STEEL RIDGE SOUTH

LOTS 1, 2 AND 3 AND OUTLOT "A"

BEING A PLATTING OF TAX LOT 7 IN THE NW 1/4 OF THE NW 1/4 OF SECTION 35, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, TOGETHER WITH PART OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 35, TOGETHER WITH THAT PART OF THE NE 1/4 OF SECTION 34, T14N, R11E OF THE 6th P.M., SAID SARPY COUNTY, LYING SOUTH AND EAST OF THE INTERSTATE 80 RIGHT-OF-WAY.

COUNTER 2 C.F. P
VERIFY P-JE P
PROOF
FEES $ 76.00
CHECK #
CHG TD CASH
REFUND CREDIT
SHORT NGR

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2018-16741
07/20/2018 11:21:53 AM
REGISTER OF DEEDS

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 THIS 29 DAY OF June, 2018.

SARPY COUNTY TREASURER

TREASURER'S STAMP

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

APPROVAL BY PAPILLION CITY PLANNING COMMISSION

THIS PLAT OF STEEL RIDGE SOUTH WAS APPROVED BY THE PAPILLION CITY PLANNING COMMISSION, OF THE CITY OF PAPILLION, NEBRASKA ON THIS 18th DAY OF June, 2018.

REBECCA HOGEL, CHAIRPERSON

APPROVAL OF PAPILLION CITY COUNCIL

THIS PLAT OF STEEL RIDGE SOUTH WAS APPROVED AND ACCEPTED BY THE PAPILLION CITY COUNCIL, OF THE CITY OF PAPILLION, NEBRASKA ON THIS 19th DAY OF July, 2018, IN ACCORDANCE WITH THE STATE STATUES OF NEBRASKA.

DAVID P. BLACK, MAYOR

NICOLE BROWN, CITY CLERK

APPROVAL BY PAPILLION CITY ENGINEER

THIS PLAT OF STEEL RIDGE SOUTH WAS APPROVED BY THE PAPILLION CITY ENGINEER OF THE CITY OF PAPILLION, NEBRASKA ON THIS 19th DAY OF July, 2018.

JEFFREY L. THOMPSON, PE, CPESC, CFM
PAPILLION CITY ENGINEER

REVIEW BY THE SARPY COUNTY PUBLIC WORKS

THIS PLAT OF STEEL RIDGE SOUTH WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 29 DAY OF June, 2018.

DENNIS L WILSON E-6210 PROFESSIONAL CIVIL ENGINEER STATE OF NEBRASKA

COUNTY SURVEYOR/ENGINEER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS MADE UNDER MY DIRECT SUPERVISION FOR 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 STEEL RIDGE SOUTH, LOTS 1, 2 AND 3 AND OUTLOT A, BEING A PLATTING OF TAX LOT 7 IN THE NW 1/4 OF THE NW 1/4 OF SECTION 35, T14N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, TOGETHER WITH PART OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 35, TOGETHER WITH THAT PART OF THE NE 1/4 OF SECTION 34, T14N, R11E OF THE 6TH P.M., SAID SARPY COUNTY, LYING SOUTH AND EAST OF THE INTERSTATE 80 RIGHT-OF-WAY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID NE 1/4;
THENCE N03°00'52"W (ASSUMED BEARING) 1428.62 FEET ON THE EAST LINE OF SAID NE 1/4;
THENCE NORTHEASTERLY ON A LINE 100.00 FEET NORTHWESTERLY OF AND CONCENTRIC WITH THE NORTHWEST LINE OF LOT 1, COMMERCE BUSINESS CENTRE REPLAT 5, A SUBDIVISION IN SAID SARPY COUNTY, ON A 550.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N26°31'34"E, CHORD DISTANCE 94.36 FEET AN ARC DISTANCE OF 94.47 FEET;
THENCE N31°26'51"E 444.62 FEET ON A LINE 100.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE NORTHWEST LINE OF LOT 1, SAID COMMERCE BUSINESS CENTRE REPLAT 5;
THENCE NORTHEASTERLY ON A LINE 100.00 FEET NORTHWESTERLY OF AND CONCENTRIC WITH THE NORTHWEST LINE OF LOT 1, SAID COMMERCE BUSINESS CENTRE REPLAT 5 ON A 550.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N39°06'02"E, CHORD DISTANCE 148.64 FEET AN ARC DISTANCE OF 149.10 FEET TO A SOUTHWEST CORNER OF LOT 1, COMMERCE BUSINESS CENTRE REPLAT SIX, A SUBDIVISION IN SAID SARPY COUNTY;
THENCE N58°39'59"W 31.37 FEET ON THE SOUTHWESTERLY LINE OF LOT 1, SAID COMMERCE BUSINESS CENTRE REPLAT SIX TO A SOUTHWEST CORNER THEREOF;
THENCE N31°20'01"E 609.03 FEET ON THE SOUTHEAST LINE OF SAID TAX LOT 7 TO THE SOUTHEAST RIGHT-OF-WAY LINE OF INTERSTATE 80;
THENCE SOUTHWESTERLY ON THE SOUTHEAST RIGHT-OF-WAY LINE OF INTERSTATE 80 ON THE FOLLOWING DESCRIBED TWENTY COURSES;
THENCE S87°47'05"W 140.75 FEET;
THENCE SOUTHWESTERLY ON A 1000.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S45°11'46"W, CHORD DISTANCE 635.39 FEET AN ARC DISTANCE OF 646.59 FEET;
THENCE S65°36'15"W 108.51 FEET TO THE EAST LINE OF SAID NE 1/4;
THENCE S66°08'52"W 215.18 FEET;
THENCE SOUTHEASTERLY ON A 1045.92 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S59°18'14"W, CHORD DISTANCE 72.86 FEET AN ARC DISTANCE OF 72.87 FEET;
THENCE S54°58'16"W 82.00 FEET; THENCE S48°24'13"W 155.00 FEET;
THENCE S41°33'09"W 96.00 FEET; THENCE S26°21'47"W 196.00 FEET;
THENCE S15°52'35"W 295.66 FEET; THENCE S31°18'22"W 249.88 FEET;
THENCE S33°30'23"W 118.00 FEET; THENCE S50°37'13"W 338.00 FEET;
THENCE S31°29'40"W 190.00 FEET; THENCE S31°12'41"W 250.00 FEET
THENCE S30°19'30"W 93.00 FEET; THENCE S28°20'25"W 83.00 FEET;
THENCE S26°22'55"W 66.00 FEET; THENCE S28°48'27"W 60.00 FEET;
THENCE S25°48'33"W 171.77 FEET TO THE SOUTH LINE OF SAID NE 1/4;
THENCE N87°09'42"E 1688.26 FEET ON THE SOUTH LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING.

CONTAINING 50.22 ACRES MORE OR LESS.

DECEMBER 7, 2017
DATE:

NEBRASKA REGISTERED LS. 475

DAVID H. NEEF
NEBRASKA RLS 475

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, DOWD GRAIN COMPANY, INC., A NEBRASKA CORPORATION, BEING THE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A STREET, LOTS AND AN OUTLOT TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS STEEL RIDGE SOUTH AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREET AS SHOWN HEREON AND WE DO FURTHER 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 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 LOT LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOT IS HEREIN 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 OF LAND WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER.

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.

DOWD GRAIN COMPANY, INC.,
A NEBRASKA CORPORATION

BY:
DUANE J. DOWD PRESIDENT

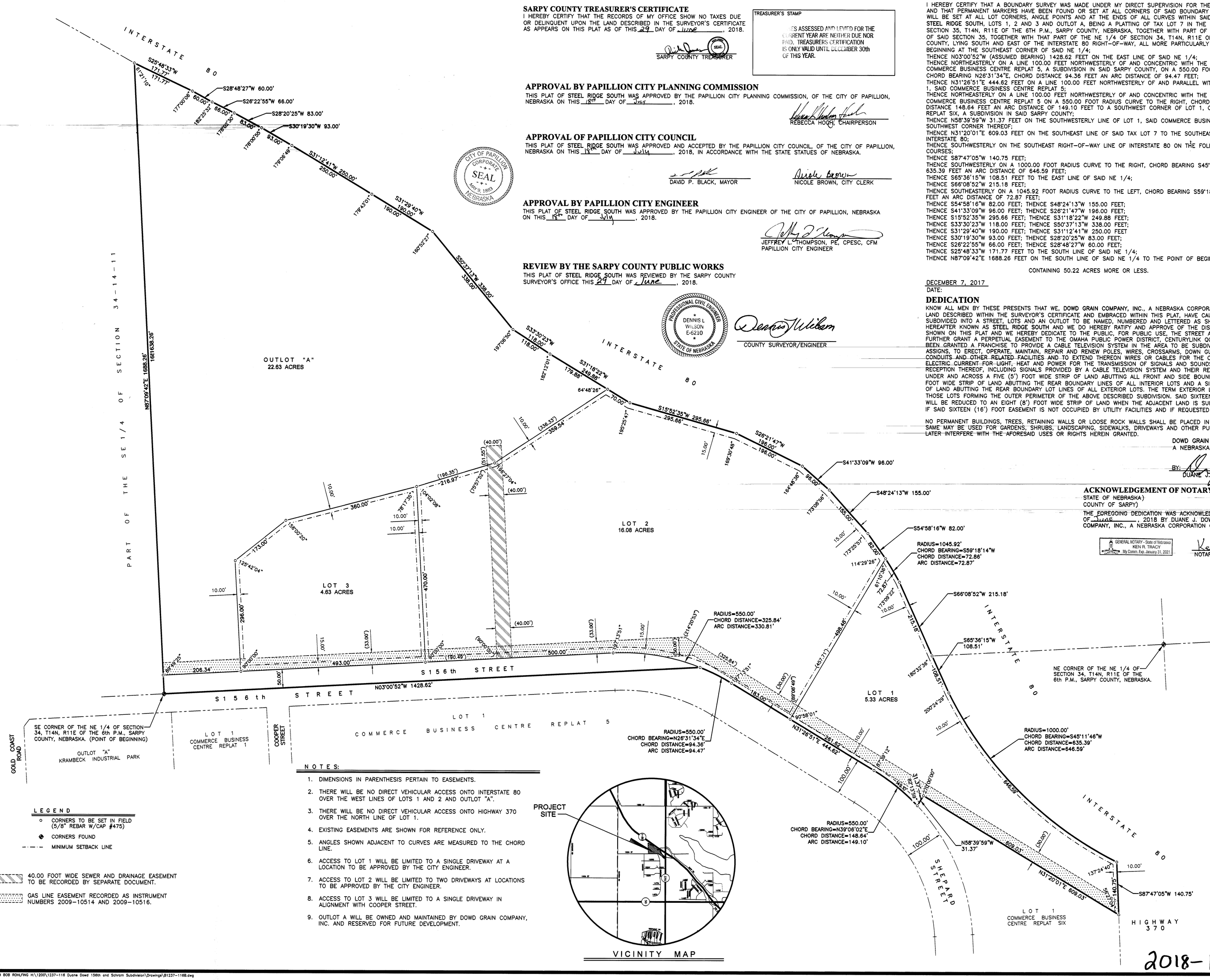
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF June, 2018 BY DUANE J. DOWD, PRESIDENT OF DOWD GRAIN COMPANY, INC., A NEBRASKA CORPORATION ON BEHALF OF SAID CORPORATION.

GENERAL NOTARY - State of Nebraska
KEN R. TRACY
My Comm. Exp. January 31, 2021

NOTARY PUBLIC



LEGEND

- ○ CORNERS TO BE SET IN FIELD (5/8" REBAR W/CAP #475)
- ◆ CORNERS FOUND
- MINIMUM SETBACK LINE
- 40.00 FOOT WIDE SEWER AND DRAINAGE EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT.
- GAS LINE EASEMENT RECORDED AS INSTRUMENT NUMBERS 2009-10514 AND 2009-10516.

NOTES:

1. DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
2. THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO INTERSTATE 80 OVER THE WEST LINES OF LOTS 1 AND 2 AND OUTLOT "A".
3. THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO HIGHWAY 370 OVER THE NORTH LINE OF LOT 1.
4. EXISTING EASEMENTS ARE SHOWN FOR REFERENCE ONLY.
5. ANGLES SHOWN ADJACENT TO CURVES ARE MEASURED TO THE CHORD LINE.
6. ACCESS TO LOT 1 WILL BE LIMITED TO A SINGLE DRIVEWAY AT A LOCATION TO BE APPROVED BY THE CITY ENGINEER.
7. ACCESS TO LOT 2 WILL BE LIMITED TO TWO DRIVEWAYS AT LOCATIONS TO BE APPROVED BY THE CITY ENGINEER.
8. ACCESS TO LOT 3 WILL BE LIMITED TO A SINGLE DRIVEWAY IN ALIGNMENT WITH COOPER STREET.
9. OUTLOT A WILL BE OWNED AND MAINTAINED BY DOWD GRAIN COMPANY, INC. AND RESERVED FOR FUTURE DEVELOPMENT.

VICINITY MAP

TD2 engineering & surveying
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

STEEL RIDGE SOUTH
LOTS 1, 2 AND 3 AND OUTLOT "A"

0' 50' 100'

Revision Dates

No.	Description	MM-DD-YY
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Job No.: B1237-116B
Drawn By: RJR
Reviewed By:. DHN
Date: DECEMBER 7, 2017
Book:
Page:

Sheet Title

CITY OF PAPILLION
FINAL PLAT

Sheet Number

SHEET 1 OF 1

2018-16741

6/15/2018 2:31 PM BOB ROHLFING H:\1200\1237-116 Duane Dowd 156th and Schram Subdivision\Drawings\B1237-116B.dwg