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RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

2002 APR 29 AM 10:34

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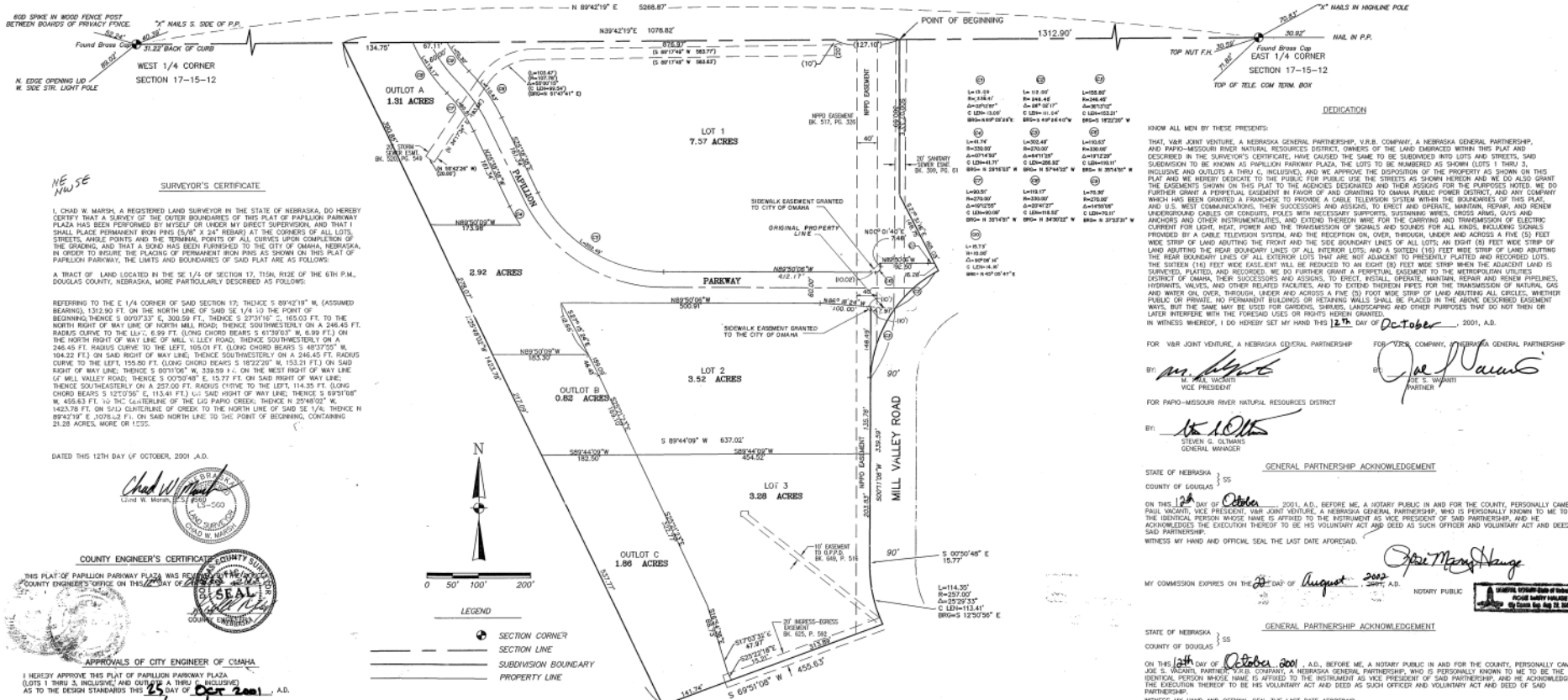
RETURN: Pong Waister 255-3835
Kirkham Michael
12700 W. Dodge Rd
Omaha NE 68154

10454 ✓

KIRKHAM MICHAEL
CONSULTING ENGINEERS
8110 WEST DODD ROAD, P.O. BOX 24102, OMAHA, NEBRASKA 68124
(402) 381-5530 FAX (402) 355-3820

PAPILLION PARKWAY PLAZA

LOTS 1 THRU 3, INCLUSIVE, AND OUTLOTS A THRU C, INCLUSIVE,
PART OF THE SE 1/4
SECTION 17, T. 15 N., R. 12 E. OF THE 6TH P.M.
DOUGLAS COUNTY, NEBRASKA



SURVEYOR'S CERTIFICATE
I, CHAD W. MARSH, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF PAPILLION PARKWAY PLAZA HAS BEEN PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION, AND THAT I SHALL PLACE PERMANENT IRON PINS (5/8" x 24" REBAR) AT THE CORNERS OF ALL LOTS, STREETS, ADJACENT POINTS AND THE TERMINAL POINTS OF ALL CURVES UPON COMPLETION OF THE GRADING, AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA, NEBRASKA, IN ORDER TO SECURE THE PLACING OF PERMANENT IRON PINS AS SHOWN ON THIS PLAT OF PAPILLION PARKWAY. THE LIMITS AND BOUNDARIES OF SAID PLAT ARE AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE SE 1/4 OF SECTION 17, T15N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE E 1/4 CORNER OF SAID SECTION 17, THENCE S 89°42'19" N, (ASSUMED BEARING), 1312.00 FT. ON THE NORTH LINE OF SAID SE 1/4 TO THE POINT OF BEGINNING, THENCE S 69°07'33" E, 300.29 FT., THENCE S 27°31'16" E, 163.03 FT., TO THE NORTH RIGHT OF WAY LINE OF NORTH HALL ROAD, THENCE SOUTHWESTERLY ON A 246.45 FT. RADIUS CURVE TO THE LEFT, 159.90 FT. (LONG CHORD BEARS S 48°27'52" W, 104.22 FT.) ON SAID RIGHT OF WAY LINE, THENCE SOUTHWESTERLY ON A 246.45 FT. RADIUS CURVE TO THE LEFT, 159.90 FT. (LONG CHORD BEARS S 19°22'07" W, 153.21 FT.) ON SAID RIGHT OF WAY LINE, THENCE S 69°07'33" E, 339.59 FT., ON THE WEST RIGHT OF WAY LINE OF MILL VALLEY ROAD, THENCE S 00°59'40" E, 157.77 FT. ON SAID RIGHT OF WAY LINE, THENCE SOUTHWESTERLY ON A 257.00 FT. RADIUS CURVE TO THE LEFT, 114.35 FT. (LONG CHORD BEARS S 12°03'02" E, 113.41 FT.) TO SAID RIGHT OF WAY LINE, THENCE S 69°31'08" W, 456.63 FT., TO THE CENTERLINE OF THE LEO PARK CREEK, THENCE N 22°48'02" W, 1423.78 FT. ON SAID CENTERLINE OF CREEK TO THE NORTH LINE OF SAID SE 1/4, THENCE N 89°42'19" E, 1078.82 FT., ON SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 21.28 ACRES, MORE OR LESS.

DATED THIS 12TH DAY OF OCTOBER, 2001, A.D.
Chad W. Marsh
CHAD W. MARSH
REGISTERED LAND SURVEYOR
STATE OF NEBRASKA
NO. 0000

COUNTY ENGINEER'S CERTIFICATE
THIS PLAT OF PAPILLION PARKWAY PLAZA HAS BEEN FILED WITH THE COUNTY ENGINEER'S OFFICE ON THIS 29th DAY OF April, 2001, A.D.

Shirley Veiseger
SHIRLEY VEISEGER
COUNTY ENGINEER

APPROVALS OF CITY ENGINEER OF OMAHA
I HEREBY APPROVE THIS PLAT OF PAPILLION PARKWAY PLAZA (LOTS 1 THRU 3, INCLUSIVE, AND OUTLOTS A THRU C, INCLUSIVE) AS TO THE DESIGN STANDARDS THIS 25 DAY OF April, 2001, A.D.
Shirley Veiseger
SHIRLEY VEISEGER
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE THIS 29th DAY OF April, 2001, A.D.
Shirley Veiseger
SHIRLEY VEISEGER
CITY TREASURER

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 THE COUNTY TREASURER.

DATED THIS 21st DAY OF April, 2001, A.D.
Shirley Veiseger
SHIRLEY VEISEGER
COUNTY TREASURER

APPROVAL OF CITY PLANNING BOARD
THIS PLAT OF PAPILLION PARKWAY PLAZA WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 29th DAY OF April, 2001, A.D.
Shirley Veiseger
SHIRLEY VEISEGER
CHAIRMAN

OMAHA CITY COUNCIL ACCEPTANCE
THIS PLAT OF PAPILLION PARKWAY PLAZA WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA ON THIS 29th DAY OF April, 2001, A.D.
Mark Steg
MARK STEG
MAYOR
Chad Davis
CHAD DAVIS
CITY COUNCIL PRESIDENT

- L=113.29 B=30.84
A=47°30'00" C L22a=13.07 B=10.44
B=10.44 C L22b=10.44 B=10.44
L=113.29 B=30.84
A=47°30'00" C L22a=13.07 B=10.44
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A=47°30'00" C L22a=13.07 B=10.44
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- L=113.29 B=30.84
A=47°30'00" C L22a=13.07 B=10.44
B=10.44 C L22b=10.44 B=10.44

DEDICATION
KNOW ALL MEN BY THESE PRESENTS:
THAT, V&R JOINT VENTURE, A NEBRASKA GENERAL PARTNERSHIP, V.R.B. COMPANY, A NEBRASKA GENERAL PARTNERSHIP, AND PARO-MISSOURI RIVER NATURAL RESOURCES DISTRICT, OWNERS OF THE LAND SHARDED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS PAPILLION PARKWAY PLAZA, THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 THRU 3, INCLUSIVE AND OUTLOTS A THRU C, INCLUSIVE), AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREON AND WE DO ALSO GRANT THE EASEMENTS SHOWN ON THIS PLAT TO THE ADDRESSES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROMOTE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAZA, AND U.S. WEST COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR, AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH NECESSARY SUPPORTS, SUTTERING WIRES, CROSS ARMS, GUSSES AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FEET WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS, AN FIFTY (50) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN (16) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS, THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE SIXTEEN (16) FEET WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FEET WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED, AND RECORDED. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDROELECTRIC DAMS, DAMS, CHANNELS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF NATURAL GAS AND WATER AND OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL CURVES, WHETHER PUBLIC OR PRIVATE, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR CANALS, SHEDS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE FORESAID USES OR RIGHTS HEREBY GRANTED.
IN WITNESS WHEREOF, I DO HEREBY SET MY HAND THIS 12th DAY OF October, 2001, A.D.

FOR V&R JOINT VENTURE, A NEBRASKA GENERAL PARTNERSHIP FOR V.R.B. COMPANY, A NEBRASKA GENERAL PARTNERSHIP
BY *Shirley Veiseger*
SHIRLEY VEISEGER
VICE PRESIDENT
FOR PARO-MISSOURI RIVER NATURAL RESOURCES DISTRICT
BY *Steven G. Olinaris*
STEVEN G. OLINARIS
GENERAL MANAGER
STATE OF NEBRASKA
COUNTY OF DOUGLAS
ON THIS 12th DAY OF October, 2001, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY, PERSONALLY CAME LL PAUL WICKERT, VICE PRESIDENT, V&R JOINT VENTURE, A NEBRASKA GENERAL PARTNERSHIP WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS VICE PRESIDENT OF SAID PARTNERSHIP, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP.
WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.
Paul Wickert
PAUL WICKERT
NOTARY PUBLIC
MY COMMISSION EXPIRES ON THE 28th DAY OF August, 2002, A.D.

STATE OF NEBRASKA
COUNTY OF DOUGLAS
ON THIS 12th DAY OF October, 2001, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY, PERSONALLY CAME JOEL S. OLINARIS, GENERAL MANAGER, PARO-MISSOURI RIVER NATURAL RESOURCES DISTRICT, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS GENERAL MANAGER OF SAID RESOURCES DISTRICT, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP.
WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.
Joel S. Olinaris
JOEL S. OLINARIS
NOTARY PUBLIC
MY COMMISSION EXPIRES ON THE 02nd DAY OF August, 2002, A.D.

STATE OF NEBRASKA
COUNTY OF DOUGLAS
ON THIS 12th DAY OF October, 2001, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY, PERSONALLY CAME STEVEN G. OLINARIS, GENERAL MANAGER, PARO-MISSOURI RIVER NATURAL RESOURCES DISTRICT, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS GENERAL MANAGER OF SAID RESOURCES DISTRICT, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND VOLUNTARY ACT AND DEED OF SAID RESOURCES DISTRICT.
WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.
Steven G. Olinaris
STEVEN G. OLINARIS
NOTARY PUBLIC
MY COMMISSION EXPIRES ON THE 02nd DAY OF August, 2002, A.D.

STATE OF NEBRASKA
COUNTY OF DOUGLAS
ON THIS 12th DAY OF October, 2001, A.D.