

2004-26185

SAVANNA SHORES 2ND ADDITION

Being a replat of all lots 25 thru 181, inclusive, Savanna Shores 2nd Addition located in the NE 1/4 of Section 4, and also being a replat of the included street right-of-way of Creek Side Drive, and also being a platting of part of Tax Lot D1, a tax lot located in said NE 1/4 of Section 4, all located in Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska.

SAVANNA SHORES 2ND ADDITION

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 Savanna Shores 2nd Addition (lots numbered as shown), being a replat of all of Lots 175 thru 181, inclusive, Savanna Shores, a subdivision located in the NE 1/4 of Section 4, and also being a replat of the included street right-of-way of Creek Side Drive, and also being a platting of part of Tax Lot D1, a tax lot located in said NE 1/4 of Section 4, all located in Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of said NE 1/4 of Section 4, said point also being the East line of said NE 1/4 of Section 4, said line also being the East line of said Tax Lot D1, a distance of 50.00 feet to the point of beginning, thence continuing S03°11'01"E along said East line of the NE 1/4 of Section 4, said line also being said East line of Tax Lot D1, a distance of 516.02 feet; thence S87°20'05"W along the Southern line of said Tax Lot D1, a distance of 50.00 feet to a point on the West right-of-way line of 96th Street, Savanna Shores, a distance of 50.00 feet to a point on the West right-of-way line of 96th Street, said point also being the Northeast corner of said Lot 175, Savanna Shores; thence S03°11'01"E along said West right-of-way line of 96th Street, said line also being the East line of said Lot 175, Savanna Shores, a distance of 129.84 feet to the point of intersection of said West right-of-way line of 96th Street and the Northern right-of-way line of Flint Drive, said point also being the Southeast corner of said Lot 175, Savanna Shores; thence along said Northern right-of-way line of Flint Drive, said line also being the South line of said Lots 175 thru 181, inclusive, Savanna Shores and also the Southern right-of-way line of Creek Side Drive on the following described courses; thence S88°46'39"24"E a distance of 403.83 feet to the following on a curve to the left with a radius of 110.00 feet, a distance of 181.11 feet, thence S87°20'05"W a distance of 30.46 feet to the point of intersection of said Northern right-of-way line of Flint Drive and the Western right-of-way line of said Creek Side Drive, said point also being the Southeast corner of "Outlot" "A", said Savanna Shores; thence N28°51'40"W along said Western right-of-way line of Creek Side Drive, said line also being the Eastern line of said "Outlot" "A", Savanna Shores, a distance of 175.74 feet to the Northeast corner of said "Outlot" "A", Savanna Shores, said point also being the Northwest corner of said Creek Side Drive right-of-way, said point also being on the Southern line of Tax Lot D2, a tax lot located in said NE 1/4 of Section 4; thence N29°56'12"W along said Southern line of Tax Lot D2, a distance of 157.39 feet; thence N10°51'59"W along said Southern line of Tax Lot D2, a distance of 379.99 feet to a point on the Southern right-of-way line of Schram Road; thence N87°20'05"E along said Southern line of Tax Lot D2, said line also being said Southern right-of-way line of Schram Road, a distance of 33.00 feet to the point of beginning.

Said tract of land contains an area of 10.145 acres, more or less.

Robert Clark, LS-419
Date: 6-22-04

APPROVAL OF PAVILLION PLANNING COMMISSION
This subdivision of SAVANNA SHORES 2ND ADDITION was approved by the Pavillion Planning Commission this 24th day of MARCH, 2004.

Chairman, Pavillion Planning Commission
APPROVAL BY PAVILLION CITY COUNCIL
This subdivision of SAVANNA SHORES 2ND ADDITION was approved by the City Council of the City of Pavillion, Nebraska, on the 24th day of July, 2004.

Attest: Jennifer Minier, City Clerk

DEDICATION

Know all men by these presents that We, SAVANNA SHORES L.L.C., 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 hereinafter known as SAVANNA SHORES 2ND ADDITION (lots to be hereinafter numbered 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, 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 of the rear boundary lines of all interior 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') adjacent land is surveyed, platted and recorded, and we further grant a perpetual easement to the City of Papillion and Aquila Inc., to erect, 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 garages, 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 23rd day of June, 2004.

SAVANNA SHORES L.L.C.
By: BOYER YOUNG DEVELOPMENT AS ITS ADMINISTRATIVE MEMBER
Timothy W. Young, President

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLASS
On the 23rd day of JUNE, 2004, before me, the undersigned, a Notary Public in and for said County, personally came Timothy W. Young, President, of Boyer Young Development, Administrative member of Savanna Shores L.L.C., who is personally known to me to be the identical person whose name is subscribed to the foregoing instrument, and he acknowledged the same to be his voluntary act and deed on behalf of said corporation.

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

Notary Public
A GREAT NEBRASKA SERVICE
HOMER R. HUNT
My Comm. Exp. April 30, 2007

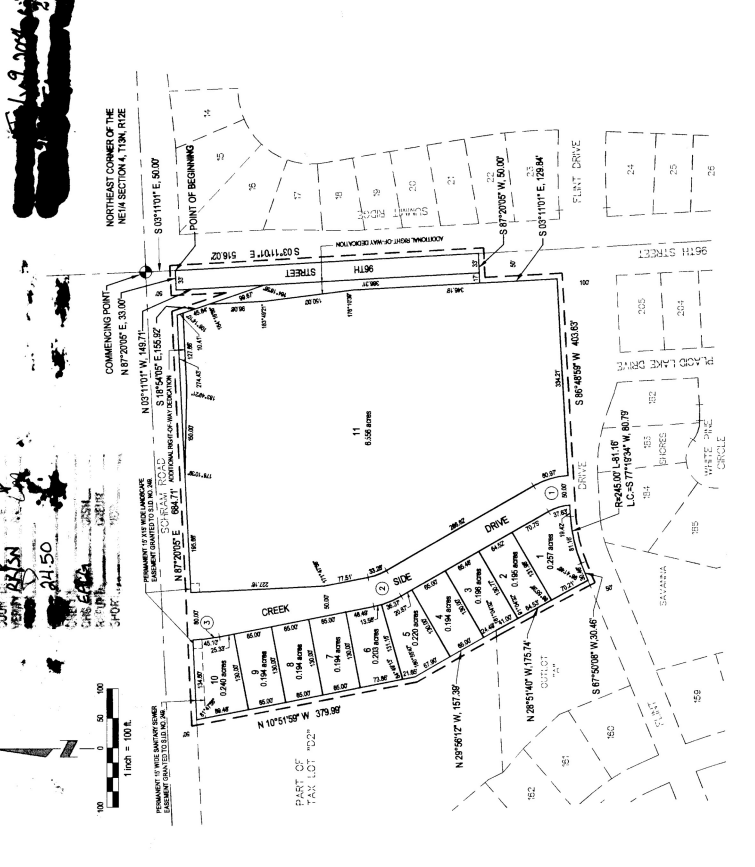
COUNTY TREASURER'S CERTIFICATE
This is to certify that I find no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.
Ruth Ann Madsen, County Treasurer

DATE: 6-23-04
PLATS ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE HEREBY DUE NOW AND TREASURERS CERTIFICATION IS BEING VALID UNTIL DECEMBER 31, 2004.

APPROVAL OF PAVILLION MUNICIPAL ENGINEER
This subdivision of SAVANNA SHORES 2ND ADDITION was reviewed by the Pavillion City Engineer this 24th day of July, 2004.

APPROVAL OF SARPY COUNTY SURVEYOR
This plat of SAVANNA SHORES 2ND ADDITION was reviewed by the office of the Sarpy County Surveyor on this 22nd day of June, 2004.

Attest: [Signature] Sarpy County Surveyor



CENTERLINE CURVE TABLE			
CURVE	ADIUS	LENGTH	DELTA
1	100.00'	43.99'	26.91°
2	125.00'	41.00'	19.47°

ROW CURVE TABLE			
CURVE	ADIUS	LENGTH	DELTA
1	100.00'	43.99'	26.91°
2	125.00'	41.00'	19.47°

- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
 2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
 3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
 4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO SCHRAM ROAD OR TO 96TH STREET FROM ANY LOT ABUTTING SAID STREETS.

