

BLACK ELK INDUSTRIAL LOTS 1, 2 AND OUTLOT A

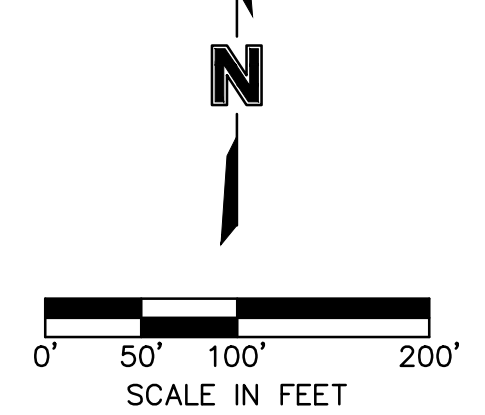
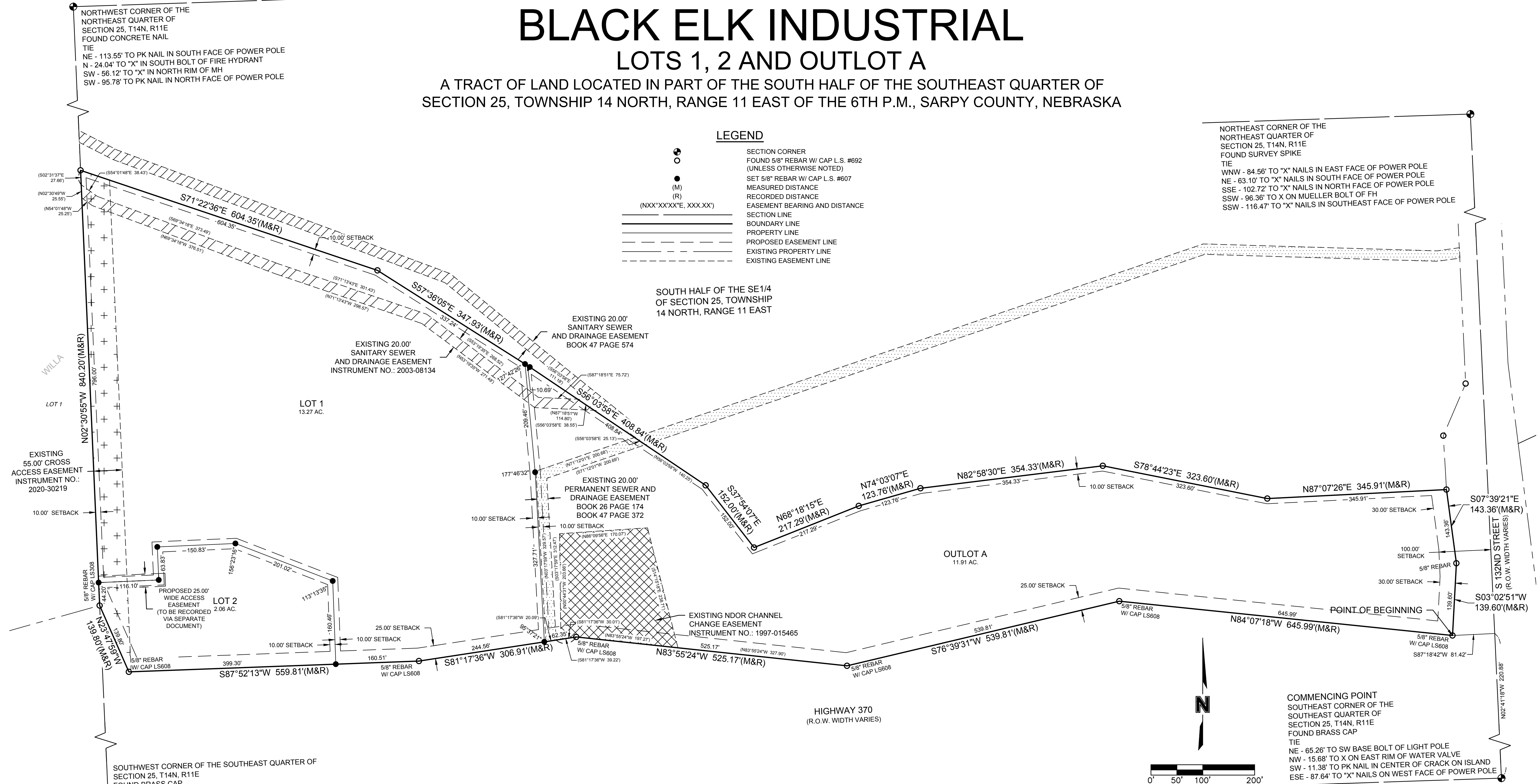
A TRACT OF LAND LOCATED IN PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

LEGEND

- SECTION CORNER
- FOUND 5/8" REBAR W/ CAP L.S. #692 (UNLESS OTHERWISE NOTED)
- (M) SET 5/8" REBAR W/ CAP L.S. #607
- (R) MEASURED DISTANCE
- (XXX'XXX"E, XXX.XX') RECORDED DISTANCE
- EASEMENT BEARING AND DISTANCE
- SECTION LINE
- BOUNDARY LINE
- PROPERTY LINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING EASEMENT LINE

SOUTH HALF OF THE SE1/4 OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 11 EAST

NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 25, T14N, R11E FOUND SURVEY SPIKE
TIE
WNW - 84.56' TO "X" NAILS IN EAST FACE OF POWER POLE
NE - 63.10' TO "X" NAILS IN SOUTH FACE OF POWER POLE
SSE - 102.72' TO "X" NAILS IN NORTH FACE OF POWER POLE
SSW - 96.36' TO X ON MUELLER BOLT OF FH
SSW - 116.47' TO "X" NAILS IN SOUTHEAST FACE OF POWER POLE



COMMENCING POINT
SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25, T14N, R11E FOUND BRASS CAP
TIE
NE - 65.26' TO SW BASE BOLT OF LIGHT POLE
NW - 15.68' TO X ON EAST RIM OF WATER VALVE
SW - 11.38' TO PK NAIL IN CENTER OF CRACK ON ISLAND
ESE - 87.64' TO "X" NAILS ON WEST FACE OF POWER POLE

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF BLACK ELK INDUSTRIAL LOTS 1, 2 AND OUTLOT A, WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS _____ DAY OF _____, 2021.

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 _____, 2021.

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____)
COUNTY OF _____) SS
ON THIS _____ DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ 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

APPROVAL BY CITY OF PAPIILLION ENGINEER

THE PLAT OF BLACK ELK INDUSTRIAL LOTS 1, 2 AND OUTLOT A, WAS APPROVED BY THE PAPIILLION CITY ENGINEER,

ON THIS _____ DAY OF _____, 2021.

APPROVAL BY CITY OF PAPIILLION PLANNING COMMISSION

THE PLAT OF BLACK ELK INDUSTRIAL LOTS 1, 2 AND OUTLOT A, WAS APPROVED BY THE PAPIILLION CITY PLANNING COMMISSION,

ON THIS _____ DAY OF _____, 2021.

APPROVAL BY CITY OF PAPIILLION COUNCIL

THE PLAT OF BLACK ELK INDUSTRIAL LOTS 1, 2 AND OUTLOT A, WAS APPROVED AND ACCEPTED BY THE PAPIILLION CITY COUNCIL,

ON THIS _____ DAY OF _____, 2021.

NICOLE BROWN, CITY CLERK DAVID P. BLACK, MAYOR

GENERAL NOTES

- ALL INTERNAL LINES ARE RADIAL/PERPENDICULAR UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).
- ALL INTERNAL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- DIRECT ACCESS SHALL ONLY BE PERMITTED ONTO HIGHWAY 370 FROM THE SHARED ACCESS EASEMENT.
- OUTLOT A SHALL NOT HAVE DIRECT ACCESS TO HWY 370.
- OUTLOT A IS OWNED AND MAINTAINED BY NP DODGE. IT IS RESERVED TO USE FOR FUTURE DEVELOPMENT.
- ALL REQUIRED EASEMENTS TO BE RECORDED VIA SEPARATE DOCUMENT.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

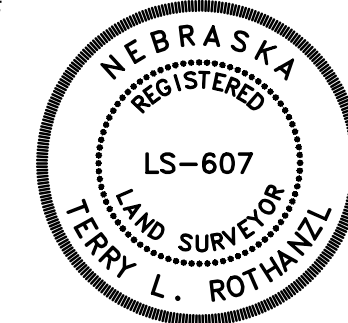
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 25; THENCE ON THE EAST LINE OF SAID SOUTHEAST QUARTER ON AN ASSUMED BEARING OF N02°41'18"W, 220.88 FEET; THENCE S87°18'42"W, 81.42 FEET TO A POINT INTERSECTING THE WEST RIGHT-OF-WAY LINE OF S 132ND STREET AND THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 370, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON SAID NORTH RIGHT-OF-WAY LINE OF HIGHWAY 370 FOR THE FOLLOWING SIX (6) DESCRIBED COURSES: (1) N84°07'18"W, 645.99 FEET; (2) S76°39'31"W, 539.81 FEET; (3) N83°55'24"W, 525.17 FEET; (4) S81°17'36"W, 306.91 FEET; (5) S87°52'13"W, 559.81 FEET; (6) N23°47'59"W, 139.80 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 25; THENCE ON SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 25 N02°30'55"W, 840.20 FEET; THENCE S71°22'36"E, 604.35 FEET; THENCE S57°36'05"E, 347.93 FEET; THENCE S56°03'58"E, 408.84 FEET; THENCE S37°54'07"E, 152.00 FEET; THENCE N68°18'15"E, 217.29 FEET; THENCE N74°03'07"E, 123.76 FEET; THENCE N82°58'30"E, 354.33 FEET; THENCE S78°44'23", 323.60 FEET; THENCE N87°07'26", 345.91 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF S 132ND STREET; THENCE ON SAID WEST RIGHT-OF-WAY LINE OF S 132ND STREET FOR THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) S07°39'21"E, 143.36 FEET; (2) S03°02'51"W, 139.60 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 1,186,394.53 SQUARE FEET OR 27.236 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, TERRY L. ROTHANZL, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN 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 BLACK ELK INDUSTRIAL LOTS 1, 2 AND OUTLOT A, BEING A PLATTING OF A TRACT OF LAND IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

TERRY L. ROTHANZL
NEBRASKA L.S. 607
DATE 10-25-2021



DWG: F:\2021\01501-02000\021-016175-A\0-Design\Survey\SRVY\Sheets\Final Plat_V_PPLAT_BLACK ELK INDUSTRIAL_A21016175.dwg
DATE: Oct 25, 2021 11:56am
USER: dhoastings

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, _____ OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS BLACK ELK INDUSTRIAL LOTS 1, 2 AND OUTLOT A, 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 PUBLIC 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 INTERIOR LOTS, AND A 16-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 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 HANDS

OWNER NAME DATE
OWNER TITLE

2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116
FAX 402.341.5695
www.olson.com

REV. NO.	DATE	REVISIONS DESCRIPTION

FINAL PLAT

BLACK ELK INDUSTRIAL LOTS 1, 2 AND OUTLOT A

OMAHA, NEBRASKA

2021

REVISIONS