LOT 13 Area: 12,204.485 sq. ft. 0.280 acres	

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00'	156.47'	99.39'	89°39'06"

CURVE	RADIUS	LENGTH	TANGENT	DELTA
2	75.00'	117.35'	74.55'	89°39'06"

- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
 - ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
 - ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
 - DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 98TH STREET FROM ANY LOT ABUTTING SAID 98TH STREET.



DETAIL
PERMANENT SANITARY SEWER, STORM SEWER & DRAINAGEWAY EASEMENT GRANTED TO SARPY COUNTY S.I.D. NO. 221

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS

12001 Q STREET
OMAHA, NE 68137
PHONE: (402) 986-1700
FAC: (402) 986-3588

7130 SOUTH 29TH STREET, SUITE D
LINCOLN, NE 68518-9811
PHONE: (402) 482-7277
FAC: (402) 482-7278

EDGEWATER ESTATES
LOTS 1 THRU 23 INCLUSIVE
PAPILLION, NEBRASKA

FINAL PLAT

Revisions	Date
1	2-23-02

Proj No: 2001207.01
Date: 1-18-02
Designed By: JDE
Drawn By: TRH
Checked By (Dgn):
Checked By (Insp):
Checked By (Cad Mgr):
Scale: 1" = 100'
Sheet 1 of 1