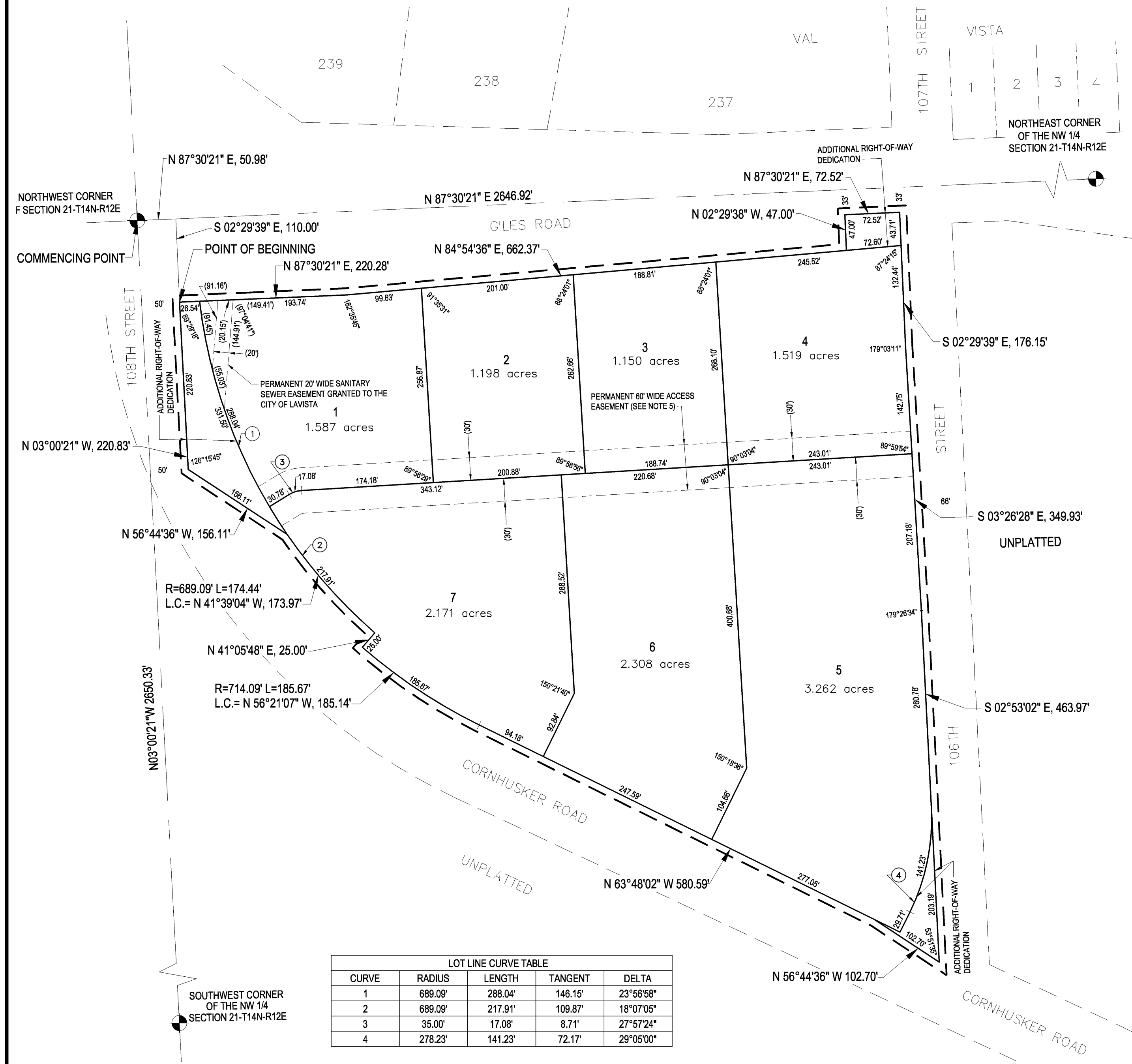
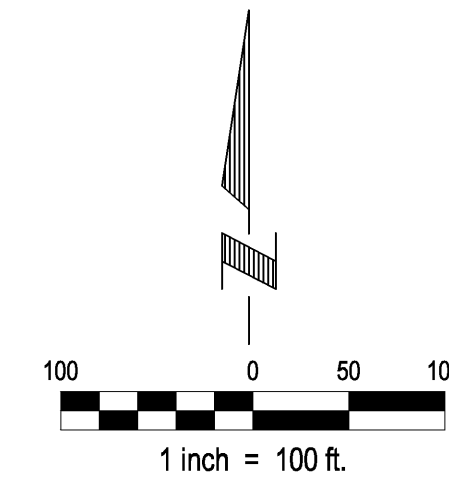


PORTAL PLAZA

LOTS 1 THRU 7 INCLUSIVE

Being a platting of part of Tax Lot 1, a tax lot located in the NW1/4 of Section 21; and also together with part of the abandoned Missouri Pacific Railroad right-of-way located in said NW1/4 of Section 21; and also together with part of the Union Pacific Railroad right-of-way located in said NW1/4 of Section 21; all located in Township 14 North, Range 12 East of the 6TH, P.M., Sarpy County, Nebraska.



LOT LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	689.09'	288.04'	146.15'	23°58'58"
2	689.09'	217.91'	109.87'	18°07'05"
3	35.00'	17.08'	8.71'	27°57'24"
4	278.23'	141.23'	72.17'	29°05'00"

NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
- ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
- ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO GILES ROAD FROM ANY LOTS ABUTTING SAID STREETS.
- PERMANENT 60' WIDE INGRESS & EGRESS EASEMENT GRANTED TO THE OWNERS OF LOTS 1 THRU 7 INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS AND TO THEIR GUESTS AND INVITEES.

Surveyor's Certificate

I hereby certify that I have made a ground survey of the subdivision described herein and that all dimensions have been computed for all Lots and Streets in PORTAL PLAZA (the lots numbered as shown) being a platting of part of Tax Lot 1, a tax lot located in the NW1/4 of Section 21; and also together with part of the abandoned Missouri Pacific Railroad right-of-way located in said NW1/4 of Section 21; and also together with part of the Union Pacific Railroad right-of-way located in said NW1/4 of Section 21; all located in Township 14 North, Range 12 East of the 6TH, P.M., Sarpy County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said Section 21, said point also being the Northwest corner of said Tax Lot 1; thence N87°30'21"E (assumed bearing) along the North line of said Section 21, said line also being said North line of Tax Lot 1, a distance of 50.98 feet; thence S02°29'39"E, a distance of 110.00 feet to the point of intersection of the Southerly right-of-way line of Giles Road and the East right-of-way line of 106th Street, said point also being the point of beginning; thence Easterly along said Southerly right-of-way line of Giles Road on the following described courses; thence N87°30'21"E, a distance of 220.28 feet; thence N84°54'36"E, a distance of 662.37 feet; thence N02°29'38"W, a distance of 47.00 feet; thence N87°30'21"E, a distance of 75.52 feet to the point of intersection of said Southerly right-of-way line of Giles Road and the West right-of-way line of 106th Street; thence S02°29'39"E along said West right-of-way line of 106th Street, a distance of 176.15 feet; thence S03°28'28"E along said West right-of-way line of 106th Street, a distance of 349.93 feet; thence S02°53'02"E along said West right-of-way line of 106th Street, a distance of 463.97 feet to the point of intersection of said West right-of-way line of 106th Street and the Northern right-of-way line of said Union Pacific Railroad; thence N68°44'36"W along said Northern right-of-way line of the Union Pacific Railroad, a distance of 102.70 feet; thence N63°48'02"W, a distance of 580.59 feet; thence Northwest on a curve to the right with a radius of 714.09 feet, a distance of 185.67 feet, said curve having a long chord which bears N56°21'07"W, a distance of 185.14 feet; thence N41°05'48"E, a distance of 25.00 feet; thence Northwest on a curve to the right with a radius of 689.09 feet, a distance of 174.44 feet, said curve having a long chord which bears N41°39'04"W, a distance of 173.97 feet to a point on said Northern right-of-way line of the Union Pacific Railroad; thence N56°44'36"W along said Northern right-of-way line of the Union Pacific Railroad, a distance of 156.11 feet to the point of intersection of said East right-of-way line of 106th Street and said Northern right-of-way line of the Union Pacific Railroad; thence N03°00'21"W along said East right-of-way line of 106th Street, a distance of 220.83 feet to the point of beginning.

Said tract of land contains an area of 595,683 square feet or 13.675 acres, more or less.

ROBERT CLARK, L.S. 419

DATE

DEDICATION

Know all men by these presents that We, GILES ROAD NO. 2, 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 and named as shown, said subdivision to be hereafter known as PORTAL PLAZA (Lots to be numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, Qwest Communications 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, 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 including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') 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 sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded, and we further grant a perpetual easement to the City of Papillion and Aquila, Inc., 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 five-foot (5') wide strip of land abutting all 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 hand this _____ day of _____, _____.

GILES ROAD NO. 2, LLC

George W. Venteicher, Managing Member

APPROVAL OF PAPILLION MUNICIPAL ENGINEER

This subdivision of PORTAL PLAZA was approved by the Papillion City Engineer.

Papillion City Engineer _____ Date _____

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 On this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for said County, personally came George W. Venteicher, managing member of Giles Road No. 2, LLC, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said corporation.
 WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public _____

APPROVAL BY PAPILLION CITY COUNCIL

This subdivision of PORTAL PLAZA was approved by the City Council of the City of Papillion, Nebraska.

Mayor _____ Date _____

ATTEST
 City Clerk _____

APPROVAL OF PAPILLION PLANNING COMMISSION

This subdivision of PORTAL PLAZA was approved by the Papillion Planning Commission.

Chairman, Papillion Planning Commission _____ Date _____

REVIEW OF SARPY COUNTY SURVEYOR

This plat of PORTAL PLAZA was reviewed by the office of the Sarpy County Surveyor.

Sarpy County Surveyor _____ Date _____

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.

County Treasurer _____ Date _____

E&A CONSULTING GROUP, INC.
 ENGINEERS • PLANNERS • SURVEYORS

7139 SOUTH 28TH STREET, SUITE D
 LINCOLN, NE 68516-5841
 PHONE: (402) 426-7217
 FAX: (402) 426-7218

12001 Q STREET
 OMAHA, NE 68137
 PHONE: (402) 885-4700
 FAX: (402) 885-3589

PORTAL PLAZA
 PAPILLION, NEBRASKA

FINAL PLAT

Proj No:	9917501	Revisions	(N)
Date:	11-17-04	Date	
Designed By:	MAW		
Drawn By:	TRH		
Scale:	1" = 100'		
Sheet	1	of	1