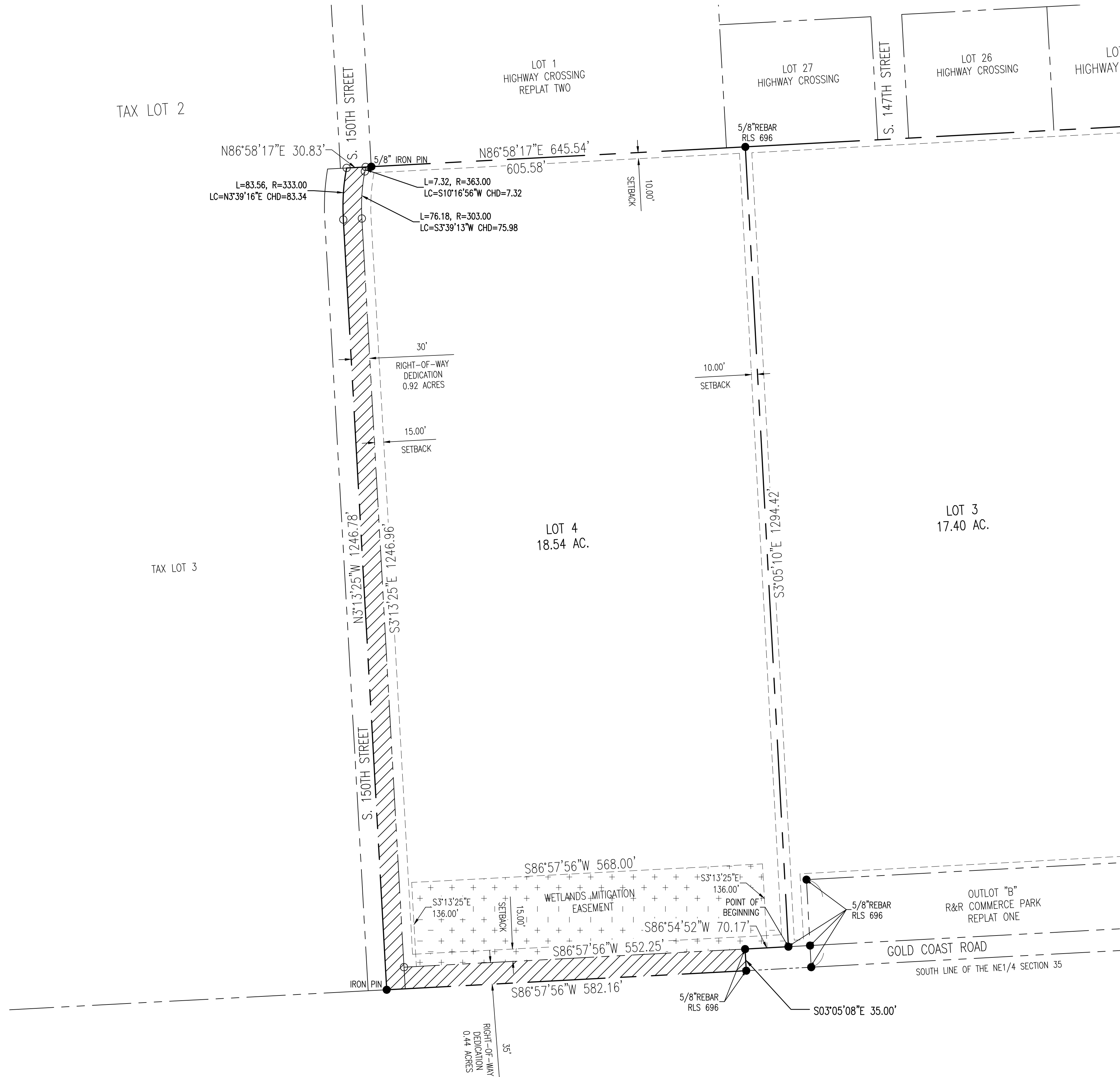


**R & R COMMERCE PARK, LOT 4**  
 BEING A PLATTING OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 35,  
 TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., CITY OF PAPIILLION, SARPY COUNTY, NEBRASKA



**NOTE:**  
 THE REFERENCE SYSTEM USED FOR THE HORIZONTAL CONTROL IS MODIFIED NEBRASKA STATE PLANE, SCALE FACTOR = 1,000,321.54.  
 THE HORIZONTAL SYSTEM IS NAD 83.  
 THE VERTICAL CONTROL IS NAVD 1988.  
**ZONING:** AG  
 AGRICULTURAL FARMING  
 EXISTING EASEMENTS ARE SHOWN FOR REFERENCE ONLY AND ARE NOT BEING REDEDICATED.  
 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.

**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:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, R&R COMMERCE PARK LOT 3, LOCATED IN SAID NORTHEAST QUARTER OF SECTION 35, SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GOLD COAST ROAD; THENCE S86°54'52\"/>

SAID TRACT OF LAND CONTAINS, 866680 SQUARE FEET OR 19.90 ACRES, MORE OR LESS,  
 WHICH INCLUDES, 19328 SQUARE FEET, OR 0.44 ACRES, MORE OR LESS OF DEDICATED GOLD COAST ROAD AND, 39912 SQUARE FEET OR 0.92 ACRES, MORE OR LESS OF DEDICATED SOUTH 150TH STREET.

**APPROVAL BY CITY OF PAPIILLION ENGINEER**

THE PLAT OF R & R COMMERCE PARK, LOT 4 WAS APPROVED BY THE PAPIILLION CITY ENGINEER.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

JEFFREY L. THOMPSON, PE, CPESC, CFM

**APPROVAL BY CITY OF PAPIILLION PLANNING COMMISSION**

THE PLAT OF R & R COMMERCE PARK, LOT 4 WAS APPROVED BY THE PAPIILLION CITY PLANNING COMMISSION.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

REBECCA HOCH, PLANNING COMMISSION CHAIRMAN

**APPROVAL BY CITY OF PAPIILLION COUNCIL**

THE PLAT OF R & R COMMERCE PARK, LOT 4 WAS APPROVED BY THE PAPIILLION CITY COUNCIL.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NICOLE L. BROWN, CITY CLERK  
 MAYOR

DAVID P. BLACK,  
 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 SOUTHEAST 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.

**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 4, 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 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 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 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 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 (5') FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED 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 4, WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

COUNTY SURVEYOR/ENGINEER

**SARPY COUNTY TREASURER'S CERTIFICATE**

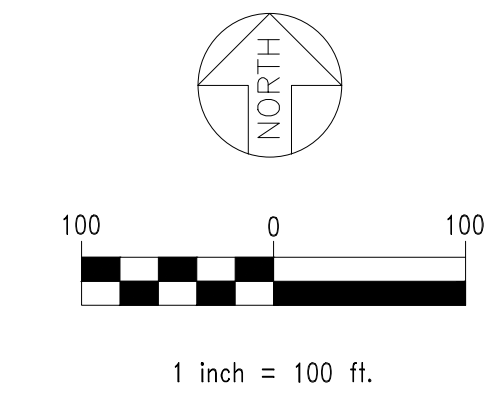
I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT.

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="font-size: small; margin: 0;">Design with Purpose. Build with Confidence.</p>  | <p style="font-size: x-small; margin: 0;">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. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.</p> |
| <p style="font-size: x-small; margin: 0;">DESIGNED</p> <p style="font-size: x-small; margin: 0;">DRAWN</p> <p style="font-size: x-small; margin: 0;">CHECKED</p>  | <p style="font-size: x-small; margin: 0;">DATE</p> <p style="font-size: x-small; margin: 0;">BY</p> <p style="font-size: x-small; margin: 0;">APP</p> <p style="font-size: x-small; margin: 0;">REVISIONS</p>  |
| <p style="font-size: x-small; margin: 0;">LOT 4, R &amp; R COMMERCE PARK REPLAT ONE</p> <p style="font-size: x-small; margin: 0;">SARPY COUNTY, NEBRASKA</p> <p style="font-size: x-small; margin: 0;">EXHIBIT B-3</p> <p style="font-size: x-small; margin: 0;">FINAL PLAT</p> |  |
| <p style="font-size: x-small; margin: 0;">JOB NO.</p> <p style="font-size: x-small; margin: 0;">07057.006</p>   |  |
| <p style="font-size: x-small; margin: 0;">SHEET</p> <p style="font-size: x-small; margin: 0;">1 of 1</p>  |  |