

370 NORTH

LOTS 1 THRU 17, INCLUSIVE AND OUTLOTS "A", "B", "C", "D" AND "E"

BEING A PLATTING OF PART OF THE SOUTH 1/2 OF THE SE 1/4 AND PART OF THE SW 1/4 OF SECTION 26, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

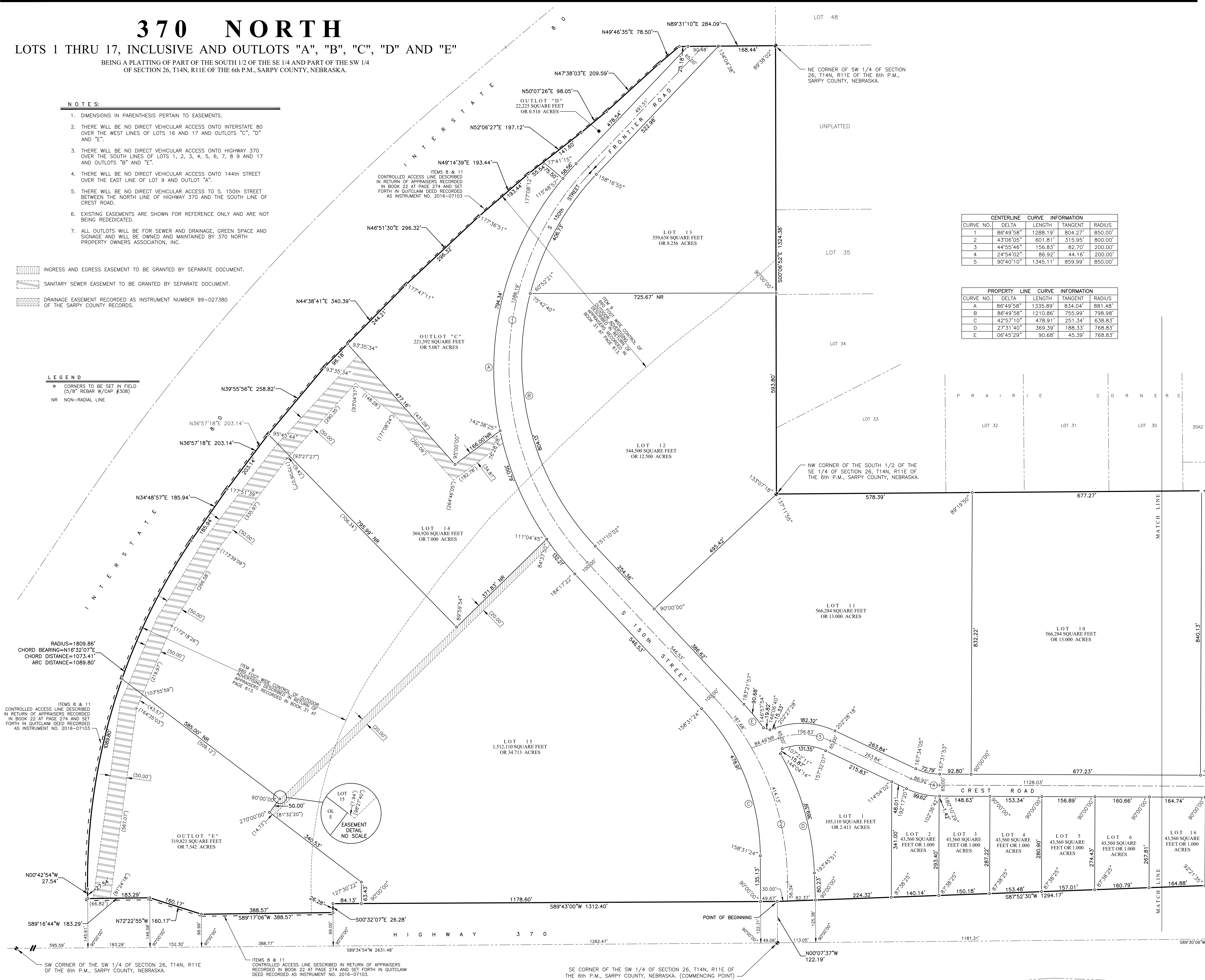
NOTES:

- DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
- THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO INTERSTATE 80 OVER THE WEST LINES OF LOTS 16 AND 17 AND OUTLOTS "C", "D" AND "E".
- THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO HIGHWAY 370 OVER THE SOUTH LINES OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 17 AND OUTLOTS "B" AND "E".
- THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO 144th STREET OVER THE EAST LINE OF LOT 9 AND OUTLOT "A".
- THERE WILL BE NO DIRECT VEHICULAR ACCESS TO S. 150th STREET BETWEEN THE NORTH LINE OF HIGHWAY 370 AND THE SOUTH LINE OF CREST ROAD.
- EXISTING EASEMENTS ARE SHOWN FOR REFERENCE ONLY AND ARE NOT BEING REDEDICATED.
- ALL OUTLOTS WILL BE FOR SEWER AND DRAINAGE, GREEN SPACE AND SIGNAGE AND WILL BE OWNED AND MAINTAINED BY 370 NORTH PROPERTY OWNERS ASSOCIATION, INC.

- INGRESS AND EGRESS EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT.
- SANITARY SEWER EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT.
- DRAINAGE EASEMENT RECORDED AS INSTRUMENT NUMBER 99-027380 OF THE SARPY COUNTY RECORDS.

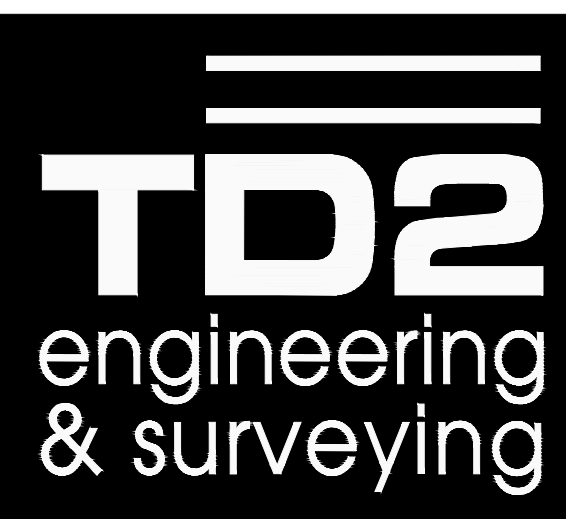
LEGEND

- CORNERS TO BE SET IN FIELD (5/8" REBAR W/CAP #308)
- NR - NON-RADIAL LINE



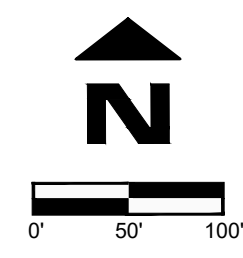
CENTERLINE CURVE INFORMATION				
CURVE NO.	DELTA	LENGTH	TANGENT	RADIUS
1	86°49'58"	1288.19'	804.27'	850.00'
2	43°06'05"	601.81'	315.95'	800.00'
3	44°55'46"	156.83'	82.70'	200.00'
4	24°54'02"	86.92'	44.16'	200.00'
5	90°40'10"	1345.11'	859.99'	850.00'

PROPERTY LINE CURVE INFORMATION				
CURVE NO.	DELTA	LENGTH	TANGENT	RADIUS
A	86°49'58"	1335.89'	834.04'	881.48'
B	86°49'58"	1210.86'	755.99'	798.98'
C	42°57'10"	478.91'	251.34'	638.83'
D	27°31'40"	369.39'	188.33'	768.83'
E	06°45'29"	90.68'	45.39'	768.83'



thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
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370 NORTH
LOTS 1 THRU 17, INCLUSIVE
AND OUTLOTS "A", "B", "C", "D" AND "E"



Revision Dates		
No.	Description	MM-DD-YY

Job No.: A1237-117A
Drawn By: RJR
Reviewed By: JDW
Date: OCTOBER 13, 2016
Book:
Page:

Sheet Title
CITY OF PAPHILLON
SARPY COUNTY
FINAL PLAT

Sheet Number
Exhibit B

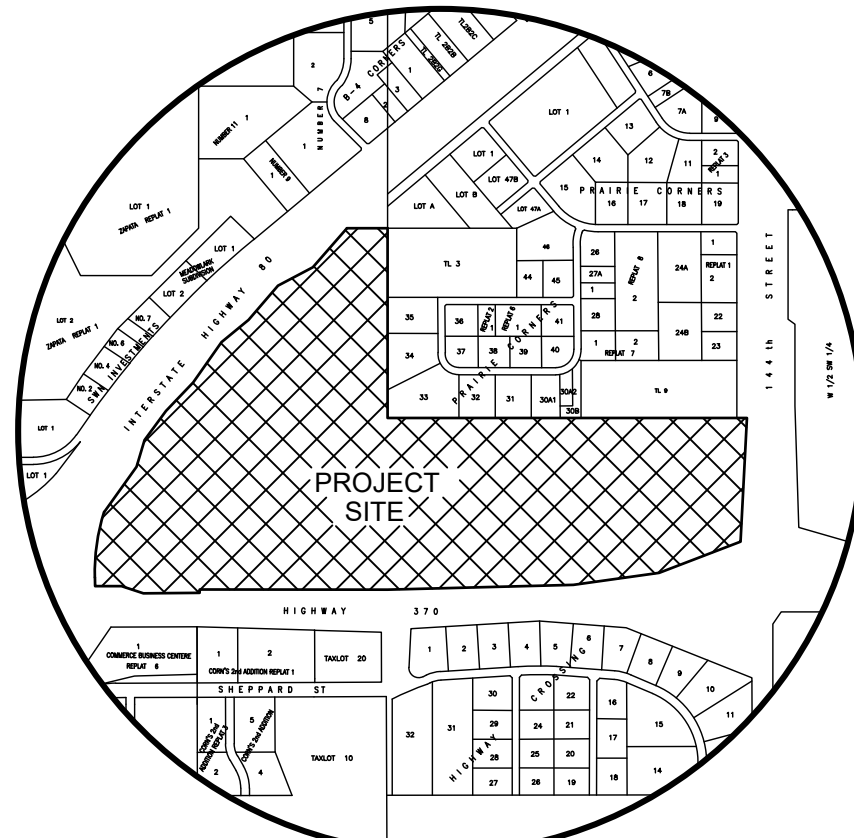
370 NORTH

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BEING A PLATTING OF PART OF THE SOUTH 1/2 OF THE SE 1/4 AND PART OF THE SW 1/4 OF SECTION 26, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

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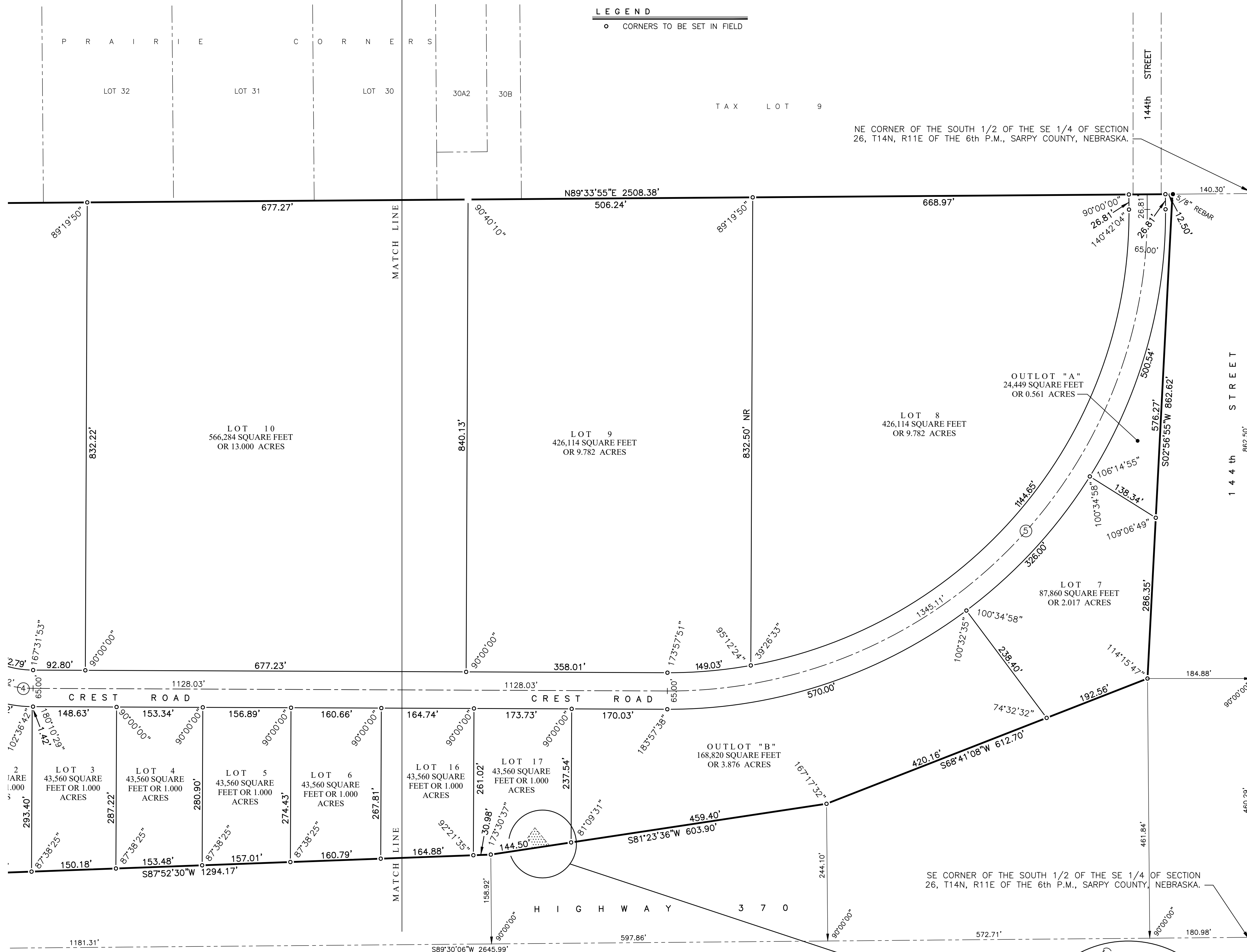


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LEGEND

○ CORNERS TO BE SET IN FIELD



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS WERE FOUND AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL POSTED WITH THE CITY OF PAPIILLON TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS 370 NORTH, LOTS 1 THRU 17, INCLUSIVE, AND OUTLOTS "A", "B", "C", "D" AND "E", BEING A PLATTING OF PART OF THE SOUTH 1/2 OF THE SE 1/4 AND PART OF THE SW 1/4 OF SECTION 26, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE SE CORNER OF SAID SW 1/4;

THENCE N00°07'37"W (ASSUMED BEARING) 122.19 FEET ON THE EAST LINE OF SAID SW 1/4 TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH LINE OF HIGHWAY 370;

THENCE S89°43'00"W 1312.40 FEET ON THE NORTH LINE OF HIGHWAY 370; THENCE S00°32'07"E 26.28 FEET ON THE NORTH LINE OF HIGHWAY 370;

THENCE S89°17'06"W 388.57 FEET ON THE NORTH LINE OF HIGHWAY 370; THENCE N72°22'55"W 160.17 FEET ON THE NORTH LINE OF HIGHWAY 370;

THENCE S89°16'44"W 183.29 FEET ON THE NORTH LINE OF HIGHWAY 370 TO THE EAST LINE OF INTERSTATE 80;

THENCE NORTHEASTERLY ON THE EAST LINE OF INTERSTATE 80 ON THE FOLLOWING DESCRIBED NINE COURSES:

THENCE N00°42'54"W 27.54 FEET;

THENCE NORTHEASTERLY ON AN 1809.86 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N16°32'07"E, CHORD DISTANCE 1073.41 FEET, AN ARC DISTANCE OF 1089.80 FEET;

THENCE N34°48'57"E 185.94 FEET; THENCE N36°57'18"E 203.14 FEET;

THENCE N39°55'56"E 258.82 FEET; THENCE N44°38'41"E 340.39 FEET;

THENCE N46°51'30"E 296.32 FEET; THENCE N49°14'39"E 193.44 FEET;

THENCE N52°06'27"E 197.12 FEET; THENCE N50°07'26"E 98.05 FEET;

THENCE N47°38'03"E 209.59 FEET;

THENCE N49°46'35"E 78.50 FEET TO THE NORTH LINE OF SAID SW 1/4;

THENCE N89°31'10"E 284.09 FEET ON THE NORTH LINE OF SAID SW 1/4 TO THE NE CORNER THEREOF;

THENCE S00°06'52"E 1324.38 FEET ON THE EAST LINE OF SAID SW 1/4 TO THE NW CORNER OF THE SOUTH 1/2 OF THE SE 1/4 OF SAID SECTION 26;

THENCE N89°33'55"E 2508.38 FEET ON THE NORTH LINE OF SAID SOUTH 1/2 TO THE WEST LINE OF HIGHWAY 50;

THENCE SOUTHWESTERLY ON THE WEST LINE OF HIGHWAY 50 AND ON THE NORTH LINE OF HIGHWAY 370 ON THE FOLLOWING DESCRIBED FOUR COURSES:

THENCE S02°56'55"W 862.62 FEET; THENCE S68°41'08"W 612.70 FEET; THENCE S81°23'36"W 603.90 FEET;

THENCE S87°52'30"W 1294.17 FEET TO THE POINT OF BEGINNING.

OCTOBER 13, 2016
DATE:

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, DOWD GRAIN COMPANY, INC., A NEBRASKA CORPORATION OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS 370 NORTH, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURY LINK QC 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 ACROSS: A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LOT LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOT IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP OF LAND WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES. PERPETUAL EASEMENTS ARE HEREBY GRANTED TO THE CITY OF PAPIILLON AND BLACK HILL/NEBRASKA GAS UTILITY, L.L.C. 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 FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS.

NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME WAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH AFORESAID USES OR RIGHTS HEREIN GRANTED.

DOWD GRAIN COMPANY, INC.,
A NEBRASKA CORPORATION

BY: _____
DUANE J. DOWD, PRESIDENT

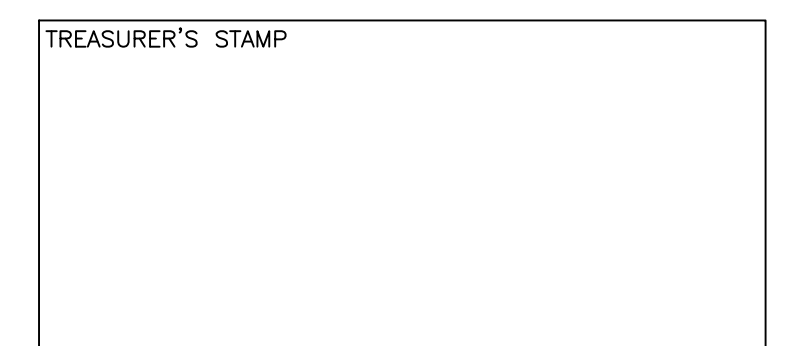
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2017 BY DUANE J. DOWD, PRESIDENT OF DOWD GRAIN COMPANY, INC., A NEBRASKA CORPORATION ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC

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 ____ DAY OF _____, 2017.



APPROVAL BY PAPIILLON CITY PLANNING COMMISSION

THIS PLAT OF 370 NORTH WAS APPROVED BY THE PAPIILLON CITY PLANNING COMMISSION, OF THE CITY OF PAPIILLON, NEBRASKA ON THIS ____ DAY OF _____, 2017.

MICHAEL MALLORY, CHAIRMAN

APPROVAL OF PAPIILLON CITY COUNCIL

THIS PLAT OF 370 NORTH WAS APPROVED AND ACCEPTED BY THE PAPIILLON CITY COUNCIL, OF THE CITY OF PAPIILLON, NEBRASKA ON THIS ____ DAY OF _____, 2017, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

ELIZABETH BUTLER, CITY CLERK

DAVID P. BLACK, MAYOR

APPROVAL BY PAPIILLON CITY ENGINEER

THIS PLAT OF 370 NORTH WAS APPROVED BY THE PAPIILLON CITY ENGINEER OF THE CITY OF PAPIILLON, NEBRASKA ON THIS ____ DAY OF _____, 2017.

JEFFREY L. THOMPSON, PE, CPESC, CFM
PAPIILLON CITY ENGINEER

REVIEW BY THE SARPY COUNTY PUBLIC WORKS

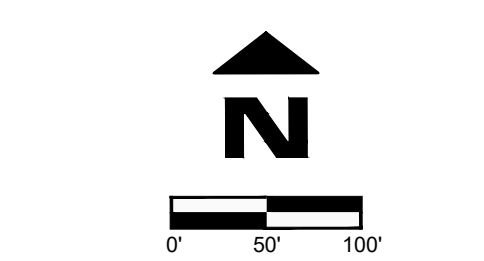
THIS PLAT OF 370 NORTH WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS ____ DAY OF _____, 2017.

COUNTY SURVEYOR/ENGINEER



thompson, dreessen & dornier, inc.
10836 Old Mill Rd
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Revision Dates

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Exhibit B