

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN PORTAL PLAZA SOUTH REPLAT 4, (THE LOTS NUMBERED AS SHOWN) BEING A REPLATTING OF LOT 7, PORTAL PLAZA SOUTH AND LOT 5, PORTAL PLAZA SOUTH REPLAT 3, BOTH SUBDIVISIONS LOCATED IN PART OF THE NW1/4, LOCATED IN SECTION 21, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5, PORTAL PLAZA SOUTH REPLAT 3, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 4, SAID PORTAL PLAZA SOUTH REPLAT 3, SAID POINT ALSO ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PORTAL ROAD, THENCE S56°44'36"E (ASSUMED BEARING) ALONG THE NORTHERLY LINE OF SAID LOT 5, PORTAL PLAZA SOUTH REPLAT 3, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 7, PORTAL PLAZA SOUTH, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF PORTAL ROAD, A DISTANCE OF 560.27 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, PORTAL PLAZA SOUTH, SAID POINT ALSO BEING THE NORTHWEST CORNER OF OUTLOT "A", SAID PORTAL PLAZA SOUTH, THENCE ALONG THE EASTERLY LINE OF SAID LOT 7, PORTAL PLAZA SOUTH, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID OUTLOT "A" THE FOLLOWING FOUR (4) DESCRIBED COURSES: (1) THENCE S49°29'29"W, A DISTANCE OF 236.84 FEET; (2) THENCE S89°15'19"W, A DISTANCE OF 146.00 FEET; (3) THENCE S33°41'29"E, A DISTANCE OF 111.58 FEET; (4) THENCE S33°15'17"W, A DISTANCE OF 119.82 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "A", PORTAL PLAZA SOUTH, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST PAPILLION CREEK, THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 7, PORTAL PLAZA SOUTH, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 5, PORTAL PLAZA SOUTH REPLAT 3, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF WEST PAPILLION CREEK THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) THENCE S39°37'35"W, A DISTANCE OF 51.60 FEET; (2) THENCE N2°49'16"W, A DISTANCE OF 80.00 FEET; (3) THENCE N6°18'19"W, A DISTANCE OF 38.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, PORTAL PLAZA SOUTH REPLAT 3, SAID POINT ALSO BEING THE SOUTH EAST CORNER OF SAID LOT 4, PORTAL PLAZA SOUTH REPLAT 3, THENCE N33°15'38"E ALONG THE WEST LINE OF SAID LOT 5, PORTAL PLAZA SOUTH REPLAT 3, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 4, PORTAL PLAZA SOUTH REPLAT 3, A DISTANCE OF 529.56 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 323.818 SQUARE FEET OR 7.434 ACRES, MORE OR LESS.

Eric A. Schaben
 ERIC A. SCHABEN L.S. 608
 COUNTY SURVEYOR
 DATE: 03/17/2017

APPROVAL OF PAPILLION CITY ENGINEER

THIS SUBDIVISION OF PORTAL PLAZA SOUTH REPLAT 4 WAS APPROVED BY THE PAPILLION CITY ENGINEER THIS 12th DAY OF March 2017.

Jeffrey L. Johnson
 JEFFREY L. JOHNSON, PE, CPESC, CEM
 PAPILLION CITY ENGINEER

APPROVAL OF PAPILLION PLANNING DIRECTOR

THIS SUBDIVISION OF PORTAL PLAZA SOUTH REPLAT 4 WAS APPROVED BY THE PAPILLION PLANNING DIRECTOR THIS 12th DAY OF March 2017.

Mark Sturms
 MARK STURMS, AICP
 PAPILLION PLANNING DIRECTOR

APPROVAL BY PAPILLION CITY ADMINISTRATOR

THIS SUBDIVISION OF PORTAL PLAZA SOUTH REPLAT 4 WAS APPROVED BY THE PAPILLION CITY ADMINISTRATOR THIS 12th DAY OF March 2017.

Dan Hohns
 DAN HOHNS
 PAPILLION CITY ADMINISTRATOR

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 SURVEYORS CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

Richard J. ...
 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.

REVIEW BY SARPY COUNTY PUBLIC WORKS

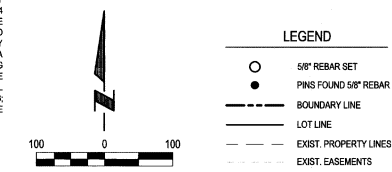
THIS PLAT OF PORTAL PLAZA SOUTH REPLAT 4 WAS REVIEWED BY THE THE SARPY COUNTY SURVEYORS OFFICE THIS 21st DAY OF March 2017.

John C. Danielson
 JOHN C. DANIELSON
 COUNTY SURVEYOR / ENGINEER

PORTAL PLAZA SOUTH REPLAT 4

LOTS 1 & 2

BEING A REPLATTING OF LOT 7, PORTAL PLAZA SOUTH AND LOT 5, PORTAL PLAZA SOUTH REPLAT 3, BOTH LOCATED IN PART OF THE SE1/4 OF THE NW1/4 OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO PORTAL ROAD FROM LOTS 1 & 2 INCLUSIVE, EXCEPT AT THE LOCATION OF THE FOUR UNRESTRICTED FULL ACCESS CENTERLINES AS SHOWN AND NOTED ON PLAT OF PORTAL PLAZA SOUTH RECORDED FEBRUARY 27, 2007 AS INSTRUMENT No. 2007-06987
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
- ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION SHALL BE RECORDED BY A SEPARATE DOCUMENT.
- A PERMANENT RECIPROCAL INGRESS AND EGRESS, SIDEWALK, PEDESTRIAN AND PARKING EASEMENT, AND ALSO A RECIPROCAL EASEMENT FOR UTILITIES AND DRAINAGE IS GRANTED TO THE OWNERS OF LOTS 1 & 2, PORTAL PLAZA SOUTH REPLAT 4 INCLUSIVE, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 1 & 2, EXCEPT THOSE PARTS OF SAID LOTS 1 & 2, PORTAL PLAZA SOUTH REPLAT 4 WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED. EASEMENTS SHALL BE DEDICATED BY SEPARATE INSTRUMENT.
- NO NEW DEDICATION EASEMENTS WILL BE GRANTED AT THIS TIME; IF ANY UTILITY EASEMENT IS NEEDED IN THE FUTURE EITHER BY THE CITY OF PAPILLION OR FROM THE STANDARD EASEMENT HOLDERS, SAID EASEMENT(S) WILL BE GRANTED BY SEPARATE DOCUMENT.

OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED ARE OWNERS OF THE PROPERTY AS DESCRIBED IN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

George W. Venticheer
 GEORGE W. VENTICHEER, MANAGING MEMBER
 THE VENTICHEER, LLC
 DATE: 03/17/2017

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF SARPY)
 ON THIS 15th DAY of March, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME GEORGE W. VENTICHEER, MANAGING MEMBER OF THE VENTICHEER, LLC, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

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

John C. Danielson
 JOHN C. DANIELSON
 My Commission Expires August 31, 2017
 NOTARY PUBLIC

FILED SARPY COUNTY NEBRASKA
 INSTRUMENT NUMBER

2017-06336

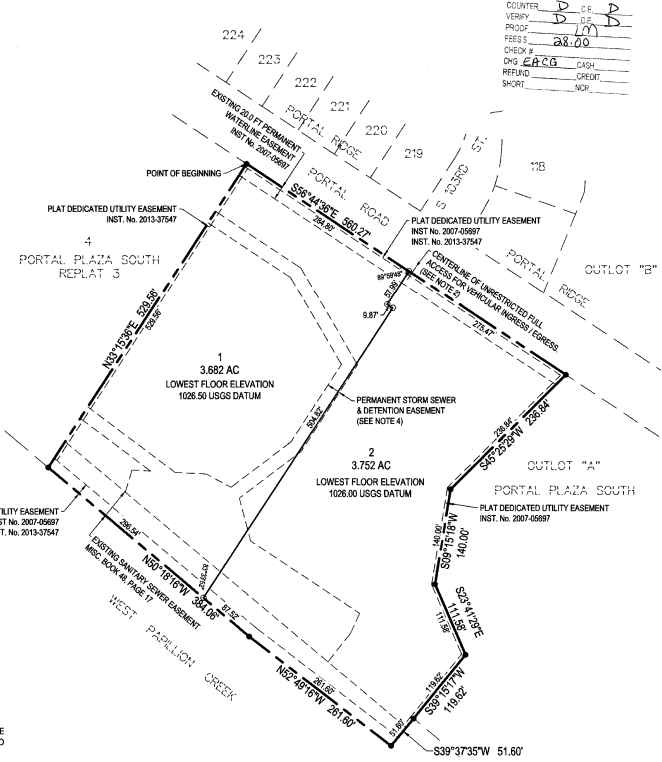
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Clayton J. ...

REGISTER OF DEEDS



COUNTER	B	CE	B
VERIFY	B	DE	B
PRICE	28.00		
FEE'S			
CHECK #			
CASH			
REFUND			
CREDIT			
SHORT			



Proj No:	Revisions
P1696-175-083	
Date: 03/01/2017	Date Description
Designed By: JRS	
Drawn By: JRS	
Scale: 1" = 100'	
Sheet: 1 of 1	

ADMINISTRATIVE LOT LINE ADJUSTMENT

PORTAL PLAZA SOUTH REPLAT 4
 LOT 1 & 2
 PAPILLION, NEBRASKA

E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154
 Phone: 402.895.4700 • Fax: 402.895.3599
 www.eacg.com

2017-06336