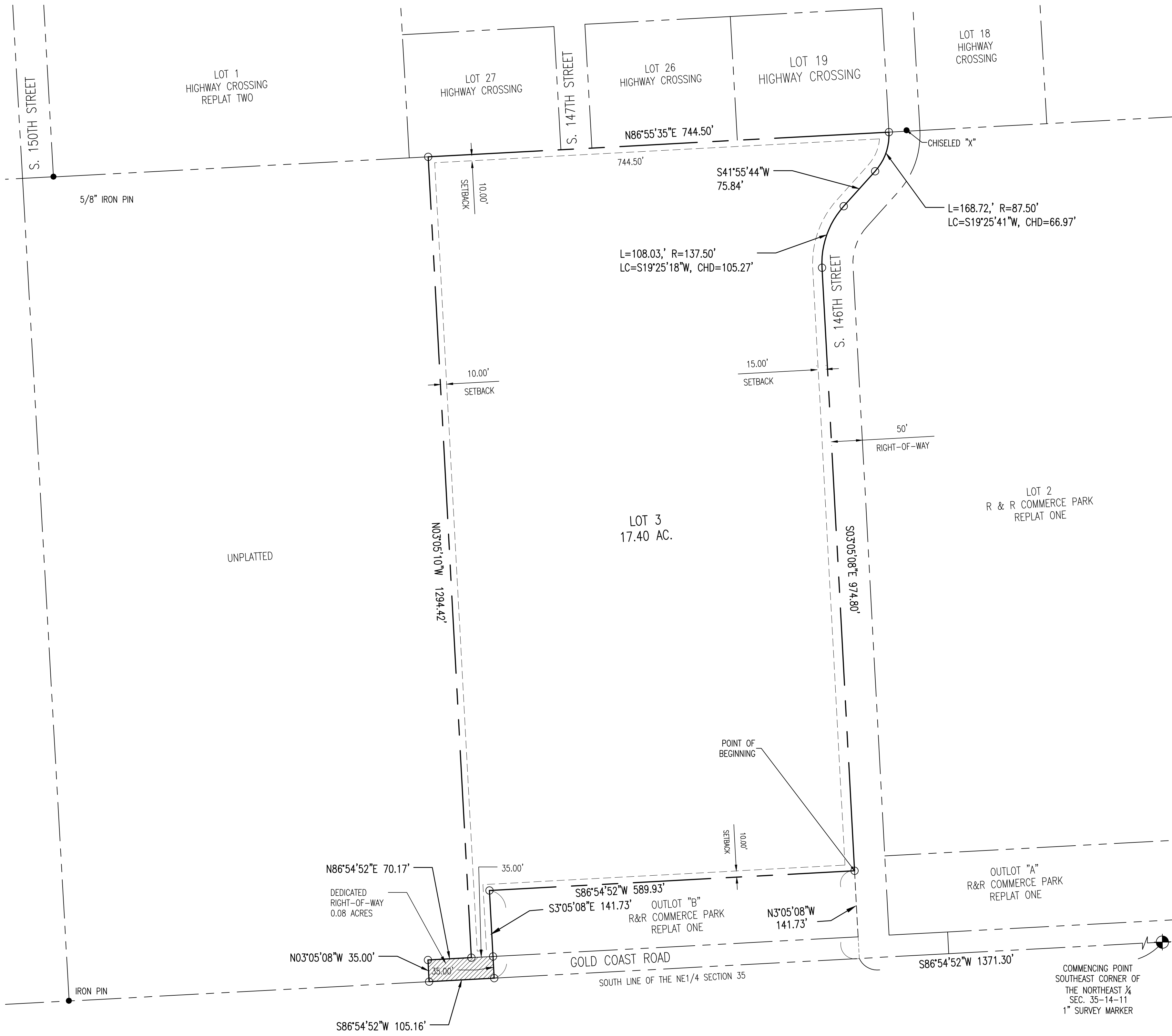


**FINAL PLAT**  
**R & R COMMERCE PARK LOT 3**  
 LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 35,  
 TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., CITY OF PAPILLION, SARPY COUNTY, NEBRASKA



**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE S86°54'52"W (ASSUMED BEARING), ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 35, A DISTANCE OF 1371.30 FEET; THENCE N03°05'08"W, A DISTANCE OF 141.73 FEET TO THE NORTHEAST CORNER OF OUTLOT "B"; R & R COMMERCE PARK REPLAT ONE SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 146TH STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE S86°54'52"W ALONG THE NORTH LINE OF SAID OUTLOT "B"; A DISTANCE OF 589.93 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "B"; THENCE S03°05'08"E, ALONG THE WEST LINE OF SAID OUTLOT "B", A DISTANCE OF 141.73 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF GOLD COAST ROAD; THENCE S86°54'52"W, ALONG THE WESTERLY EXTENSION OF SAID SOUTH RIGHT-OF-WAY LINE OF GOLD COAST ROAD, A DISTANCE OF 105.16 FEET; THENCE N03°05'08"W, A DISTANCE OF 35.00 FEET; THENCE N86°54'52"E, A DISTANCE OF 70.17 FEET; THENCE N03°05'10"W, A DISTANCE OF 1294.42 FEET TO A POINT ON THE SOUTH LINE OF LOT 27, HIGHWAY CROSSING, A SUBDIVISION LOCATED IN SAID SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 35; THENCE N86°55'35"E ALONG SAID SOUTH LINE OF LOT 27, LOT 26 AND LOT 19, HIGHWAY CROSSING, ALSO THE SOUTH END OF THE SOUTH 147TH STREET RIGHT-OF-WAY, A DISTANCE OF 744.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19, HIGHWAY CROSSING, SAID POINT ALSO BEING A POINT ON SAID WEST RIGHT-OF-WAY LINE OF SOUTH 146TH STREET; THENCE ALONG SAID WEST LINE OF SOUTH 146TH STREET ON THE FOLLOWING (4) DESCRIBED COURSES: (1) THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 87.50 FEET AND A LENGTH OF 168.72 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S19°25'41"W, A DISTANCE OF 66.97 FEET; (2) THENCE S41°55'44"W, A DISTANCE OF 75.84 FEET; (3) THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 137.50 FEET AND A LENGTH OF 108.03 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S19°25'18"W, A DISTANCE OF 105.27 FEET; (4) THENCE S03°05'08"E, A DISTANCE OF 974.80 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 761304 SQUARE FEET OR 17.48 ACRES, MORE OR LESS, WHICH INCLUDES 3,680 SQUARE FEET, OR 0.08 ACRES OF DEDICATED GOLD COAST ROAD.

**APPROVAL BY CITY OF PAPILLION ENGINEER**

THE PLAT OF R & R COMMERCE PARK, LOT 3 WAS APPROVED BY THE PAPILLION CITY ENGINEER.  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

JEFFREY L. THOMPSON, PE, CPESC, CFM

**APPROVAL BY CITY OF PAPILLION PLANNING COMMISSION**

THE PLAT OF R & R COMMERCE PARK, LOT 3 WAS APPROVED BY THE PAPILLION CITY PLANNING COMMISSION.  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

REBECCA HOCH, PLANNING COMMISSION CHAIRMAN

**APPROVAL BY CITY OF PAPILLION COUNCIL**

THE PLAT OF R & R COMMERCE PARK, LOT 3 WAS APPROVED BY THE PAPILLION CITY COUNCIL.  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NICOLE L. BROWN, CITY CLERK  
 MAYOR

**LAND SURVEYORS CERTIFICATION:**

I, ANTHONY L. BRUCKNER, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN DESCRIBED 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 R & R COMMERCE PARK, LOT 3, A SUBDIVISION, AS SURVEYED, PLATTED, AND RECORDED, TOGETHER WITH A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 11, EAST OF THE 6TH P.M., IN SARPY COUNTY, NEBRASKA

ANTHONY L. BRUCKNER, RLS 696  
 DATE

**SURVEYOR'S REPORT:**

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED ON THIS PLAT.  
 ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R8 GNSS RECEIVER AND A 100 FOOT STEEL TAPE.

**NOTE:**  
 THE REFERENCE SYSTEM USED FOR THE HORIZONTAL CONTROL IS MODIFIED NEBRASKA STATE PLANE, SCALE FACTOR = 1.00032154.  
 THE HORIZONTAL SYSTEM IS NAD 83.  
 THE VERTICAL CONTROL IS NAD 1988.  
 ZONING: AG  
 AGRICULTURAL FARMING  
 EXISTING EASEMENTS ARE SHOWN FOR REFERENCE ONLY AND ARE NOT BEING REPLICATED.  
 OUTLOTS A AND B WILL BE RESERVED FOR STORMWATER MANAGEMENT AND WILL BE OWNED AND MAINTAINED BY THE DEVELOPER, THE SAID, A BUSINESS ASSOCIATION, OR OWNERS THAT HAVE EXCLUSIVE USE TO THE OUTLOTS.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, SARPY INDUSTRIAL, LLC, AN IOWA LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A LOT AND STREET 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 R & R COMMERCE PARK, LOT 3, 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 POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, TO ERCT, OPERATE, MAINTAIN, REPAIR AND RENEW WIRES, 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 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 EASEMENTS WAYS, BUT 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 ERCT, 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 PAGED IN THE SAID EASEMENT WAYS, BUT THE SAME WAY 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.

SARPY INDUSTRIAL, LLC, AN IOWA LIMITED LIABILITY COMPANY

STEVEN K. GAER, EXECUTIVE VICE PRESIDENT

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF \_\_\_\_\_ )  
 ) SS  
 COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEVEN K. GAER, 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 R & R COMMERCE PARK, LOT 3, WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

COUNTY SURVEYOR/ENGINEER

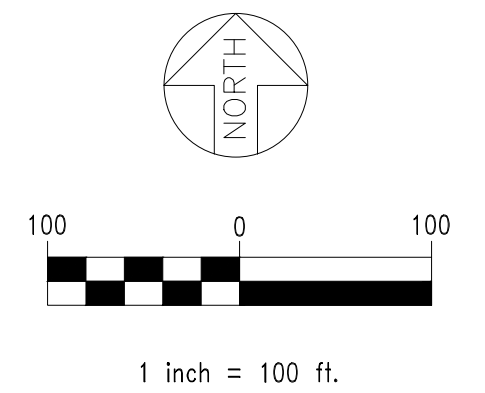
**SARPY COUNTY TREASURER'S CERTIFICATE**

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 \_\_\_\_\_, 2020.

SARPY COUNTY TREASURER

- LEGEND**
- -FOUND PROPERTY CORNER (AS NOTED)
  - -SET PROPERTY CORNER (5/8" REBAR WITH CAP RLS 696)
  - SUBDIVISION BOUNDARY LINE
  - LOT LINE
  - EASEMENT LINE



<h1 style="margin: 0;">SCHEMMER</h1> <p style="margin: 0; font-size: small;">Design with Purpose. Build with Confidence.</p>	<p style="margin: 0; font-size: x-small;">THIS DRAWING IS BEING REPRODUCED AS A SERVICE TO OUR CLIENTS. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p>
<p style="margin: 0; font-size: x-small;">DESIGNED</p> <p style="margin: 0; font-size: x-small;">DRAWN</p> <p style="margin: 0; font-size: x-small;">CHECKED</p>	<p style="margin: 0; font-size: x-small;">DATE</p> <p style="margin: 0; font-size: x-small;">BY</p> <p style="margin: 0; font-size: x-small;">APP</p> <p style="margin: 0; font-size: x-small;">REVISIONS</p>
<p style="margin: 0; font-size: x-small;">LOT 3 R &amp; R COMMERCE PARK REPLAT ONE</p> <p style="margin: 0; font-size: x-small;">SARPY COUNTY, NEBRASKA</p>	
<p style="margin: 0; font-size: x-small;">FINAL PLAT</p>	
<p style="margin: 0; font-size: x-small;">JOB NO.</p> <p style="margin: 0; font-size: x-small;">07057.004</p>	
<p style="margin: 0; font-size: x-small;">SHEET</p> <p style="margin: 0; font-size: x-small;">1 of 1</p>	