

# MIDLANDS PLACE

## LOTS 1 THROUGH 8

BEING A REPLATTING OF LOTS 3, 4, 5, 7, 8, 9, 10, AND 11, HUNTINGTON PARK REPLAT, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, AND A REPLATTING OF LOT 2, HUNTINGTON PARK REPLAT II, A SUBDIVISION IN SAID SARPY COUNTY, AND VACATED OLSON DRIVE ADJOINING SAID LOTS.

### LEGEND

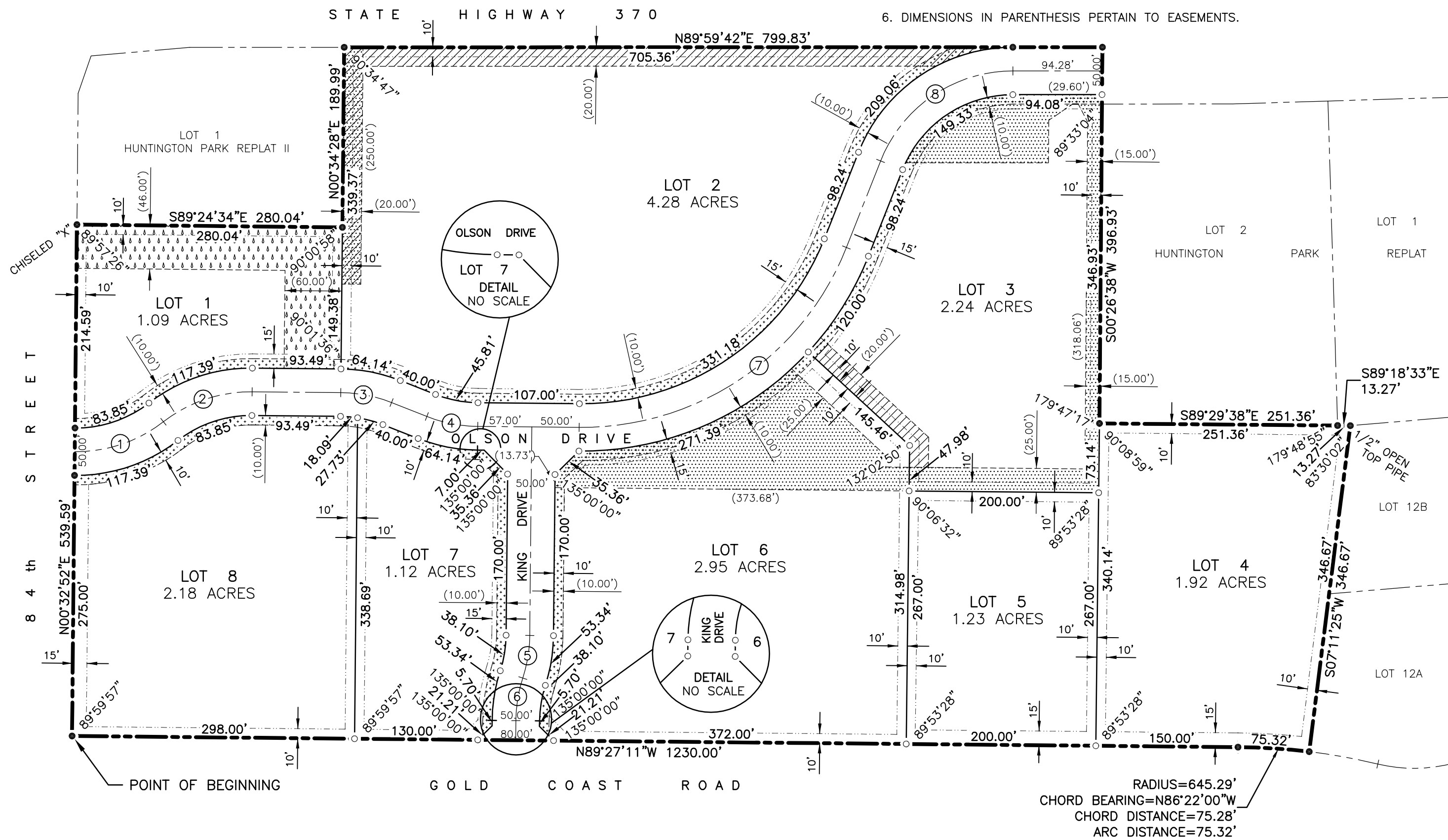
- CORNERS FOUND (5/8" REBAR UNLESS NOTED)
- CORNER SET
- REQUIRED SETBACK LINE

- LANDSCAPE, UTILITY AND DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- PERMANENT INGRESS/EGRESS EASEMENT
- SEWER AND DRAINAGE EASEMENT

CENTERLINE CURVE INFORMATION				
CURVE #	DELTA	TANGENT	LENGTH	RADIUS
1 & 2	38°26'00"	52.28'	100.62'	150.00'
3 & 4	21°00'00"	27.80'	54.98'	150.00'
5 & 6	17°27'52"	23.04'	45.72'	150.00'
7	69°00'00"	206.18'	361.28'	300.00'
8	68°26'50"	102.03'	179.19'	150.00'

### NOTES

- THERE WILL BE NO DIRECT VEHICULAR ACCESS TO STATE HIGHWAY 370 FROM LOT 2.
- THERE WILL BE NO DIRECT VEHICULAR ACCESS TO 84th STREET FROM LOTS 1 AND 8.
- THERE WILL BE NO DIRECT VEHICULAR ACCESS TO GOLD COAST ROAD FROM LOT 7.
- LOTS 5 AND 6 SHALL BE LIMITED TO A SINGULAR VEHICULAR ACCESS TO GOLD COAST ROAD. THE CENTERLINE OF SUCH ACCESS SHALL BE LOCATED ONLY AT THE SHARED PROPERTY LINE.
- LOT 1 SHALL BE LIMITED TO A SINGULAR VEHICULAR ACCESS TO OLSON DRIVE AT THE LOCATION OF THE PERMANENT INGRESS/EGRESS EASEMENT.
- DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.



### APPROVAL OF PAPILLION CITY PLANNING COMMISSION

THIS PLAT OF MIDLANDS PLACE WAS APPROVED BY THE PAPILLION CITY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

CHAIRMAN

### APPROVAL OF PAPILLION CITY COUNCIL

THIS PLAT OF MIDLANDS PLACE WAS APPROVED BY THE PAPILLION CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

CITY CLERK

MAYOR

### APPROVAL OF PAPILLION CITY ENGINEER

THIS PLAT OF MIDLANDS PLACE WAS APPROVED BY THE PAPILLION CITY ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

CITY ENGINEER

### REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF MIDLANDS PLACE WAS APPROVED BY THE SARPY COUNTY PUBLIC WORKS DEPARTMENT.

DATE

SARPY COUNTY SURVEYOR/ENGINEER

### ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS

COUNTER \_\_\_\_\_ C.E. \_\_\_\_\_  
 VERIFY \_\_\_\_\_ D.E. \_\_\_\_\_  
 PROOF \_\_\_\_\_  
 FEES \$ \_\_\_\_\_  
 CHARGE \$ \_\_\_\_\_  
 CASH \$ \_\_\_\_\_  
 CHECK# \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS MADE UNDER MY DIRECT SUPERVISION FOR THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF PAPILLION TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS MIDLANDS PLACE, LOTS 1 THROUGH 8, BEING A REPLATTING OF LOTS 3, 4, 5, 7, 8, 9, 10, AND 11, HUNTINGTON PARK REPLAT, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, AND A REPLATTING OF LOT 2, HUNTINGTON PARK REPLAT II, A SUBDIVISION IN SAID SARPY COUNTY, AND VACATED OLSON DRIVE ADJOINING SAID LOTS. ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE N00°32'52"E (ASSUMED BEARING) 539.59 FEET ON THE WEST LINES OF SAID LOTS 7 AND 2 TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE S89°24'34"E 280.04 FEET ON THE NORTH LINE OF SAID LOT 2 TO THE NORTHEAST CORNER THEREOF; THENCE N00°34'28"E 189.99 FEET ON THE EAST LINE OF LOT 1, SAID HUNTINGTON PARK REPLAT II TO THE NORTHEAST CORNER THEREOF; THENCE N89°59'42"E 799.83 FEET ON THE NORTH LINE OF VACATED OLSON DRIVE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 3; THENCE S00°26'38"W 396.93 FEET ON THE EAST LINE OF SAID LOT 3 AND ITS NORTHERLY EXTENSION TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE S89°29'38"E 251.36 FEET ON THE NORTH LINE OF SAID LOT 11; THENCE S89°18'33"E 13.27 FEET ON THE NORTH LINE OF SAID LOT 11 TO THE NORTHEAST CORNER THEREOF; THENCE S07°11'25"W 346.67 FEET ON THE EAST LINE OF SAID LOT 11 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHWESTERLY ON THE SOUTH LINE OF SAID LOT 11 ON A NON-TANGENT 645.29 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N86°22'00"W, CHORD DISTANCE 75.28 FEET AN ARC DISTANCE OF 75.32 FEET; THENCE N89°27'11"W 1230.00 FEET ON THE SOUTH LINES OF SAID LOTS 11, 10, 9, 8 AND 7 TO THE POINT OF BEGINNING.



DAVID H. NEEF  
NEBRASKA RLS 475

SEPTEMBER 11, 2011

DATE:

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, HUNTINGTON PARK INVESTMENTS, A GENERAL PARTNERSHIP AND HUNTINGTON PARK INVESTMENTS PARTNERSHIP, BOTH D/B/A MIDLANDS PLACE, LIBERTY COURT, L.L.C. AND MIDLANDS PROFESSIONAL CENTRE, LTD. A NEBRASKA LIMITED PARTNERSHIP, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS MIDLANDS PLACE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION 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 ERRECT, 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 AND SIDE LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

HUNTINGTON PARK INVESTMENTS,  
A GENERAL PARTNERSHIP AND  
HUNTINGTON PARK INVESTMENTS PARTNERSHIP,  
BOTH D/B/A MIDLANDS PLACE

LIBERTY COURT, L.L.C.,

MIDLANDS PROFESSIONAL CENTRE, LTD.,  
A NEBRASKA LIMITED PARTNERSHIP

BY: ZACHARY M. DAUB, GENERAL PARTNER

BY: STEVEN O. PETERSEN, MEMBER

BY: THEODORE E. VASKO,  
GENERAL PARTNER

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)  
COUNTY OF DOUGLAS) s.s.)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011 BY ZACHARY M. DAUB, GENERAL PARTNER OF HUNTINGTON PARK INVESTMENTS, A GENERAL PARTNERSHIP AND HUNTINGTON PARK INVESTMENTS PARTNERSHIP, BOTH D/B/A MIDLANDS PLACE ON BEHALF OF SAID PARTNERSHIPS.

NOTARY PUBLIC

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)  
COUNTY OF DOUGLAS) s.s.)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011 BY STEVEN O. PETERSEN, MEMBER OF LIBERTY COURT, L.L.C., ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)  
COUNTY OF DOUGLAS) s.s.)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011 BY THEODORE E. VASKO, GENERAL PARTNER OF MIDLANDS PROFESSIONAL CENTRE, LTD., A NEBRASKA LIMITED PARTNERSHIP ON BEHALF OF SAID PARTNERSHIP.

NOTARY PUBLIC

### SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

SARPY COUNTY TREASURER



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

MIDLANDS PLACE  
LOTS 1 THROUGH 8



Revision Dates

No.	Description	MM-DD-YY
-	-	-
-	-	-
-	-	-

Job No.: A1542-101A  
 Drawn By: RJR  
 Reviewed By: DHN  
 Date: SEPT. 11, 2011  
 Book:  
 Page:

Sheet Title

FINAL PLAT

Sheet Number

SHEET 1 OF 1