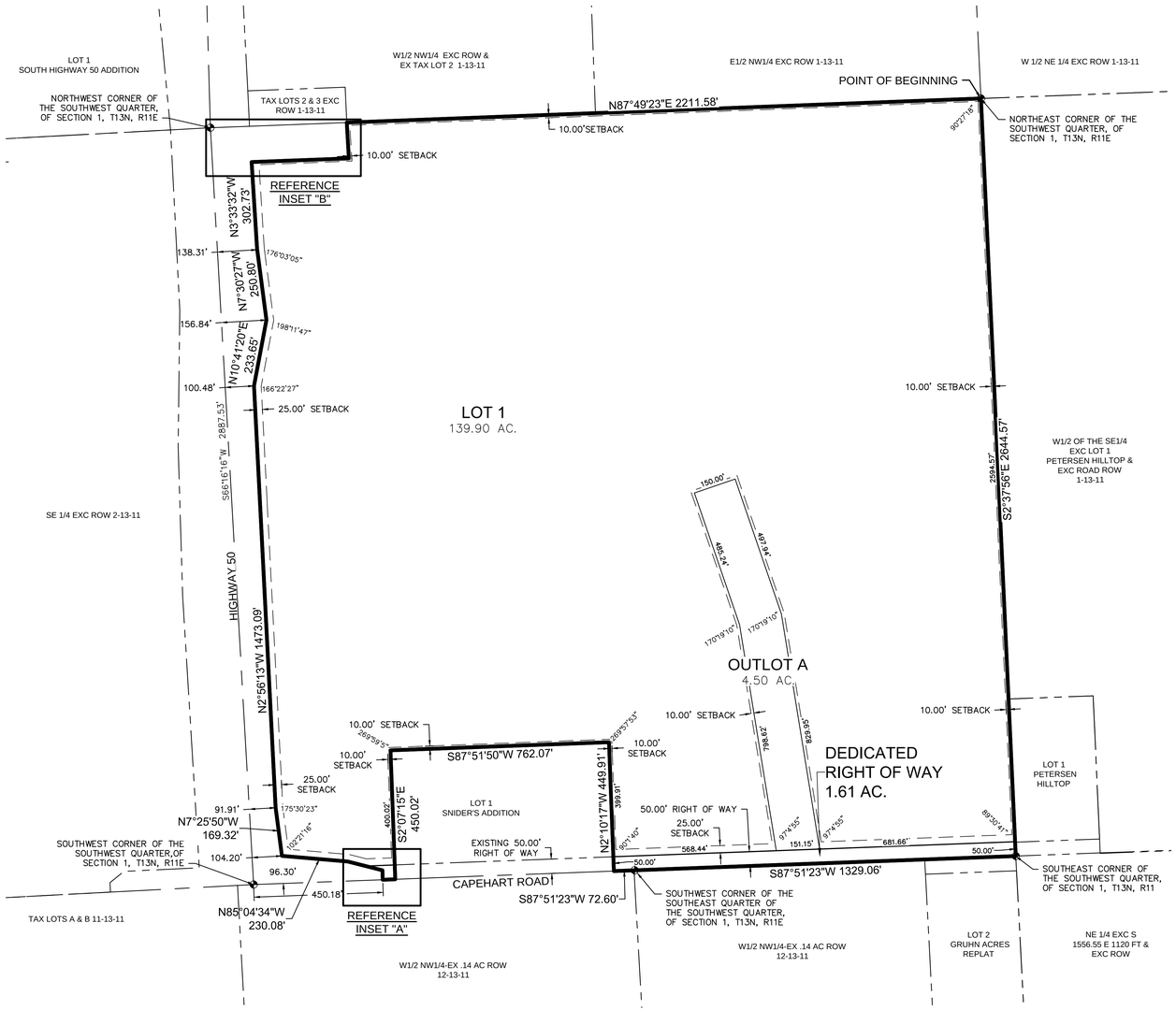
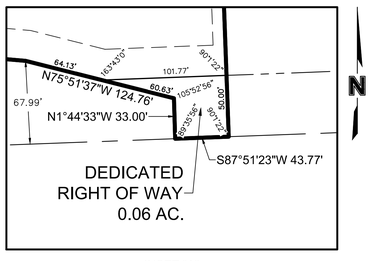
# FINAL PLAT
# SARPY COUNTY POWER PARK EAST

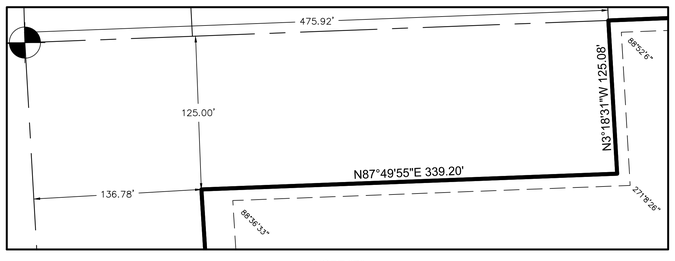
## LOT 1 AND OUTLOT A

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 01, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

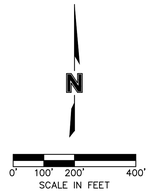


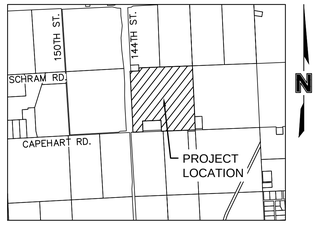




INSET "A"
SCALE:1"=50'




INSET "B"
SCALE:1"=50'




VICINITY MAP
NOT TO SCALE

### LEGEND

- PROPOSED BOUNDARY
- PROPOSED ROADWAY CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

| ZONING SETBACK TABLE | |
|---|---|
| FRONT | 25' |
| INTERIOR SIDE | 10' |
| STREET SIDE | 25' |
| REAR | 10' |

### NOTE:

1. ALL EASEMENTS REQUIRED SHALL BE DEDICATED UNDER SEPARATE DOCUMENT.
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, _____, OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATION AND EMBRACED WITHIN THIS 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 SARPY COUNTY POWER PARK EAST, LOT 1 AND OUTLOT A (LOTS NUMBERED AS SHOWN), 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 ANY NATURAL GAS PROVIDER, AND THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, 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 HEREOF, WE DO SET OUR HANDS

_____

_____

_____

_____

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )
) SS
COUNTY OF SARPY )

ON THIS _____ DAY OF_____, 2016, 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

### SURVEYOR'S CERTIFICATION

I, TERRY 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 ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS SARPY COUNTY POWER PARK EAST, LOT 1 AND OUTLOT A, (LOTS AS NUMBERED AS SHOWN) BEING A REPLATTING OF PART OF THE SW1/4 OF SECTION 1, AND TAX LOT 1, ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

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

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTHERLY ON THE EAST LINE OF SAID SOUTHWEST QUARTER ON AN ASSUMED BEARING OF S02°37'56"E, 2644.57 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE S87°51'23"W ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER, 1329.06 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 1; THENCE CONTINUING S87°51'23"W ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER, 72.60 FEET TO THE SOUTHEAST CORNER OF LOT 1, SNIDER'S ADDITION, A PLATTED AND RECORDED SUBDIVISION IN SARPY COUNTY, NEBRASKA; THENCE N02°10'17"W ON THE EAST LINE OF SAID LOT 1, 449.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S87°51'50"W ON THE NORTH LINE OF SAID LOT 1, 762.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S02°07'15"E ON THE WEST LINE OF SAID LOT 1, 450.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER; THENCE S87°51'23"W ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER, 43.77 FEET; THENCE N01°44'33"W, 33.00 FEET TO A POINT ON THE NORTH RIGHT–OF–WAY LINE OF CAPEHART ROAD; THENCE NORTHWESTERLY ON SAID NORTH RIGHT–OF–WAY LINE OF CAPEHART ROAD FOR THE FOLLOWING TWO (2) DESCRIBED COURSES; (1) N75°51'37"W, 124.76 FEET; (2) N85°04'34"W, 230.08 FEET TO A POINT INTERSECTING SAID NORTH RIGHT–OF–WAY LINE OF CAPEHART ROAD AND THE EAST RIGHT–OF–WAY LINE OF 144TH STREET/HIGHWAY 50; THENCE NORTHERLY ON SAID EAST RIGHT–OF–WAY LINE OF 144TH STREET/HIGHWAY 50 FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES; (1) N07°25'50"W, 169.32 FEET; (2) N02°56'13"W, 1473.09 FEET; (3) N10°41'20"E, 233.65 FEET; (4) N07°30'27"W, 250.80 FEET; (5) N03°33'32"W, 302.73 FEET TO THE SOUTHWEST CORNER OF TAX LOT 3; THENCE N87°49'55"E ON THE SOUTH LINE OF SAID TAX LOT 3, 339.20 FEET TO THE SOUTHEAST CORNER OF SAID TAX LOT 3; THENCE N03°18'31"W ON THE EAST LINE OF SAID TAX LOT 3, 125.08 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 3, SAID CORNER ALSO BEING ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE N87°49'23"E ON SAID NORTH LINE OF THE SOUTHWEST QUARTER, 2211.58 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 6,362,758.68 SQ. FT. OR 146.07 ACRES MORE OR LESS.

TERRY ROTHANZL
NEBRASKA R.L.S. 607

09-21-2016
DATE

NEBRASKA REGISTERED LS-607 LAND SURVEYOR TERRY L. ROTHANZL

### REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF SARPY COUNTY POWER PARK EAST, LOT 1 AND OUTLOT A (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE.

ON THIS _____ DAY OF _____, 2016.

_____
SARPY COUNTY SURVEYOR/ENGINEER

### APPROVAL BY PAPILLION CITY ENGINEER

THE PLAT OF SARPY COUNTY POWER PARK EAST, LOT 1 AND OUTLOT A (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE PAPILLION CITY ENGINEER,

ON THIS _____ DAY OF _____, 2016.

_____
JEFFREY L. THOMPSON, PE, CPESC, CFM

### APPROVAL BY PAPILLION CITY PLANNING COMMISSION

THE PLAT OF SARPY COUNTY POWER PARK EAST, LOT 1 AND OUTLOT A (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE PAPILLION CITY PLANNING COMMISSION,

ON THIS _____ DAY OF _____, 2016.

_____
MICHAEL MALLORY, PLANNING COMMISSION CHAIRMAN

### APPROVAL BY PAPILLION CITY COUNCIL

THE PLAT OF SARPY COUNTY POWER PARK EAST, LOT 1 AND OUTLOT A (LOTS NUMBERED AS SHOWN) WAS APPROVED AND ACCEPTED BY THE PAPILLION CITY COUNCIL,

ON THIS _____ DAY OF _____, 2016.

_____ _____
ELIZABETH BUTLER, CITY CLERK DAVID P. BLACK, MAYOR

### SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE.

ON THIS _____ DAY OF _____, 2016.

_____
SARPY COUNTY TREASURER


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


REVISIONS

| REV. NO. | DATE | REVISIONS DESCRIPTION |
|---|---|---|
| | | |

FINAL PLAT

SARPY COUNTY POWER PARK EAST
144 TH STREET AND CAPEHART ROAD

2016

PAPILLION, NE

| | |
|---|---|
| drawn by: | MDG, KAR |
| checked by: | ELG |
| approved by: | TLR |
| QA/QC by: | TLR |
| project no.: | 016-0727 |
| drawing no.: | |
| date: | 08.03.16 |

SHEET
1 OF 1


DWG: F:\2016\0501-1000\016-0727\40-Design\AutoCAD\Final Plans\Sheets\LDVP\C_PLT-EAST_60727.dwg USER: efossler
DATE: Sep 21, 2016 11:12am XREFS: TERRY_ROTHANZL_LS_NE 60727_SVY_BNDY(EAST)