

2020-30233
09/18/2020 03:00:22 PM
Deb Houghtaling
COUNTY CLERK/REGISTRAR OF DEEDS

Recording fees paid:
\$28.00
Pages: 4
By: counter1

PLAMBECK ADDITION REPLAT TWO

LOT 1 AND OUTLOT A

BEING A REPLATTING OF LOT 2, PLAMBECK ADDITION REPLAT 1, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF PLAMBECK ADDITION REPLAT TWO WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS 27th DAY OF August, 2020.



Mark W. Fredrickson
SARPY COUNTY SURVEYOR/ENGINEER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN WAS MADE UNDER MY DIRECT PERSONAL SUPERVISION AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS PLAMBECK ADDITION REPLAT TWO, LOT 1 AND OUTLOT A, BEING A REPLAT OF LOT 2, PLAMBECK ADDITION REPLAT 1, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NE CORNER OF SAID LOT 2;
THENCE S02°29'26"E (ASSUMED BEARING) 824.26 FEET ON THE EAST LINE OF SAID LOT 2 TO THE SE CORNER THEREOF;
THENCE S87°33'56"W 1241.87 FEET ON THE SOUTH LINE OF SAID LOT 2 TO THE SW CORNER THEREOF;
THENCE N02°29'25"W 40.14 FEET ON THE WEST LINE OF SAID LOT 2;
THENCE N87°33'51"E 74.40 FEET ON THE WEST LINE OF SAID LOT 2
THENCE NORTHEASTERLY ON THE WEST LINE OF SAID LOT 2 ON A 200.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N42°34'07"E, CHORD DISTANCE 282.84 FEET, AN ARC DISTANCE OF 314.16 FEET;
THENCE N02°25'53"W 74.18 FEET ON THE WEST LINE OF SAID LOT 2;
THENCE N87°34'07"E 245.00 FEET ON THE WEST LINE OF SAID LOT 2;
THENCE N02°25'53"W 50.00 FEET ON THE WEST LINE OF SAID LOT 2;
THENCE N87°34'07"E 255.00 FEET ON THE WEST LINE OF SAID LOT 2
THENCE N02°25'53"W 260.00 FEET ON THE WEST LINE OF SAID LOT 2 TO THE NW CORNER THEREOF;
THENCE N87°34'07"E 466.87 FEET ON THE NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

CONTAINING 11.054 ACRES

AUGUST 22, 2020
DATE



JAMES D. WARNER,
NEBRASKA RLS 308

SARPY 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 WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 31 DAY OF August, 2020.

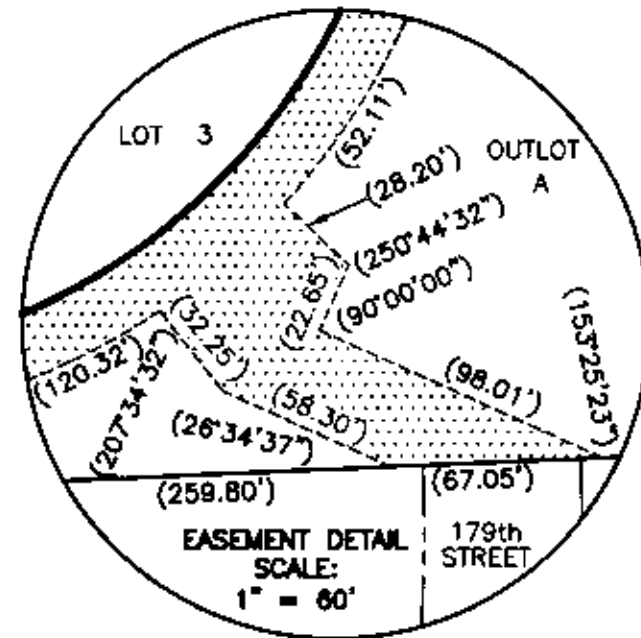


TREASURER'S SEAL
TAX IS ASSESSED AND LEVIED FOR THE YEAR ENDING DECEMBER 31, 2020. NO TAX IS DUE ON THIS PLAT UNTIL DECEMBER 30TH OF THIS YEAR.

APPROVAL OF THE SARPY COUNTY PLANNING DIRECTOR

THIS PLAT OF PLAMBECK ADDITION REPLAT TWO WAS APPROVED BY THE SARPY COUNTY PLANNING DIRECTOR THIS 17th DAY OF September, 2020.

Deb Houghtaling
SARPY COUNTY PLANNING DIRECTOR



NOTES

- THERE WILL BE NO DIRECT VEHICULAR ACCESS TO HARRISON STREET FROM THE NORTH LINE OF LOT 1.
- DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, LKM INVESTMENTS, L.L.C., BEING THE OWNERS AND UNITED REPUBLIC BANK, BEING THE MORTGAGE HOLDERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A LOT AND AN OUTLOT TO BE NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS PLAMBECK ADDITION REPLAT TWO, 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, 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 ERRECT, 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 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.

LKM INVESTMENTS, L.L.C.,
A NEBRASKA LIMITED LIABILITY COMPANY
BY: *Michael Earl*
MICHAEL EARL, MANAGING MEMBER

UNITED REPUBLIC BANK
BY: *Larry W. Marinovic*
LARRY W. MARINOVIC,
SENIOR VICE PRESIDENT-
COMMERCIAL REAL ESTATE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF August, 2020 BY MICHAEL EARL, MANAGING MEMBER OF LKM INVESTMENTS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

GENERAL NOTARY - State of Nebraska
JAMES D. WARNER
My Comm. Exp. February 1, 2022

James Warner
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF August, 2020 BY LARRY W. MARINOVIC, SENIOR VICE PRESIDENT- COMMERCIAL REAL ESTATE OF UNITED REPUBLIC BANK, ON BEHALF OF SAID BANK.

GENERAL NOTARY - State of Nebraska
JAMES D. WARNER
My Comm. Exp. February 1, 2022

James Warner
NOTARY PUBLIC



thompson, dreesen & dornier, inc.
10836 Old Mill Rd
Omaha, NE 68154
p. 402.330.6660 f. 402.330.5865
td2co.com

PLAMBECK ADDITION REPLAT TWO
LOT 1 AND OUTLOT A



No.	Description	MM-DD-YY

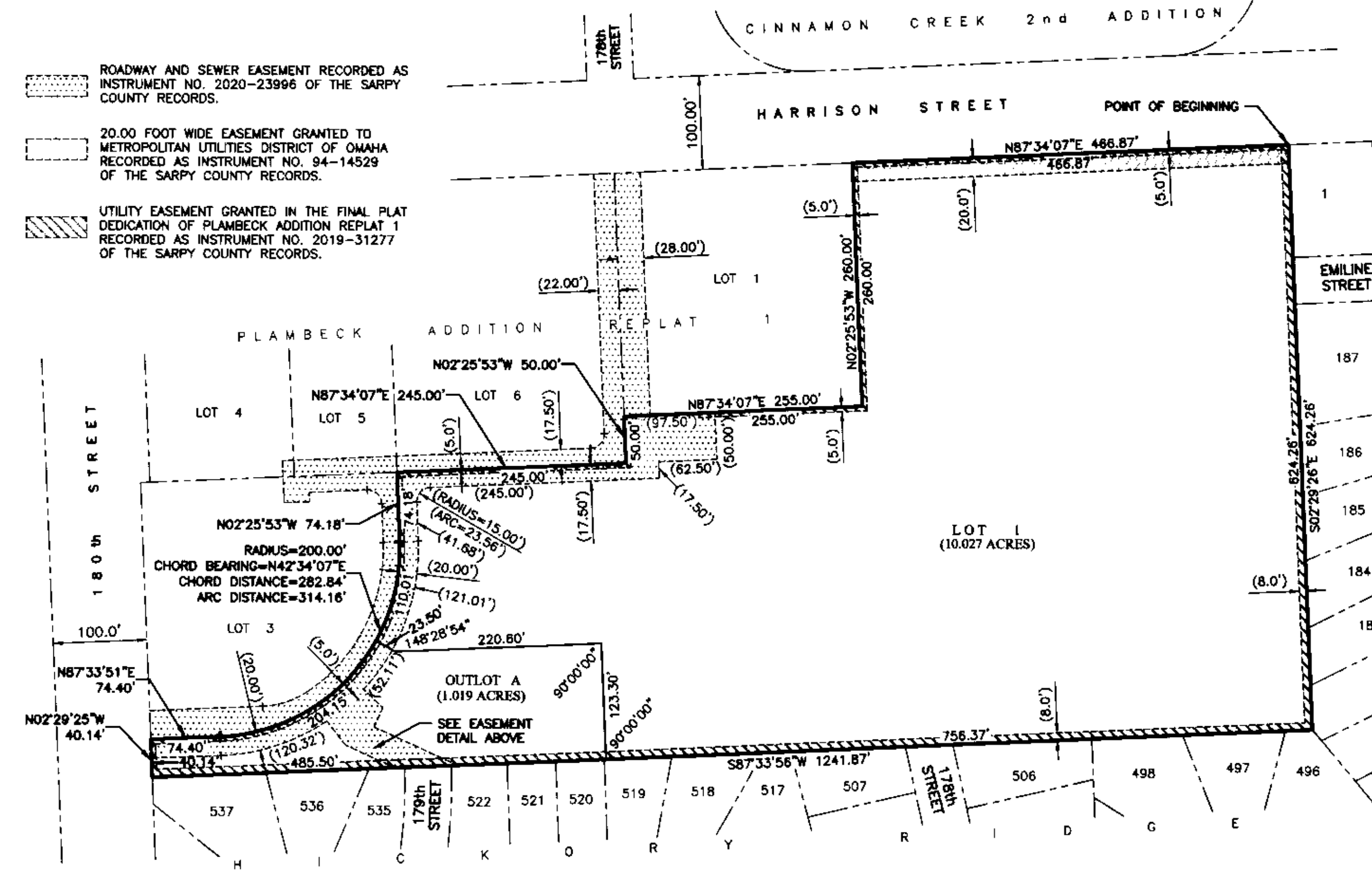
Job No.: A1480-110A
Drawn By: RJR
Reviewed By: JDW
Date: AUGUST 22, 2020
Book:
Page:

SARPY COUNTY
ADMINISTRATIVE
REPLAT

Sheet Number

SHEET 1 OF 1

- ROADWAY AND SEWER EASEMENT RECORDED AS INSTRUMENT NO. 2020-23996 OF THE SARPY COUNTY RECORDS.
- 20.00 FOOT WIDE EASEMENT GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA RECORDED AS INSTRUMENT NO. 94-14529 OF THE SARPY COUNTY RECORDS.
- UTILITY EASEMENT GRANTED IN THE FINAL PLAT DEDICATION OF PLAMBECK ADDITION REPLAT 1 RECORDED AS INSTRUMENT NO. 2019-31277 OF THE SARPY COUNTY RECORDS.



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