PINTAIL LOT

BEING A PLATTING OF PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 20, T14N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

BEGINNING

-SW CORNER OF THE SW 1/4 OF THE NW 1/4

OF SECTION 20, T14N, R11E OF THE 6th P.M,

SARPY COUNTY, NEBRASKA. (COMMENCING POINT)

─ 104.00'

ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS () C.E. (1,7 D.E. 1_M PROOF T FEES \$116.00 CHARGE \$_ 4,00,cA CHECK#_

FILED SARPY COUNTY NEBRASKA INSTRUMENT NUMBER

2012-07571

03/13/2012 4:05:25 PM

REGISTER OF DEEDS





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

50 FOOT WIDE EASEMENT GRANTED TO THE A PERMANENT EASEMENT GRANTED TO SARPY OMAHA & NORTH PLATTE RAILROAD, ITS COUNTY, NEBRASKA RECORDED AS INSTRUMENT NUMBER 88-05885 OF THE SARPY COUNTY SUCCESSORS AND ASSIGNS IN A RIGHT-OF-WAY DEED RECORDED IN BOOK S AT PAGE 154 OF RECORDS FOR CHANNEL MODIFICATION SURVEYOR'S CERTIFICATE THE SARPY COUNTY RECORDS ALLOWS FOR THE I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN RAILROAD TO ERECT AND MAINTAIN A SNOW A PERMANENT SARPY COUNTY OUTFALL SEWER AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY FENCE AT ANY POINT WITHIN 100 FEET OF THE EASEMENT GRANTED TO SARPY COUNTY, NEBRASKA RECORDED AS INSTRUMENT NO. ALSO BEING THE CORNERS OF THE LOT BEING PLATTED, SAID SUBDIVISION TO BE KNOWN AS CENTERLINE OF THE RAILROAD FOR FOUR PINTAIL, LOT 1, BEING A PLATTING OF THAT PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION MONTHS EACH YEAR. 20, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA DESCRIBED AS FOLLOWS: 2002-54954 OF THE SARPY COUNTY RECORDS. COMMENCING AT THE SOUTHWEST CORNER OF SAID NW 1/4; THENCE NOO'02'27"E (ASSUMED BEARING) 450.21 FEET ON THE WEST LINE OF SAID SW 1/4; THENCE S89'57'33"E 104.00 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF 192nd STREET AND THE NORTH RIGHT-OF-WAY LINE OF THE CHICAGO BURLINGTON & QUINCEY RAILROAD AND THE POINT OF BEGINNING; THENCE NORTHEASTERLY ON THE NORTH RIGHT-OF-WAY LINE OF THE CHICAGO BURLINGTON & QUINCEY RAILROAD ON A NON-TANGENT 2863.12 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N46"11'09"E, CHORD DISTANCE 993.05 FEET AN ARC DISTANCE OF 998.09 FEET; THENCE NORTHEASTERLY ON THE NORTH RIGHT-OF-WAY LINE OF THE CHICAGO BURLINGTON & QUINCEY RAILROAD ON A 50.00 FOOT OFFSET OF THE CENTERLINE SPIRAL CURVE, CHORD BEARING N57'41'53"E CHORD DISTANCE 258.64 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE CHICAGO RADIUS=5779.62' BURLINGTON & QUINCEY RAILROAD; CHORD BEARING=\$74'59'51"W THENCE SOUTHWESTERLY ON THE SOUTH RIGHT-OF-WAY LINE OF THE CHICAGO BURLINGTON & CHORD DISTANCE=1028.88' QUINCEY RAILROAD ON A NON-TANGENT 5779.62 FOOT RADIUS CURVE TO THE RIGHT, CHORD ARC DISTANCE=1030.24 BEARING S74°59'51"W, CHORD DISTANCE 1028.88 FEET, AN ARC DISTANCE OF 1030.24 FEET TO **ADDITIONAL** THE EAST RIGHT-OF-WAY LINE OF 192ND STREET; 192nd STREET THENCE S00'08'02"E 124.93 FEET ON THE EAST RIGHT-OF-WAY LINE RIGHT-OF-WAY SPIRAL CURVE OF 192ND STREET; THENCE SO7"38'49"E 438.35 FEET ON THE EAST RIGHT-OF-WAY LINE -CHORD BEARING=N57°41'53"E -5.10**'** OF 192ND STREET TO THE POINT OF BEGINNING. CHORD DISTANCE=258.64' 50.00 44.98 S00'08'02"E 124.93' 50.00' 45.36 RADIUS=2863.12' 5.01 ACRES 72.18.44 CHORD BEARING=N46'11'09"E CHORD DISTANCE=993.05' ARC DISTANCE=998.09' **NOTES:** 1. DIMENSIONS AND ANGLES SHOWN IN PARENTHESIS PERTAIN TO EASEMENTS. 2. A DRAINAGE/POST CONSTRUCTION STORM WATER MANAGEMENT PLAN COMPLYING WITH THE SARPY COUNTY STORM WATER MANAGEMENT REGULATIONS AND THE OMAHA REGIONAL STORM WATER MANAGEMENT DESIGN MANUAL MUST BE SUBMITTED AND APPROVED PRIOR TO BEGINNING ANY CONSTRUCTION ON THE APPROVAL OF THE SARPY COUNTY PLANNING COMMISSION THIS PLAT OF PINTAIL WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS 5 DAY OF FEBRUARY, 2012. CHAIRMAN, SARPY COUNTY PLANNING COMMISSION S89'57'33"E POINT OF

APPROVAL OF THE SARPY COUNTY PLANNING DIRECTOR

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF PINTAIL WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 13 THE DAY OF MARCH, 2012.

THIS PLAT OF PINTAIL WAS APPROVED BY THE SARPY COUNTY PLANNING DIRECTOR THIS 13th DAY OF march, 2012.

SARPY COUNTY PLANNING DIRECTOR

SARPY COUNTY SURVEYOR/ENGINEER

DECEMBER 30, 2011

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, DUDDING INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, 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 A LOT TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS PINTAIL, 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, QWEST CORPORATION D/B/A 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 FRONT AND SIDE LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES. 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.

> DUDDING INVESTMENTS, LTD, A TEXAS LIMITED PARTNERSHIP MICHAEL J. DUDDING, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF WIND

SEAL

COUNTY OF THAT

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS oxdot Day of oxdot2012 BY MICHAEL J. DUDDING, PRESIDENT OF DUDDING INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP ON BEHALF OF SAID PARTNERSHIP.



NOTARY PUBLIC

MEBRASA

COISTEREN

L.S.-308

JAMES D. WARNER, **NEBRASKA RLS 308**

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AXES ASSESSED AND LEVIED FOR THE CHRRENT YEAR APE MEITHER DUE NOR DAID THE CHINE DE CENTRES TENT

SARPY COUNTY TREASURER'S CERTIFICATE

mes SARPY COUNTY TREASURER

WAL OF THE SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF PINTAL WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS DAY OF MARCA , 2012.

CHAIRMAN, SARPY JOUNTY BOARD OF COMMISSIONERS

Description MM-DD-YY

Job No.: A1435-116-3A Drawn By: RJR Reviewed By: JDW Date: DECEMBER 30, 2011 Book: 11-09 Pages: 74&75

SARPY COUNTY FINAL PLAT

SHEET 1 OF 1