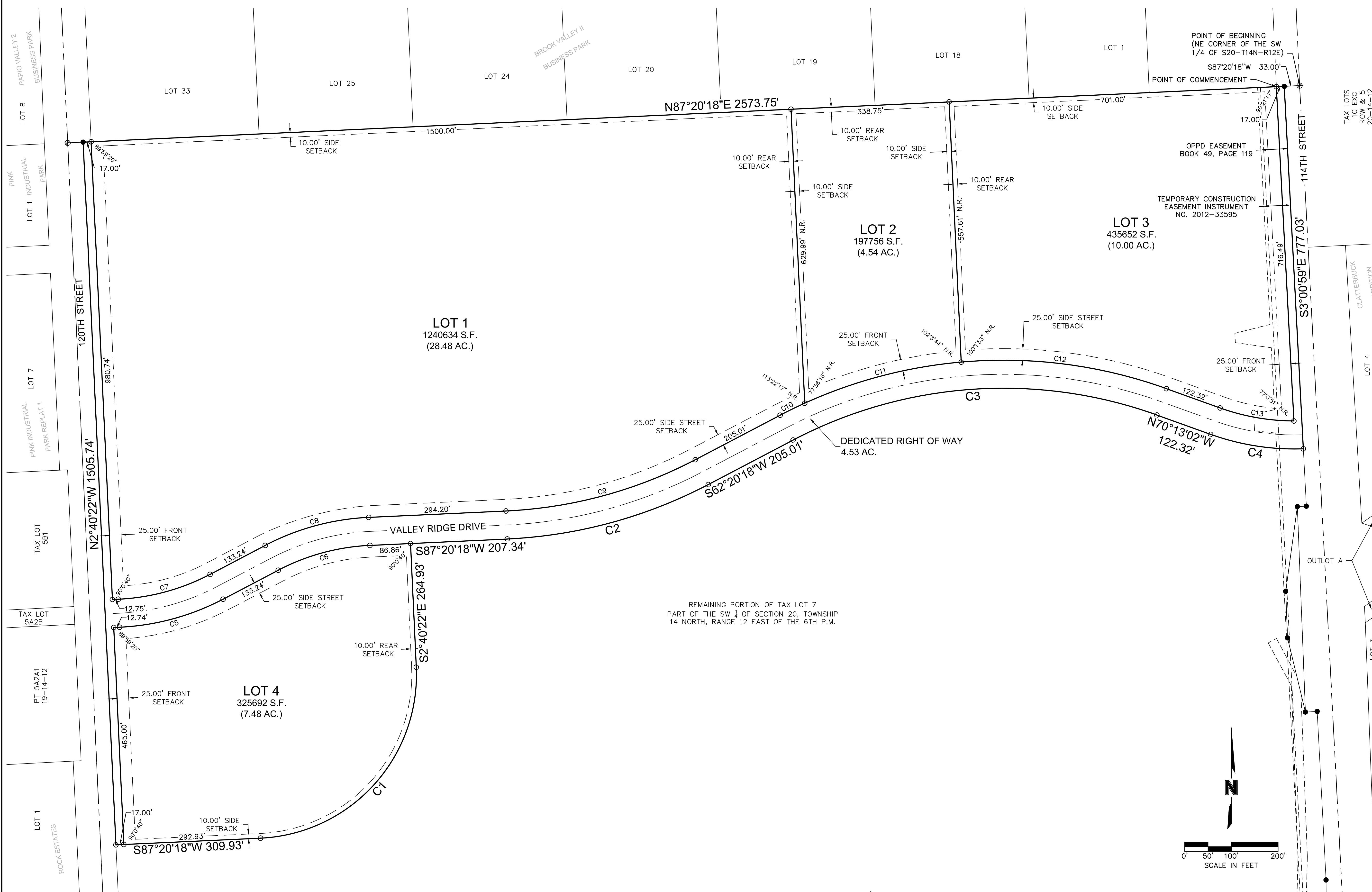


# THRASHER ADDITION

## LOTS 1 THRU 4

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20,  
TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, GNT PROPERTIES, LLC, OWNER'S OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATION 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 THRASHER ADDITION, LOTS 1 THRU 4 (LOTS NUMBERED AS SHOWN), 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 ALL 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 HEREBY 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 ANY NATURAL GAS PROVIDER, AND 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 (5') FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL OUL-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

GNT PROPERTIES, LLC

GREG THRASHER  
MEMBER

### ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA )  
COUNTY OF SARPY ) SS )  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GREG THRASHER, 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 \_\_\_\_\_

### SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

SARPY COUNTY TREASURER \_\_\_\_\_

### REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF THRASHER ADDITION, LOTS 1 THRU 4, WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

COUNTY SURVEYOR/ENGINEER \_\_\_\_\_

### APPROVAL BY PAPIILLION CITY COUNCIL

THE PLAT OF THRASHER ADDITION LOTS 1 THRU 4 WAS APPROVED AND ACCEPTED BY THE PAPIILLION CITY COUNCIL,  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

ELIZABETH BUTLER, CITY CLERK      DAVID P. BLACK, MAYOR

### APPROVAL BY PAPIILLION CITY ENGINEER

THE PLAT OF THRASHER ADDITION, LOTS 1 THRU 4, WAS APPROVED BY THE PAPIILLION CITY ENGINEER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

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

### APPROVAL BY PAPIILLION CITY PLANNING COMMISSION

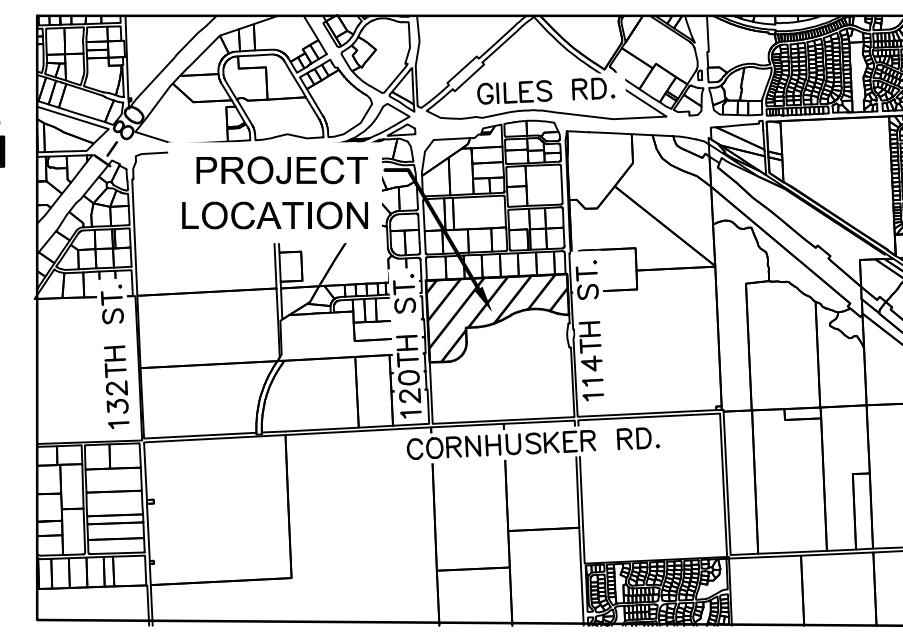
THE PLAT OF THRASHER ADDITION LOTS 1 THRU 4 WAS APPROVED BY THE PAPIILLION CITY PLANNING COMMISSION,  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

MICHAEL MALLORY, PLANNING COMMISSION CHAIRMAN

CURVE ID	RADIUS (FT)	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	350.00	549.85	S42°19'58"W	495.02
C2	1030.00	449.42	S74°50'18"W	445.87
C3	970.00	803.22	S86°03'38"W	780.47
C4	530.00	201.89	S81°07'47"E	200.67
C5	530.00	231.26	N74°50'18"E	229.43
C6	470.00	205.08	N74°50'18"E	203.45
C7	470.00	205.08	N74°50'18"E	203.45
C8	530.00	231.26	N74°50'18"E	229.43
C9	970.00	423.24	N74°50'18"E	419.89
C10	1030.00	58.56	N63°58'01"E	58.56
C11	1030.00	348.05	N75°16'34"E	346.39
C12	1030.00	446.30	S82°37'49"E	442.82
C13	470.00	161.00	S80°01'50"E	160.21

### NOTES

- ALL EASEMENTS REQUIRED SHALL BE DEDICATED UNDER SEPARATE DOCUMENT.
- ALL INTERIOR ANGLES ARE 90° UNLESS SHOWN OTHERWISE.



FRONT	25'
INTERIOR SIDE	10'
STREET SIDE	25'
REAR	10'

### LEGEND

- PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- SECTION LINE
- EXISTING EASEMENT LINE
- ROAD CENTERLINE
- FOUND SECTION CORNER
- PROPERTY CORNER TO BE SET
- FOUND PROPERTY CORNER
- NON-RADIAL LINE

### SURVEYOR'S CERTIFICATE

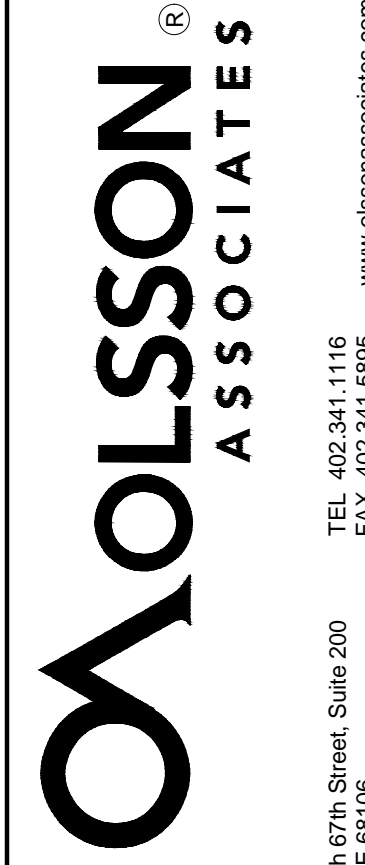
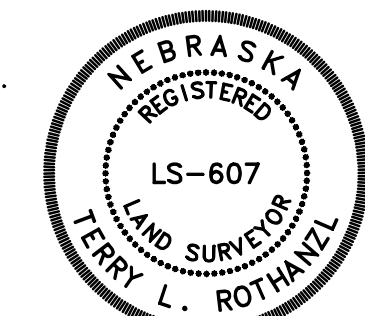
I HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS MADE UNDER MY DIRECT SUPERVISION FOR THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF THE BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE END OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS THRASHER ADDITION, LOTS 1 THRU 4, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WESTERLY ON THE NORTH LINE OF SAID SOUTHWEST QUARTER ON AN ASSUMED BEARING OF S87°20'18"W, 33.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 114TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S03°00'59"E ON SAID WEST RIGHT-OF-WAY LINE, 777.03 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE ON A 530.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 201.89 FEET (LONG CHORD BEARS N81°07'47"W, 200.67 FEET); THENCE N70°13'02"W, 122.32 FEET TO A POINT OF CURVATURE; THENCE ON A 970.00 FOOT CURVE TO THE LEFT, AN ARC LENGTH OF 803.22 FEET (LONG CHORD BEARS S86°03'38"W, 780.47 FEET); THENCE S62°20'18"W, 205.01 FEET TO A POINT OF CURVATURE; THENCE ON A 1030.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 449.42 FEET (LONG CHORD BEARS S74°50'18"W, 445.87 FEET); THENCE S87°20'18"W, 207.34 FEET; THENCE S02°40'22"E, 264.93 FEET TO A POINT OF CURVATURE; THENCE ON A 350.00 FOOT RADIUS CURVE TO THE RIGHT; AN ARC LENGTH OF 549.85 FEET (LONG CHORD BEARS S42°19'58"W, 495.02 FEET); THENCE S87°20'18"W, 309.93 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 120TH STREET; THENCE N02°40'22"W ON SAID EAST RIGHT-OF-WAY LINE, 1505.74 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTHEAST QUARTER; THENCE N87°20'18"E ON SAID NORTH LINE, 2573.75 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 2,397,009.05 SQ. FT. OR 55.038 ACRES MORE OR LESS.

DATE \_\_\_\_\_  
TERRY L. ROTHANZL  
NEBRASKA R.L.S. 607



2111 South 67th Street, Suite 200  
Omaha, NE 68138  
TEL: 402.341.1116  
FAX: 402.341.1886  
www.ooneilassociates.com

REV. NO.	DATE	REVISION DESCRIPTION

FINAL PLAT  
THRASHER ADDITION  
LOTS 1 THRU 4  
2016

PAPIILLION, NEBRASKA

drawn by: KSB  
checked by: ERG  
approved by: TLR  
GAC/OC by: TLR  
project no.: 015-2843  
drawing no.:  
date: 5.16.16  
SHEET  
1 of 1