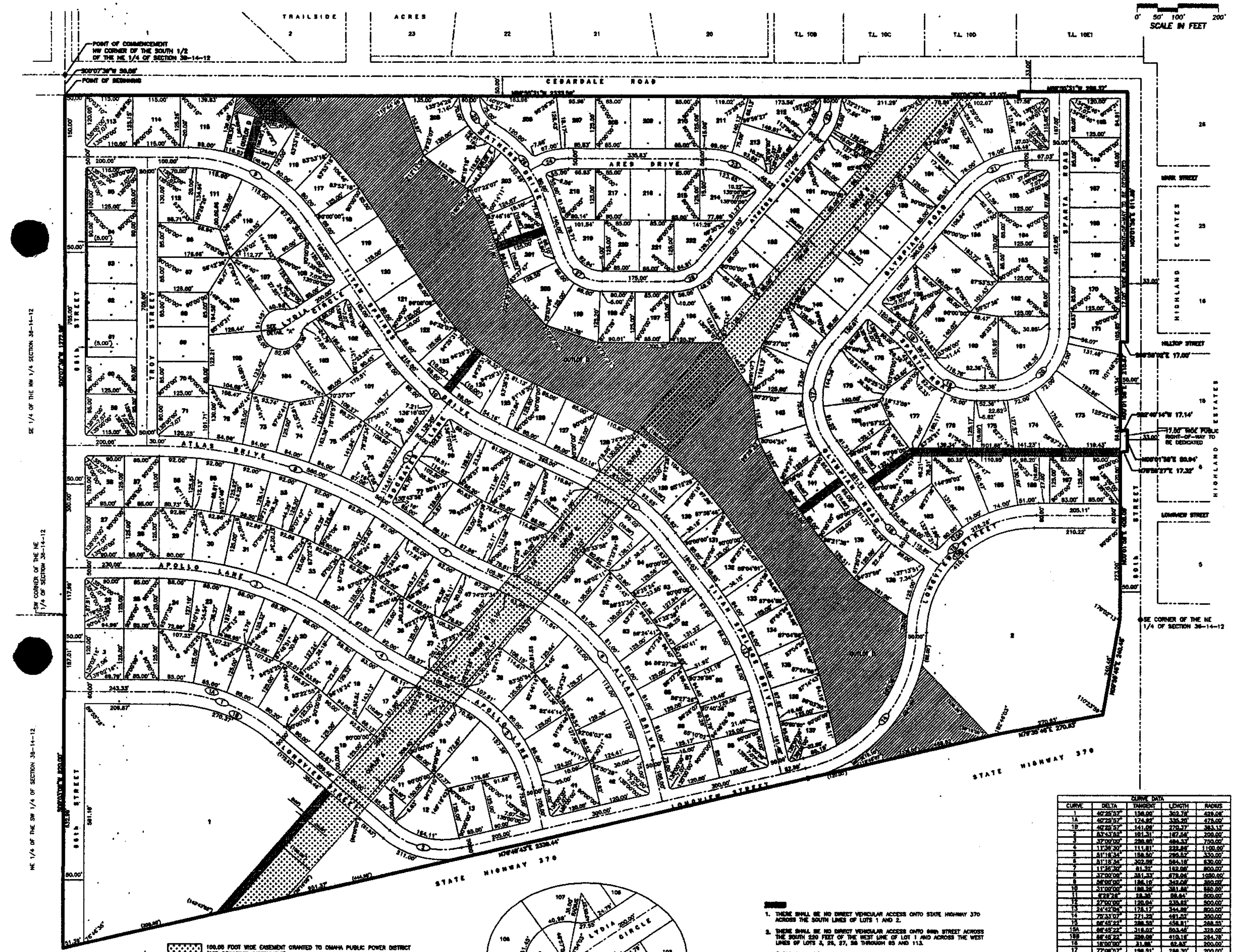
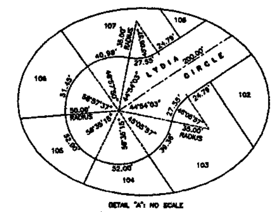
TITAN SPRINGS

LOTS 1 THROUGH 222, AND OUTLOTS A, B, C, D, E AND F

A PLATTING OF THE SOUTH 1/2 OF THE NE 1/4, AND THE NORTH 1/2 OF THE SE 1/4 LYING NORTH OF STATE HIGHWAY 370, ALL IN SECTION 36, T14N, R12E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, EXCEPT THOSE PARTS TAKEN FOR STREET RIGHT-OF-WAY





100.00 FOOT WIDE EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT (SEE RECORDED INSTRUMENT)

CHANNEL MAINTENANCE AND DRAINAGE EASEMENT (SEE RECORDED INSTRUMENT)

WATER LINE EASEMENT GRANTED TO S.I.D. 38 RECORDED AS INSTRUMENT NO. 1985-12812 OF THE SARPY COUNTY RECORDS.

WATER LINE EASEMENT GRANTED TO SARPY COUNTY AS INSTRUMENT NO. 1983-23812 OF THE SARPY COUNTY RECORDS.

SEWER & DRAINAGE EASEMENT (SEE RECORDED INSTRUMENT)

[illegible]

1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO STATE HIGHWAY 370 ACROSS THE SOUTH LINES OF LOTS 1 AND 2.
2. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 84th STREET ACROSS THE SOUTH 220 FEET OF THE WEST LINE OF LOT 1 AND ACROSS THE WEST LINES OF LOTS 3, 26, 27, 38 THROUGH 65 AND 113.
3. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO CEDARDALE ROAD ACROSS THE NORTH LINES OF LOTS 113, 114, 115, 153, 154, 165, 188 AND 205 THROUGH 212.
4. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 60th STREET ACROSS THE EAST LINES OF LOTS 165 THROUGH 173 AND LOT 188.
5. DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.

CURVE DATA

CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	40°25'57"	158.00'	302.78'	429.08'
1A	40°25'57"	174.82'	335.30'	475.00'
1B	40°25'57"	141.09'	270.37'	383.13'
2	53°53'52"	101.31'	187.26'	200.00'
3	37°00'00"	299.66'	484.37'	750.00'
4	11°30'30"	111.81'	222.84'	1100.00'
5	51°18'34"	158.50'	296.57'	330.00'
6	51°18'34"	302.98'	564.18'	630.00'
7	17°26'30"	81.32'	152.06'	800.00'
8	36°00'00"	186.15'	678.06'	1050.00'
9	31°00'00"	181.33'	390.15'	350.00'
10	67°26'00"	38.38'	381.88'	650.00'
11	28°00'00"	186.40'	233.82'	600.00'
12	27°00'00"	120.04'	235.62'	500.00'
13	34°47'06"	179.17'	344.86'	800.00'
14	78°33'07"	271.25'	481.02'	300.00'
15	86°45'22"	288.59'	458.81'	288.55'
15A	86°45'22"	316.02'	593.46'	328.00'
15B	86°45'22"	298.08'	419.16'	284.78'
16	18°00'00"	31.68'	62.83'	200.00'
17	77°08'07"	198.91'	268.30'	200.00'
18	13°00'00"	17.08'	34.03'	150.00'
19	53°31'36"	75.96'	140.13'	150.00'
20	90°00'00"	180.00'	235.62'	150.00'
21	46°28'22"	181.84'	194.25'	225.00'
22	40°29'07"	81.63'	99.87'	140.00'
23	40°29'07"	73.72'	161.23'	200.00'
24	34°18'44"	81.82'	99.82'	188.32'
25	80°24'38"	88.92'	188.45'	100.00'
26	41°21'38"	113.41'	318.19'	300.00'
27	71°00'00"	71.33'	123.92'	100.00'
28	46°30'53"	46.12'	86.42'	100.00'

[illegible]

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF 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 TITAN SPRINGS, LOTS 1 THROUGH 222, AND OUTLOTS A, B, C, D, E AND F, BEING A PLATTING OF THE SOUTH 1/2 OF THE NE 1/4, AND THE NORTH 1/2 OF THE SE 1/4 LYING NORTH OF STATE HIGHWAY 370, ALL IN SECTION 36, T14N, R12E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, EXCEPT THOSE PARTS TAKEN FOR STREET RIGHT-OF-WAY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NW CORNER OF THE SOUTH 1/2 OF SAID NE 1/4;
THENCE S00°07'38"W (ASSUMED BEARING) 50.00 FEET ON THE WEST LINE OF SAID NE 1/4 TO THE SOUTH LINE OF CEDARDALE ROAD AND THE POINT OF BEGINNING;
THENCE CONTINUING S00°07'38"W 1272.99 FEET ON THE WEST LINE OF SAID NE 1/4 TO THE SW CORNER THEREOF;
THENCE S00°03'08"W 820.00 FEET ON THE WEST LINE OF SAID SE 1/4 TO THE NORTH LINE OF STATE HIGHWAY 370;
THENCE N78°48'43"E 2339.44 FEET ON THE NORTH LINE OF STATE HIGHWAY 370;
THENCE N79°35'46"E 270.63 FEET ON THE NORTH LINE OF STATE HIGHWAY 370;
THENCE N00°59'45"E 240.48 FEET ON THE NORTH LINE OF STATE HIGHWAY 370 TO THE NORTH LINE OF SAID SE 1/4;
THENCE NORTHERLY ON THE WEST LINE OF 60th STREET ON THE FOLLOWING DESCRIBED 7 COURSES:
THENCE N00°01'56"E 408.00 FEET ON A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NE 1/4;
THENCE N78°04'27"E 17.32 FEET;
THENCE N00°01'58"E 80.84 FEET ON A LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NE 1/4;
THENCE S82°40'14"W 17.14 FEET;
THENCE N00°01'56"E 215.87 FEET ON A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NE 1/4;
THENCE S89°58'02"E 17.00 FEET;
THENCE N00°01'56"E 611.89 FEET ON A LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NE 1/4;
THENCE N89°55'31"W 286.37 FEET ON THE SOUTH LINE OF CEDARDALE ROAD AND ON A LINE 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID NE 1/4;
THENCE S00°04'29"W 17.00 FEET ON THE SOUTH LINE OF CEDARDALE ROAD;
THENCE N89°55'31"W 2333.59 FEET ON THE SOUTH LINE OF CEDARDALE ROAD AND ON A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID NE 1/4 TO THE POINT OF BEGINNING.

AUGUST 4, 2003
DATE

DAVID N. NEEF,
NEBRASKA RLS 475

[illegible]

KNOW ALL MEN BY THESE PRESENTS: THAT WE, TITAN SPRINGS, L.L.C., BEING THE OWNER AND PINNACLE BANK, 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 STREETS, LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS TITAN SPRINGS, 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 THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER 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 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 AND SIDE BOUNDARY LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOT IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. 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.

PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA OR AQUILA, 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 ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE. 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.

TITAN SPRINGS, L.L.C.

BY: ______________________
ROBERT N. MOHR, PRESIDENT AND MANAGING PARTNER

PINNACLE BANK

BY: ______________________
ROBERT FREDRICK

[illegible]

STATE OF NEBRASKA)
COUNTY OF) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS______DAY OF______________, 200___BY ROBERT N. MOHR, PRESIDENT AND MANAGING PARTNER OF TITAN SPRINGS, L.L.C.

____
NOTARY PUBLIC

[illegible]

STATE OF NEBRASKA)
COUNTY OF) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS______DAY OF______________, 200___BY ROBERT FREDRICK______________ OF PINNACLE BANK.

____
NOTARY PUBLIC

[illegible]

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______________, 200___.

____
SARPY COUNTY TREASURER

[illegible]

THIS PLAT OF TITAN SPRINGS WAS APPROVED BY THE PAPILLION CITY ENGINEER, OF THE CITY OF PAPILLION, NEBRASKA ON THIS_____DAY OF______________, 200___.

____
CITY ENGINEER

[illegible]

THIS PLAT OF TITAN SPRINGS WAS APPROVED BY THE PAPILLION CITY PLANNING BOARD OF THE CITY OF PAPILLION, NEBRASKA ON THIS_____DAY OF______________, 200___.

____
CHAIRMAN

[illegible]

THIS PLAT OF TITAN SPRINGS WAS APPROVED AND ACCEPTED BY THE PAPILLION CITY COUNCIL, OF THE CITY OF PAPILLION, NEBRASKA, THIS_____DAY OF______________, 200___ IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

______________________ ______________________
CITY CLERK MAYOR

[illegible]

THIS PLAT OF TITAN SPRINGS WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS_____DAY OF______________, 200___.

____
SARPY COUNTY SURVEYOR

EXHIBIT "A"

SCALE:	1"=100'
DATE:	9/19/03
DRAWN BY:	JKZ
CHECKED BY:	475
REVISION:	

TITAN SPRINGS
KENDEL HOMES CORP.

"EXHIBIT A"

FINAL PLAT

THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154
TEL: (402)330-8860 FAX: (402)330-5866
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

431104EXHIBITA.DWG

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