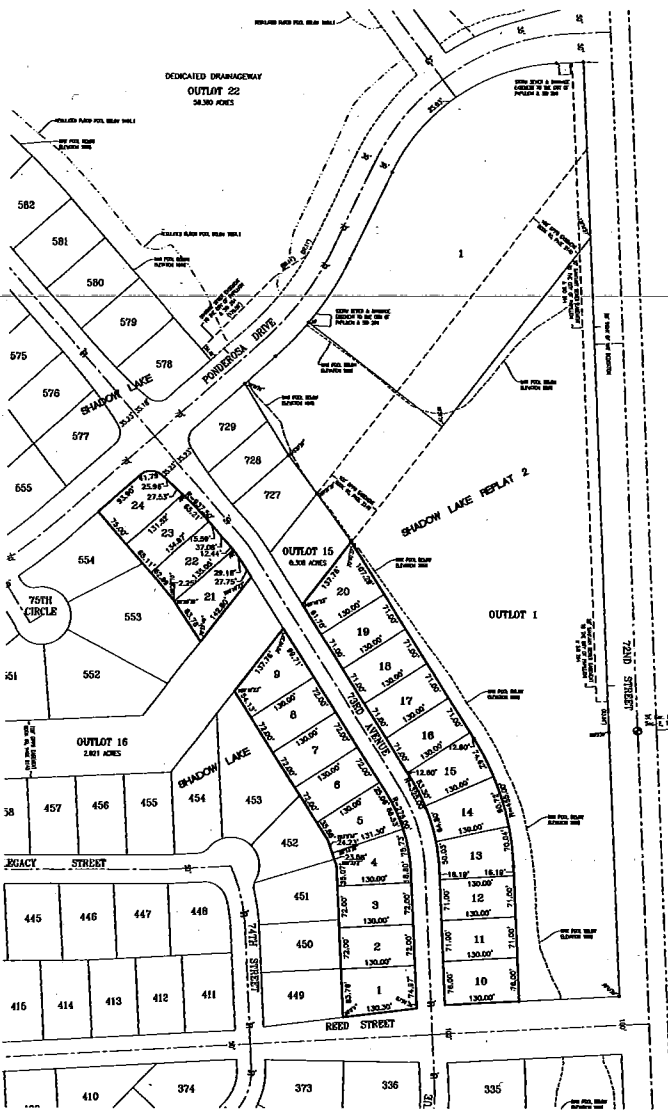


# SHADOW LAKE REPLAT 3 A LOT CONSOLIDATION

Lots 1 through 24, inclusive, being a replating of Lots 701 through 726, inclusive, SHADOW LAKE, a subdivision, as surveyed, plotted and recorded in Sarpy County, Nebraska



Filed for Record **6-20-07 2:20pm**  
 Instrument No. **2007-1-18073**  
 L.S. Survey Register of Deeds Sarpy Co., NE

OWNER **44-1177**  
 VENDOR **44-1177**  
 PROX. **3**  
 REG. # **45000**  
 ORDER # **20777**  
 CDE **0000**  
 REPROD. **0000**  
 SORT **000**

Drawn by **SMW**  
 Designed by **SMW**  
 Reduced by **SMW**  
 Checked by **SMW**  
 Date **5-17-07**  
 Sheet **1 of 1**

This document is a PRELIMINARY version which has never been mailed. The map should not be considered a certified document.

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 (781) 402.496.2498  
 (781) 402.496.2730

### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all angle points and corners on the boundary of said plat and that a bond has been posted with the City of Papillion, Nebraska, to secure that permanent monuments (2" or 2 1/2" inches with 1" diameter plastic cap stamped LS-378 or substitute as defined by the Minimum Standards adopted by the Nebraska Board of Examiners for Land Surveyors) be placed at all angle points and corners of all curves on all lots and streets in the subdivision to be located in SHADOW LAKE REPLAT 3 (Lots 1 through 24, inclusive) being a lot consolidation of Lots 701 through 726, inclusive, SHADOW LAKE, a subdivision, as surveyed, plotted and recorded in Sarpy County, Nebraska. The replating of Lots 701 through 726, inclusive, was completed prior to subdividing monuments of the original corners, therefore they were never re-monumented.

*Robert B. Fickett*  
 Robert B. Fickett, LS-378  
 Date: **May 17, 2007**



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the SHADOW LAKE DEVELOPMENT, L.L.C., a Nebraska limited liability corporation, OWNER, and GREAT WESTERN BANK, a Nebraska banking corporation, MORTGAGEE of the land described within the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots to be numbered on above herein, said subdivision to be hereafter known as SHADOW LAKE REPLAT 3 (Lots 1 through 24) and we do hereby certify and approve of the subdivision of our property as shown on this plat and do hereby grant the easements shown on the plat. We acknowledge the existing power and non-encumbrance easement granted along the front, rear and the street side lot lines and we do further grant a perpetual easement to the Omaha Public Power District and to Great Communications and to any company which has been granted a franchise under the authority of the City Council of Papillion, Nebraska, to provide a Cable Television System in the area to be subdivided, their successors and assigns, to erect, maintain, repair and cover poles, wires, conduits, conduits and other related facilities; and to install burner tubes or cables for the carrying and transport of electric current for light, heat and power and the transmission of signals and messages of all kinds including systems provided by cable television, cellular, and the reception thereof, over, through, under and across a five foot (5') wide strip of land abutting the site boundary lot lines of all tracts in, in connection with the granting of these easements and as a condition of these easements granted herein, any wires, cables, conduits and/or pipelines installed by any grantee or any beneficiary under the easements granted by this plat and/or facilities shall be installed at least thirty-six (36) inches below ground and any other underground facilities shall also be installed at least thirty-six (36) inches below ground and, in the event of a failure to comply with this limitation, such grantee and/or beneficiary shall be solely responsible for any and all costs, expense, liability, and/or damage resulting from such failure, including but not limited to relocation costs. We, the mortgagor, lender, mortgagee, trustee, or loan servicer, shall be bound by the above described easement, and the same may be used for systems, wires, landscaping, and other purposes but do not run or later interfere with the above stated use of utility poles granted.

SHADOW LAKE DEVELOPMENT, L.L.C. OWNER  
*John C. Fisher*  
 John C. Fisher, Mortgagee

GREAT WESTERN BANK, a Nebraska banking corporation, MORTGAGEE  
*Paula J. ...*  
 Paula J. ... Vice President

### ACKNOWLEDGMENT OF NOTARIES

State of Nebraska ) SS  
 On this **23rd** day of **May**, 2007, A.B., before me, a Notary Public, duly commissioned and qualified for said County, appeared **John C. Fisher**, who is personally known to me to be the legal person whose name is affixed to the above instrument or being the President of SHADOW LAKE DEVELOPMENT, L.L.C., a Nebraska limited liability corporation, and he did acknowledge his execution of the foregoing Dedication and Petition to be his voluntary act and deed as such Officer and the voluntary act and deed of said corporation.

Witness my hand and official seal the date last aforesaid.  
*Joseph A. ...*  
 Joseph A. ... Notary Public



State of Nebraska ) SS  
 On this **23rd** day of **May**, 2007, A.B., before me, a Notary Public, duly commissioned and qualified for said County, appeared **Paula J. ...**, who is personally known to me to be the legal person whose name is affixed to the above instrument or being the Vice President of GREAT WESTERN BANK, a Nebraska banking corporation, and he did acknowledge his execution of the foregoing Dedication and Petition to be his voluntary act and deed as such Officer and the voluntary act and deed of said corporation.

Witness my hand and official seal the date last aforesaid.  
*Paula J. ...*  
 Paula J. ... Notary Public



- ### NOTES
1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
  2. ALL DISTANCES BEARING ALONG CURVES ARE AND DISTANCES NOT BEARING ALONG CURVES.
  3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.A.)

### ELEVATION NOTE FOR LOTS 10 THROUGH 20, INCLUSIVE

BASED ON THE TOP OF DIAL, THE AVERAGE ELEVATION OF THE LOWEST FLOOR, INCLUDING THE BASEMENT, WILL BE ABOVE ELEVATION 1064.80 NAVD 83.

BENCHMARK: SOUTHWEST CORNER OF THE SOUTHWEST QUARTER SECTION 2, T13N, R11E, B10W DAP IN OPERATE AT THE INTERSECTION OF 64TH STREET AND CANTON ROAD. ELEVATION = 1150.46 (NAVD 83)

CHIEF OF ENGINEERING ON TOP OF EXISTING CONCRETE BOX CULVERT ON SOUTH SIDE OF HIGHWAY 370, 1/4 MILE WEST OF 72ND STREET. ELEVATION = 1033.06 (NAVD 83)

### COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular tax delinquent taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records in this office on this

*John ...* day of **June**, 2007.

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



### CITY ADMINISTRATOR'S CERTIFICATE

The City Administrator has reviewed and approved of this Lot Consolidation as described in the Land Surveyor's Certificate on this

*John ...* day of **June**, 2007.

### PLANNING DIRECTOR'S CERTIFICATE

The Planning Director has reviewed and approved of this Lot Consolidation as described in the Land Surveyor's Certificate on this

*John ...* day of **June**, 2007.

Landmark Surveyors & Engineers, Inc.  
 14718 W 72nd Ave, Suite 100  
 Omaha, Nebraska 68154-2927

ADMINISTRATIVE FINAL PLAT

Job number-tails **0807102-005**  
 book page  
 date **5-17-07**  
 sheet **1 of 1**

2007-19073