

TITAN SPRINGS REPLAT 4

LOTS 1 AND 2

BEING A REPLATTING OF LOT 1, TITAN SPRINGS A SUBDIVISION IN PART OF THE NORTH 1/2 OF THE SE 1/4 OF SECTION 36, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

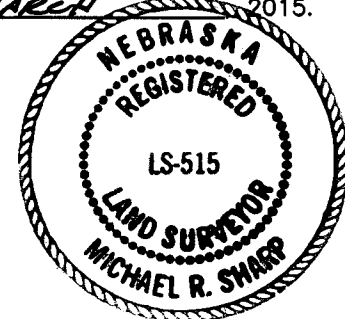
APPROVAL OF PAPILLION CITY ENGINEER

THIS PLAT OF TITAN SPRINGS REPLAT 4 WAS APPROVED BY THE PAPILLION CITY ENGINEER THIS 10th DAY OF MARCH, 2015.

Jeffrey J. Thompson
JEFFREY J. THOMPSON, PE, CPESC, CFM

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF TITAN SPRINGS REPLAT 4, WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 3rd DAY OF MARCH, 2015.



Michael R. Sharp
COUNTY SURVEYOR/ENGINEER

COUNTER LM C.E. LM
VERIFY LM D.E. LM
PROOF a
FEES \$ 28.00
CHECK# 20150304
CHG _____ CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2015-05040

03/11/2015 9:21:55 AM

Raymond J. Dowling

REGISTER OF DEEDS



thompson, dreessen & dornier, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS TITAN SPRINGS REPLAT 4, BEING A REPLATTING OF LOT 1, TITAN SPRINGS, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.



JAMES D. WARNER
NEBRASKA RLS 308

MARCH 2, 2015

DATE:

OWNER'S CERTIFICATION

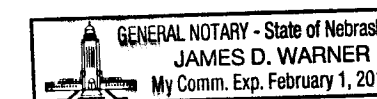
KNOW ALL MEN BY THESE PRESENTS: THAT WE, TITAN SPRINGS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS TITAN SPRINGS REPLAT 4, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK QC 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, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING THE COMMON LOT LINE BETWEEN LOTS 1 AND 2. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

TITAN SPRINGS, L.L.C.
A NEBRASKA LIMITED LIABILITY COMPANY
BY: *Scott Brown*
SCOTT BROWN, MANAGER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

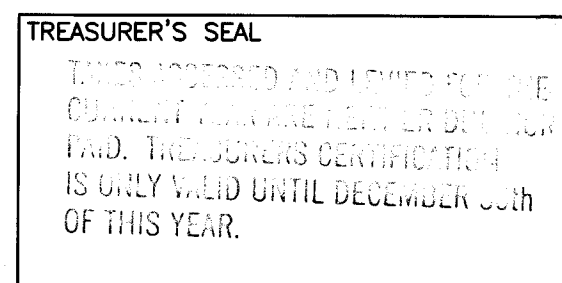
THE FOREGOING OWNER'S CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF MARCH, 2015 BY SCOTT BROWN, MANAGER OF TITAN SPRINGS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.



James Warner
NOTARY PUBLIC

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 WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 3rd DAY OF MARCH, 2015.



Rich James
Sue Johnson
SARPY COUNTY TREASURER

APPROVAL OF PAPILLION CITY PLANNING DIRECTOR

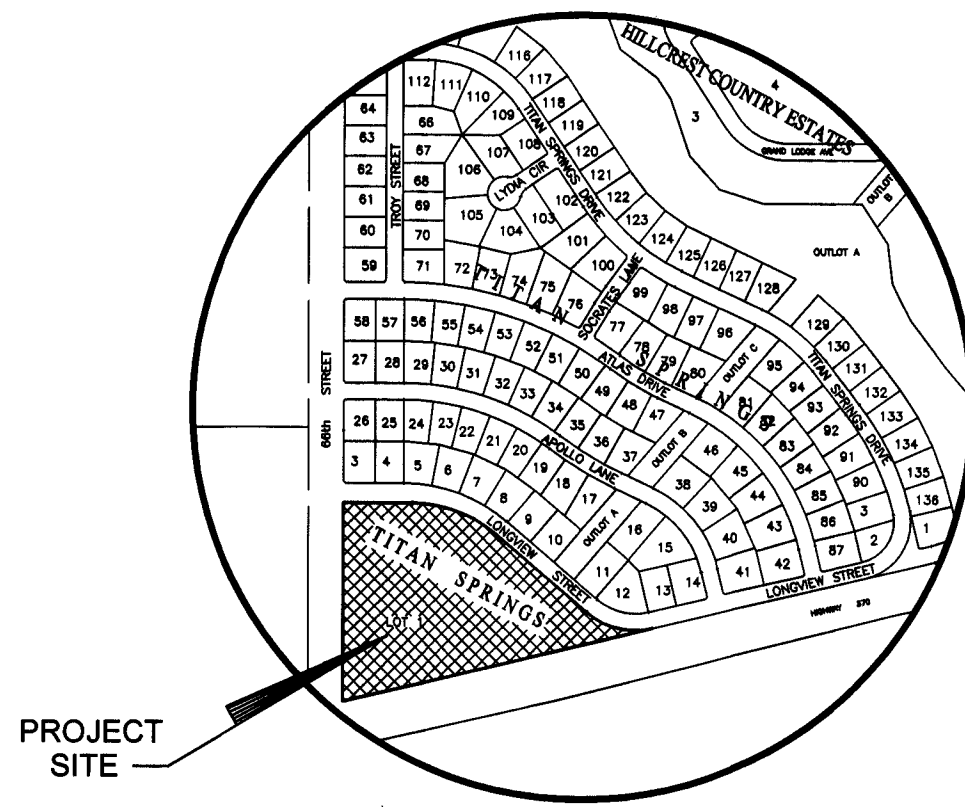
THIS PLAT OF TITAN SPRINGS REPLAT 4 WAS APPROVED BY THE PAPILLION CITY PLANNING DIRECTOR THIS 10th DAY OF MARCH, 2015.

Mark A. Stursma
MARK A. STURSMAN, AICP

APPROVAL OF PAPILLION CITY ADMINISTRATOR

THIS PLAT OF TITAN SPRINGS REPLAT 4 WAS APPROVED BY THE PAPILLION CITY ADMINISTRATOR THIS 10th DAY OF MARCH, 2015.

Dan Hoins
DAN HOINS

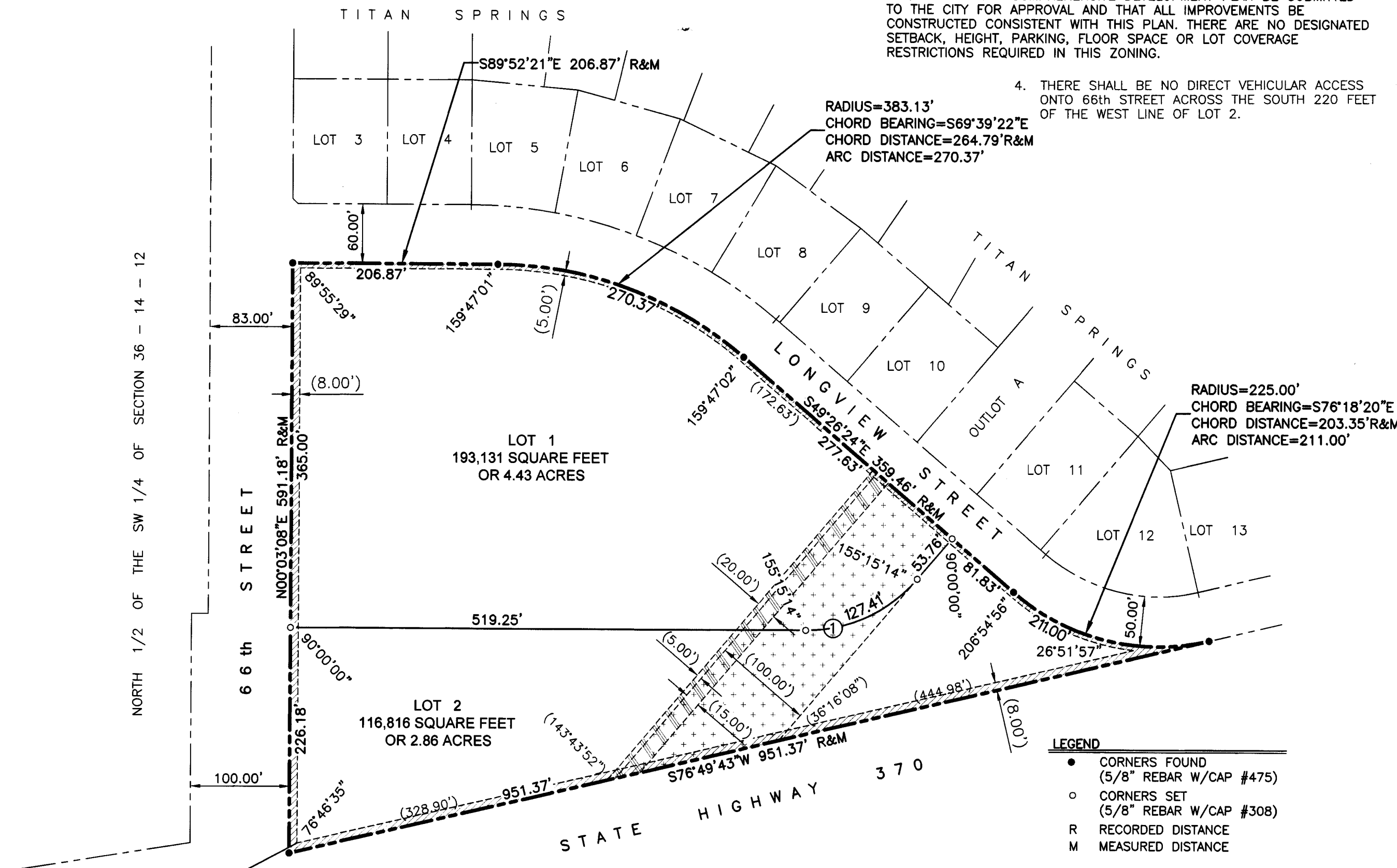


VICINITY MAP

CURVE #	DELTA	LENGTH	TANGENT	RADIUS
1	49°29'31"	127.41'	67.99'	147.50'

NOTES

1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO STATE HIGHWAY 370 OVER THE SOUTHERLY LINE OF LOT 2.
2. DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.
3. THE PROPERTY IS ZONED MU (MIXED USE DISTRICT). THIS ZONING REQUIRES THAT A COMPREHENSIVE DEVELOPMENT PLAN BE SUBMITTED TO THE CITY FOR APPROVAL AND THAT ALL IMPROVEMENTS BE CONSTRUCTED CONSISTENT WITH THIS PLAN. THERE ARE NO DESIGNATED SETBACK, HEIGHT, PARKING, FLOOR SPACE OR LOT COVERAGE RESTRICTIONS REQUIRED IN THIS ZONING.
4. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 66th STREET ACROSS THE SOUTH 220 FEET OF THE WEST LINE OF LOT 2.



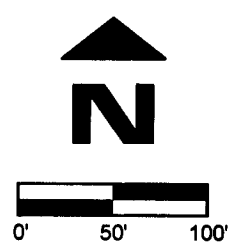
- LEGEND**
- CORNERS FOUND (5/8" REBAR W/CAP #475)
 - CORNERS SET (5/8" REBAR W/CAP #308)
 - R RECORDED DISTANCE
 - M MEASURED DISTANCE

20 FOOT WIDE SEWER AND DRAINAGE EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 246 OF SARPY COUNTY, NEBRASKA RECORDED AS INSTRUMENT NUMBER 2004-00899 AND AS SHOWN ON THE FINAL PLAT OF TITAN SPRINGS RECORDED AS INSTRUMENT NUMBER 2004-00890.

100 FOOT WIDE EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT AS SHOWN ON THE FINAL PLAT OF TITAN SPRINGS RECORDED AS INSTRUMENT NUMBER 2004-00890.

UTILITY EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT, WEST CORPORATION AND ANY FRANCHISED CABLE TELEVISION SYSTEM IN THE FINAL PLAT DEDICATION OF TITAN SPRINGS RECORDED AS INSTRUMENT NUMBER 2004-00890.

TITAN SPRINGS REPLAT 4
LOTS 1 AND 2



Revision Dates

No.	Description	MM-DD-YY

Job No.: A1431-15-2A
Drawn By: RJR
Reviewed By: JDW
Date: MARCH 2, 2015
Book:
Page:

Sheet Title
CITY OF PAPILLION
SMALL SUBDIVISION

Sheet Number
SHEET 1 OF 1