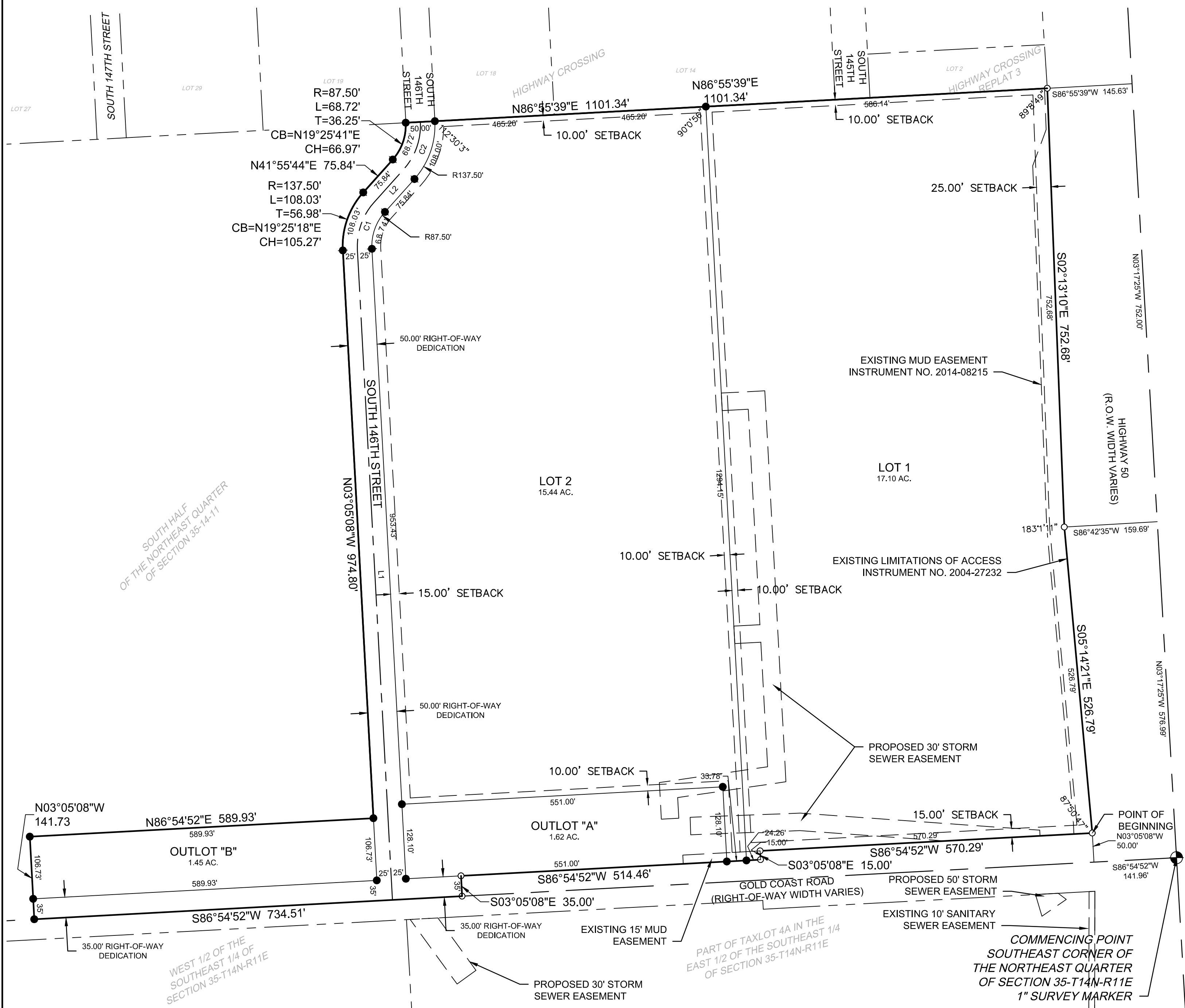


R & R COMMERCE PARK REPLAT ONE

LOTS 1 THRU 2 AND OUTLOTS "A" & "B"

BEING A REPLAT OF LOT 1, R & R COMMERCE PARK, A PLATTED AND RECORDED SUBDIVISION, TOGETHER WITH A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 11, EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



FRONT	15'
INTERIOR SIDE	10'
STREET SIDE	15'
REAR	10'

CURVE ID #	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	112.50'	88.39'	46.62'	N19°25'18"E	86.13'
C2	112.50'	88.36'	46.60'	N19°25'41"E	86.11'

LINE ID #	DIRECTION	LENGTH
L1	N3°05'08"W	1116.53'
L2	N41°55'44"E	75.84'

- NOTES**
- EXISTING EASEMENTS ARE SHOWN FOR REFERENCE ONLY AND ARE NOT BEING REDEDICATED.
 - ALL INTERNAL LINES ARE RADIAL/PERPENDICULAR UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).
 - ALL INTERNAL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ANGLES MEASURED ADJACENT TO CURVES ARE MEASURED TO THE CHORD OF SAID CURVE.
 - NO DIRECT ACCESS SHALL BE PERMITTED ONTO HIGHWAY 50 FROM LOT 1.
 - OUTLOTS A AND B WILL BE RESERVED FOR STORMWATER MANAGEMENT AND WILL BE OWNED AND MAINTAINED BY THE DEVELOPER, THE SID, A BUSINESS ASSOCIATION, OR OWNERS THAT HAVE EXCLUSIVE USE TO THE OUTLOTS.

- LEGEND**
- BOUNDARY LINE
 - PROPERTY LINE
 - SECTION LINE
 - EXISTING PROPERTY LINE
 - EXISTING EASEMENT
 - EXISTING LIMITATIONS OF ACCESS
 - SET 5/8" REBAR W/CAP L.S. 607
 - FOUND 5/8" REBAR W/CAP L.S. 607

LEGAL DESCRIPTION

BEING A REPLAT OF LOT 1, R & R COMMERCE PARK, A PLATTED AND RECORDED SUBDIVISION AND A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER 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:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ON THE SOUTH LINE OF SAID NORTHEAST QUARTER ON AN ASSUMED BEARING OF S86°54'52"W, 141.96 FEET; THENCE N03°05'08"W, 50.00 FEET TO A POINT INTERSECTING THE NORTH RIGHT-OF-WAY LINE OF GOLD COAST ROAD AND THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 50, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON SAID NORTH RIGHT-OF-WAY LINE OF GOLD COAST ROAD FOR THE FOLLOWING THREE (3) DESCRIBED COURSES; (1) S86°54'52"W, 570.29 FEET; (2) S03°05'08"E, 15.00 FEET; (3) THENCE S86°54'52"W, 514.46 FEET; THENCE S03°05'08"E, 35.00 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTHEAST QUARTER; THENCE ON SAID SOUTH LINE OF THE NORTHEAST QUARTER, S86°54'52"W, 144.58 FEET; THENCE N03°05'08"W, 35.00 FEET; THENCE S86°54'52"W, 589.93 FEET; THENCE N03°05'08"W, 106.73 FEET; THENCE N86°54'52"E, 589.93 FEET; THENCE N03°05'08"W, 974.80 FEET TO A POINT OF CURVATURE; THENCE ON A 137.50 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 108.03 FEET (LONG CHORD BEARS N19°25'18"E, 105.27 FEET); THENCE N41°55'44"E, 75.84 FEET TO A POINT OF CURVATURE; THENCE ON A 87.50 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 68.72 FEET (LONG CHORD BEARS N19°25'41"E, 66.97 FEET) TO A POINT ON THE SOUTH LINE OF HIGHWAY CROSSING, A PLATTED AND RECORDED SUBDIVISION IN SARPY COUNTY, NEBRASKA; THENCE ON SAID SOUTH LINE OF HIGHWAY CROSSING N86°55'39"E, 1101.34 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF HIGHWAY 50; THENCE ON SAID WEST RIGHT-OF-WAY LINE OF HIGHWAY 50 FOR THE FOLLOWING TWO (2) DESCRIBED COURSES; (1) S02°13'10"E, 752.68 FEET; (2) S05°14'21"E, 526.79 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 1,622,869.12 SQ. FT. OR 37.256 ACRES MORE OR LESS.

APPROVAL BY CITY OF PAPIILLION ENGINEER

THE PLAT OF R & R COMMERCE PARK REPLAT ONE, LOTS 1 THRU 2 AND OUTLOTS "A" & "B", WAS APPROVED BY THE PAPIILLION CITY ENGINEER,

ON THIS _____ DAY OF _____, 2018.

JEFFREY L. THOMPSON, PE, CPESC, CFM

APPROVAL BY CITY OF PAPIILLION PLANNING COMMISSION

THE PLAT OF R & R COMMERCE PARK REPLAT ONE, LOTS 1 THRU 2 AND OUTLOTS "A" & "B", WAS APPROVED BY THE PAPIILLION CITY PLANNING COMMISSION,

ON THIS _____ DAY OF _____, 2018.

REBECCA HOCH, PLANNING COMMISSION CHAIRMAN

APPROVAL BY CITY OF PAPIILLION COUNCIL

THE PLAT OF R & R COMMERCE PARK REPLAT ONE, LOTS 1 THRU 2 AND OUTLOTS "A" & "B", WAS APPROVED AND ACCEPTED BY THE PAPIILLION CITY COUNCIL,

ON THIS _____ DAY OF _____, 2018.

NICOLE BROWN, CITY CLERK DAVID P. BLACK, MAYOR

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 _____, 2018.

SARPY COUNTY TREASURER

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 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 REPLAT ONE, LOTS 1 THRU 2 AND OUTLOTS "A" & "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 ERRECT, 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 ERRECT, 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 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

SARPY INDUSTRIAL, LLC, AN IOWA LIMITED LIABILITY COMPANY

BY: RRANGL, LLC, AN IOWA LIMITED LIABILITY COMPANY, SOLE MEMBER

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

STEVEN K. GAER
EXECUTIVE VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 2018, 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 REPLAT ONE, LOTS 1 THRU 2 AND OUTLOTS "A" & "B", WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS _____ DAY OF _____, 2018.

COUNTY SURVEYOR/ENGINEER

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 REPLAT ONE, LOTS 1 THRU 2 AND OUTLOTS "A" & "B", BEING A REPLAT OF LOT 1, R & R COMMERCE PARK, A SUBDIVISION, AS SURVEYED, PLATTED, AND RECORDED TOGETHER WITH A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 11, EAST OF THE 6TH P.M., IN SARPY COUNTY, NEBRASKA.



TERRY L. ROTHANZL DATE

REV. NO.	DATE	REVISIONS DESCRIPTION

FINAL PLAT	R & R COMMERCE PARK REPLAT ONE LOTS 1 THRU 2 AND OUTLOTS "A" & "B"	2018
		PAPIILLION, NEBRASKA

USER: jvelo
 F:\2016\1001-1500\016-1079\40-Design\AutoCAD\Final Plans\Sheets\LDVP\Re-Plat 1\C_FPT_61079.dwg
 DATE: Sep 05, 2018 8:16am
 XREFS: TERRY_ROTHANZL_LS_NE