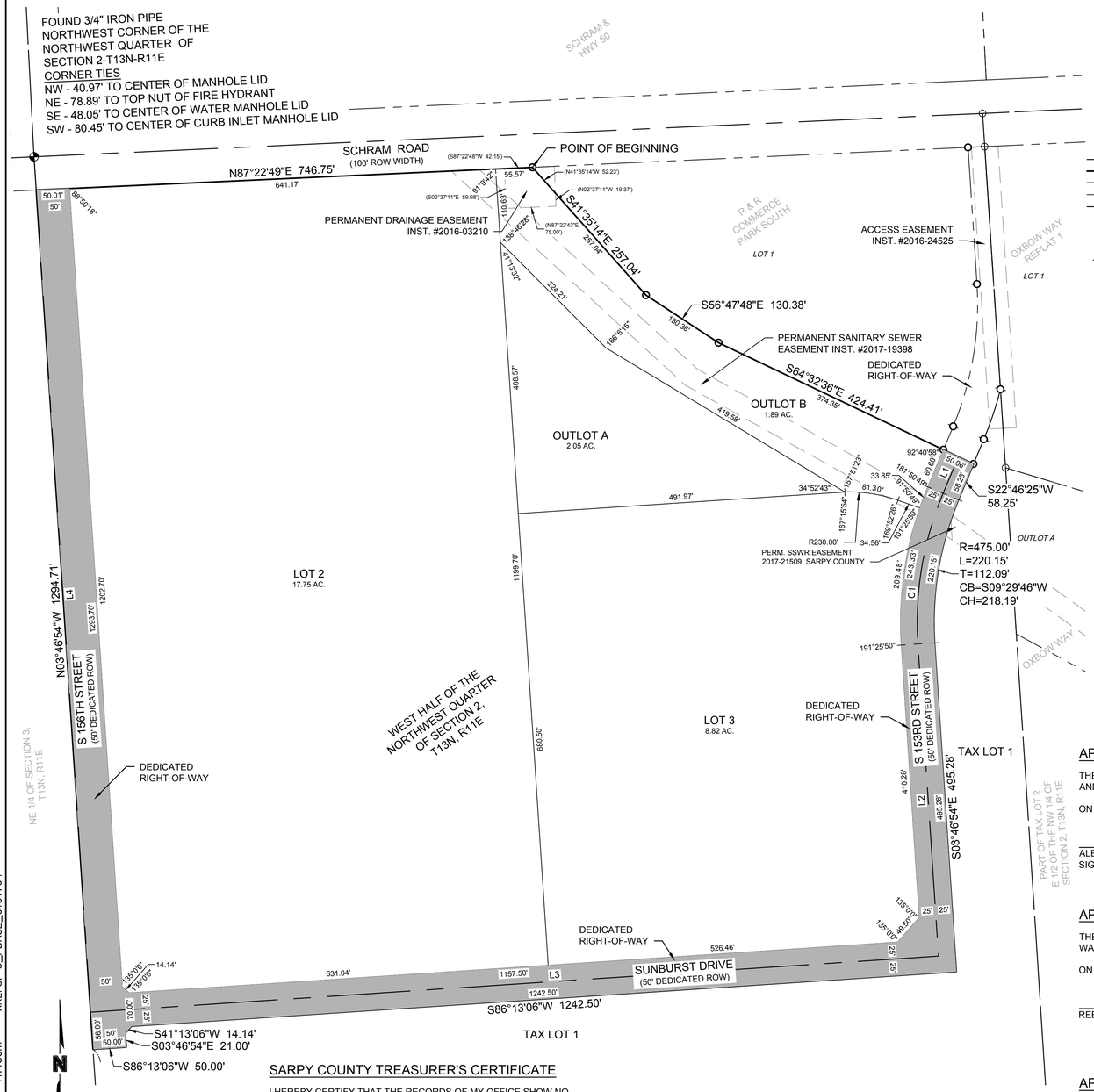
R & R COMMERCE PARK SOUTH

LOTS 2 AND 3, AND OUTLOTS A AND B

A TRACT OF LAND LOCATED IN A PART OF TAX LOT 1 IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



LEGEND

○	FOUND 1/2" REBAR (UNLESS OTHERWISE NOTED)
●	SET 5/8" REBAR W/CAP L.S. 607
(M)	MEASURED DISTANCE
	SECTION LINE
	BOUNDARY LINE
	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING RIGHT-OF-WAY LINE

NOTES

1. ALL INTERNAL LINES ARE RADIAL/PERPENDICULAR UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).
2. ALL INTERNAL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ANGLES MEASURED ADJACENT TO CURVES ARE MEASURED TO THE CHORD OF SAID CURVE.
4. EXISTING EASEMENTS ARE SHOWN FOR REFERENCE ONLY.
5. NO DIRECT ACCESS SHALL BE PERMITTED ONTO SCHRAM ROAD FROM LOT 2.
6. NO DIRECT ACCESS SHALL BE PERMITTED ONTO S 156TH STREET FROM LOT 2.
7. OUTLOT A WILL BE OWNED AND MAINTAINED BY COMMERCE PARK SOUTH LLC (INCLUDING ANY SUBSEQUENT OWNERS OR AFFILIATES) OR A BUSINESS OWNER'S ASSOCIATION THAT HAS EXCLUSIVE USE OF OUTLOT A. IT IS RESERVED TO USE FOR STORMWATER MANAGEMENT.

CENTERLINE LINES		
LINE ID	DIRECTION	LENGTH
L4	S3°46'54"E	1344.72
L1	S22°46'25"W	58.25
L2	S3°46'54"E	470.28
L3	S86°13'06"W	1277.50

CENTERLINE CURVES				
CURVE ID	RADIUS	LENGTH	CH BEARING	CHORD
C1	500.00	231.74	S09°29'46"W	229.67

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PART OF TAX LOT 1, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTHWEST CORNER OF LOT 1, R & R COMMERCE PARK SOUTH, A PLATTED AND RECORDED ADDITION IN SAID NORTHWEST QUARTER OF SECTION 2, SAID CORNER ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SCHRAM ROAD; THENCE ON THE SOUTHWESTERLY LINE OF SAID LOT 1, R & R COMMERCE PARK SOUTH FOR THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) ON AN ASSUMED BEARING OF S41°35'14"E, 257.04 FEET; (2) S56°47'48"E, 130.38 FEET; (3) S64°32'36"E, 424.41 FEET; THENCE S22°46'25"W, 58.25 FEET TO A POINT OF CURVATURE; THENCE ON A 475.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 220.15 FEET (LONG CHORD BEARS S09°29'46"W, 218.19 FEET); THENCE S03°46'54"E, 495.28 FEET; THENCE S86°13'06"W, 1242.50 FEET; THENCE S41°13'06", 14.14 FEET; THENCE S03°46'54"E, 21.00 FEET; THENCE S86°13'06"W, 50.00 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE ON SAID WEST LINE OF SECTION 2 N03°46'54"W, 1294.71 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF SCHRAM ROAD; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE OF SCHRAM ROAD N87°22'49"E, 746.75 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 1,493,619.73 SQUARE FEET OF 34.289 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, COMMERCE PARK SOUTH, LLC, AN IOWA LIMITED LIABILITY COMPANY, OWNER 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 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 SOUTH, LOTS 2 AND 3, AND OUTLOTS A AND B, 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, 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 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 HEREOF, WE DO SET OUR HANDS

COMMERCE PARK SOUTH, LLC, AN IOWA LIMITED LIABILITY COMPANY

BY: R&R REAL ESTATE INVESTORS II, LLC, AN IOWA LIMITED LIABILITY COMPANY, SOLE MEMBER

_____
STEVEN K. GAER
EXECUTIVE VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____)
) SS
COUNTY OF _____)

ON THIS _____ DAY OF_____, 2022, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEVEN K. GAER, EXECUTIVE VICE PRESIDENT FOR R&R REAL ESTATE INVESTORS II, LLC, 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

_____
NOTARY PUBLIC

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 R & R COMMERCE PARK SOUTH, LOTS 2 AND 3, AND OUTLOTS A AND B, BEING A PLATTING OF A PART OF TAX LOT 1 IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

_____ 02-08-2022
TERRY L. ROTHANZL
NEBRASKA L.S. 607
DATE

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 _____, 2022.

_____
SARPY COUNTY TREASURER

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF R & R COMMERCE PARK SOUTH, LOTS 2 AND 3, AND OUTLOTS A AND B, WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS _____ DAY OF _____, 2022.

_____
COUNTY SURVEYOR/ENGINEER

APPROVAL BY CITY OF PAPILLION ENGINEER

THE PLAT OF R & R COMMERCE PARK SOUTH, LOTS 2 AND 3, AND OUTLOTS A AND B, WAS APPROVED BY THE PAPILLION CITY ENGINEER,

ON THIS _____ DAY OF _____, 2022.

_____
ALEX EVANS, PE
SIGNING ON BEHALF OF THE CITY OF PAPILLION ENGINEER

APPROVAL BY CITY OF PAPILLION PLANNING COMMISSION

THE PLAT OF R & R COMMERCE PARK SOUTH, LOTS 2 AND 3, AND OUTLOTS A AND B, WAS APPROVED BY THE PAPILLION CITY PLANNING COMMISSION,

ON THIS _____ DAY OF _____, 2022.

_____
REBECCA HOCH, PLANNING COMMISSION CHAIRMAN

APPROVAL BY CITY OF PAPILLION COUNCIL

THE PLAT OF R & R COMMERCE PARK SOUTH, LOTS 2 AND 3, AND OUTLOTS A AND B, WAS APPROVED AND ACCEPTED BY THE PAPILLION CITY COUNCIL,

ON THIS _____ DAY OF _____, 2022.

_____ _____
NICOLE BROWN, CITY CLERK DAVID P. BLACK, MAYOR

olsson
2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116
FAX 402.341.5895
www.olsson.com

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

FINAL PLAT

R & R COMMERCE PARK SOUTH
LOTS 2 AND 3, AND OUTLOTS A AND B

CITY OF PAPILLION NEBRASKA 2022

drawn by:	DSH
checked by:	JAV
approved by:	TLR
QA/QC by:	JAV/TLR
project no.:	019-01764
drawing no.:	
date:	02.08.2022

SHEET
1 of 1

DWG: F:\2019\1501-2000\019-1764\40-Design\Survey\SRVY\Sheets\Final Plat\R & R Commerce Park South Lots 2-3\V_PPLAT_R&R COMMERCE PARK SOUTH_LOT 2 & 3_2021-12-07_0191764.dwg USER: dhastings
DATE: Feb 08, 2022 11:13am XREFS: C_PBASE_0191764