2008-18886

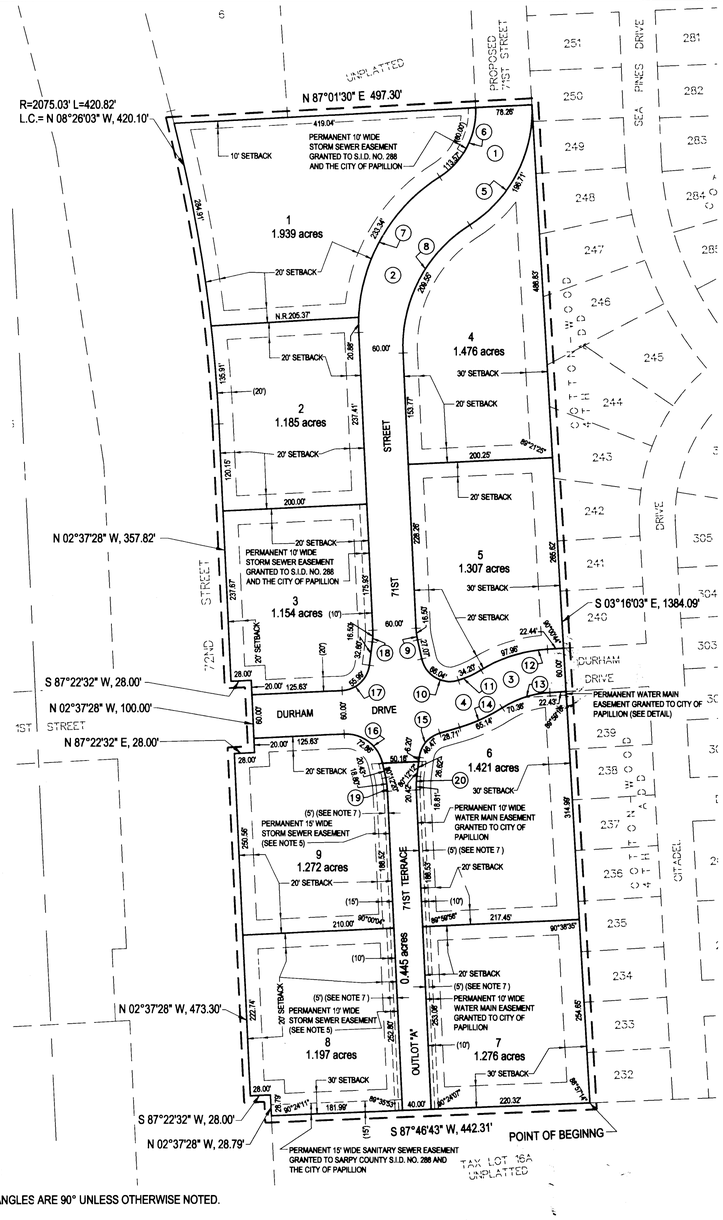
WEST CORNHUSKER PLAZA SOUTH

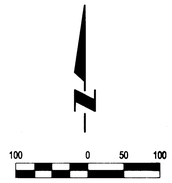
LOTS 1 THRU 9 INCLUSIVE AND OUTLOT "A"

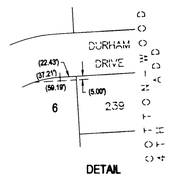
BEING A PLATTING OF PART OF TAX LOT 2A1A, A TAX LOT LOCATED IN THE NW1/4 OF SECTION 25; AND ALSO TOGETHER WITH PART OF TAX LOT 17C, A TAX LOT LOCATED IN SAID NW1/4 OF SECTION 25; AND ALSO TOGETHER WITH ALL OF TAX LOT 1A1B, A TAX LOT LOCATED IN SAID NW1/4, SECTION 25; AND ALSO TOGETHER WITH ALL OF TAX LOT 17E, A TAX LOT LOCATED IN SAID NW1/4, SECTION 25; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

Filed for Record June 2, 2008 at 1:03:10 P
Instrument # 2008-18886
Lloyd J. Dofflemyer, Register of Deeds, Sarpy Co., Neb.

COUNTER D C.E. D
VERIFY D.L.E. P
PROOF
FEES $ 20.00
CHECK #
CHG. CASH
REFUND CREDIT
NON-CT. MCR







DETAIL

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	146.05'	155.14'	85.79'	60°51'44"
2	219.56'	231.88'	128.07'	60°30'43"
3	167.98'	85.69'	43.80'	29°13'40"
4	164.12'	85.80'	43.80'	29°53'00"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
5	185.18'	196.71'	108.78'	60°51'44"
6	106.91'	113.57'	62.80'	60°51'44"
7	240.71'	254.22'	140.41'	60°30'43"
8	198.41'	209.55'	115.74'	60°30'43"
9	96.50'	18.50'	8.27'	9°47'44"
10	40.00'	66.04'	43.35'	94°36'07"
11	134.12'	34.20'	17.19'	14°36'31"
12	197.97'	97.98'	50.00'	28°21'03"
13	137.98'	70.38'	35.98'	29°13'40"
14	229.72'	65.14'	32.79'	16°14'46"
15	40.00'	46.47'	26.26'	66°33'54"
16	52.05'	72.86'	43.84'	80°12'24"
17	40.00'	55.99'	33.69'	80°12'16"
18	96.50'	16.50'	8.27'	9°47'44"

LOT LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
19	110.00'	18.80'	9.42'	9°47'40"
20	110.00'	18.81'	9.43'	9°47'48"

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO DURHAM DRIVE OR 72ND STREET FROM ANY LOT ABUTTING SAID STREETS.

3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).

4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

5. A PERMANENT SANITARY SEWER AND STORM SEWER EASEMENT IS GRANTED TO S.I.D. NO. 288 AND TO THE CITY OF PAPILLION OVER ALL OF OUTLOT "A" AND ALSO THE PERMANENT SANITARY AND STORM SEWER EASEMENTS ARE GRANTED AS SHOWN AND NOTED ADJACENT TO SAID OUTLOT "A".

6. A PERMANENT VEHICULAR INGRESS AND EGRESS EASEMENT IS GRANTED TO THE OWNERS, OF LOTS 6 THRU 9 INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS, AND TO THEIR GUESTS AND INVITEES OVER ALL OF OUTLOT "A", ALSO KNOW AS 71ST TERRACE WHICH IS A PRIVATE STREET.

7. A PERMANENT EASEMENT IS GRANTED TO THE UTILITIES COMPANIES AS LISTED IN THE DEDICATION AND ALSO A PERMANENT SIDEWALK AND PEDESTRIAN EASEMENT IS GRANTED TO THE PUBLIC OVER ALL OF OUTLOT "A" AND ALSO OVER THE 5' WIDE EASEMENTS ADJACENT TO SAID OUTLOT "A" AS SHOWN ON PLAT.

8. A PERMANENT VEHICULAR INGRESS AND EGRESS EASEMENT IS GRANTED TO THE OWNERS OF TAX LOT 16A, LOCATED ADJACENT TO THE SOUTH LINE OF LOTS 7 AND 8, AND IS ALSO GRANTED TO THEIR SUCCESSORS AND ASSIGNS, AND TO THEIR GUESTS AND INVITEES OVER ALL OF OUTLOT "A".

APPROVAL OF SARPY COUNTY REGISTER OF DEEDS

Recorded on this _____day of _____.

_____
Sarpy County Register of Deeds

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 in this plat as shown by the records of this office.

Ruth Ann DEPUTY 6/20/08
County Treasurer

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

DEDICATION

Know all men by these presents that I, Michael H. Ingram, owner 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 WEST CORNHUSKER PLAZA SOUTH (Lots to be 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, avenues and circles, and I do hereby grant easements 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 the carrying and transmission of electric 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, 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 herein 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 we further grant a perpetual easement to the City of Papillion and Aquila, Inc., their successors and assigns, to erect, install operate, maintain, repair and renew pipelines, 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 (5') wide strip of land abutting all streets. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

In witness whereof, I do set my hand this 20 day of June, 2008.

By: Michael H. Ingram

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 20 day of June, 2008, before me, the undersigned, a Notary Public in and for said County, personally came Michael H. Ingram, 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.

Notary Public

GENERAL NOTARY - State of Nebraska
LINDA PRINCE
My Comm. Exp. May 23, 2010

APPROVAL OF PAPILLION PLANNING COMMISSION

This subdivision of WEST CORNHUSKER PLAZA SOUTH was approved by the Papillion Planning Commission.

Chairman, Papillion Planning Commission 6/25/08
Date

APPROVAL BY PAPILLION CITY COUNCIL

This subdivision of WEST CORNHUSKER PLAZA SOUTH was approved by the City Council of the City of Papillion, Nebraska.

Mayor June 30, 2008
Date

ATTEST
City Clerk

CITY OF PAPILLION CORPORATE SEAL MAR. 9, 1883 NEBRASKA

SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF THE SUBDIVISION. A BOND WILL BE POSTED WITH THE CITY OF PAPILLION TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN THE SUBDIVISION. ALL DIMENSIONS HAVE BEEN COMPUTED FOR ALL LOTS AND STREETS IN WEST CORNHUSKER PLAZA SOUTH (THE LOTS NUMBERED AS SHOWN) BEING A PLATTING OF PART OF TAX LOT 2A1A, A TAX LOT LOCATED IN THE NW1/4 OF SECTION 25; AND ALSO TOGETHER WITH PART OF TAX LOT 17C, A TAX LOT LOCATED IN SAID NW1/4 OF SECTION 25; AND ALSO TOGETHER WITH ALL OF TAX LOT 1A1B, A TAX LOT LOCATED IN SAID NW1/4, SECTION 25; AND ALSO TOGETHER WITH ALL OF TAX LOT 17E, A TAX LOT LOCATED IN SAID NW1/4, SECTION 25; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 232, COTTON-WOOD 4TH ADDITION, A SUBDIVISION LOCATED IN SAID NW1/4 OF SECTION 25, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TAX LOT 1A1B; THENCE S87°46'43"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID TAX LOT 1A1B, AND ALSO THE SOUTH LINE OF SAID TAX LOT 2A1A, A DISTANCE OF 442.31 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 2A1A, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF 72ND STREET; THENCE N02°37'28"W ALONG THE WESTERLY LINE OF SAID TAX LOT 2A1A, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 72ND STREET, A DISTANCE OF 28.79 FEET TO THE SOUTHEAST CORNER OF SAID TAX LOT 17E; THENCE S87°22'32"W ALONG THE SOUTH LINE OF SAID TAX LOT 17E, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 72ND STREET, A DISTANCE OF 28.00 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 17E; THENCE N02°37'28"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 72ND STREET, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID TAX LOT 17E, A DISTANCE OF 473.30 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 17E; THENCE N87°22'32"E ALONG THE NORTHERLY LINE OF SAID TAX LOT 17E, A DISTANCE OF 28.00 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 17E, SAID POINT ALSO BEING ON SAID WESTERLY LINE OF TAX LOT 2A1A; THENCE N02°37'28"W ALONG SAID WESTERLY LINE OF TAX LOT 2A1A, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF SAID TAX LOT 17C; THENCE S87°22'32"W ALONG THE SOUTHERLY LINE OF SAID TAX LOT 17C, A DISTANCE OF 28.00 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 17C, SAID POINT ALSO BEING ON SAID EASTERLY RIGHT-OF-WAY LINE OF 72ND STREET; THENCE N02°37'28"W ALONG THE WESTERLY LINE OF SAID TAX LOT 17C, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 72ND STREET, A DISTANCE OF 357.82 FEET; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF TAX LOT 17C, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 72ND STREET ON A CURVE TO THE LEFT WITH A RADIUS OF 2075.03 FEET, A DISTANCE OF 420.82 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N08°26'03"W, A DISTANCE OF 420.10 FEET; THENCE N87°01'30"E, A DISTANCE OF 497.30 FEET TO A POINT ON THE WEST LINE OF LOT 250, SAID COTTON-WOOD 4TH ADDITION; THENCE S03°16'03"E ALONG THE WEST LINE OF SAID LOT 250, COTTON-WOOD 4TH ADDITION, AND ALSO THE WEST LINE OF LOTS 249 THRU 246, AND LOTS 244 THRU 240, SAID COTTON-WOOD 4TH ADDITION, AND ALSO THE WEST RIGHT-OF-WAY LINE OF DURHAM DRIVE, AND ALSO THE WEST LINE OF LOTS 239 THRU 232, SAID COTTON-WOOD 4TH ADDITION, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID TAX LOT 1A1B, A DISTANCE OF 1384.09 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 641,042 SQUARE FEET OR 14.716 ACRES, MORE OR LESS.

ERIC A. SCHABEN LS-608

NEBRASKA LS-608 LICENSED LAND SURVEYOR ERIC A. SCHABEN

June 19, 2008
DATE

APPROVAL OF PAPILLION MUNICIPAL ENGINEER

This subdivision of WEST CORNHUSKER PLAZA SOUTH was approved by the Papillion City Engineer.

Papillion City Engineer June 23, 2008
Date

REVIEW OF SARPY COUNTY SURVEYOR

This plat of WEST CORNHUSKER PLAZA SOUTH was reviewed by the office of the Sarpy County Surveyor.

Sarpy County Surveyor June 20, 2008
Date

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES
330 NORTH 117TH STREET OMAHA, NE 68154
PHONE: (402) 895-4700 FAX: (402) 895-3599
www.eacg.com

WEST CORNHUSKER PLAZA SOUTH
PAPILLION, NEBRASKA

FINAL PLAT

Revisions		
No.	Date	
1	11/28/2007	
2	03/31/2008	
3	04/04/2008	

Proj No:	P2006.431.001
Date:	10-16-07
Designed By:	MAW
Drawn By:	TRH
Scale:	1" = 100'
Sheet	1 of 1

K:\Projects\P2006431\p001\Plat\Final Design\FINAL-PLAT-SOUTH-000.dwg, 24x36-NS (Plat), Omaha, 6/18/2008 1:10:51 PM, terryh, Arch D (24 x 36 Inches)

2008-18886