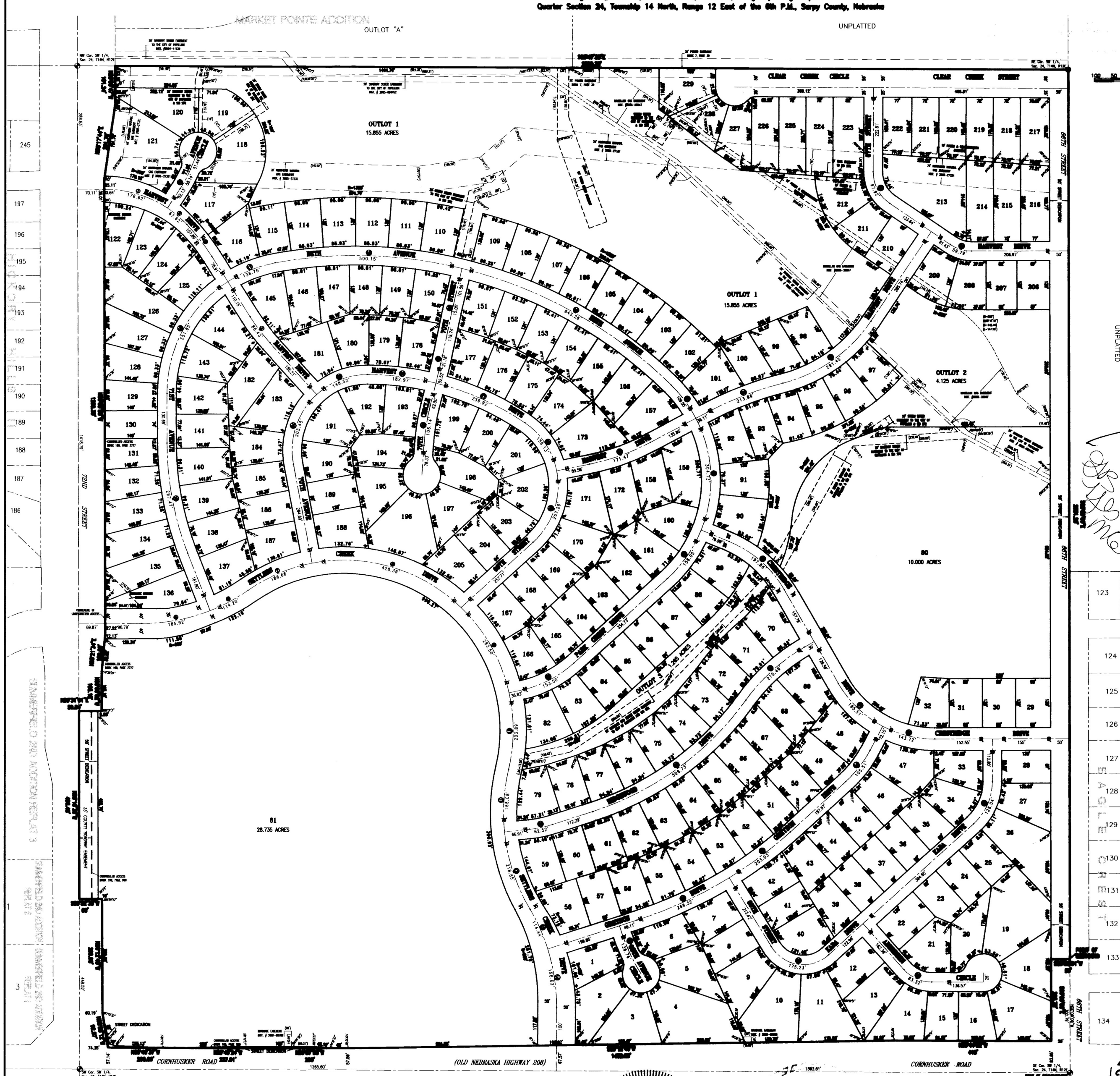
2006-07591

SETTLERS CREEK

Lots 1 through 229, Inclusive, and Outlots 1, 2 and 3, being a platting of part of the Southwest Quarter Section 24, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska

COUNTER LM C.E. [illegible]
VERIFY SN+LM D.E. [illegible]
PROOF D
FEES $ 132.00
CHECK# 4849
CHG ____ CASH ____
REFUND ____ CREDIT ____
SHORT ____ NCR ____

Filed for Record 3-6-06 at 3:42:30 PM
Instrument # 2006-07591
Lloyd J. Dowding Register of Deeds Sarpy Cty, NE



CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
1	300.00'	176.82'	174.08'	33°43'52"
2	300.00'	67.62'	67.47'	12°54'30"
3	585.38'	107.88'	107.72'	10°33'00"
4	500.00'	88.43'	88.33'	08°54'17"
5	500.00'	185.92'	184.85'	21°18'16"
6	500.00'	114.20'	113.95'	13°05'10"
7	450.00'	186.68'	185.34'	23°46'08"
8	400.00'	428.39'	412.40'	54°32'41"
9	400.00'	263.50'	258.75'	33°32'57"
10	450.00'	203.89'	202.15'	25°57'37"
11	500.00'	166.08'	165.32'	19°01'53"
12	500.00'	218.65'	216.91'	25°03'16"
13	500.00'	114.44'	114.19'	13°06'40"
14	500.00'	156.63'	156.00'	17°56'56"
15	800.00'	297.47'	295.76'	21°18'16"
16	300.00'	351.65'	337.05'	57°34'00"
17	350.00'	136.76'	135.88'	22°23'14"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
18	1200.00'	500.15'	496.54'	23°52'50"
19	1200.00'	643.28'	635.58'	30°42'46"
20	300.00'	106.05'	105.61'	17°51'05"
21	300.00'	304.73'	295.19'	40°53'03"
22	300.00'	158.05'	156.71'	25°52'22"
23	300.00'	153.50'	151.83'	29°19'56"
24	200.00'	203.45'	194.79'	58°17'03"
25	200.00'	148.52'	145.13'	42°32'54"
26	750.00'	182.97'	182.52'	13°58'40"
27	750.00'	259.92'	258.63'	19°51'24"
28	200.00'	156.13'	152.28'	44°43'42"
29	200.00'	207.29'	198.13'	59°22'58"
30	600.00'	15.05'	15.05'	01°26'13"
31	600.00'	21.18'	21.18'	02°01'20"
32	600.00'	106.14'	106.00'	10°08'08"
33	600.00'	171.47'	170.89'	16°22'27"
34	900.00'	213.86'	213.35'	13°36'52"

CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
35	400.00'	291.45'	285.05'	41°44'50"
36	300.00'	197.86'	194.30'	37°47'21"
37	295.00'	165.51'	163.35'	32°08'45"
38	295.00'	143.72'	142.31'	27°54'53"
39	300.00'	62.52'	62.41'	11°56'29"
40	800.00'	509.73'	501.15'	36°30'25"
41	500.00'	210.49'	208.94'	24°07'13"
42	1110.00'	269.32'	268.66'	13°54'06"
43	1110.00'	203.03'	202.74'	10°28'47"
44	300.00'	105.51'	104.97'	20°09'03"
45	800.00'	138.76'	138.30'	10°08'54"
46	100.00'	175.23'	153.66'	100°24'05"
47	150.00'	126.04'	122.37'	48°08'30"
48	100.00'	83.32'	80.93'	47°44'21"
49	100.00'	97.92'	94.05'	56°06'21"
50	100.00'	59.79'	58.90'	34°15'15"
51	300.00'	58.14'	58.05'	11°06'14"

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 and angle points on the boundary of the plat and that a bond has been posted with the City of Papillion, Nebraska, to ensure that permanent monuments (5/8" x 24" rebars with 1 1/4" yellow plastic cap stamped LS 379) will be placed at all corners, angle points and ends of all curves on all lots and street in the subdivision to be known as SETTLERS CREEK (Lots 1 through 229, Inclusive, and Outlots 1, 2 and 3) being a platting of that part of the Southwest Quarter Section 24, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, described as follows: Commencing at the southeast corner of said Southwest Quarter of Section 24; Thence North [illegible] West (Bearings referenced to the Final Plat of EAGLE CREST, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska) for 300.79 feet along the east line of said Southwest Quarter of Section 24 to the north right of way line of Cornhusker Road and the TRUE POINT OF BEGINNING; Thence along said north right of way line for the following seven (7) courses: (1) Thence South [illegible] West for 50.00 feet; (2) Thence South [illegible] East for 216.79 feet parallel with and 50.00 feet west of the east line of said Southwest Quarter of Section 24; (3) Thence North [illegible] West for 416.00 feet; (4) Thence South [illegible] West for 1402.83 feet; (5) Thence North [illegible] West for 200.00 feet; (6) Thence North [illegible] West for 237.01 feet parallel with and 56.67 feet north of the south line of said Southwest Quarter of Section 24; (7) Thence North [illegible] West for 200.00 feet to the east right of way line of 72nd Street; Thence North [illegible] West for 92.87 feet along said east right of way line; Thence North [illegible] West for 200.00 feet along said east right of way line; Thence South [illegible] West for 60.00 feet to the west line of said Southwest Quarter of Section 24; Thence North [illegible] West for 406.46 feet along said west line of the Southwest Quarter of Section 24; Thence North [illegible] East for 50.04 feet to the east right of way line of 72nd Street; Thence along said east right of way line for the following five (5) courses: (1) Thence North [illegible] West for 103.15 feet; (2) Thence North [illegible] East for 100.05 feet; (3) Thence North [illegible] West for 1200.30 feet; (4) Thence North [illegible] East for 201.76 feet; (5) Thence North [illegible] West for 101.24 feet to the north line of said Southwest Quarter of Section 24; Thence South [illegible] East for 2530.36 feet along said north line of the Southwest Quarter of Section 24 to the northeast corner thereof; Thence South [illegible] East for 2301.26 feet along the east line of said Southwest Quarter of Section 24 to the Point of Beginning. Contains 102.220 acres including 0.378 acres of existing county roadway easement for 72nd Street.

Robert D. Proett, LS 379

Date: February 21, 2006

REGISTERED LAND SURVEYOR ROBERT D. PROETT LS-379 STATE OF NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, ROGERS DEVELOPMENT, INC., a Nebraska corporation, OWNER, and SECURITY NATIONAL BANK OF OMAHA, a national bank, MORTGAGEE, being the sole OWNER and MORTGAGEE, of the land described within 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 SETTLERS CREEK (Lots 1 through 229, Inclusive, and Outlots 1, 2 and 3); and we 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 further grant a perpetual easement to the Omaha Public Power District and Qwest 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 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 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; and an eight foot (8') wide strip of land in each lot abutting the rear lines of all lots. We do further grant a perpetual easement to the City of Papillion and Aquila, 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 and cul-de-sacs. No permanent structures, trees, retaining walls, nor loose rock walls shall be placed in the above described easements, 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

SECURITY NATIONAL BANK OF OMAHA, a national bank, MORTGAGEE

James K. Sterling, Vice President

ACKNOWLEDGMENT OF NOTARY

State of Nebraska)
) SS
County of Sarpy)

On this 24 day of FEBRUARY, 2006, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Michael F. Rogers, who is personally known to me to be the identical person whose name is affixed to the above instrument as President of ROGERS DEVELOPMENT, INC., a Nebraska corporation, OWNER, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said corporation.

Witness my hand and official seal the date last aforesaid.

Walt Slobotski

Notary Public

GENERAL NOTARY-State of Nebraska
WALT SLOBOTSKI
My Comm. Exp. Aug. 30, 2009

State of Nebraska)
) SS
County of Sarpy)

On this 24 day of FEBRUARY, 2006, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared James K. Sterling, who is personally known to me to be the identical person whose name is affixed to the above instrument as Vice President of SECURITY NATIONAL BANK of OMAHA, a national bank, MORTGAGEE and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said bank.

Witness my hand and official seal the date last aforesaid.

Walt Slobotski

Notary Public

GENERAL NOTARY-State of Nebraska
WALT SLOBOTSKI
My Comm. Exp. Aug. 30, 2009

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. (N.R.)
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. ALL CUL-DE-SAC RADII ARE 50 FEET UNLESS NOTED OTHERWISE.
7. ALL CUL-DE-SAC THROAT RADII ARE 25 FEET UNLESS NOTED OTHERWISE.
8. LOTS 2, 3, 4, 10, 11 AND 13 THROUGH 17, INCLUSIVE WILL HAVE NO DIRECT VEHICULAR ACCESS TO CORNHUSKER ROAD (OLD NEBRASKA HIGHWAY 208).
9. LOTS 17, 18, 19, 26, 27, 28, 29, 206, 216, 217 AND OUTLOT 2, WILL HAVE NO DIRECT VEHICULAR ACCESS TO 66TH STREET.
10. LOTS 81, 120, 121, 122 AND 126 THROUGH 136, INCLUSIVE, AND OUTLOT 1, WILL HAVE NO DIRECT VEHICULAR ACCESS TO 72ND STREET.
11. LOTS 1, 2, 58, 59, 79, 82, 136, 137, 166, 167, 187, 188, 196, AND 205 AND OUTLOT 3, WILL HAVE NO DIRECT VEHICULAR ACCESS TO SETTLERS CREEK DRIVE.
12. LOT 81, WILL HAVE ONE RIGHT IN / RIGHT OUT ACCESS TO CORNHUSKER ROAD (OLD NEBRASKA HIGHWAY 208).

GB YES DE

COUNTY SURVEYOR'S CERTIFICATE

This plat of SETTLERS CREEK was reviewed by the Sarpy County Surveyor's Office this 24th day of FEB, 2006.

Sarpy County Surveyor

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

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 on this 6 day of MAR, 2006.

Sarpy County Treasurer

CITY ENGINEER'S CERTIFICATE

This plat of SETTLERS CREEK was approved and accepted by the City Engineer of Papillion, Nebraska on this 28th day of Feb, 2006.

City Engineer

APPROVAL OF CITY PLANNING COMMISSION

This plat of SETTLERS CREEK was approved and accepted by the City of Papillion Planning Commission on this 28 day of Sept, 2005.

Chairman, City Planning Commission

APPROVAL OF CITY COUNCIL

This plat of SETTLERS CREEK was approved by the City Council of Papillion, Nebraska on this [illegible] day of March, 2006.

Mayor

City Clerk

[illegible] ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

County Treasurer Seal Sarpy County

CITY OF PAPILLION CORPORATE SEAL MAY 8, 1893 NEBRASKA

drawn by: [illegible]
designed by: [illegible]
reviewed by: [illegible]
reference: [illegible]
revisions

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Omaha, Nebraska 68154-2027
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(Fax) 402.496.2730
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SETTLERS CREEK (Lots 1 through 229, Inclusive, and Outlots 1, 2 and 3)
Sarpy County, Nebraska

FINAL PLAT

job number-task 05018.01 / 003
book 05018 page
date February 21, 2006
sheet 1 of 1

2006-07591