

2004-00890

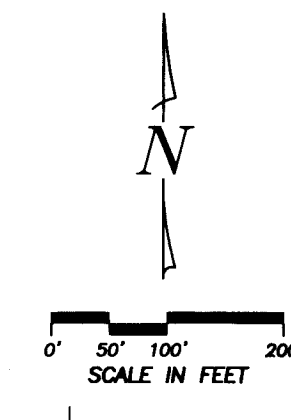
Filed for Record 1-9-2004 10:54:10
Instrument # 2004-00890
Lloyd J. Dowling Register of Deeds Sarpy Co., NE

TITAN SPRINGS

LOTS 1 THROUGH 222, AND OUTLOTS A, B, C, D, E AND F

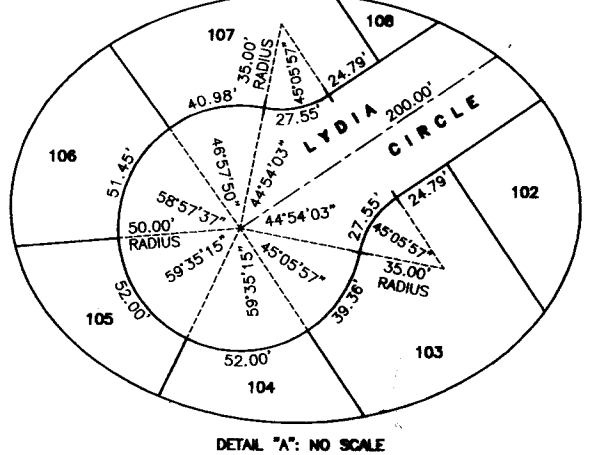
A PLATTING OF THE SOUTH 1/2 OF THE NE 1/4, AND THE NORTH 1/2 OF THE SE 1/4 LIVING NORTH OF STATE HIGHWAY 370, ALL IN SECTION 36, T14N, R15E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, EXCEPT THOSE PARTS TAKEN FOR STREET RIGHT-OF-WAY

COUNTER 8
VERIFY M. J. Smith D.E. J.M.
PROOF 5
FEES \$ 129.50
CHECK# 121.50 CASH
REFUND _____ CREDIT _____
SHORT _____ NCR _____



SE 1/4 OF THE NW 1/4 SECTION 36-14-12
SW CORNER OF THE NE 1/4 SECTION 36-14-12
NE 1/4 OF THE SW 1/4 SECTION 36-14-12

- 100.00 FOOT WIDE EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT (SEE RECORDED INSTRUMENT)
- CHANNEL MAINTENANCE AND DRAINAGE EASEMENT (SEE RECORDED INSTRUMENT)
- WATER LINE EASEMENT GRANTED TO S.D. 38 RECORDED AS INSTRUMENT NO. 1995-12612 OF THE SARPY COUNTY RECORDS.
- WATER LINE EASEMENT GRANTED TO SARPY COUNTY AS INSTRUMENT NO. 1983-23612 OF THE SARPY COUNTY RECORDS.
- SEWER & DRAINAGE EASEMENT (SEE RECORDED INSTRUMENT)



- NOTES**
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO STATE HIGHWAY 370 ACROSS THE SOUTH LINES OF LOTS 1 AND 2.
 - THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO BRN STREET ACROSS THE SOUTH 220 FEET OF THE WEST LINE OF LOT 1 AND ACROSS THE WEST LINES OF LOTS 3, 26, 27, 58 THROUGH 65 AND 113.
 - THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO CEDARDALE ROAD ACROSS THE NORTH LINES OF LOTS 113, 114, 115, 153, 154, 185, 186 AND 205 THROUGH 212.
 - THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO BRN STREET ACROSS THE EAST LINES OF LOTS 160 THROUGH 173 AND LOT 188.
 - DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS TITAN SPRINGS, LOTS 1 THROUGH 222, AND OUTLOTS A, B, C, D, E AND F, BEING A PLATTING OF THE SOUTH 1/2 OF THE NE 1/4, AND THE NORTH 1/2 OF THE SE 1/4 LIVING NORTH OF STATE HIGHWAY 370, ALL IN SECTION 36, T14N, R15E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, EXCEPT THOSE PARTS TAKEN FOR STREET RIGHT-OF-WAY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE SOUTH 1/2 OF SAID NE 1/4;

THENCE S07°30'30"W (ASSUMED BEARING) 50.00 FEET ON THE WEST LINE OF SAID NE 1/4 TO THE SOUTH LINE OF STATE HIGHWAY 370, ALL IN SECTION 36, T14N, R15E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, EXCEPT THOSE PARTS TAKEN FOR STREET RIGHT-OF-WAY;

THENCE CONTINUING S07°30'30"W 1272.98 FEET ON THE WEST LINE OF SAID NE 1/4 TO THE SW CORNER THEREOF;

THENCE S02°01'58"E 820.00 FEET ON THE WEST LINE OF SAID SE 1/4 TO THE NORTH LINE OF STATE HIGHWAY 370;

THENCE N79°48'45"E 2338.44 FEET ON THE NORTH LINE OF STATE HIGHWAY 370;

THENCE N79°48'45"E 270.83 FEET ON THE NORTH LINE OF STATE HIGHWAY 370 TO THE NORTH LINE OF SAID SE 1/4;

THENCE N07°50'45"E 240.48 FEET ON THE NORTH LINE OF STATE HIGHWAY 370 TO THE NORTH LINE OF SAID SE 1/4;

THENCE N07°50'45"E 408.00 FEET ON A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NE 1/4;

THENCE N07°50'45"E 17.32 FEET;

THENCE N07°50'45"E 50.84 FEET ON A LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NE 1/4;

THENCE S02°01'58"E 171.14 FEET;

THENCE N07°50'45"E 215.87 FEET ON A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NE 1/4;

THENCE S07°30'30"W 811.86 FEET ON A LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NE 1/4;

THENCE N07°50'45"E 17.00 FEET;

THENCE N07°50'45"E 288.37 FEET ON THE SOUTH LINE OF CEDARDALE ROAD AND ON A LINE 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID NE 1/4;

THENCE S07°30'30"W 17.00 FEET ON THE SOUTH LINE OF CEDARDALE ROAD;

THENCE N07°50'45"E 2333.59 FEET ON THE SOUTH LINE OF CEDARDALE ROAD AND ON A LINE 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID NE 1/4 TO THE POINT OF BEGINNING.

AUGUST 4, 2003
DATE



DISCLAIMER

KNOW ALL MEN BY THESE PRESENTS, THAT WE, TITAN SPRINGS, L.L.C., BEING THE OWNER AND SINGLE MEMBER, BEING THE HERITAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE KNOWN AS TITAN SPRINGS, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY GRANT TO THE PUBLIC FOR THE USE OF THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QUINCY POWER DISTRICT AND COMPARTMENT 1430, BEING 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, CROSSINGS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEIPT, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOT IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION, SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, REMAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIGNAGE, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA OR AQUILA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND ALLEYS, WHETHER PUBLIC OR PRIVATE, INCLUDING PIPES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIGNAGE, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

TITAN SPRINGS, L.L.C.
By: Robert M. Mohr
ROBERT M. MOHR, PRESIDENT AND MANAGING PARTNER

ACKNOWLEDGEMENT OF BUREAU
STATE OF NEBRASKA
COUNTY OF _____
THE FOREGOING DECLARATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2003, BY ROBERT M. MOHR, PRESIDENT AND MANAGING PARTNER OF TITAN SPRINGS, L.L.C.

ACKNOWLEDGEMENT OF NEBRASKA L. SCHOLARSHIP PUBLIC
STATE OF NEBRASKA
COUNTY OF _____
MY COMMISSION EXPIRES _____
THE FOREGOING DECLARATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2003, BY _____
GENERAL NOTARY - State of Nebraska
CHRISTOPHER G. LEFFLER
My Comm. Exp. Nov. 10, 2005

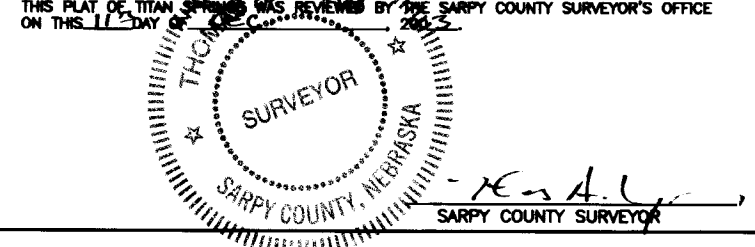
SARPY COUNTY TREASURER'S CERTIFICATE
I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT AS OF THE DATE OF THIS PLAT.

APPROVAL OF PAPPILLON CITY ENGINEER
THIS PLAT OF TITAN SPRINGS WAS APPROVED BY THE PAPPILLON CITY ENGINEER, OF THE CITY OF PAPPILLON, NEBRASKA ON THIS _____ DAY OF _____, 2003.

APPROVAL OF PAPPILLON CITY PLANNING BOARD
THIS PLAT OF TITAN SPRINGS WAS APPROVED BY THE PAPPILLON CITY PLANNING BOARD, OF THE CITY OF PAPPILLON, NEBRASKA ON THIS _____ DAY OF _____, 2003.

APPROVAL OF PAPPILLON CITY COUNCIL
THIS PLAT OF TITAN SPRINGS WAS APPROVED AND ACCEPTED BY THE PAPPILLON CITY COUNCIL OF THE CITY OF PAPPILLON, NEBRASKA, ON THIS _____ DAY OF _____, 2003, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

BY CLERK
JUNYU MEMIN
CITY CLERK



CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	40°20'27"	198.00'	302.78'	428.00'
1A	40°20'27"	174.82'	338.20'	475.00'
1B	40°20'27"	141.08'	270.37'	363.13'
2	87°42'54"	101.31'	187.50'	200.00'
3	37°00'00"	280.86'	484.33'	720.00'
4	11°38'30"	111.81'	222.80'	1100.00'
5	31°18'24"	198.50'	285.82'	330.00'
6	11°18'24"	302.89'	584.18'	830.00'
7	11°38'30"	81.30'	162.60'	800.00'
8	37°00'00"	351.33'	678.06'	1000.00'
9	38°00'00"	188.10'	352.08'	350.00'
10	31°00'00"	180.28'	351.88'	850.00'
11	42°28'28"	28.30'	56.84'	500.00'
12	27°00'00"	120.00'	230.82'	500.00'
13	24°45'04"	124.17'	244.88'	800.00'
14	72°30'00"	271.25'	481.82'	300.00'
15	88°40'22"	288.20'	558.81'	288.20'
16	88°40'22"	318.02'	603.45'	320.00'
17	88°40'22"	258.08'	410.18'	284.78'
18	18°00'00"	31.88'	62.83'	200.00'
19	72°30'00"	158.87'	288.30'	200.00'
20	18°00'00"	17.08'	34.03'	150.00'
21	87°31'38"	75.85'	140.13'	150.00'
22	87°31'38"	124.17'	244.88'	800.00'
23	40°20'27"	51.83'	98.82'	140.00'
24	40°20'27"	34.73'	61.30'	200.00'
25	34°18'44"	51.82'	98.80'	140.00'
26	87°31'38"	58.22'	105.45'	100.00'
27	41°25'38"	113.41'	218.88'	300.00'
28	48°30'53"	48.12'	88.42'	100.00'

SCALE: 1"=100'
DATE: AUGUST 4, 2003
DRAWN BY: JJK
CHECKED BY: 475
REVISION:

TITAN SPRINGS
FINAL PLAT

2 THOMPSON, DRESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154
TEL: (402)330-8860 FAX: (402)330-5866
EMAIL: TD2MAIL@TD2COO.COM WEB: WWW.TD2COO.COM

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