

95-16925

FILED SARPY COUNTY
INSTRUMENT NUMBER
95-16925

COTTON-WOOD 3RD ADDITION

LOTS 158 THRU 197 INCLUSIVE
BEING A PLATTING OF PART OF TAX LOT 1A1A1A1 AND ALSO BEING A REPLAT OF LOT 131, COTTON-WOOD 2ND ADDITION, ALL LOCATED IN THE NW 1/4 OF SECTION 25, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

95 OCT -2 AM 10:42

Gale L. Larsen
REGISTER OF DEEDS

DEDICATION

Know all men by these presents that We, Celebrity Homes, Inc., owners 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 COTTON-WOOD 3RD ADDITION (Lots to be numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, U.S. West 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 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 Peoples Natural Gas, 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 31 day of JAN. 1995.

CELEBRITY HOMES, INC.
Gale L. Larsen
By: Gale L. Larsen, President

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 31 day of JAN. 1995, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Gale L. Larsen, President of Celebrity Homes, Inc., who is personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as such officer of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.
Homer R. Hunt
Notary Public
Seal: GENERAL NOTARY-STATE OF NEBRASKA
HOMER R. HUNT
My Comm. Exp. April 30, 1995

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.

Randy DeWitt DEPUTY COUNTY TREASURER
8/31/95
Date
SEAL: COUNTY TREASURER
SARPY COUNTY

APPROVAL BY PAPILLION CITY COUNCIL
This subdivision of COTTON-WOOD 3RD ADDITION was approved by the City Council of the City of Papillion, Nebraska, on the 21 day of March 1995.

City of Papillion Seal
Christine M. Myers
City Clerk
John
Mayor

APPROVAL OF PAPILLION PLANNING COMMISSION
This subdivision of COTTON-WOOD 3RD ADDITION was approved by the Papillion Planning Commission this 22 day of Feb 1995.

Chris Rogers
Chairman, Papillion Planning Commission

SURVEYOR'S CERTIFICATE

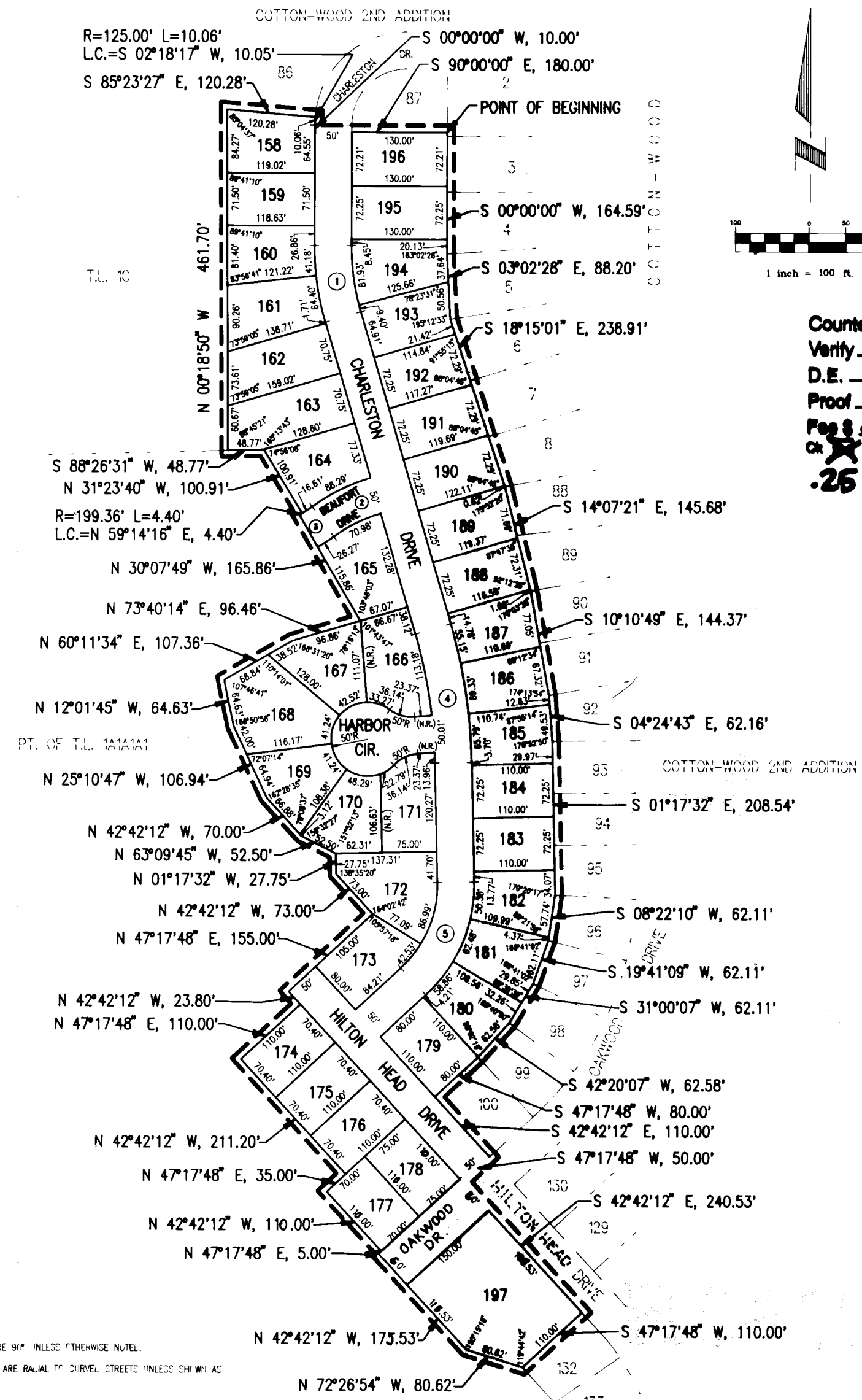
I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat and that a bond has been furnished to the City of Papillion to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in COTTON-WOOD 3RD ADDITION (Lots 158 thru 197, inclusive), being a platting of part of Tax Lot 1A1A1A1 and also being a replat of Lot 131, Cotton-Wood 2nd Addition, all located in the NW 1/4 of Section 25, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of Lot 87, said Cotton-wood 2nd Addition; thence along the Westerly line of Lots 1 thru 8, Cotton-Wood, a subdivision located in said NW 1/4 of Section 25, on the following described courses; thence S00°00'00"W (assumed bearing), a distance of 164.59 feet; thence S03°02'28"E, a distance of 88.20 feet; thence S18°15'01"E, a distance of 238.91 feet to the Southwest corner of said Lot 8, Cotton-Wood, said corner also being the Northwest corner of Lot 88, said Cotton-wood 2nd Addition; thence along the Westerly line of said Cotton-Wood 2nd Addition, on the following described courses; thence S14°07'21"E, a distance of 145.68 feet; thence S10°10'49"E, a distance of 144.37 feet; thence S04°24'43"E, a distance of 62.16 feet; thence S01°17'32"E, a distance of 208.54 feet; thence S08°22'10"W, a distance of 62.11 feet; thence S19°41'09"W, a distance of 62.11 feet; thence S31°00'07"W, a distance of 62.11 feet; thence S42°20'07"W, a distance of 62.58 feet; thence S47°17'48"W, a distance of 80.00 feet; thence S42°42'12"E, a distance of 110.00 feet; thence S47°17'48"W, a distance of 50.00 feet; thence S42°42'12"E, a distance of 240.53 feet; thence S47°17'48"W, a distance of 110.00 feet to the Westerly corner of Lot 132, said Cotton-Wood 2nd Addition; thence N72°26'54"W, a distance of 80.62 feet; thence N42°42'12"W, a distance of 175.53 feet; thence N47°17'48"E, a distance of 5.00 feet; thence N42°42'12"W, a distance of 110.00 feet; thence N47°17'48"E, a distance of 35.00 feet; thence N42°42'12"W, a distance of 211.20 feet; thence N47°17'48"E, a distance of 110.00 feet; thence N42°42'12"W, a distance of 23.80 feet; thence N47°17'48"E, a distance of 155.00 feet; thence N42°42'12"W, a distance of 73.00 feet; thence N01°17'32"W, a distance of 27.75 feet; thence N63°09'45"W, a distance of 52.50 feet; thence N42°42'12"W, a distance of 70.00 feet; thence N25°10'47"W, a distance of 106.94 feet; thence N12°01'45"W, a distance of 64.63 feet; thence N60°11'34"E, a distance of 107.36 feet; thence N73°40'14"E, a distance of 96.46 feet; thence N30°07'49"W, a distance of 165.86 feet; thence Northeasterly on a curve to the left with a radius of 199.36 feet, a distance of 4.40 feet, said curve having a long chord which bears N59°14'16"E, a distance of 4.40 feet; thence N31°23'40"W, a distance of 100.91 feet; thence N73°40'14"E, a distance of 96.46 feet; thence N30°07'49"W, a distance of 165.86 feet; thence Northeasterly on a curve to the left with a radius of 199.36 feet, a distance of 4.40 feet, said curve having a long chord which bears N59°14'16"E, a distance of 4.40 feet; thence N31°23'40"W, a distance of 100.91 feet; thence N73°40'14"E, a distance of 96.46 feet to the Southeast corner of Tax Lot 1C, a tax lot located in said NW 1/4 of Section 25; thence N00°18'50"W along the East line of said Tax Lot 1C a distance of 461.71 feet to the Southwest corner of Lot 86, said Cotton-Wood 2nd Addition; thence along the Southerly line of said Cotton-Wood 2nd Addition on the following described courses; thence S85°23'27"E, a distance of 120.28 feet; thence Southerly on a curve to the left with a radius of 125.00 feet, a distance of 10.06 feet, said curve having a long chord which bears S02°18'17"W, a distance of 10.05 feet; thence S00°00'00"W, a distance of 10.00 feet; thence S90°00'00"E, a distance of 180.00 feet to the point of beginning.

Robert Clark
Robert Clark, LS-419
Date: 1-30-95
Seal: NEBRASKA REGISTERED LAND SURVEYOR
ROBERT CLARK
LS-419

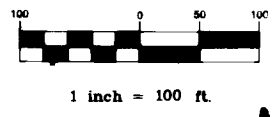
REVIEW OF SARPY COUNTY SURVEYOR
This plat of COTTON-WOOD 3RD ADDITION was reviewed by Sarpy County Surveyor on this 30 day of MAY 1995.
Eugene M. Gollehon
Sarpy County Surveyor
Seal: NEBRASKA REGISTERED LAND SURVEYOR
EUGENE M. GOLLEHON
LS-134

APPROVAL OF PAPILLION MUNICIPAL ENGINEER
This subdivision of COTTON-WOOD 3RD ADDITION was approved by the Papillion City Engineer this 30 day of Aug 1995.
John
Papillion City Engineer
Seal: PAPILLION CITY ENGINEER
1995
NO Great Plat
Hillman
Aug 3, 1995



- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO DRIVE/STREETS UNLESS SHOWN AS NON-RADIAL (N.R.).

| CURVE | CHORDS | LENGTH | TANGENT | DELTA |
|-------|---------|---------|---------|-----------|
| 1 | 345.45' | 96.45' | 49.56' | 18°19'46" |
| 2 | 230.00' | 78.63' | 40.22' | 19°50'15" |
| 3 | 224.38' | 23.84' | 11.83' | 09°02'12" |
| 4 | 700.00' | 183.71' | 92.38' | 19°02'13" |
| 5 | 177.73' | 150.72' | 80.23' | 48°35'20" |



Counter *lip lip*
Verify *W*
D.E. *m*
Proof *o*
Fees \$ 26.00
Ch Cash Ory
.25 STAMPED COPY

ELLIOTT & ASSOCIATES
5316 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)885-4700
COTTON-WOOD 3RD ADDITION
PAPILLION, NEBRASKA
FINAL PLAT
01-25-95
93026.1
1"=100'
1 of 1