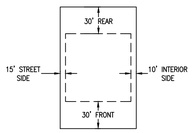
LOCATED IN:
SE 1/4 SW 1/4 SEC. 2-13-12

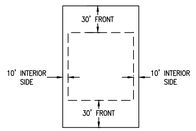
SHADOW LAKE 2

LOTS 182 THROUGH 232, INCLUSIVE AND OUTLOTS J THROUGH M, INCLUSIVE BEING A PLATTING OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA EXCEPT THAT PART CONVEYED TO SARPY COUNTY, NEBRASKA

OUTLOT TABLE			
OUTLOT	AREA (SF)	PURPOSE	OWNER
J	12022	STORM SEWER, DRAINAGE AND WATER QUALITY BASIN	SID 326 UNTIL ANNEXED/ HOMEOWNERS ASSOCIATION
K	12832	STORM SEWER, DRAINAGE AND WATER QUALITY BASIN	SID 326 UNTIL ANNEXED/ HOMEOWNERS ASSOCIATION
L	18775	STORM SEWER, DRAINAGE AND WATER QUALITY BASIN	SID 326 UNTIL ANNEXED/ HOMEOWNERS ASSOCIATION
M	12586	STORM SEWER, DRAINAGE AND WATER QUALITY BASIN	SID 326 UNTIL ANNEXED/ HOMEOWNERS ASSOCIATION



CITY OF PAPILLION
R-3 ZONING
SETBACK REQUIREMENTS
NO SCALE

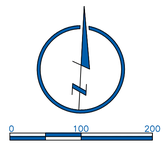


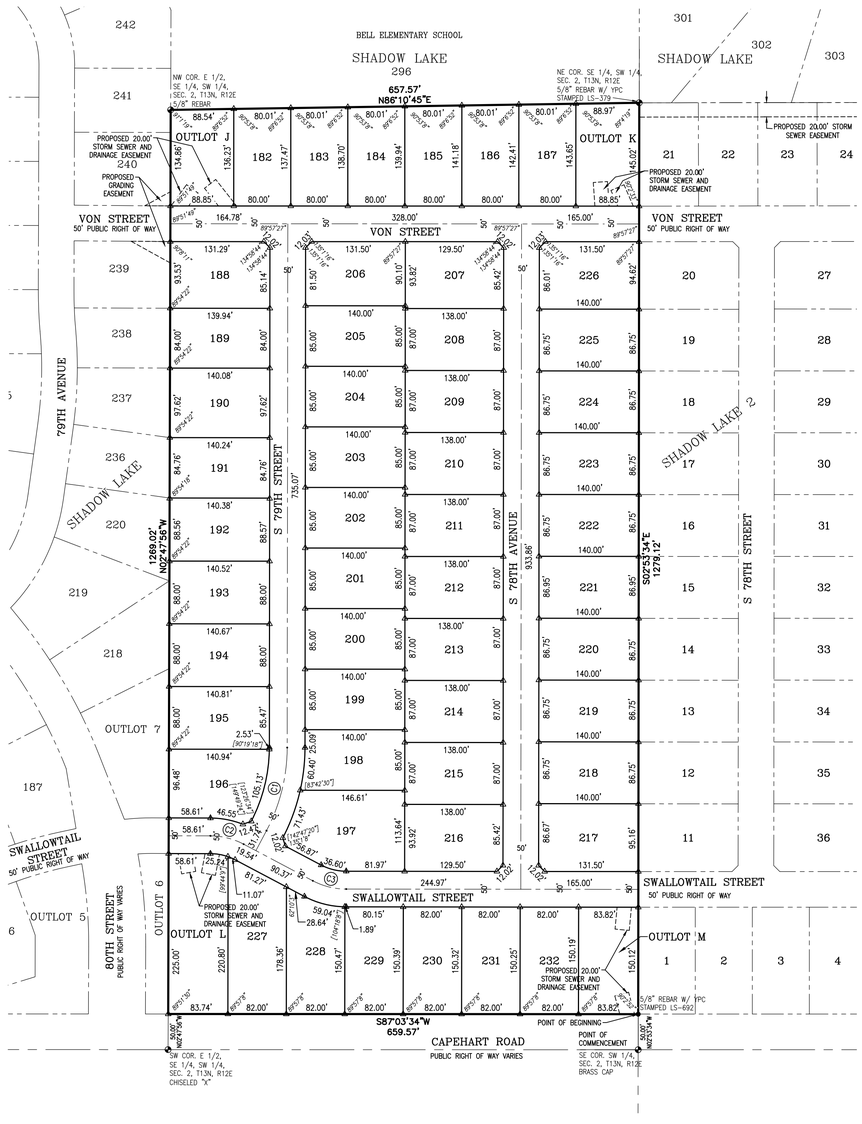
CITY OF PAPILLION
R-3 ZONING
SETBACK REQUIREMENTS
TYPICAL DOUBLE FRONTAGE LOTS
NO SCALE

NOTE: OTHER REQUIREMENTS AND SETBACKS MAY APPLY.

LEGEND

- △ CORNER SET (5/8" REBAR W/1 1/4" YELLOW PLASTIC CAP STAMPED LS-692, UNLESS NOTED OTHERWISE)
- SECTION LINE
- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- YPC YELLOW PLASTIC CAP





PARCEL AREA TABLE	
PARCEL #	AREA (SF)
182	10948
183	11047
184	11146
185	11245
186	11343
187	11442
188	13053
189	11761
190	13682
191	11893
192	12439
193	12373
194	12385
195	12398
196	13086
197	17157
198	12031
199	11900
200	11900
201	11900
202	11900
203	11900
204	11900
205	11900
206	12571
207	12918
208	12006
209	12006
210	12006
211	12006

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
212	12006
213	12006
214	12006
215	12006
216	12925
217	13288
218	12145
219	12145
220	12145
221	12173
222	12145
223	12145
224	12145
225	12145
226	13203
227	16400
228	13150
229	12335
230	12329
231	12324
232	12318

OUTLOT AREA TABLE	
OUTLOT	AREA (SF)
J	12022
K	12832
L	18775
M	12586

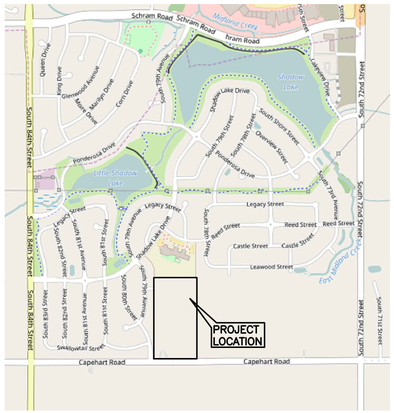
NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT 8.5' RADII FROM THE INTERSECTION OF RIGHT OF WAY LINES.
4. CHAMFER ANGLES ARE 135°00'00" UNLESS NOTED.
5. ALL ANGLES ARE 90° UNLESS NOTED.
6. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED WITH AN ANGLE ADJACENT TO THE CURVE, MEASURED TO THE CHORD AND SHOWN IN BRACKETS.
7. DIRECT VEHICULAR ACCESS TO CAPEHART ROAD FROM ANY LOT OR OUTLOT SHALL NOT BE PERMITTED.
8. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
9. ALL PROPOSED EASEMENTS WILL BE RECORDED VIA SEPARATE RECORDED INSTRUMENTS.
10. ALL PROPOSED STORM SEWER AND DRAINAGE EASEMENTS ARE TO CITY OF PAPILLION AND SID 326.

SECTION CORNER TIES

NE COR. SE 1/4, SW 1/4, SEC. 2, T13N, R12E
5/8" REBAR W/ 1 1/4" YPC STAMPED LS 379, FLUSH WITH GROUND
–NE 0.34' TO SQUARE CORNER FENCE POST
–S 19.59' TO MAG NAIL IN EST FACE OF WOOD FENCE POST. FENCE POST IS LEANING TO THE SOUTH. STILL SOLIDLY IN THE GROUND.
–NW 40.75' TO 5/8" REBAR

SE COR. SW 1/4, SEC. 2, T13N, R12E
SARPY COUNTY BRASS CAP
–S 48.85' TO "X" NAILS IN EAST FACE OF POWER POLE, 0.8' A.G.
–SSW 51.41' TO MAG NAIL IN NORTH FACE OF WOOD FENCE POST, 1.10' A.G.
–W 54.55' TO 5/8" REBAR



VICINITY MAP

CENTERLINE CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	250.00'	121.44'	120.25'	N11°01'24"E	27°49'57"
C2	100.00'	48.41'	47.94'	S78°55'47"E	27°44'18"
C3	100.00'	48.74'	48.26'	S79°01'27"E	27°55'37"

COUNTY TREASURER'S CERTIFICATE

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

_____ DAY OF _____, 2019.

_____
SARPY COUNTY TREASURER

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF SHADOW LAKE 2, LOTS 182 THROUGH 232, INCLUSIVE AND OUTLOTS J THROUGH M, INCLUSIVE WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS

_____ DAY OF _____, 2019.

_____
SARPY COUNTY SURVEYOR/ENGINEER

CITY ENGINEER'S CERTIFICATE

THIS PLAT OF SHADOW LAKE 2, LOTS 182 THROUGH 232, INCLUSIVE AND OUTLOTS J THROUGH M, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE CITY ENGINEER OF PAPILLION, NEBRASKA ON THIS

_____ DAY OF _____, 2019.

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

APPROVAL OF PAPILLION PLANNING COMMISSION

THIS PLAT OF SHADOW LAKE 2, LOTS 182 THROUGH 232, INCLUSIVE AND OUTLOTS J THROUGH M, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE PAPILLION PLANNING COMMISSION ON THIS

_____ DAY OF _____, 2019.

_____
REBECCA HOCH
CHAIR(WOMAN), PAPILLION PLANNING COMMISSION

APPROVAL OF PAPILLION CITY COUNCIL

THIS PLAT OF SHADOW LAKE 2, LOTS 182 THROUGH 232, INCLUSIVE AND OUTLOTS J THROUGH M, INCLUSIVE WAS APPROVED BY THE CITY COUNCIL OF PAPILLION, NEBRASKA ON THIS

_____ DAY OF _____, 2019.

_____ _____
DAVID P. BLACK, MAYOR — ATTESTED BY NICOLE BROWN, CITY CLERK

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS SHADOW LAKE 2, LOTS 182 THROUGH 232, INCLUSIVE AND OUTLOTS J THROUGH M, INCLUSIVE, BEING A PLATTING OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA EXCEPT THAT PART CONVEYED TO SARPY COUNTY, NEBRASKA BY WARRANTY DEED RECORDED JUNE 8, 2015 AT INSTRUMENT NO. 2015–13158 OF THE RECORDS OF SARPY COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2;
THENCE NORTH 02°53'34" WEST FOR 50.00 FEET ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2 TO THE NORTH RIGHT OF WAY LINE OF CAPEHART ROAD AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 87°03'34" WEST FOR 659.57 FEET ON SAID NORTH RIGHT OF WAY LINE TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2;
THENCE NORTH 02°47'56" WEST FOR 1269.02 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2;
THENCE NORTH 86°10'45" EAST FOR 657.57 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2;
THENCE SOUTH 02°53'34" EAST FOR 1279.12 FEET TO THE POINT OF BEGINNING.
CONTAINS 19.261 ACRES.

_____
MATTHEW R. TINKHAM, L.S. 692

_____
DATE

REGISTERED LAND SURVEYOR
MATTHEW R. TINKHAM
LS-692
STATE OF NEBRASKA

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, SHADOW LAKE 2, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNERS AND FIRST WESTROADS BANK, MORTGAGEES, OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SHADOW LAKE 2, LOTS 182 THROUGH 232, INCLUSIVE AND OUTLOTS J THROUGH M, INCLUSIVE; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS
PERPETUAL EASEMENTS FOR BURIED POWER AND COMMUNICATIONS WILL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND CENTURYLINK AND TO ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION WHICH HAS BEEN GRANTED A FRANCHISE UNDER THE AUTHORITY OF THE CITY COUNCIL OF PAPILLION, NEBRASKA, TO PROVIDE A CABLE TELEVISION AND ELECTRONIC COMMUNICATION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO CONSTRUCT AND MAINTAIN BURIED WIRES, CABLES AND CONDUITS, AND RISERS, TRANSFORMERS 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 CABLE TELEVISION SYSTEMS, AND THE RECEPTION THEREON, OVER, THROUGH, UNDER, AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE FRONT AND SIDE LOT LINES; AN EIGHT FOOT (8') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE REAR LINES OF ALL INTERIOR LOTS; AND ALL EXTERIOR LOTS THAT ARE ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS; AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE REAR LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE TERM "EXTERIOR LOTS" IS HEREIN DEFINED AS THOSE LOTS ABUTTING THE BOUNDARY OF THIS SUBDIVISION. SAID SIXTEEN FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE EASEMENT WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED.

FOR WATER AND GAS
PERPETUAL EASEMENTS FOR WATER AND GAS WILL BE GRANTED TO THE CITY OF PAPILLION, BLACK HILLS ENERGY, 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 FIVE FOOT (5') WIDE STRIP OF LAND ALONG THE FRONT OF EACH LOT ABUTTING ALL STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THIS EASEMENT, BUT THE SAME MAY BE USED FOR DRIVEWAYS, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS HEREIN GRANTED.

SHADOW LAKE 2, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

_____
JOHN ALLEN
MANAGER

FIRST WESTROADS BANK, MORTGAGEE

_____ _____
(PRINTED NAME) — SIGNATURE

_____
(PRINTED TITLE)

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 2019

BY JOHN ALLEN, MANAGER OF SHADOW LAKE 2, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

_____
SIGNATURE OF NOTARY PUBLIC

STATE OF NEBRASKA)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 2019

BY _____, _____
(PRINTED NAME) (PRINTED TITLE)

OF FIRST WESTROADS BANK, ON BEHALF OF SAID BANK.

_____
SIGNATURE OF NOTARY PUBLIC

LAMP RYNEARSON
14710 W. DODGE RD, STE. 100
OMAHA, NE 68154
402.496.2498
LampRynearson.com

MATTHEW R. TINKHAM
LS-692

FINAL PLAT

SHADOW LAKE 2 (LOTS 182 THROUGH 232 AND OUTLOTS J THROUGH M)
SARPY COUNTY, NEBRASKA

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND CONDITION OF EACH ARE CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

REVISIONS

DESIGNER / DRAFTER
MATT TINKHAM–ELISE MOLLAK
DATE
10–7–2019
PROJECT NUMBER
0116080.02–003
BOOK AND PAGE

SHEET
1 OF 1

L:\Engineering\0116080 Shadow Lake 2\SURVEY\DRAWINGS\SHEETS\PLAT\0116080-PHZ-FP-01.dwg, 10/4/2019 2:31:27 PM, ELISE A. MOLLAK, LAMP RYNEARSON