

# SETTLERS CREEK REPLAT 3

## LOTS 1 THROUGH 6 AND OUTLOT A

BEING A REPLATTING OF LOT 1, SETTLERS CREEK REPLAT 2, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

### LEGEND

- CORNERS FOUND  
(5/8" REBAR W/CAP #379 UNLESS NOTED)
- CORNERS SET  
(5/8" REBAR W/CAP #475)

### NOTES:

- DIMENSIONS IN PARENTHESES PERTAIN TO EASEMENTS.
- ANGLES SHOWN TO CURVED LINES ARE TO THE CHORD LINE.

- UTILITY EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION, CITY OF PAPIILLION AND AQUILA AS DESCRIBED IN THE FINAL PLAT DEDICATION OF SETTLERS CREEK RECORDED AS INSTRUMENT NO. 200607591 OF THE SARPY COUNTY RECORDS.
- PERMANENT EASEMENT GRANTED TO THE CITY OF PAPIILLION RECORDED AS INSTRUMENT NO. 2006-20683 OF THE SARPY COUNTY RECORDS.
- RIGHT OF WAY CONTRACT PERMANENT EASEMENT GRANTED TO SARPY COUNTY RECORDED AS INSTRUMENT NO. 2002-09788 OF THE SARPY COUNTY RECORDS.

CURVE DATA			
CURVE	DELTA	TANGENT	RADIUS
1	19°18'22"	85.05'	168.48'
2	23°50'25"	63.33'	124.83'
3	45°00'00"	82.84'	157.08'
4	45°00'00"	82.84'	157.08'

### APPROVAL BY PAPIILLION CITY ENGINEER

THIS PLAT OF SETTLERS CREEK REPLAT 3 WAS APPROVED BY THE PAPIILLION CITY ENGINEER OF THE CITY OF PAPIILLION, NEBRASKA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

### REVIEW BY THE SARPY COUNTY SURVEYOR'S OFFICE

THIS PLAT OF SETTLERS CREEK REPLAT 3 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

### 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 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 SETTLERS CREEK REPLAT 3, LOTS 1 THROUGH 6, AND OUTLOT A, BEING A REPLATTING OF LOT 1, SETTLERS CREEK REPLAT 2, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE WESTERLY ON THE SOUTH LINES OF SAID LOT 1 ON THE FOLLOWING 7 COURSES:

THENCE S89°12'46"W (ASSUMED BEARING) 504.65 FEET; THENCE N89°57'59"W 45.00 FEET; THENCE N84°29'32"W 43.19 FEET; THENCE N75°46'17"W 15.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTHERLY ON THE WEST LINES OF SAID LOT 1 ON THE FOLLOWING DESCRIBED 4 COURSES:

THENCE N12°57'13"W 85.00 FEET; THENCE N00°12'45"W 299.98 FEET; THENCE S89°52'33"W 10.00 FEET; THENCE N00°10'36"W 424.35 FEET TO THE SOUTHWEST CORNER OF LOT 2, SAID SETTLERS CREEK REPLAT 2;

THENCE N89°49'24"E 299.96 FEET ON THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER THEREOF;

THENCE S85°38'34"E 50.00 FEET ON THE SOUTH LINE OF OUTLOT A, SAID SETTLERS CREEK REPLAT 2;

THENCE NORTHEASTERLY ON THE EAST LINE OF SAID OUTLOT A ON A NON-TANGENT FOOT 1525.00 RADIUS CURVE TO THE LEFT, CHORD BEARING N02°41'37"E, CHORD DISTANCE 88.55 FEET, AN ARC DISTANCE OF 88.56 FEET;

THENCE N01°01'48"E 105.00 FEET ON THE EAST LINE OF SAID OUTLOT A;

THENCE NORTHWESTERLY ON THE EAST LINE OF SAID OUTLOT A ON A NON-TANGENT 325.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N10°16'17"W, CHORD DISTANCE 127.38 FEET, AN ARC DISTANCE OF 128.21 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT A;

THENCE SOUTHEASTERLY ON THE NORTH AND EAST LINES OF SAID LOT 1 ON THE FOLLOWING DESCRIBED 5 COURSES:

THENCE NORTHEASTERLY ON A 535.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N60°38'52"E, CHORD DISTANCE 97.05 FEET, AN ARC DISTANCE OF 97.18 FEET;

THENCE SOUTHEASTERLY ON A 415.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S55°38'41"E, CHORD DISTANCE 774.41 FEET, AN ARC DISTANCE OF 998.27 FEET;

THENCE SOUTHEASTERLY ON A 535.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S07°39'59"E, CHORD DISTANCE 382.29 FEET, AN ARC DISTANCE OF 390.93 FEET;

THENCE SOUTHEASTERLY ON A 500.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S14°10'42"E, CHORD DISTANCE 249.05 FEET, AN ARC DISTANCE OF 251.70 FEET;

THENCE S00°14'35"W 117.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.55 ACRES MORE OR LESS.



DAVID H. NEEF  
NEBRASKA R.L.S. 475

JUNE 4, 2008

DATE:

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, PAPIILLION DEVELOPMENT SETTLERS CREEK LLC, BEING THE OWNERS AND FIRST NATIONAL BANK OF OMAHA 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 AN OUTLOT TO BE NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SETTLERS CREEK REPLAT 3 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 OUTLOT A. PERPETUAL EASEMENTS ARE GRANTED TO THE CITY OF PAPIILLION AND AQUILA, 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 FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING OUTLOT A. 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.

PAPIILLION DEVELOPMENT SETTLERS CREEK LLC.

FIRST NATIONAL BANK OF OMAHA

BY:

SALVADORE CARTA, MEMBER

BY:

ROBERT J. HORAK, VICE PRESIDENT

### ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008 BY SALVADORE CARTA, MEMBER OF PAPIILLION DEVELOPMENT SETTLERS CREEK LLC, ON BEHALF OF SAID LLC.

### ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008 BY ROBERT J. HORAK, VICE PRESIDENT OF FIRST NATIONAL BANK OF OMAHA ON BEHALF OF SAID BANK.

### 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 \_\_\_\_\_, 2008.

### APPROVAL BY PAPIILLION CITY PLANNING COMMISSION

THIS PLAT OF SETTLERS CREEK REPLAT 3 WAS APPROVED BY THE PAPIILLION CITY PLANNING COMMISSION, OF THE CITY OF PAPIILLION, NEBRASKA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

### APPROVAL OF PAPIILLION CITY COUNCIL

THIS PLAT OF SETTLERS CREEK REPLAT 3 WAS APPROVED AND ACCEPTED BY THE PAPIILLION CITY COUNCIL, OF THE CITY OF PAPIILLION, NEBRASKA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

CITY CLERK \_\_\_\_\_

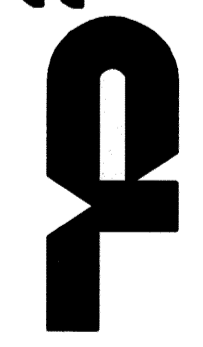
MAYOR \_\_\_\_\_

SCALE: 1" = 100'	DATE: JUNE 4, 2008
DRAWN BY: MRS	CHECKED BY: DHN
REVISION	

SETTLERS CREEK REPLAT 3

FINAL PLAT

2 THOMPSON, DREESSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
PHONE: 402.330.8880 FAX: 402.330.5886 EMAIL: TD2MILL@TD2CO.COM  
WEBSITE: WWW.TD2CO.COM



738-166  
A738166B.DWG

