SETTLERS CREEK REPLAT 8

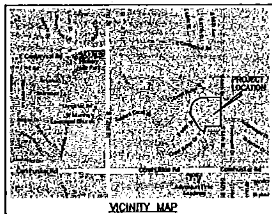
LOTS 1 THROUGH 26 AND OUTLOT A, SETTLERS CREEK REPLAT 8, BEING A REPLATTING OF LOT 80, SETTLERS CREEK, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.

2014—23261

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2014-23261
10/17/2014 1:46:57 PM
REGISTER OF DEEDS

COUNTER ah C.E. ah
VERIFY ah D.E.
PROOF
FEES $ 69.00
CHECK#
CHG PAP CASH
REFUND CREDIT
SHORT NCR

LOCATED IN:
NE 1/4 SW 1/4 SEC. 24-14-12
SE 1/4 SW 1/4 SEC. 24-14-12


VICINITY MAP

CENTERLINE CURVE DATA

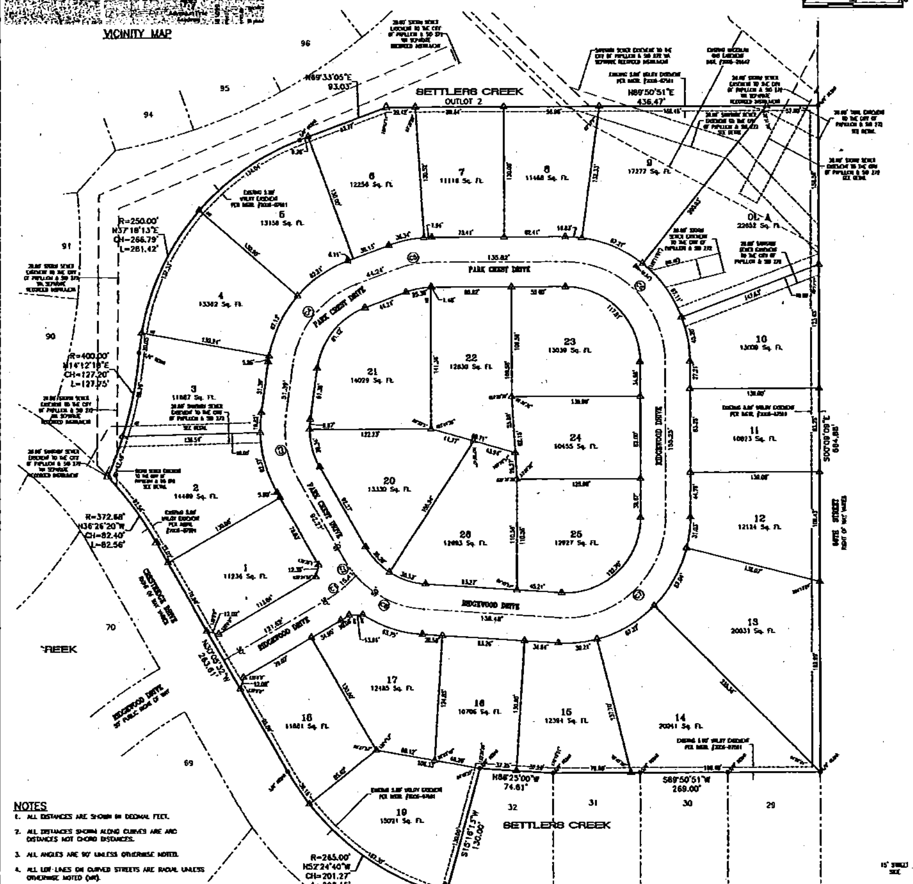
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	100.00'	20.53'	20.50'	11°45'32"
C2	100.00'	20.53'	20.50'	11°45'32"
C3	100.00'	65.75'	64.57'	37°40'20"
C4	100.00'	108.16'	102.96'	61°58'17"
C5	100.00'	35.42'	35.24'	20°17'46"
C6	100.00'	157.08'	141.42'	90°00'00"
C7	100.00'	163.60'	145.96'	93°44'09"
C8	100.00'	77.77'	75.83'	44°33'30"

LEGEND

- ● CORNER FOUND
- △ CORNER SET (5/8" REBAR W/1 1/4" YELLOW PLASTIC CAP STAMPED LS-566, UNLESS NOTED OTHERWISE)
- EASEMENT LINE
- OFFSITE EASEMENT LINE VIA SEPARATE RECORDED INSTRUMENT
- BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE

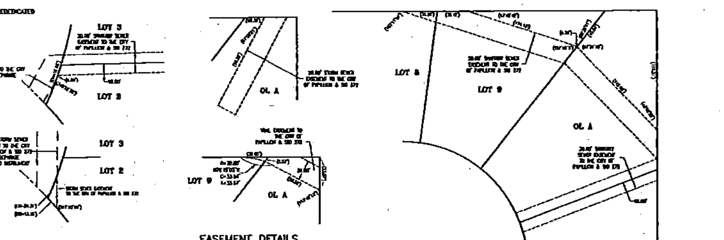
OUTLOT TABLE

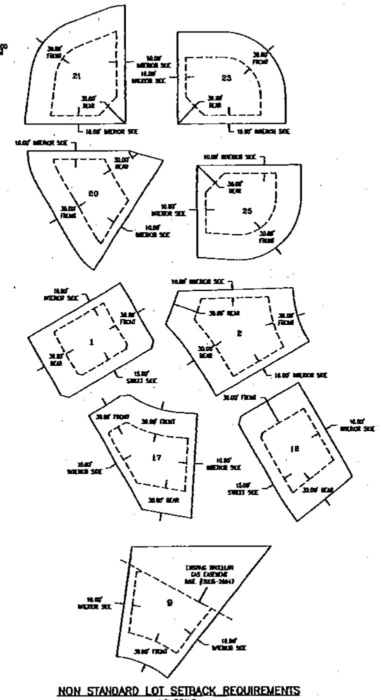
OUTLOT	AREA (SF)	PURPOSE	OWNER
A	[illegible]	[illegible]	[illegible]

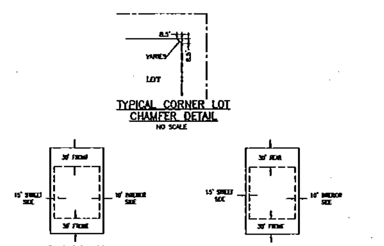


NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. DIRECT VEHICULAR ACCESS TO 84TH STREET FROM ANY LOT SHALL NOT BE PERMITTED.
7. VEHICULAR ACCESS ACROSS ANY OUTLOT SHALL NOT BE PERMITTED.
8. DIRECT VEHICULAR ACCESS TO CRESTRIDGE DRIVE FROM LOTS 1 AND 2 SHALL NOT BE PERMITTED.
9. DIRECT VEHICULAR ACCESS TO CRESTRIDGE DRIVE FROM LOT 18 SHALL NOT BE PERMITTED.
10. OUTLOT A IS A DEDICATED DRAINAGEWAY AND WATER QUALITY BASIN.
11. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.


EASEMENT DETAILS
NO SCALE


NON STANDARD LOT SETBACK REQUIREMENTS
NO SCALE


TYPICAL CORNER LOT CHAMFER DETAIL
NO SCALE

R-2 ZONING
SETBACK REQUIREMENTS
TYPICAL DOUBLE FRONTAGE LOTS
NO SCALE

R-2 ZONING
SETBACK REQUIREMENTS
NO SCALE

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS LOTS 1 THROUGH 26 AND OUTLOT A, SETTLERS CREEK REPLAT 8, BEING A REPLATTING OF LOT 80, SETTLERS CREEK, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.

CONTAINS 10.000 ACRES.

WILLIAM E. KNIGHT, L.S. 566

10-8-2014
DATE

REGISTERED LAND SURVEYOR
WILLIAM E. KNIGHT
LS-566
STATE OF NEBRASKA

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, ROGERS DEVELOPMENT, INC., A NEBRASKA CORPORATION, OWNERS OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS LOTS 1 THROUGH 26 AND OUTLOT A, SETTLERS CREEK REPLAT 8; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS
WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND CENTURYLINK AND TO ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE UNDER THE AUTHORITY OF THE CITY COUNCIL OF PAPILLION, NEBRASKA, TO PROVIDE A CABLE TELEVISION AND ELECTRONIC COMMUNICATION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY CABLE TELEVISION SYSTEMS, AND THE RECEPTION THEREON, OVER, THROUGH, UNDER, AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE FRONT AND SIDE LOT LINES; AN EIGHT FOOT (8') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE REAR LINES OF ALL INTERIOR LOTS; AND ALL EXTERIOR LOTS THAT ARE ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS; AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE REAR LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE TERM "EXTERIOR LOTS" IS HEREIN DEFINED AS THOSE LOTS ABUTTING THE BOUNDARY OF THIS SUBDIVISION. SAID SIXTEEN FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE EASEMENT WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF REQUESTED BY THE OWNER AND NOT OCCUPIED BY UTILITIES. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS, NOR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR DRIVEWAYS, SIDEWALKS, FENCES, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

FOR STORM SEWERS AND SANITARY SEWERS
WE DO HEREBY GRANT THE PERPETUAL STORM SEWER EASEMENTS AND THE PERPETUAL SANITARY SEWER EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF SAID UTILITIES TO THE CITY OF PAPILLION, NEBRASKA AND SANITARY AND IMPROVEMENT DISTRICT #172. NO PERMANENT STRUCTURES, TREES, RETAINING WALLS, LOOSE ROCK WALLS NOR ANY GRADING, FILL OR FILL MATERIAL OR EMBANKMENT WORK SHALL BE PLACED IN, ON, OVER, OR ACROSS THIS EASEMENT, 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.

ROGERS DEVELOPMENT, INC., A NEBRASKA CORPORATION, OWNER

MICHAEL F. ROGERS
PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF SARPY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF October 2014

BY MICHAEL F. ROGERS, PRESIDENT OF ROGERS DEVELOPMENT, INC., A NEBRASKA CORPORATION, ON BEHALF OF THE CORPORATION.

SIGNATURE OF NOTARY PUBLIC

General Notary - State of Nebraska
MICHAEL E. CHRISTENSEN
My Comm. Exp. April 18, 2012

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS 10th DAY OF October, 2014.

Rich James
by Sue Johnson
SARPY COUNTY TREASURER

PAID. THE ... IS ONLY VALID UNTIL DECEMBER 31st OF THIS YEAR.

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF LOTS 1 THROUGH 26 AND OUTLOT A, SETTLERS CREEK REPLAT 8 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 10th DAY OF October

SARPY COUNTY SURVEYOR/ENGINEER

NEBRASKA REGISTERED LS-421 LAND SURVEYOR LOUIS WHISONANT

APPROVAL OF PAPILLION PLANNING COMMISSION

THIS PLAT OF LOTS 1 THROUGH 26 AND OUTLOT A, SETTLERS CREEK REPLAT 8 WAS APPROVED AND ACCEPTED BY THE PAPILLION PLANNING COMMISSION ON THIS 16 DAY OF Oct, 2014.

MICHAEL MALLORY
CHAIRMAN, PAPILLION PLANNING COMMISSION

CITY ENGINEER'S CERTIFICATE

THIS PLAT OF LOTS 1 THROUGH 26 AND OUTLOT A, SETTLERS CREEK REPLAT 8 WAS APPROVED AND ACCEPTED BY THE CITY ENGINEER OF PAPILLION, NEBRASKA ON THIS 10th DAY OF October 2014.

JEFFREY L. THOMPSON, PE, CPESC, CFM
CITY ENGINEER

APPROVAL OF PAPILLION CITY COUNCIL

THIS PLAT OF LOTS 1 THROUGH 26 AND OUTLOT A, SETTLERS CREEK REPLAT 8 WAS APPROVED BY THE CITY COUNCIL OF PAPILLION, NEBRASKA ON THIS 16th DAY OF October 2014.

DAVID P. BLACK
MAYOR

ATTESTED BY ELIZABETH BUTLER
CITY CLERK

CITY OF PAPILLION CORPORATE SEAL NEBRASKA

LAMP RYNEARSON & ASSOCIATES
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
402.496.2498 | P
402.496.2730 | F
www.LRA-inc.com

SETTLERS CREEK REPLAT 8 (LOTS 1 THROUGH 26 AND OUTLOT A)
PAPILLION, SARPY COUNTY, NEBRASKA

FINAL PLAT

sheet 1 of 1