

TITAN SPRINGS REPLAT 5

LOTS 1 AND 2

BEING A REPLATTING OF LOTS 1 AND 2, TITAN SPRINGS REPLAT 4, 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.

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2016-18141

07/27/2016 8:15:44 AM

Clay J. Pauling
REGISTER OF DEEDS



COUNTER 27 C.E. 27
VERIFY 27 D.E. 27
PROOF _____
FEES \$ 28.00
CHECK # _____
CHG. TD CASH _____
REFUND _____ CREDIT _____
SHORT _____ MCR _____

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 5, BEING A REPLATTING OF LOTS 1 AND 2, TITAN SPRINGS REPLAT 4, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.



JAMES D. WARNER
NEBRASKA RLS 308

JULY 12, 2016
DATE:

OWNER'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, TITAN SPRINGS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY AND TS APARTMENTS, L.L.C., A 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 5, 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 HEREBY GRANTED.

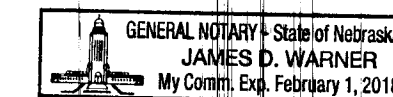
TITAN SPRINGS, L.L.C.
A NEBRASKA LIMITED LIABILITY COMPANY
BY: *Scott Brown*
SCOTT BROWN, MANAGER

TS APARTMENTS, 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 27 DAY OF JULY, 2016 BY SCOTT BROWN, MANAGER OF TITAN SPRINGS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

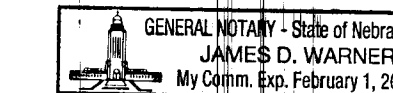


James D. Warner
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

THE FOREGOING OWNER'S CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF JULY, 2016 BY SCOTT BROWN, MANAGER OF TS APARTMENTS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.



James D. 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 27th DAY OF July, 2016.

TREASURER'S SEAL

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

Richard Jones
SARPY COUNTY TREASURER

APPROVAL OF PAPILLION CITY PLANNING DIRECTOR

THIS PLAT OF TITAN SPRINGS REPLAT 5 WAS APPROVED BY THE PAPILLION CITY PLANNING DIRECTOR THIS 26th DAY OF July, 2016.

Mark A. Sturms
MARK A. STURMS, AICP

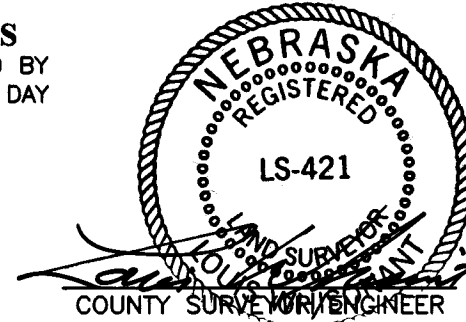
APPROVAL OF PAPILLION CITY ENGINEER

THIS PLAT OF TITAN SPRINGS REPLAT 5 WAS APPROVED BY THE PAPILLION CITY ENGINEER THIS 26th DAY OF July, 2016.

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

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF TITAN SPRINGS REPLAT 5, WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 26th DAY OF July, 2016.



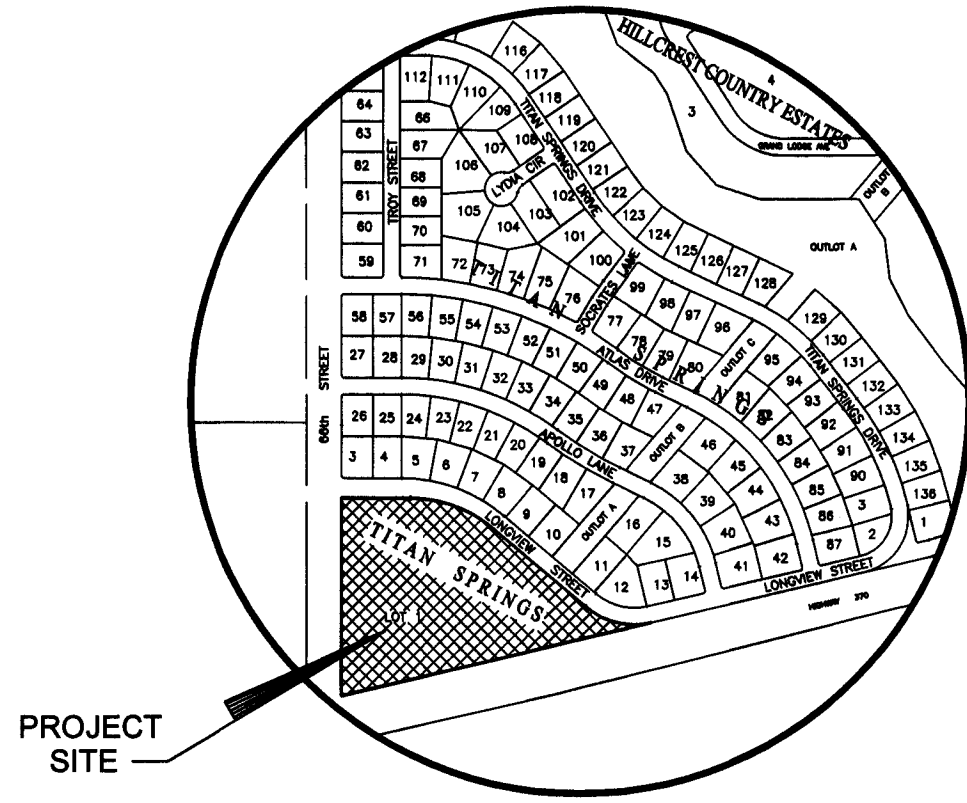
NOTES

- THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO STATE HIGHWAY 370 OVER THE SOUTHERLY LINE OF LOT 2.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 66th STREET OVER THE SOUTH 260 FEET OF THE WEST LINE OF LOT 2.
- DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.
- ANGLES SHOWN ADJACENT TO CURVES ARE MEASURED TO THE CHORD LINE OF SAID CURVE.
- 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.

LEGEND

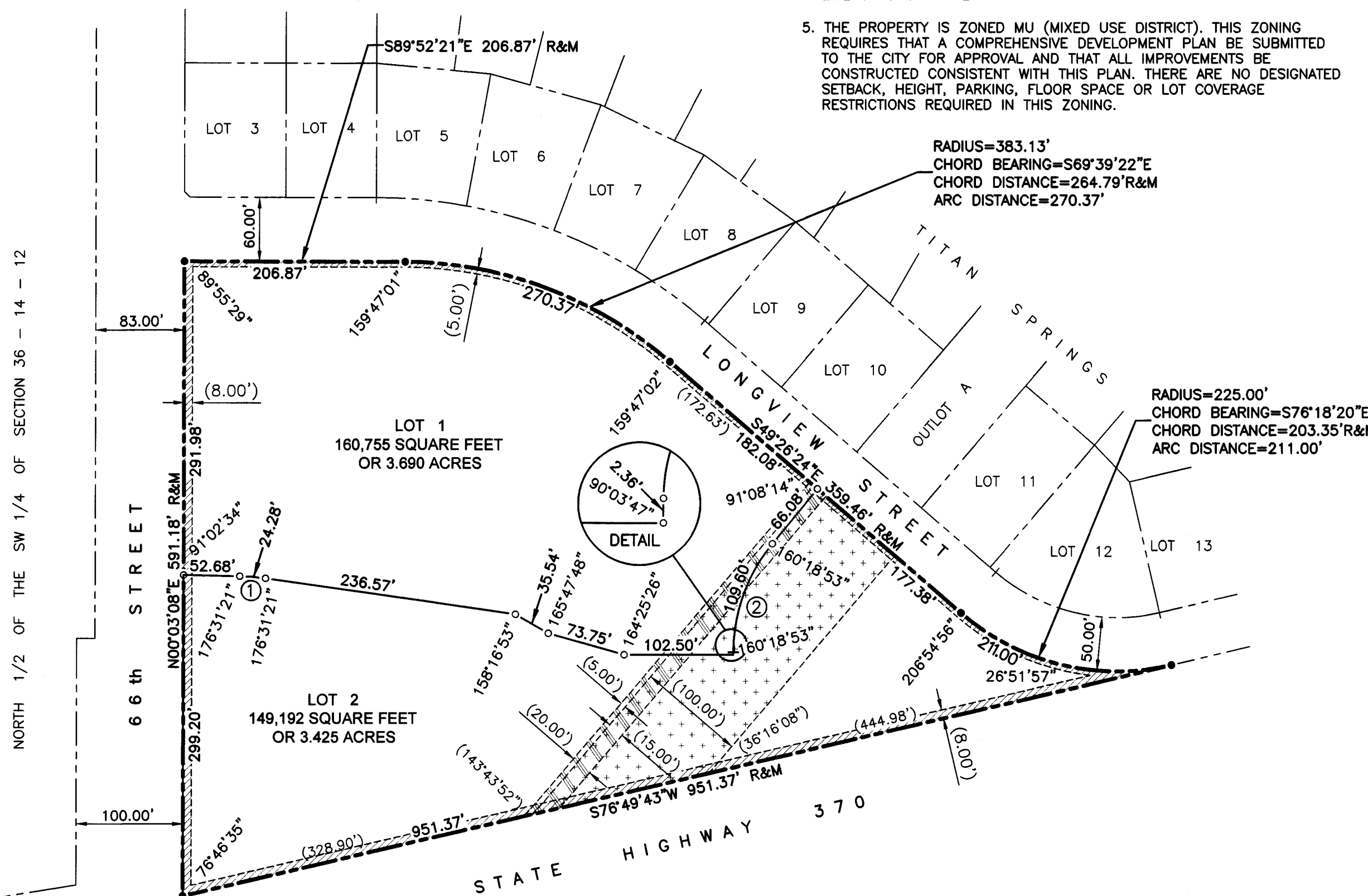
- CORNERS FOUND (5/8" REBAR W/CAP #475)
- CORNERS SET (5/8" REBAR W/CAP #308)
- R RECORDED DISTANCE
- M MEASURED DISTANCE

CURVE #	DELTA	LENGTH	TANGENT	RADIUS
1	06°57'18"	24.28'	12.15'	200.00'
2	39°22'14"	109.60'	57.06'	159.50'



VICINITY MAP

TITAN SPRINGS



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, QWEST CORPORATION AND ANY FRANCHISED CABLE TELEVISION SYSTEM IN THE FINAL PLAT DEDICATION OF TITAN SPRINGS RECORDED AS INSTRUMENT NUMBER 2004-00890.

APPROVAL OF PAPILLION CITY ADMINISTRATOR

THIS PLAT OF TITAN SPRINGS REPLAT 5 WAS APPROVED BY THE PAPILLION CITY ADMINISTRATOR THIS 26 DAY OF July, 2016.

Dan Hoins
DAN HOINS

TITAN SPRINGS REPLAT 5
LOTS 1 AND 2



Revision Dates

No.	Description	MM-DD-YY

Job No.: A1431-106A
Drawn By: RJR
Reviewed By: JDW
Date: JULY 12, 2016
Book:
Page:

Sheet Title

CITY OF PAPILLION
SMALL SUBDIVISION

Sheet Number

SHEET 1 OF 1

2016-18141