

# ADVANTAGE INVESTMENTS

## LOTS 1 AND 2

BEING A REPLATTING OF TAX LOT "B" LYING IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 35, T14N, R12E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.



thompson, dreesen & dorner, inc.  
10836 Old Mill Rd  
Omaha, NE 68154  
p.402.330.8860 f.402.330.5866  
td2co.com

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS ADVANTAGE INVESTMENTS, LOTS 1 AND 2, BEING A PLATTING OF TAX LOT "B" LYING WITHIN THE WEST 1/2 OF THE SE 1/4 OF SECTION 35, T14N, R12E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHERLY MOST CORNER OF SAID TAX LOT "B";

THENCE N00°03'30"E (ASSUMED BEARING) 261.75 FEET ON THE WEST LINE OF SAID TAX LOT "B";

THENCE N22°31'06"E 349.32 FEET ON THE WESTERLY LINE OF SAID TAX LOT "B";

THENCE NORTHEASTERLY ON THE WESTERLY LINE OF SAID TAX LOT "B" ON A 2914.79 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N32°01'47"E, CHORD DISTANCE 963.31 FEET, AN ARC DISTANCE 967.75 FEET TO THE NW CORNER OF SAID TAX LOT "B";

THENCE S71°09'12"E 108.73 FEET ON THE NORTH LINE OF SAID TAX LOT "B" TO THE NE CORNER THEREOF;

THENCE SOUTHWESTERLY ON THE EASTERLY LINE OF SAID TAX LOT "B" ON A 2814.79 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S32°27'24"E, CHORD DISTANCE 971.61 FEET, AN ARC DISTANCE 976.50 FEET;

THENCE S22°31'06"W 591.22 FEET ON THE EASTERLY LINE OF SAID TAX LOT "B" TO THE POINT OF BEGINNING.

MARCH 17, 2017

DATE:



JAMES D. WARNER  
NEBRASKA RLS 308

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, ADVANTAGE INVESTMENT PROPERTIES, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER, AND UNION BANK & TRUST, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND A STREET, TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS ADVANTAGE INVESTMENTS, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, OLSON DRIVE AS SHOWN HEREON AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK QC AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT LOT LINES AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING ALL REAR LINES. PERPETUAL EASEMENTS ARE HEREBY GRANTED TO THE CITY OF PAPPILLION 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 FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING OLSON DRIVE. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME WAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH AFORESAID USES OR RIGHTS HEREIN GRANTED.

ADVANTAGE INVESTMENT PROPERTIES, L.L.C.,  
A NEBRASKA LIMITED LIABILITY COMPANY

UNION BANK & TRUST

BY:  
ALAN R. HANS, MEMBER

BY:  
MALINIE STABEN, VICE PRESIDENT

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)  
COUNTY OF SARPY)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 BY ALAN R. HANS, MEMBER OF ADVANTAGE INVESTMENT PROPERTIES, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)  
COUNTY OF SARPY)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 BY MALINIE STABEN, VICE PRESIDENT OF UNION BANK & TRUST, ON BEHALF OF SAID BANK.

NOTARY PUBLIC

### NOTES

1. THERE WILL BE NO DIRECT VEHICULAR ACCESS TO HIGHWAY 370 FROM LOT 2.
2. DIMENSIONS AND ANGLES SHOWN IN PARENTHESIS PERTAIN TO EASEMENTS.

10.00 FOOT WIDE FIBER OPTICS EASEMENT GRANTED TO US TELECOM, INC., FORMALLY KNOWN AS UNITED TELECOM COMMUNICATIONS, INC. RECORDED IN BOOK 58 AT PAGE 711 OF THE SARPY COUNTY RECORDS. (DIMENSIONS SHOWN HEREON ARE TO THE CENTERLINE OF SAID EASEMENT)

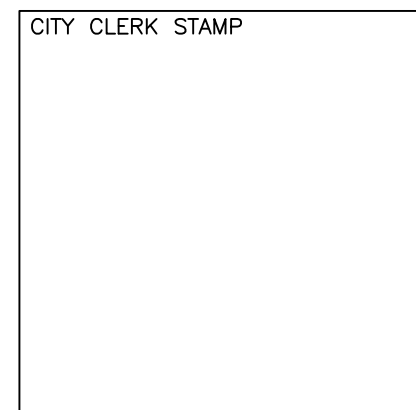
EASEMENT FOR STORM SEWER PARTIALLY RECORDED AS INSTRUMENT NO. 2005-39703 AND PARTIALLY RECORDED AS INSTRUMENT NO. 2005-39702 BOTH OF THE SARPY COUNTY RECORDS.

### APPROVAL OF PAPPILLION CITY COUNCIL

THIS PLAT OF ADVANTAGE INVESTMENTS WAS APPROVED AND ACCEPTED BY THE PAPPILLION CITY COUNCIL, OF THE CITY OF PAPPILLION, NEBRASKA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

NICOLE BROWN, CITY CLERK

DAVID P. BLACK, MAYOR



### APPROVAL BY PAPPILLION CITY ENGINEER

THIS PLAT OF ADVANTAGE INVESTMENTS WAS APPROVED BY THE PAPPILLION CITY ENGINEER OF THE CITY OF PAPPILLION, NEBRASKA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

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

### REVIEW BY THE SARPY COUNTY PUBLIC WORKS

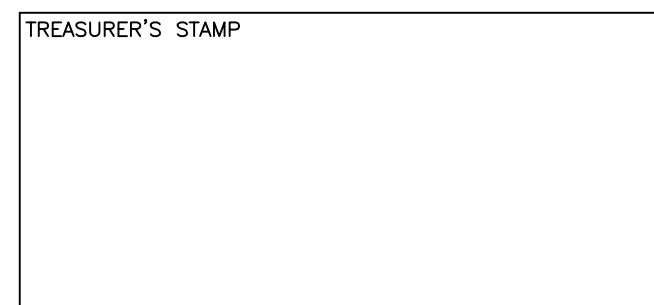
THIS PLAT OF ADVANTAGE INVESTMENTS WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

COUNTY SURVEYOR/ENGINEER

### SARPY COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

SARPY COUNTY TREASURER



### APPROVAL BY PAPPILLION CITY PLANNING COMMISSION

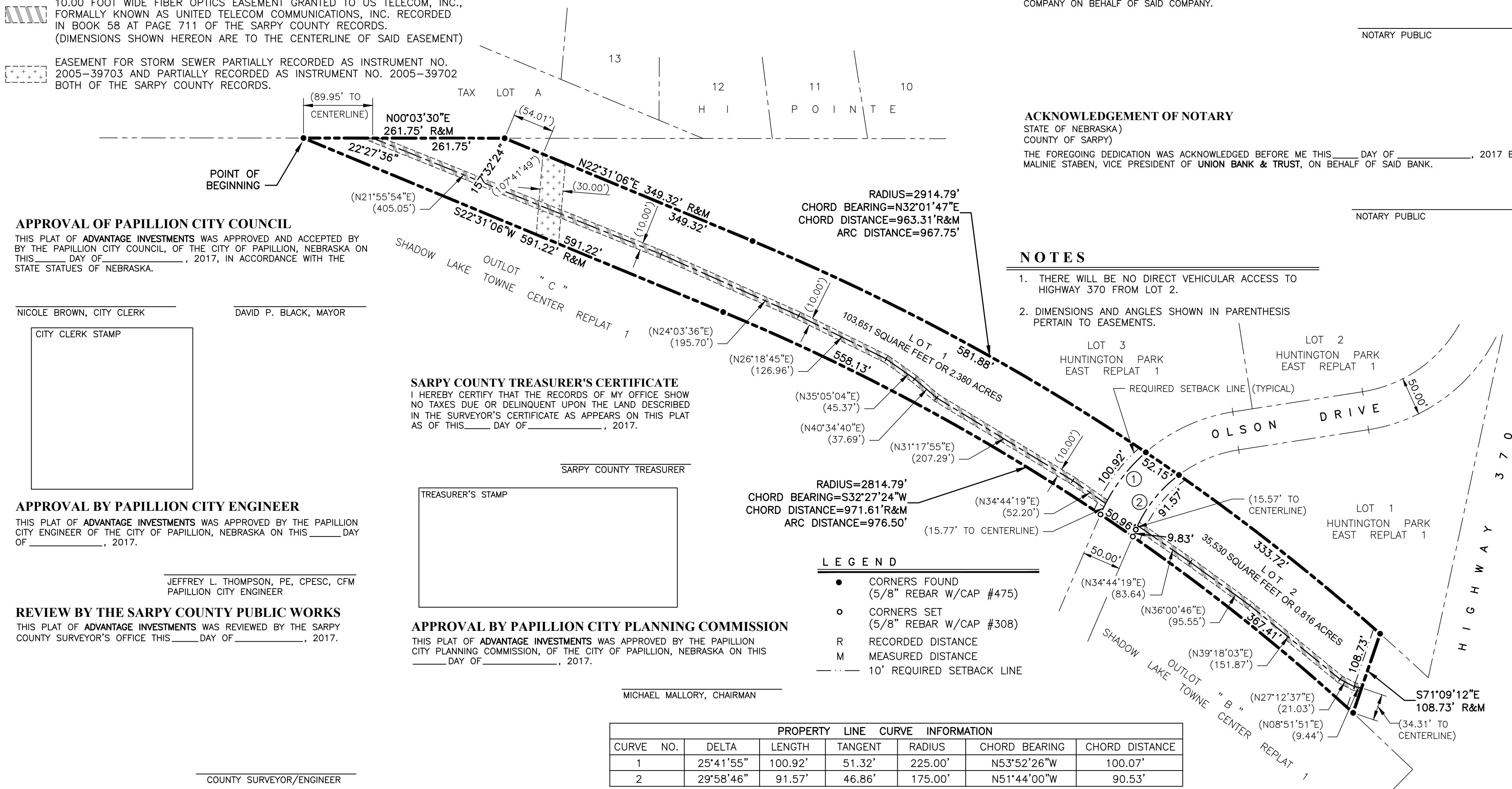
THIS PLAT OF ADVANTAGE INVESTMENTS WAS APPROVED BY THE PAPPILLION CITY PLANNING COMMISSION, OF THE CITY OF PAPPILLION, NEBRASKA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

MICHAEL MALLORY, CHAIRMAN

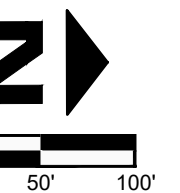
PROPERTY LINE CURVE INFORMATION						
CURVE NO.	DELTA	LENGTH	TANGENT	RADIUS	CHORD BEARING	CHORD DISTANCE
1	25°41'55"	100.92'	51.32'	225.00'	N53°52'26"W	100.07'
2	29°58'46"	91.57'	46.86'	175.00'	N51°44'00"W	90.53'

### LEGEND

- CORNERS FOUND (5/8" REBAR W/CAP #475)
- CORNERS SET (5/8" REBAR W/CAP #308)
- R RECORDED DISTANCE
- M MEASURED DISTANCE
- 10' REQUIRED SETBACK LINE



ADVANTAGE INVESTMENTS  
LOTS 1 AND 2



Revision Dates		
No.	Description	MM-DD-YY

Job No.: A1408-16-23A  
Drawn By: RJR  
Reviewed By: JDW  
Date: MARCH 17, 2017  
Book:  
Page:

CITY OF PAPPILLION  
FINAL PLAT

SHEET 1 OF 1