2007-05697

COUNTER P C.E. P
VERIFY LM-P D.E. LM
PROOF
FEES $ 21.00
CHECK #
CHG EACG CASH
REFUND CREDIT
SHORT NCR

Filed for Record 2-27-07 at 11:58A M
Instrument # 2007 05697
Lloyd J. Dowding Register of Deeds Sarpy Co., NE

PORTAL PLAZA SOUTH

LOT 1 THRU 10 INCLUSIVE & OUTLOT "A"

BEING A PLATTING OF A TRACT OF LAND LOCATED IN PART OF THE EAST 1/2 OF THE NW1/4 OF SECTION 21; AND ALSO TOGETHER WITH PART OF TAX LOT 2, A TAX LOT LOCATED IN THE WEST 1/2 OF SAID NW1/4 OF SECTION 21; AND ALSO TOGETHER WITH PART OF TAX LOT B, A TAX LOT LOCATED IN SAID EAST 1/2 OF THE NW1/4 OF SECTION 21; AND ALSO TOGETHER WITH PART OF TAX LOT C, A TAX LOT LOCATED IN THE WEST 1/2 OF THE WEST 1/2 OF THE NE1/4 OF SAID SECTION 21; AND ALSO TOGETHER WITH PART OF TAX LOT 7, A TAX LOT LOCATED IN THE SW1/4 OF SAID SECTION 21; AND ALSO TOGETHER WITH PART OF TAX LOT A, A TAX LOT LOCATED IN SAID WEST 1/2 OF THE NW1/4 OF SECTION 21; AND ALSO TOGETHER WITH PART OF SAID WEST 1/2 OF THE WEST 1/2 OF THE NE1/4 OF SECTION 21; AND ALSO TOGETHER WITH PART OF THE ABANDONED UNION PACIFIC RAILROAD RIGHT-OF-WAY; AND ALSO TOGETHER WITH PART OF THE ABANDONED MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

DEDICATION

Know all men by these presents that We, The Venteicher, 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 SOUTH (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 10TH day of Nov., 2006.

THE VENTEICHER, LLC

By: George W. Venteicher, Managing Member

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

On this 10TH day of Nov. 2006, before me, the undersigned, a Notary Public in and for said County, personally came George W. Venteicher, Managing Member of THE VENTEICHER, LLC, to me 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 said officer of said LLC.

Homer R. Hunt
Notary Public

A GENERAL NOTARY-State of Nebraska HOMER R. HUNT My Comm. Exp. April 30, 2007

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN PORTAL PLAZA SOUTH (THE LOTS NUMBERED AS SHOWN), BEING A PLATTING OFA TRACT OF LAND LOCATED IN PART OF THE EAST 1/2 OF THE NW1/4 OF SECTION 21; AND ALSO TOGETHER WITH PART OF TAX LOT 2, A TAX LOT LOCATED IN THE WEST 1/2 OF SAID NW1/4 OF SECTION 21; AND ALSO TOGETHER WITH PART OF TAX LOT B, A TAX LOT LOCATED IN SAID EAST 1/2 OF THE NW1/4 OF SECTION 21; AND ALSO TOGETHER WITH PART OF TAX LOT C , A TAX LOT LOCATED IN THE WEST 1/2 OF THE WEST 1/2 OF THE NE1/4 OF SAID SECTION 21; AND ALSO TOGETHER WITH PART OF TAX LOT 7, A TAX LOT LOCATED IN THE SW1/4 OF SAID SECTION 21; AND ALSO TOGETHER WITH PART OF TAX LOT A, A TAX LOT LOCATED IN SAID WEST 1/2 OF THE NW1/4 OF SECTION 21; AND ALSO TOGETHER WITH PART OF SAID WEST 1/2 OF THE WEST 1/2 OF THE NE1/4 OF SECTION 21; AND ALSO TOGETHER WITH PART OF THE ABANDONED UNION PACIFIC RAILROAD RIGHT-OF-WAY; AND ALSO TOGETHER WITH PART OF THE ABANDONED MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

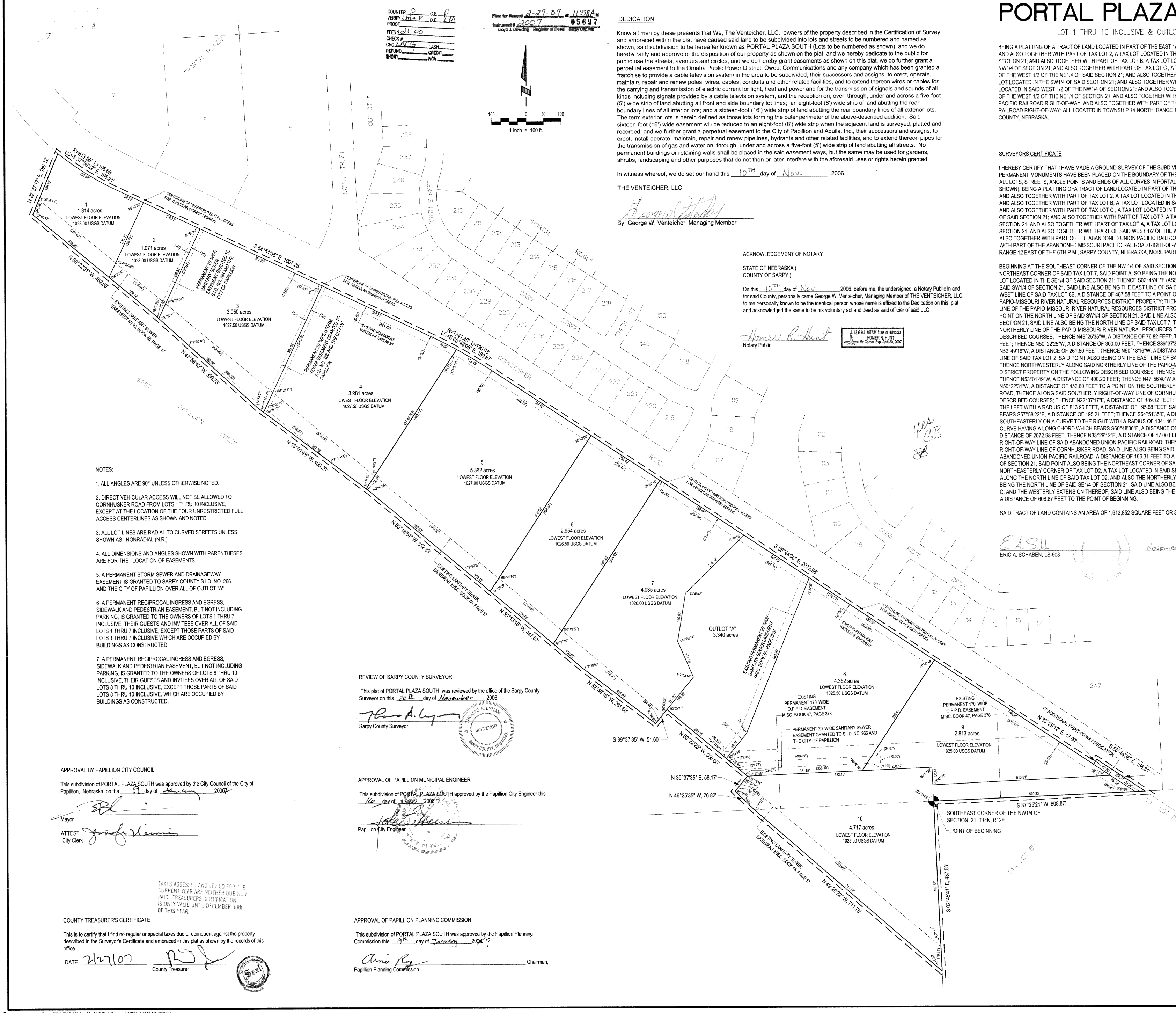
BEGINNING AT THE SOUTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 21, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TAX LOT 7, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TAX LOT 8B, A TAX LOT LOCATED IN THE SE1/4 OF SAID SECTION 21; THENCE S02°45'41"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SW1/4 OF SECTION 21, SAID LINE ALSO BEING THE EAST LINE OF SAID TAX LOT 7, SAID LINE ALSO BEING THE WEST LINE OF SAID TAX LOT 8B, A DISTANCE OF 487.58 FEET TO A POINT ON THE NORTHERLY LINE OF PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT PROPERTY; THENCE N49°20'22"W ALONG SAID NORTHERLY LINE OF THE PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT PROPERTY, A DISTANCE OF 711.78 FEET TO A POINT ON THE NORTH LINE OF SAID SW1/4 OF SECTION 21, SAID LINE ALSO BEING THE SOUTH LINE OF SAID NW1/4 OF SECTION 21, SAID LINE ALSO BEING THE NORTH LINE OF SAID TAX LOT 7; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE OF THE PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT PROPERTY ON THE FOLLOWING DESCRIBED COURSES; THENCE N46°25'35"W, A DISTANCE OF 76.82 FEET; THENCE N39°37'35"E, A DISTANCE OF 56.17 FEET; THENCE N50°22'25"W, A DISTANCE OF 300.00 FEET; THENCE S39°37'35"W, A DISTANCE OF 51.60 FEET; THENCE N52°49'16"W, A DISTANCE OF 261.60 FEET; THENCE N50°18'16"W, A DISTANCE OF 447.67 FEET TO A POINT ON THE EAST LINE OF SAID TAX LOT 2, SAID POINT ALSO BEING ON THE EAST LINE OF SAID WEST1/2 OF THE NW1/4 OF SECTION 21; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE OF THE PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT PROPERTY ON THE FOLLOWING DESCRIBED COURSES; THENCE N50°18'54"W, A DISTANCE OF 352.33 FEET; THENCE N53°01'49"W, A DISTANCE OF 400.20 FEET; THENCE N47°56'40"W A DISTANCE OF 399.78 FEET; THENCE N50°22'31"W, A DISTANCE OF 452.60 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CORNHUSKER ROAD, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CORNHUSKER ROAD ON THE FOLLOWING DESCRIBED COURSES; THENCE N22°37'17"E, A DISTANCE OF 189.12 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 813.95 FEET, A DISTANCE OF 195.68 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S57°58'22"E, A DISTANCE OF 195.21 FEET; THENCE S64°51'35"E, A DISTANCE OF 1007.23 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 1341.46 FEET, A DISTANCE OF 190.03 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S60°48'06"E, A DISTANCE OF 189.87 FEET; THENCE S56°44'36"E, A DISTANCE OF 2072.98 FEET; THENCE N33°29'12"E, A DISTANCE OF 17.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ABANDONED UNION PACIFIC RAILROAD; THENCE S56°44'36"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CORNHUSKER ROAD, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID ABANDONED UNION PACIFIC RAILROAD, A DISTANCE OF 166.31 FEET TO A POINT ON THE SOUTH LINE OF SAID NE1/4 OF SECTION 21, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TAX LOT C, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF TAX LOT D2, A TAX LOT LOCATED IN SAID SE1/4 OF SECTION 21; THENCE S87°25'21"W ALONG THE NORTH LINE OF SAID TAX LOT D2, AND ALSO THE NORTHERLY LINE OF SAID TAX LOT 8B, SAID LINE ALSO BEING THE NORTH LINE OF SAID SE1/4 OF SECTION 21, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID TAX LOT C, AND THE WESTERLY EXTENSION THEREOF, SAID LINE ALSO BEING THE SOUTH LINE OF SAID NE1/4 OF SECTION 21, A DISTANCE OF 608.87 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 1,613,852 SQUARE FEET OR 37.049 ACRES, MORE OR LESS.

E.A.S.

ERIC A. SCHABEN, LS-608

November 8, 2006
DATE



NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO CORNHUSKER ROAD FROM LOTS 1 THRU 10 INCLUSIVE, EXCEPT AT THE LOCATION OF THE FOUR UNRESTRICTED FULL ACCESS CENTERLINES AS SHOWN AND NOTED.

3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).

4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

5. A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED TO SARPY COUNTY S.I.D. NO. 266 AND THE CITY OF PAPILLION OVER ALL OF OUTLOT "A".

6. A PERMANENT RECIPROCAL INGRESS AND EGRESS, SIDEWALK AND PEDESTRIAN EASEMENT, BUT NOT INCLUDING PARKING, IS GRANTED TO THE OWNERS OF LOTS 1 THRU 7 INCLUSIVE, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 1 THRU 7 INCLUSIVE, EXCEPT THOSE PARTS OF SAID LOTS 1 THRU 7 INCLUSIVE WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.

7. A PERMANENT RECIPROCAL INGRESS AND EGRESS, SIDEWALK AND PEDESTRIAN EASEMENT, BUT NOT INCLUDING PARKING, IS GRANTED TO THE OWNERS OF LOTS 8 THRU 10 INCLUSIVE, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 8 THRU 10 INCLUSIVE, EXCEPT THOSE PARTS OF SAID LOTS 8 THRU 10 INCLUSIVE, WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.

REVIEW OF SARPY COUNTY SURVEYOR

This plat of PORTAL PLAZA SOUTH was reviewed by the office of the Sarpy County Surveyor on this 20TH day of November 2006.

Sarpy County Surveyor

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

APPROVAL BY PAPILLION CITY COUNCIL

This subdivision of PORTAL PLAZA SOUTH was approved by the City Council of the City of Papillion, Nebraska, on the 9 day of January 2007

Mayor

ATTEST
City Clerk

APPROVAL OF PAPILLION MUNICIPAL ENGINEER

This subdivision of PORTAL PLAZA SOUTH approved by the Papillion City Engineer this 16 day of Jan 2007

Papillion City Engineer

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

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.

DATE 2/27/07

County Treasurer

APPROVAL OF PAPILLION PLANNING COMMISSION

This subdivision of PORTAL PLAZA SOUTH was approved by the Papillion Planning Commission this 19th day of January 2007

Papillion Planning Commission

Chairman,

E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES
330 NORTH 117TH STREET OMAHA, NE 68154
PHONE: (402) 895-4700 FAX: (402) 895-3599
www.eacg.com

PORTAL PLAZA SOUTH
PAPILLION, NEBRASKA

FINAL PLAT

Proj No:	99175.30
Date:	5/15/2006
Designed By:	MAW
Drawn By:	LDD
Scale:	1" = 100'
Sheet	1 of 1

Revisions: No / Date

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