

2010-25578

STOCKMANS HOLLOW REPLAT THREE

LOTS 1 THRU 49 INCLUSIVE

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2010-25578

09/23/2010 8:47:10 AM

Ray J. Dowling

REGISTER OF DEEDS

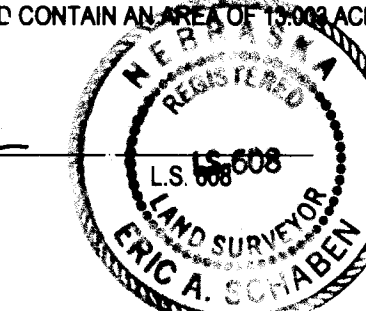


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT TEMPORARY MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF PAVILLION TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN STOCKMANS HOLLOW REPLAT THREE (THE LOTS NUMBERED AS SHOWN) BEING A REPLATTING OF ALL OF LOT 206, STOCKMANS HOLLOW, A SUBDIVISION LOCATED IN PART OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SAID TRACTS OF LAND CONTAIN AN AREA OF 130.00 ACRES, MORE OR LESS.

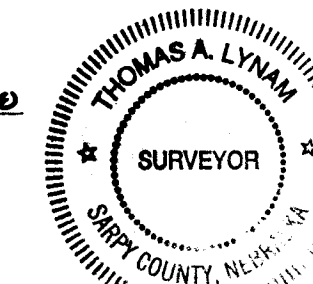
Eric A. Schaben

May 18, 2010
DATE

REVIEW OF SARPY COUNTY SURVEYOR

THIS PLAT OF STOCKMANS HOLLOW REPLAT THREE WAS REVIEWED BY THE OFFICE OF THE SARPY COUNTY SURVEYOR.

Eric A. Schaben

May 25, 2010
DATE

APPROVAL OF PAVILLION PLANNING COMMISSION

THIS SUBDIVISION OF STOCKMANS HOLLOW REPLAT THREE WAS APPROVED BY THE PAVILLION PLANNING COMMISSION.

Wanda M. Mearns

20 SEP 2010
DATE

APPROVAL OF PAVILLION CITY ENGINEER

THIS SUBDIVISION OF STOCKMANS HOLLOW REPLAT THREE WAS APPROVED BY THE PAVILLION CITY ENGINEER.

H. J. Dowling

9/23/2010
DATE

APPROVAL OF SARPY COUNTY REGISTER OF DEEDS

RECORDED ON THIS 23rd DAY OF September 2010

Ray J. Dowling
SARPY COUNTY REGISTER OF DEEDS09-23-10
DATE

COUNTER
VERIFY
PROOF
FEES \$ 46.00
CHECK #
CHG
REFUND
SHORT

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th. SARPY 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.

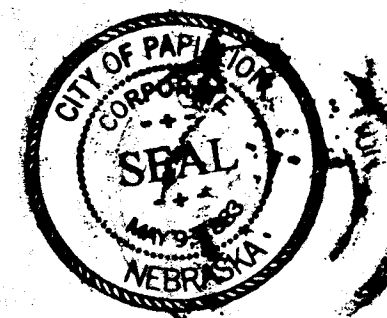
Richards, July 2010
SARPY COUNTY TREASURER DATE

APPROVAL BY PAVILLION CITY COUNCIL

THIS SUBDIVISION OF STOCKMANS HOLLOW REPLAT THREE WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PAVILLION, NEBRASKA.

Mayor DATE 9-20-10

ATTEST
CITY CLERK



ZONING MINIMUM SETBACK REQUIREMENTS

LOTS 1-49	R-3	FRONT YARD	25 FEET
		STREET SIDE YARD	15 FEET
		INTERIOR SIDE YARD	10 FEET
		REAR YARD	20 FEET

NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO PETERS PARKWAY FROM ANY LOT ABUTTING SAID PETERS PARKWAY AND WILL NOT BE ALLOWED TO CENTENNIAL ROAD FROM ANY LOT ABUTTING SAID CENTENNIAL ROAD.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
- ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
- THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

DEDICATION

KNOW ALL MEN: BY THESE PRESENTS THAT WE, BOYER YOUNG EQUITIES VII, LLC, 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 AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS STOCKMANS HOLLOW REPLAT THREE (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY 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, QWEST 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 FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING 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') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED, AND WE FURTHER GRANT A PERPETUAL EASEMENT TO THE CITY OF PAVILLION AND BLACK HILLS ENERGY, 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. NO PERMANENT BUILDINGS OR RETAINING 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.

IN WITNESS WHEREOF, WE DO SET OUR HAND THIS 20th DAY OF May, 2010.

BOYER YOUNG EQUITIES VII, LLC

By: BOYER YOUNG DEVELOPMENT
AS ITS ADMINISTRATIVE MEMBER

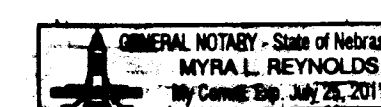
TIMOTHY W. YOUNG, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

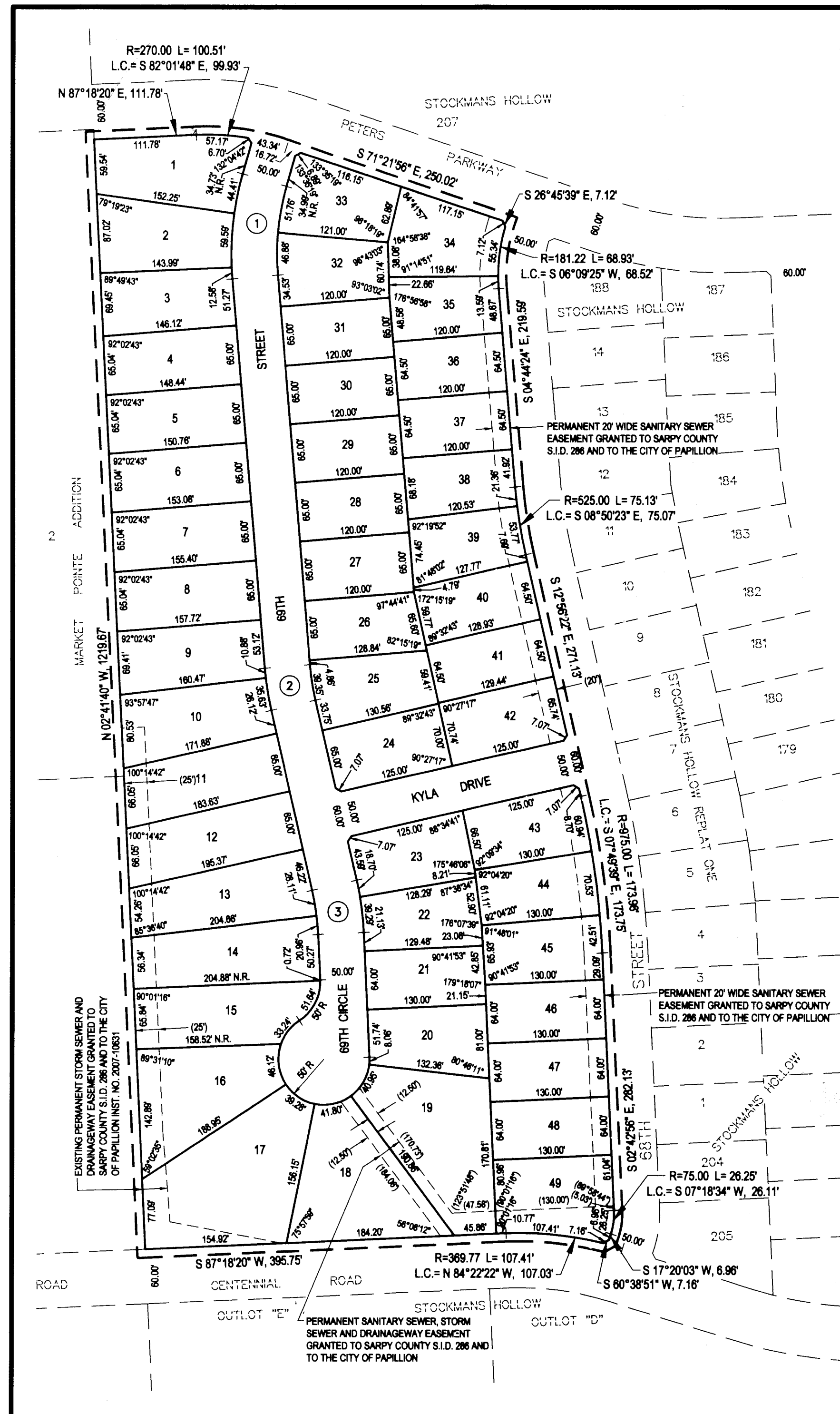
STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS 20 DAY OF May, 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME TIMOTHY W. YOUNG, PRESIDENT, BOYER YOUNG EQUITIES VII, LLC, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Myra L. Reynolds
NOTARY PUBLIC

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	300.00'	107.61'	54.39'	20°33'08"
2	300.00'	42.93'	21.50'	8°11'58"
3	300.00'	53.53'	26.84'	10°13'28"



Proj No:	P2006.217.001
Date:	03/03/2010
Drawn By:	LDD
Checked By:	JDE
Scale:	1" = 100'
Sheet	1 of 1

Revisions	(No)	Date
	1	04/06/2010
	2	05/05/2010

FINAL PLAT

STOCKMANS HOLLOW REPLAT THREE

LOTS 1 THRU 49 INCLUSIVE

PAPILLION, NEBRASKA

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