FILED
Plat 8 - Plate 129
'87 JAN -8 AM 8:52
REGISTER OF DEEDS

COTTON-WOOD

LOTS 1 THROUGH 82, INCLUSIVE

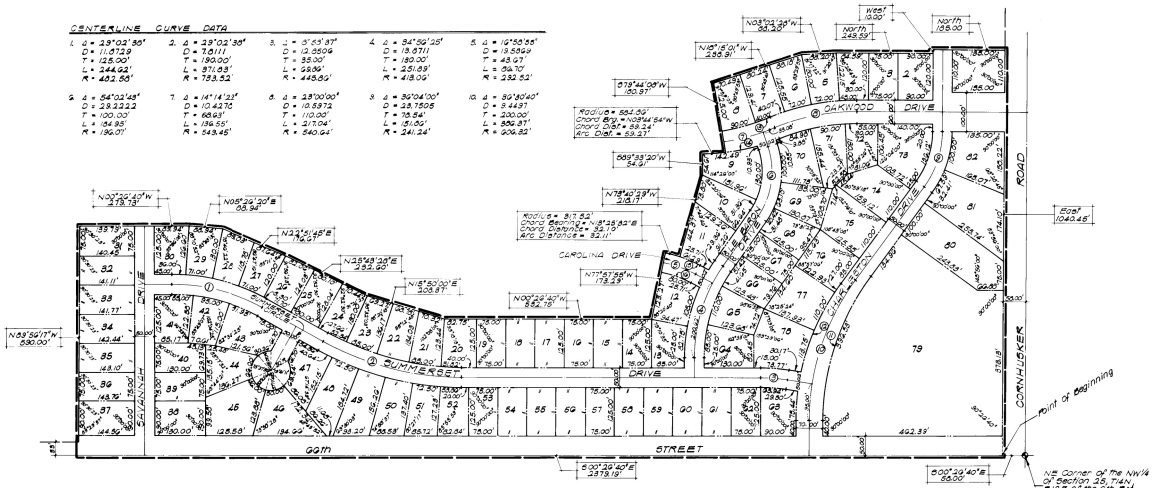
BEING A PLATTING OF PART OF THE NW¼ OF SECTION 25, T14N, R12E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

PROPERTY LINE CURVE DATA

11. Δ = 50°50'40"	12. Δ = 59°50'40"	13. Δ = 13°44'20"
D = 9.2075	D = 9.7049	D = 8.7905
T = 208.29'	T = 194.74'	T = 65.27'
L = 890.63'	L = 970.21'	L = 180.00'
R = 622.27'	R = 590.55'	R = 654.00'
14. Δ = 22°38'22"	15. Δ = 10°51'14"	16. Δ = 17°09'02"
D = 11.4649	D = 15.0446	D = 21.4174
T = 102.52'	T = 47.04'	T = 40.80'
L = 202.39'	L = 93.40'	L = 80.00'
R = 514.10'	R = 381.52'	R = 297.52'

CENTERLINE CURVE DATA

1. Δ = 29°02'36"	2. Δ = 29°02'36"	3. Δ = 5°53'37"	4. Δ = 84°59'25"	5. Δ = 10°58'58"
D = 11.0729	D = 7.0111	D = 12.5506	D = 13.0711	D = 13.5569
T = 125.00'	T = 193.00'	T = 55.00'	T = 180.00'	T = 48.97'
L = 244.92'	L = 371.83'	L = 98.56'	L = 251.69'	L = 99.70'
R = 482.56'	R = 783.52'	R = 445.60'	R = 418.00'	R = 282.52'
6. Δ = 84°02'48"	7. Δ = 14°14'23"	8. Δ = 23°00'00"	9. Δ = 80°04'00"	10. Δ = 80°30'40"
D = 29.2222	D = 10.4270	D = 10.5972	D = 28.7505	D = 9.4497
T = 100.00'	T = 68.63'	T = 110.00'	T = 15.54'	T = 230.00'
L = 184.95'	L = 136.55'	L = 217.04'	L = 151.00'	L = 286.87'
R = 196.01'	R = 543.45'	R = 540.64'	R = 241.24'	R = 206.82'



Scale in Feet: 0 50 100 300 600

APPROVAL OF SARPY COUNTY SURVEYOR

This plat of Cotton-Wood was approved by the Sarpy County Surveyor this 15th day of APRIL, 1986.

Norman Whitney
SARPY COUNTY SURVEYOR

SARPY COUNTY TREASURER'S CERTIFICATE

I hereby certify that the records of my office show no taxes due or delinquent upon the land described in the Surveyor's Certificate as appears on this plat as of this 8th day of January, 1986.

Kathleen A. Gregoire
SARPY COUNTY TREASURER

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the N.W.¼ of Section 25, T14N,R12E of the 6th P.M., Sarpy County, Nebraska and that iron pipes have been set at all corners of said boundary and that a bond will be posted with the City of Papillion to insure that iron pipes will be set at all lot corners, angle points and ends of all curves of the subdivision within said N.W.¼, said subdivision to be known as Cotton-Wood, Lot 1 thru 82 inclusive, the boundary of said subdivision being more particularly described as follows: commencing at N.E. corner of said N.W.¼; thence S00°29'40"E (the north line of said N.W.¼ assumed to bear East and West) on the East line of said N.W.¼, 55.00 feet to the point of beginning, said point lying on the South right-of-way line of Cornhusker Road; thence continuing S00°29'40"E on the East line of said N.W.¼, 2379.19 feet; thence N89°59'17"W, 590.00 feet; thence S00°29'40"E, 492.39 feet; thence S78°44'00"E, 80.94 feet; thence 823°41'45"E, 176.67 feet; thence N28°48'20"E, 221.66 feet; thence N15°50'20"E, 208.27 feet; thence N00°22'40"W, 852.78 feet; thence N77°37'55"W, 178.28 feet; thence Northeasterly on 817.50 foot radius curve to the right, chord bearing N35°52'08"E, chord distance 93.11 feet, arc distance 93.17 feet; thence N38°48'20"E 54.61 feet; thence Northeasterly on 583.50 foot radius curve to the left, chord bearing N03°40'54"E, chord distance of 59.24 feet, an arc distance of 59.27 feet; thence S78°44'00"E, 180.97 feet; thence N13°51'20"W, 238.91 feet; thence N03°03'38"W, 50.30 feet; thence West, 1,300 feet; thence North, 249.59 feet; thence West, 10.00 feet; thence North, 135.00 feet to a point 55.00 feet South of said North line of said N.W.¼ said point being on the South right-of-way line of Cornhusker Road; thence East on a line 55.00 feet South of and parallel to the North line of said N.W.¼ and on the South right-of-way line of Cornhusker Road, 1040.45 feet to the point of beginning.

MARCH 4, 1986
DATE

Robert W. Hennig
REGISTERED LAND SURVEYOR L.S. 313

DEDICATION

Know all men by these presents: that we, Cotton-Wood Limited Partnership, LTD., owners; and First Federal Savings and Loan Association of Omaha, 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 lots and streets to be numbered and named as shown, said subdivision to be hereafter known as Cotton-Wood and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby dedicate to the public, for public use, the streets as shown on this plat, and we do further grant a perpetual easement to the Omaha Public Power District, and Northwestern Bell Telephone Company, 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, 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 upon the following described lots, tracts or parcels of land, to wit: a seven (7) foot wide strip of land abutting all front and side boundary lot lines; an eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots, and a (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots. The term exterior lots is herein defined as lots forming the outer perimeter of the above described addition. Said sixteen (16') foot wide easement will be reduced to an eight (8') foot wide strip when the adjacent land is surveyed, platted and recorded if said sixteen (16') foot easement is not occupied by utility facilities. If requested by the owner no permanent buildings, trees, retaining wall or loose rock 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.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF OMAHA

ROBERT K. ROOT, PRESIDENT

JOHN E. BAUER, SECRETARY

COTTON-WOOD LIMITED PARTNERSHIP, LTD.

THOMAS H. COSTELLO — GENERAL PARTNER

STEVEN A. HUFFMAN — GENERAL PARTNER

ARTHUR D. GRUBE — GENERAL PARTNER

CHARLES A. POOL — GENERAL PARTNER

STATE OF Nebraska)
COUNTY OF Douglas) ss.

The foregoing instrument was acknowledged before me this 31st day of march, 1986, by Robert K. Root, President and John E. Bauer, Secretary, of First Federal Savings and Loan Association of Omaha on behalf of First Federal Savings and Loan Association of Omaha.

Hugo Pfalzer
NOTARY PUBLIC

STATE OF Nebraska)
COUNTY OF Sarpy) ss.

The foregoing instrument was acknowledged before me this 20th day of march, 1986, by Thomas H. Costello on behalf of Cotton-Wood Limited Partnership, LTD.

Hugo Pfalzer
NOTARY PUBLIC

STATE OF Nebraska)
COUNTY OF Sarpy) ss.

The foregoing instrument was acknowledged before me this 20th day of march, 1986, by Steven A. Huffman on behalf of Cotton-Wood Limited Partnership, LTD.

Hugo Pfalzer
NOTARY PUBLIC

STATE OF Nebraska)
COUNTY OF Sarpy) ss.

The foregoing instrument was acknowledged before me this 20th day of march, 1986, by Arthur D. Grube on behalf of Cotton-Wood Limited Partnership, LTD.

Hugo Pfalzer
NOTARY PUBLIC

STATE OF Nebraska)
COUNTY OF Sarpy) ss.

The foregoing instrument was acknowledged before me this 20th day of march, 1986, by Charles A. Pool on behalf of Cotton-Wood Limited Partnership, LTD.

Hugo Pfalzer
NOTARY PUBLIC

ACCEPTANCE OF PAPILLION CITY COUNCIL

This plat of Cotton-Wood was approved by the Papillion City Council of the City of Papillion, Nebraska, this 3rd day of June, 1986.

W. F. Sullivan
CITY CLERK

John A. Hassman
MAYOR

APPROVAL BY PAPILLION CITY PLANNING BOARD

This plat of Cotton-Wood was approved by the City Planning Board of the City of Papillion, Nebraska, on this 31st day of March 1986.

Robert B. O'Neal
CHAIRMAN

APPROVAL OF PAPILLION CITY ENGINEER

This plat of Cotton-Wood was approved by the City Engineer of the City of Papillion, Nebraska, on this 15th day of April, 1986.

John E. Steussie
CITY ENGINEER

THOMPSON, DREESSEN & DORNER
Consulting Engineers & Land Surveyors

COTTON-WOOD
Final Plat

492-109

COTTON-WOOD