COTTON-WOOD 4TH ADDITION

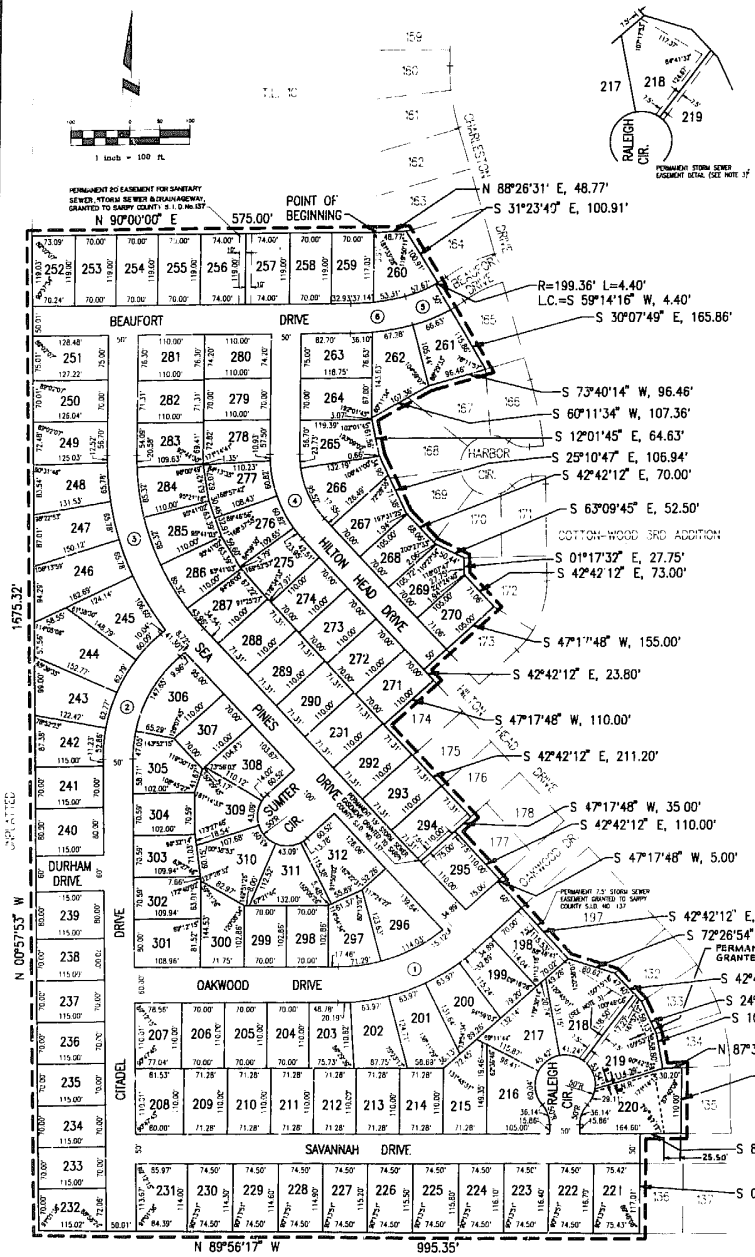
96-14936

LOTS 198 THRU 312 INCLUSIVE

BEING A PLATTING OF PART OF TAX LOT 1A1A1A1 AND ALSO BEING A PLATTING OF ALL OF TAX LOTS 2A2, 2A3A AND 1A1A1B, TAX LOTS LOCATED IN THE NW 1/4 OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

7-26-96 9:53A

916 014928



NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. PERMANENT STORM SEWER EASEMENT GRANTED TO SARPY COUNTY S.I.D. NO. 137. SEE DETAIL AT TOP OF THIS SHEET.

℄ CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	300.00'	222.71'	118.77'	42°32'03"
2	247.19'	216.00'	115.81'	50°12'28"
3	455.00'	339.12'	177.87'	42°42'12"
4	185.00'	137.88'	72.32'	42°42'12"
5	224.36'	58.95'	30.15'	15°18'30"
6	374.63'	96.81'	48.73'	14°48'18"

Verified
D.E. IN
Proof
Fee $ 23.00
Ck
Cash
Chg

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.

DATE 11-16-95 Deputy 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.

APPROVAL OF PAPILLION PLANNING COMMISSION

This subdivision of COTTON-WOOD 4TH ADDITION was approved by the Papillion Planning Commission this 18 day of December 1995.

Chairman, Papillion Planning Commission

REVIEW OF SARPY COUNTY SURVEYOR

This plat of COTTON-WOOD 4TH ADDITION was reviewed by the office of the Sarpy County Surveyor on this 16th day of Nov. 1995

Sarpy County Surveyor

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

APPROVAL OF PAPILLION MUNICIPAL ENGINEER

This subdivision of COTTON-WOOD 4TH ADDITION approved by the Papillion City Engineer this 13 day of Mar 1996

Papillion City Engineer

APPROVAL BY PAPILLION CITY COUNCIL

This subdivision of COTTON-WOOD 4TH ADDITION was approved by the City Council of the City of Papillion, Nebraska, on the 5th day of March 1996

ATTEST City Clerk Mayor

MAYOR NEBRASKA

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) ss
COUNTY OF SARPY)

On this 16 day of Nov 1995, before me, the undersigned, a Notary Public in and for said County, personally came Gale L. Larsen, President of Celebrity Homes, Inc., to me 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 as such officer of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

Homer R. Hunt
Notary Public

GENERAL NOTARY - State of Nebraska HOMER R. HUNT My Comm. Exp. April 30, 1998

My Commission Expires

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 4th Addition (lots numbered as shown) being a platting of part of Tax Lot 1A1A1A1 and also being a platting of all of Tax Lots 2A2, 2A3A and 1A1A1B, tax lots 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 Southwest corner of Lot 163, Cotton-Wood 3rd Addition, a subdivision located in said NW 1/4 of Section 25, said point also being the Southeast corner of Tax Lot 1C, a tax lot located in said NW 1/4 of Section 25; thence along the Westerly line of said Cotton-Wood 3rd Addition on the following described courses; thence N88°26'31"E (assumed bearing) a distance of 48.77 feet; thence S31°23'49"E, a distance of 100.91 feet; thence Southwesterly on a curve to the right with a radius of 199.36 feet, a distance of 4.40 feet, said curve having a long chord which bears S59°14'16"W, a distance of 4.40 feet; thence S30°07'49"E, a distance of 165.86 feet; thence S73°40'14"W, a distance of 96.46 feet; thence S60°11'34"W, a distance of 107.36 feet; thence S12°01'45"E, a distance of 64.63 feet; thence S25°10'47"E, a distance of 106.94 feet; thence S42°42'12"E, a distance of 70.00 feet; thence S63°09'45"E, a distance of 52.50 feet; thence S01°17'32"E, a distance of 27.75 feet; thence S42°42'12"E, a distance of 73.00 feet; thence S47°17'48"W, a distance of 155.00 feet; thence S42°42'12"E, a distance of 23.80 feet; thence S47°17'48"W, a distance of 110.00 feet; thence S42°42'12"E, a distance of 211.20 feet; thence S47°17'48"W, a distance of 35.00 feet; thence S42°42'12"E, a distance of 110.00 feet; thence S47°17'48"W, a distance of 5.00 feet; thence S42°42'12"E, a distance of 175.53 feet; thence S72°26'54"E, a distance of 80.62 feet to the Southwesterly corner of Lot 132, Cotton-Wood 2nd Addition, a subdivision located in said NW 1/4 of Section 25; thence along the Westerly line of said Cotton-Wood 2nd Addition on the following described courses; thence S42°42'12"E, a distance of 64.67 feet; thence S24°39'24"E, a distance of 59.13 feet; thence S10°32'52"E, a distance of 58.80 feet; thence N87°30'01"E, a distance of 30.20 feet; thence S00°10'09"E, a distance of 110.00 feet; thence S89°49'51"W, a distance of 65.97 feet; thence S00°10'09"E, a distance of 167.01 feet to the Southwest corner of Lot 136, said Cotton-Wood 2nd Addition, said point also being the Southeast corner of said Tax Lot 2A3A; thence N89°56'17"W along the South line of said Tax Lot 2A3A, a distance of 995.35 feet to the Southwest corner of said Tax Lot 2A3A; thence N00°57'54"W along the West line of said Tax Lots 2A3A, 1A1A1B and 2A2, a distance of 1675.32 feet to the Northwest corner of said Tax Lot 2A2; thence N90°00'00"E along the North line of said Tax Lot 2A2 and 1A1A1A1, a distance of 575.00 feet to the point of beginning.

Containing an area of 29.756 acres, more or less.

Robert Clark, LS-419 Date Nov. 16, 1995

REGISTERED LS-419 LAND SURVEYOR ROBERT CLARK NEBRASKA

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 4TH 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 where 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 16 day of Nov 1995

CELEBRITY HOMES, INC.

BY: Gale L. Larsen, President

149316

EA CONSULTING GROUP
12201 "d" STREET • OMAHA, NE 68137 • (402) 895-4700 • FAX (402) 895-3599

COTTON-WOOD 4TH ADDITION
LOTS 198 THRU 312 INCLUSIVE
PAPILLION, NEBRASKA

FINAL PLAT

PROJECT NO. 5026.3 | DATE 11-2-95 | DESIGNED BY RLS | SCALE 1"=100' | DRAWN BY TRJ | SHEET 1 of 1 | CHECKED BY HRH