

SARPY COUNTY POWER PARK WEST ADDITION LOTS 1 AND OUTLOT A

A TRACT OF LAND CONTAINING ALL OF TAX LOT 3A1A1, LOCATED IN THE SOUTHWEST QUARTER, TOGETHER WITH A PORTION OF VACATED EAST 50 FOOT RIGHT-OF-WAY OF SOUTH 150TH STREET LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER, ALL IN SECTION 2, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., IN SARPY COUNTY, NEBRASKA.

ALSO LOCATED IN:

E 1/2 SW 1/4 2-13-11
SE 1/4 SW 1/4 2-13-11
NE 1/4 SW 1/4 2-13-11
W 1/2 SE 1/4 2-13-11
SW 1/4 SE 1/4 2-13-11
NW 1/4 SE 1/4 2-13-11

LEGEND

	SECTION LINE
	BOUNDARY LINE
	PROPERTY LINE
	EXISTING PROPERTY LINE
	RIGHT-OF-WAY CENTER LINE
	MEASURED DISTANCE
	RECORDED DISTANCE
	FOUND 5/8" REBAR (UNLESS OTHERWISE NOTED)
	SET 5/8" REBAR W/ CAP #607

CENTERLINE LINES		
LINE ID	DIRECTION	LENGTH
L1	S86°51'46"W	332.92'
L2	S16°54'19"W	233.02'
L3	S2°42'44"E	976.07'

CENTERLINE CURVES				
CURVE ID	RADIUS	LENGTH	CH BEARING	CHORD
C1	252.00'	395.84'	S41°51'46"W	356.38'
C2	498.00'	608.05'	S51°53'03"W	570.98'
C3	998.00'	341.71'	S07°05'47"W	340.04'



DETAIL A
SCALE: 1" = 20'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, RAVEN NORTHBROOK LLC, 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 AS SHOWN, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SARPY COUNTY POWER PARK WEST ADDITION, LOTS 1 AND OUTLOT A, AND WE DO HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT. PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, 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 AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A (5) FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN (8) EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 16-FOOT-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 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN (8) EIGHT FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN 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. AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA AND BLACK HILLS/NEBRASKA GAS UTILITY, LLC, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A (5) FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC 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, WE DO SET OUR HANDS

RAVEN NORTHBROOK LLC

SUSAN ROBLES
PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____)
COUNTY OF _____) SS

ON THIS _____ DAY OF _____, 2019, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SUSAN ROBLES, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

NOTARY PUBLIC _____

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF SARPY COUNTY POWER PARK WEST ADDITION, LOTS 1 AND OUTLOT A, WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS _____ DAY OF _____, 2019.

COUNTY SURVEYOR/ENGINEER _____

NOTES

- ALL INTERNAL LINES ARE RADIAL/PERPENDICULAR UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).
- ALL INTERNAL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ANGLES MEASURED ADJACENT TO CURVES ARE MEASURED TO THE CHORD OF SAID CURVE.
- OUTLOT A SHALL BE HELD AND MAINTAINED BY DEVELOPER.

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING ALL OF TAX LOT 3A1A1, LOCATED IN THE SOUTHWEST QUARTER, TOGETHER WITH A PORTION OF VACATED EAST 50 FOOT RIGHT-OF-WAY OF SOUTH 150TH STREET LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER, ALL IN SECTION 2, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., IN SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 2, THENCE ON THE EAST LINE OF SAID SOUTHWEST QUARTER ON AN ASSUMED BEARING OF N03°26'34"W, 50.00 FEET TO A POINT INTERSECTING SAID EAST LINE OF THE SOUTHWEST QUARTER AND THE EASTERN EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF CAPEHART ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON SAID NORTH RIGHT-OF-WAY LINE OF CAPEHART ROAD, S86°58'50"W, 1324.56 FEET; THENCE N14°41'26"W, 213.67 FEET; THENCE N02°42'44"W, 966.45 FEET; THENCE N16°54'19"E, 993.06 FEET; THENCE N86°51'46"E, 1051.21 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 150TH STREET; THENCE ON SAID EAST RIGHT-OF-WAY LINE OF SOUTH 150TH STREET, S03°38'39"E 2111.51 FEET TO A POINT INTERSECTING SAID EAST RIGHT-OF-WAY LINE OF SOUTH 150TH STREET AND SAID NORTH RIGHT-OF-WAY LINE OF CAPEHART ROAD; THENCE S86°53'09"W ON THE WESTERLY EXTENSION OF SAID NORTH RIGHT-OF-WAY LINE OF CAPEHART ROAD, 50.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 2,797.636 S1.50 SQ. FT. OR 64.225 ACRES MORE OR LESS.

APPROVAL BY CITY OF PAPIILLON ENGINEER

THE PLAT OF SARPY COUNTY POWER PARK WEST ADDITION, LOTS 1 AND OUTLOT A, WAS APPROVED BY THE PAPIILLON CITY ENGINEER,

ON THIS _____ DAY OF _____, 2019.

JEFFREY L. THOMPSON, PE, CPESC, CFM

APPROVAL BY CITY OF PAPIILLON PLANNING COMMISSION

THE PLAT OF SARPY COUNTY POWER PARK WEST ADDITION, LOTS 1 AND OUTLOT A, WAS APPROVED BY THE PAPIILLON CITY PLANNING COMMISSION,

ON THIS _____ DAY OF _____, 2019.

REBECCA HOCH, PLANNING COMMISSION CHAIRMAN

APPROVAL BY CITY OF PAPIILLON COUNCIL

THE PLAT OF SARPY COUNTY POWER PARK WEST ADDITION, LOTS 1 AND OUTLOT A, WAS APPROVED AND ACCEPTED BY THE PAPIILLON CITY COUNCIL,

ON THIS _____ DAY OF _____, 2019.

NICOLE BROWN, CITY CLERK DAVID P. BLACK, MAYOR

SARPY COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT,

ON THIS _____ DAY OF _____, 2019.

SARPY COUNTY TREASURER _____

SURVEYOR'S CERTIFICATION

I, TERRY L. ROTHANZL, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS AS NOTED HEREON HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND AT ALL CORNERS, ANGLE POINTS, AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS SARPY COUNTY POWER PARK WEST ADDITION, LOTS 1 AND OUTLOT A, BEING A PLATTING OF LAND CONTAINING ALL OF TAX LOT 3A1A1, LOCATED IN THE SOUTHWEST QUARTER, TOGETHER WITH A PORTION OF VACATED EAST 50 FOOT RIGHT-OF-WAY OF SOUTH 150TH STREET LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER, ALL IN SECTION 2, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., IN SARPY COUNTY, NEBRASKA.

TERRY L. ROTHANZL
NEBRASKA L.S. 607

DATE _____

DWG: F:\2018\3500-4000\018-3534\40-Design\AutoCAD\Final Plans\Sheets\GNCV\V_P_FPT_0183534.dwg USER: pntelwotner

DATE: Feb 11, 2019 12:20pm XREFS: TRACT MAP_1

REVISIONS DESCRIPTION

DATE

REV. NO.

2019

FINAL PLAT

SARPY COUNTY POWER PARK WEST ADDITION
LOTS 1 AND OUTLOT A
PAPIILLON, NEBRASKA

drawn by: _____
checked by: _____
approved by: _____
date: _____

SHEET
1 of 1

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