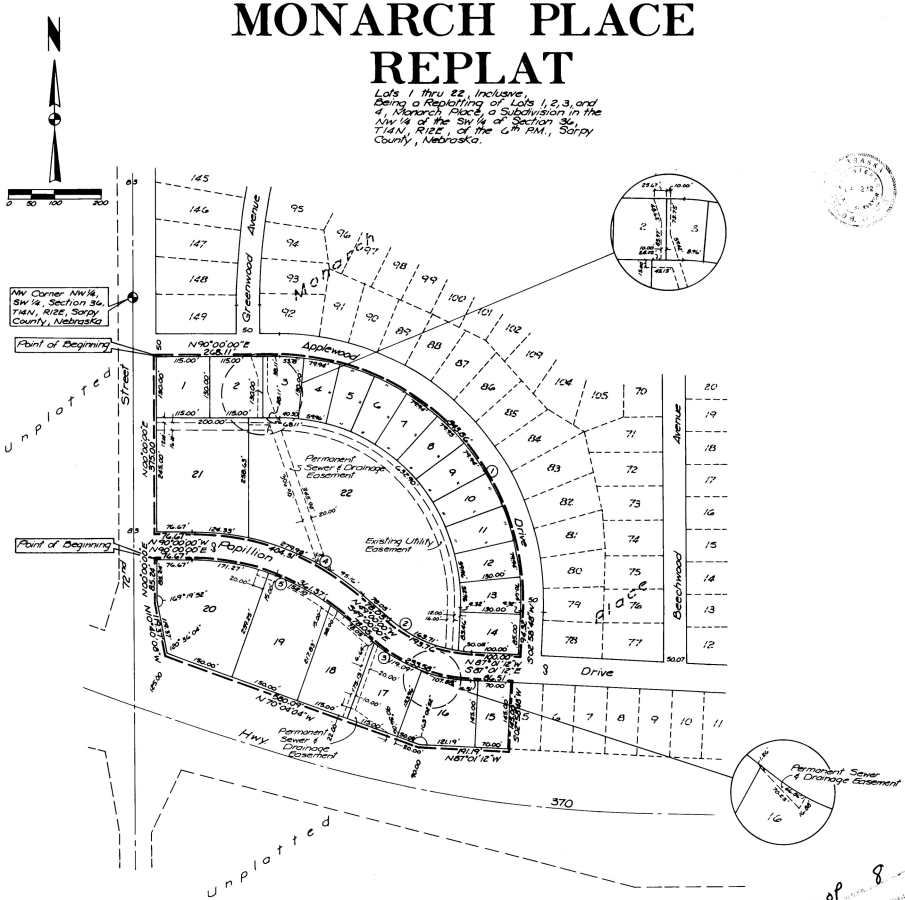
8-37

MONARCH PLACE REPLAT

Lots 1 thru 22, Inclusive, Being a Replatting of Lots 1, 2, 3, and 4, Monarch Place, a Subdivision in the NW1/4 of the SW1/4 of Section 36, T14N, R12E, of the 6th P.M., Sarpy County, Nebraska.



Lot Line Curve Data					
	Δ	R	L	T	LC
1	92°58'50"	520.00	843.84	547.78	754.27
2	38°01'12"	292.00	193.76	100.40	190.23
3	38°01'12"	552.00	233.58	121.27	229.32
4	41°00'00"	565.00	404.51	211.25	395.73
5	41°00'00"	505.00	361.37	181.81	353.81

Notes:
1. All distances shown on Curves are Arc distances.
2. All Angles are 90° Unless Otherwise Noted.

11793

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have made a boundary survey of the subdivision herein and that iron pins have been placed at all angle points on the boundary of the plat and at all corners of all lots, streets, angle points and ends of all curves; said subdivision to be known as MONARCH PLACE REPLAT (Lots 1 thru 22, inclusive), being a replatting of Lots 1, 2, 3 and 4, MONARCH PLACE, a subdivision in the Northwest 1/4 of the Southwest 1/4 of Section 36, T 14 N, R 12 E of the 6th P.M., Sarpy County, Nebraska, the boundary of the replat being more particularly described as follows: Beginning at the point of intersection of the East right-of-way line of 72nd Street and the South right-of-way line of Applewood Drive, said point being the Northwest corner of Lot 3, MONARCH PLACE; thence N 90°00'00" E (bearings based on the Monarch Place recorded plat) for 268.11 feet; thence along a curve to the right (having a radius of 520.00 feet and a long chord bearing S 43°30'36" E for 754.27 feet) for an arc distance of 843.86 feet; thence S 2°58'48" W for 94.32 feet to the North right-of-way line of Papillion Drive; thence N 87°01'12" W for 100.00 feet; thence along a curve to the right (having a radius of 292.00 feet and a long chord bearing of N 68°00'36" W for 190.23 feet) for an arc distance of 193.76 feet; thence N 49°00'00" W for 78.05 feet; thence along a curve to the left (having a radius of 565.00 feet and a long chord bearing N 69°30'00" W for 395.73 feet) for an arc distance of 404.51 feet; thence N 90°00'00" W for 76.67 feet to the East right-of-way line of 72nd Street; thence N 0°00'00" E for 375.00 feet to the point of beginning; also beginning at the East right-of-way line of 72nd Street and the South right-of-way line of Papillion Drive, said point being the Northwest corner of Lot 1, MONARCH PLACE; thence N 90°00'00" E (bearings based on the Monarch Place recorded plat) for 76.67 feet; thence along a curve to the right (having a radius of 505.00 feet and a long chord bearing S 69°30'00" E for 353.71 feet) for an arc distance of 361.37 feet; thence S 49°00'00" E for 78.05 feet; thence along a curve to the left (having a radius of 352.00 feet and a long chord bearing S 68°00'36" E for 229.32 feet) for an arc distance of 233.58 feet; thence S 87°01'12" E for 86.51 feet to the Northwest corner of Lot 5, MONARCH PLACE; thence S 2°58'48" W for 145.00 feet to the Southwest corner of Lot 5, MONARCH PLACE; thence N 87°01'12" W for 191.19 feet along the Northerly right-of-way line of highway #370; thence N 70°04'04" W for 580.09 feet along said Northerly right-of-way line; thence N 10°40'08" W for 119.37 feet along the Easterly right-of-way line of 72nd Street; thence N 0°00'00" E for 85.24 feet to the point of beginning. Both parcels containing a total of 11.17 acres.

1-18-83
Date

Gerald B. Roger, Jr., Registered Land Surveyor #222

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That We, MONARCH INVESTMENTS (a partnership), being the sole Owner of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots to be numbered and named as shown, said subdivision to be hereafter known as MONARCH PLACE REPLAT, and We do hereby ratify and approve of the disposition of our property as shown on this plat; and We do hereby grant sewer and drainage easements as shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and to the Northwestern Bell Telephone Company 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, downguys 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 sounds of all kinds including signals provided by a cable television system, and the reception thereon, over, through, under, and across a five (5') foot wide strip of land abutting all front and side boundary lot lines; and eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen (16') foot wide strip of land adjoining 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 subdivision. Said sixteen (16') foot wide easement will be reduced to an eight (8') foot wide strip when the adjacent land is surveyed, platted and recorded if said (16') foot easement is not occupied by utility facilities, and if required by the Owner. No permanent buildings, trees, retaining walls, or loose rock 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.

MONARCH INVESTMENTS (A Partnership)

Kenneth L. Stahl (Partner)

Raymond L. Lemke (Partner)

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) ss
COUNTY OF SARPY)

On this 10th day of January, 1983, before me, a Notary Public, duly commissioned and qualified for said County, appeared KENNETH L. STAHL and RAYMOND L. LEMKE (Partners), who are personally known by me to be the identical persons whose names are affixed above, and they did acknowledge their execution of the foregoing Dedication to be their voluntary act and deed.

Witness my hand and official seal the date last aforesaid.

Notary Public

My Commission expires on June 6, 1983

CITY ENGINEER'S CERTIFICATE

This Plat of MONARCH PLACE was approved and accepted by the City Engineer of Papillion, Nebraska this 13th day of June, 1983.

City Engineer

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY that the records of my office show no taxes due or delinquent upon the property described in the Surveyor's Certificate on this plat as of June 8, 1983.

County Treasurer

APPROVAL OF CITY COUNCIL, PAPILLION, NEBRASKA

This plat of MONARCH PLACE REPLAT was approved and accepted this 14th day of June, 1983.

Mayor

City Clerk

APPROVAL OF PLANNING COMMISSION, PAPILLION, NEBRASKA

This plat of MONARCH PLACE REPLAT was approved and accepted this 14th day of June, 1983.

Chairman

FILED FOR RECORD IN SARPY COUNTY
11-2-83 4:08P
8 Plats 18.00
37

Final Plat

lamp, rynearson & associates, inc.
engineers surveyors architects
omaha, nebraska

Monarch Place Replat
Sarpy County, Nebraska

designer RAL
draftsman DW
revisions
job number 720047
date 1-19-83
sheet 1 of 1