

2007-24222

Filed for Record 8-09-07 9:30 AM
Instrument # 2007-24222
Lloyd J. Downing, Registrar of Deeds, Sarpy Co., NE

COUNTY VERMONT G.E. P
D.E. P
PROOF
FEES \$ 10.50
CHECK #
CHG. CASH 5000
REFUND 1.50 CREDIT
SHORT MCR

MARKET POINTE ADDITION REPLAT 2

AN ADMINISTRATIVE SUBDIVISION

LOTS 1 AND 2, BEING A REPLAT OF LOT 1 OF MARKET POINTE ADDITION, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF LOT 1, MARKET POINTE ADDITION, A PLATTED AND RECORDED SUBDIVISION IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

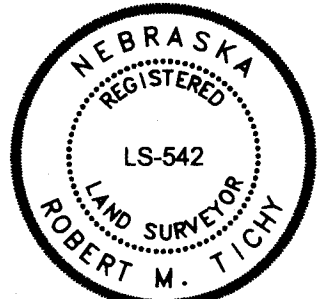
COMMENCING AT THE NORTHEAST CORNER OF LOT 12 OF SAID MARKET POINTE ADDITION; THENCE N89°56'42"E, 45.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 71ST PLAZA; THENCE N00°03'18"W ALONG SAID EAST LINE, 23.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°03'18"W ALONG SAID EAST LINE, 97.62 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AND SAID EAST RIGHT OF WAY LINE, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 94.38 FEET, A CHORD LENGTH OF 93.92 FEET, BEARING N09°46'37"E TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE AND SAID EAST RIGHT OF WAY LINE, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 3.30 FEET; A CHORD DISTANCE OF 3.30 FEET, BEARING N19°19'04"E; THENCE N89°56'42"E, 53.43 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE HAVING A RADIUS OF 18.00 FEET, AN ARC DISTANCE OF 20.49 FEET, A CHORD DISTANCE OF 19.40 FEET, BEARING S32°38'19"E; THENCE S00°01'57"E, 176.14 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 15.74 FEET, A CHORD DISTANCE OF 14.16 FEET, BEARING S45°03'14"W; THENCE N89°51'28"W, 61.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE HAVING A RADIUS OF 9.00 FEET, AN ARC DISTANCE OF 14.11 FEET, A CHORD DISTANCE OF 12.71 FEET, BEARING N44°57'23"W TO THE POINT OF BEGINNING AND CONTAINING 0.36 ACRES (15,759 SQUARE FEET), MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, ROBERT M. TICHY, DO HEREBY CERTIFY THAT THIS REPLAT OF LOT 1, MARKET POINTE ADDITION WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, AND THAT IRON PINS WILL BE SET ON ALL PROPERTY CORNERS.

DATE: JUNE 7, 2007

Robert M. Tichy
ROBERT M. TICHY, R.L.S. NO. 642
8720 SOUTH 114TH ST. SUITE 107
LA VISTA, NE 68128
402-827-7220
FAX 402-827-7223



KNOW ALL MEN BY THESE PRESENTS THAT I, Roy Covert, MANAGING MEMBER 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 AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS MARKET POINTE ADDITION, REPLAT 2 (THE LOTS NUMBERED AS SHOWN) AND I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF MY PROPERTY AS SHOWN ON THE PLAT, AND I HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS ROADS AND DRIVES, AND I DO HEREBY GRANT ACCESS AS SHOWN ON THIS PLAT, I 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 CARRYING AND TRANSMISSION OF ELECTRICAL 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, AND 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 HEREBY 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 I FURTHER GRANT A PERPETUAL EASEMENT TO THE CITY OF PAVILLION AND AQUILA, INC., THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPE LINES, 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 WIDE STRIP OF LAND ABUTTING ALL STREETS. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF I DO SET MY HAND THIS 12th DAY OF JUNE, 2007.

APPROVAL BY PAVILLION CITY ENGINEER

THIS SUBDIVISION OF MARKET POINTE ADDITION, REPLAT 2 WAS APPROVED BY THE PAVILLION CITY ENGINEER.

DATE: 8/1/07
[Signature]
CITY ENGINEER

REGISTER OF DEEDS

THIS SUBDIVISION OF MARKET POINTE ADDITION, REPLAT 2 WAS APPROVED BY THE REGISTER OF DEEDS.

DATE: 8/1/07
[Signature]
REGISTER OF DEEDS

SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE FOUND 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.

DATE: 8/1/07
[Signature]
COUNTY TREASURER

APPROVAL BY PAVILLION CITY ADMINISTRATOR

THIS SUBDIVISION OF MARKET POINTE ADDITION, REPLAT 2 WAS APPROVED BY THE PAVILLION CITY ADMINISTRATOR.

DATE: 08/08/07
[Signature]
CITY ADMINISTRATOR

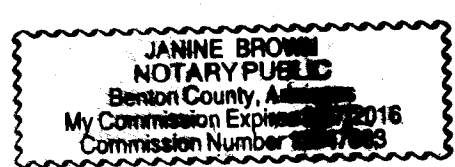
ACKNOWLEDGEMENT OF NOTARY

STATE OF ARKANSAS
COUNTY OF Benton

ON THIS 12th DAY OF June, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Roy Covert, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

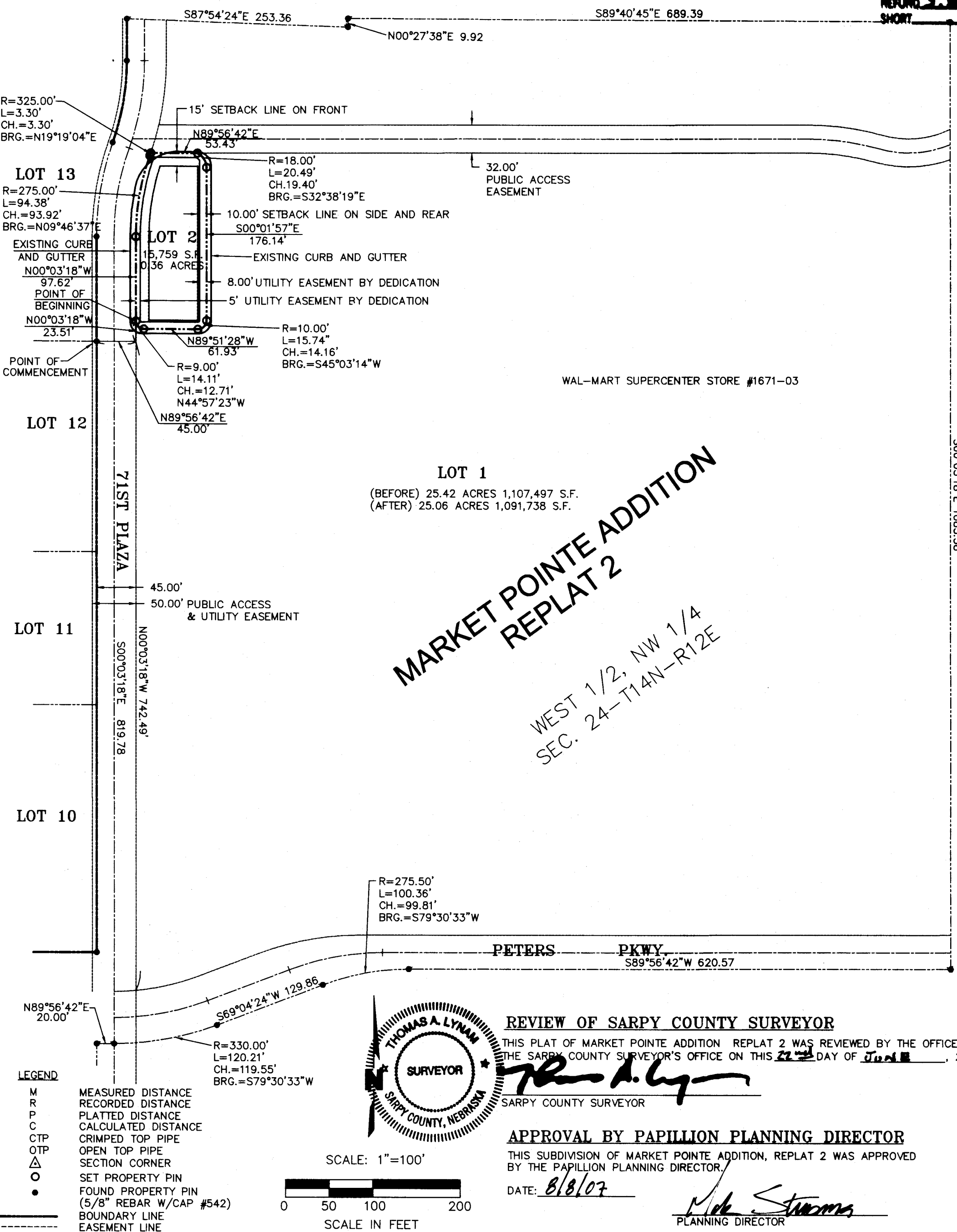
WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC



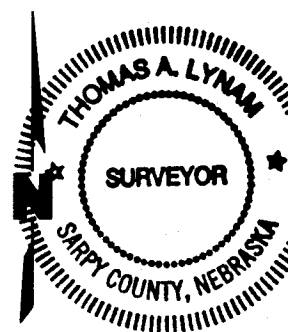
OLSSON ASSOCIATES

2007-24222



MARKET POINTE ADDITION
REPLAT 2

WEST 1/2, NW 1/4
SEC. 24-T14N-R12E



REVIEW OF SARPY COUNTY SURVEYOR

THIS PLAT OF MARKET POINTE ADDITION REPLAT 2 WAS REVIEWED BY THE OFFICE OF THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS 22nd DAY OF JUNE, 2007

[Signature]
SARPY COUNTY SURVEYOR

APPROVAL BY PAVILLION PLANNING DIRECTOR

THIS SUBDIVISION OF MARKET POINTE ADDITION, REPLAT 2 WAS APPROVED BY THE PAVILLION PLANNING DIRECTOR.

DATE: 8/1/07
[Signature]
PLANNING DIRECTOR

- LEGEND
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- P PLATTED DISTANCE
- C CALCULATED DISTANCE
- CTP CRIMPED TOP PIPE
- OTP OPEN TOP PIPE
- △ SECTION CORNER
- SET PROPERTY PIN
- FOUND PROPERTY PIN (5/8" REBAR W/CAP #542)
- BOUNDARY LINE
- - - - - EASEMENT LINE

