

# HIGHWAY 370 INDUSTRIAL PARK

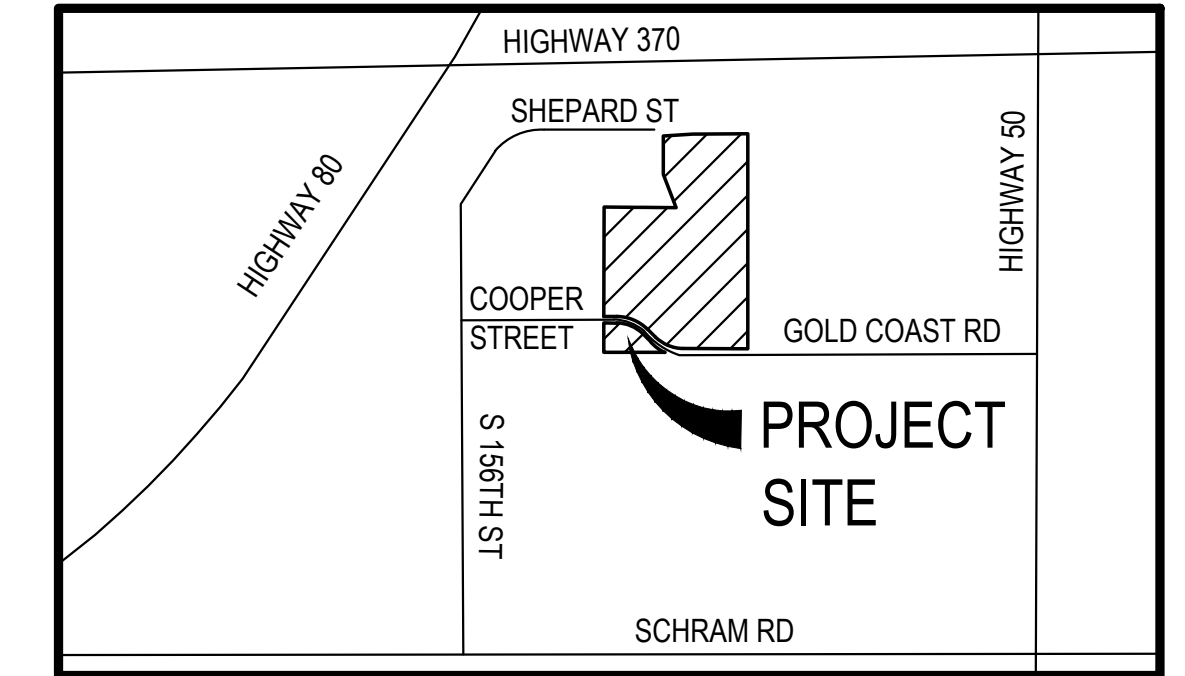
LOTS 1 & 2 INCLUSIVE

A TRACT OF LAND LOCATED IN PART OF TAX LOT 10, A TAX LOT LOCATED IN PART OF THE NE1/4 OF THE NW1/4, AND ALSO THE SE1/4 OF THE NW1/4 OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

## LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- EXIST. SECTION CORNER
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES
- (R) RECORDED DISTANCE
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE
- 5/8" REBAR SET W/ CAP LS-608
- MONUMENTS FOUND (5/8" REBAR)
- SETBACK LINE

LIZONING SETBACK TABLE	
FRONT YARD	15'
SIDE YARD	10'
STREET SIDE YARD	15'
REAR YARD	10'



VICINITY MAP

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, SCANNELL PROPERTIES, LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HIGHWAY 370 INDUSTRIAL PARK (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, AND CENTURYLINK ACROSS 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 LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FEET WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. THE SUBDIVIDER SHALL GRANT PERPETUAL EASEMENTS TO CITY OF PAPIILLON AND/OR BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS TO ERRECT, 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 FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS. 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 APFORESAID OR RIGHTS HEREIN GRANTED.

SCANNELL PROPERTIES, LLC

CHRIS MILLER, MANAGING MEMBER DATE

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
 COUNTY OF \_\_\_\_\_ )  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME CHRIS MILLER, MANAGING MEMBER OF SCANNELL PROPERTIES, LLC, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC \_\_\_\_\_

## APPROVAL OF PAPIILLON CITY ENGINEER

THIS SUBDIVISION OF HIGHWAY 370 INDUSTRIAL PARK WAS APPROVED BY THE PAPIILLON CITY ENGINEER  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

JEFFREY L. THOMPSON, PE, CPESC, CFM  
 PAPIILLON CITY ENGINEER

## APPROVAL OF PAPIILLON PLANNING COMMISSION

THIS SUBDIVISION OF HIGHWAY 370 INDUSTRIAL PARK WAS APPROVED BY THE PAPIILLON PLANNING COMMISSION.

REBECCA HOCH DATE  
 CHAIRPERSON, PAPIILLON PLANNING COMMISSION

## NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT TWENTY FIVE FEET (25.0') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

BOUNDARY CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	423.25'	138.59'	N57°15'21"W	137.97° (R&M)	137.97' (R&M)
C2	405.00'	316.33'	166.73'	N68°00'04"W	307.94' (R)
C3	345.00'	269.47'	142.03'	S68°00'04"E	262.32' (R)
C4	358.67'	163.21'	83.04'	S53°36'28"E	161.81' (R&M)

RIGHT-OF-WAY CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	300.00'	35.16'	17.60'	6°42'55"
2	300.00'	35.16'	17.60'	6°42'55"

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°37'30"W	99.68' (R)
L2	S45°37'30"E	99.68' (R)

## SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN HIGHWAY 370 INDUSTRIAL PARK (THE LOTS NUMBERED AS SHOWN), A TRACT OF LAND LOCATED IN PART OF TAX LOT 10, A TAX LOT LOCATED IN PART OF THE NE1/4 OF THE NW1/4, AND ALSO THE SE1/4 OF THE NW1/4 OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(TRACT 1)

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, COMMERCE BUSINESS CENTRE, A SUBDIVISION LOCATED IN PART OF SAID NW1/4 OF SECTION 35, SAID POINT ALSO BEING ON THE WESTERLY LINE OF THE E1/2 OF SAID NW1/4 OF SECTION 35, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID TAX LOT 10, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF GOLD COAST ROAD, THENCE N07°32'28"W ASSUMED BEARING ALONG SAID WESTERLY LINE OF THE E1/2 OF THE NW1/4 OF SECTION 35, SAID LINE ALSO BEING SAID WESTERLY LINE OF TAX LOT 10, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 3, COMMERCE BUSINESS CENTRE, SAID LINE ALSO BEING THE EASTERLY LINE OF LOT 2, COMMERCE BUSINESS CENTRE REPLAT 3, A DISTANCE OF 1,003.00 FEET TO THE SOUTHWEST CORNER OF MILFORD CONDOMINIUM, A SUBDIVISION LOCATED IN SAID NW1/4 OF SECTION 35, THENCE ALONG SAID WESTERLY LINE OF TAX LOT 10, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID MILFORD CONDOMINIUM, SAID LINE ALSO BEING THE SOUTHERLY LINE OF CORNS 2ND ADDITION REPLAT 1, A SUBDIVISION LOCATED IN PART OF SAID NW1/4 OF SECTION 35 ON THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) THENCE N89°39'33"E, A DISTANCE OF 296.95 FEET; (2) THENCE N89°37'28"E, A DISTANCE OF 96.03 FEET; (3) THENCE N89°39'33"E, A DISTANCE OF 296.95 FEET TO THE SOUTHWEST CORNER OF LOT 4, SAID CORNS 2ND ADDITION REPLAT 1; THENCE ALONG SAID WESTERLY LINE OF TAX LOT 10, SAID LINE ALSO BEING THE EASTERLY LINE OF LOTS 4 AND 5, SAID CORNS 2ND ADDITION REPLAT 1 ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE N21°41'55"W, A DISTANCE OF 326.39 FEET; (2) THENCE N00°37'47"W, A DISTANCE OF 353.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SHEPARD STREET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SHEPARD STREET ON THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) THENCE N89°10'00"E, A DISTANCE OF 373.46 FEET; THENCE N89°18'40"E, A DISTANCE OF 66.00 FEET; THENCE N88°39'28"E, A DISTANCE OF 438.09 FEET TO A POINT ON THE EASTERLY LINE OF SAID NW1/4 OF SECTION 35, SAID LINE ALSO BEING THE EASTERLY LINE OF TAX LOT 10, SAID LINE ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF 150TH STREET; THENCE S00°37'31"E ALONG SAID EASTERLY LINE OF THE NW1/4 OF SECTION 35, SAID LINE ALSO BEING SAID EASTERLY LINE OF TAX LOT 10, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 150TH STREET, A DISTANCE OF 1,974.44 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GOLD COAST ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GOLD COAST ROAD ON THE FOLLOWING SIX (6) DESCRIBED COURSES: (1) THENCE S89°31'01"W, A DISTANCE OF 593.90 FEET; (2) THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 340.00 FEET, A DISTANCE OF 142.23 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N78°37'16"W, A DISTANCE OF 141.20 FEET; (3) THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 422.25 FEET, A DISTANCE OF 138.59 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N57°15'21"W, A DISTANCE OF 137.97 FEET; (4) THENCE N45°37'30"W, A DISTANCE OF 99.54 FEET; (5) THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 405.00 FEET, A DISTANCE OF 316.33 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N68°00'04"W, A DISTANCE OF 308.35 FEET; (6) THENCE S89°37'23"W, A DISTANCE OF 119.07 FEET TO THE POINT OF BEGINNING.

SAID TRACT 1 CONTAINS 2,088,582 SQUARE FEET OR 47.947 ACRES, MORE OR LESS.

AND TOGETHER WITH

(TRACT 2)

BEGINNING AT THE SOUTHWEST CORNER OF THE SE1/4 OF SAID NW1/4 OF SECTION 35, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TAX LOT 10, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 4, COMMERCE BUSINESS CENTRE, A SUBDIVISION LOCATED IN PART OF SAID NW1/4 OF SECTION 35, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF LOT 1, SCHRAM & HWY 50, A SUBDIVISION LOCATED IN PART OF THE SW1/4 OF SAID SECTION 35, THENCE N00°30'27"W ASSUMED BEARING ALONG THE WESTERLY LINE OF THE E1/2 OF SAID NW1/4 OF SECTION 35, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID TAX LOT 10, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 4, COMMERCE BUSINESS CENTRE, SAID LINE ALSO BEING THE EASTERLY LINE OF LOT 2, COMMERCE BUSINESS CENTRE REPLAT 2, A DISTANCE OF 267.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, COMMERCE BUSINESS CENTRE REPLAT 2, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GOLD COAST ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF GOLD COAST ROAD ON THE FOLLOWING FOUR DESCRIBED COURSES: (1) THENCE N89°37'23"E, A DISTANCE OF 119.07 FEET; (2) THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 340.00 FEET, A DISTANCE OF 142.23 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S88°00'04"E, A DISTANCE OF 282.67 FEET; (3) THENCE S45°37'30"E, A DISTANCE OF 99.54 FEET; (4) THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 398.87 FEET, A DISTANCE OF 163.21 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S53°32'28"E, A DISTANCE OF 151.81 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SE1/4 OF THE NW1/4 OF SECTION 35, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID TAX LOT 10, SAID LINE ALSO BEING SAID NORTHERLY LINE OF LOT 1, SCHRAM & HWY 50, THENCE S89°31'01"W ALONG SAID SOUTHERLY LINE OF THE SE1/4 OF THE NW1/4 OF SECTION 35, SAID LINE ALSO BEING SAID SOUTHERLY LINE OF TAX LOT 10, SAID LINE ALSO BEING THE NORTHERLY LINE OF LOT 1, SCHRAM & HWY 50, A DISTANCE OF 561.66 FEET TO THE POINT OF BEGINNING.

SAID TRACT 2 CONTAINS 103,874 SQUARE FEET OR 2.385 ACRES, MORE OR LESS.

SAID TOTAL TRACT OF LAND CONTAINS 2,192,456 SQUARE FEET OR 50.332 ACRES, MORE OR LESS.

ERICA A. SCHABEN LS-608 DATE

## APPROVAL BY PAPIILLON CITY COUNCIL

THIS SUBDIVISION OF HIGHWAY 370 INDUSTRIAL PARK WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PAPIILLON, NEBRASKA.

DAVID P. BLACK, MAYOR DATE

ATTEST:  
 NICOLE L. BROWN, CITY CLERK

## 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 IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

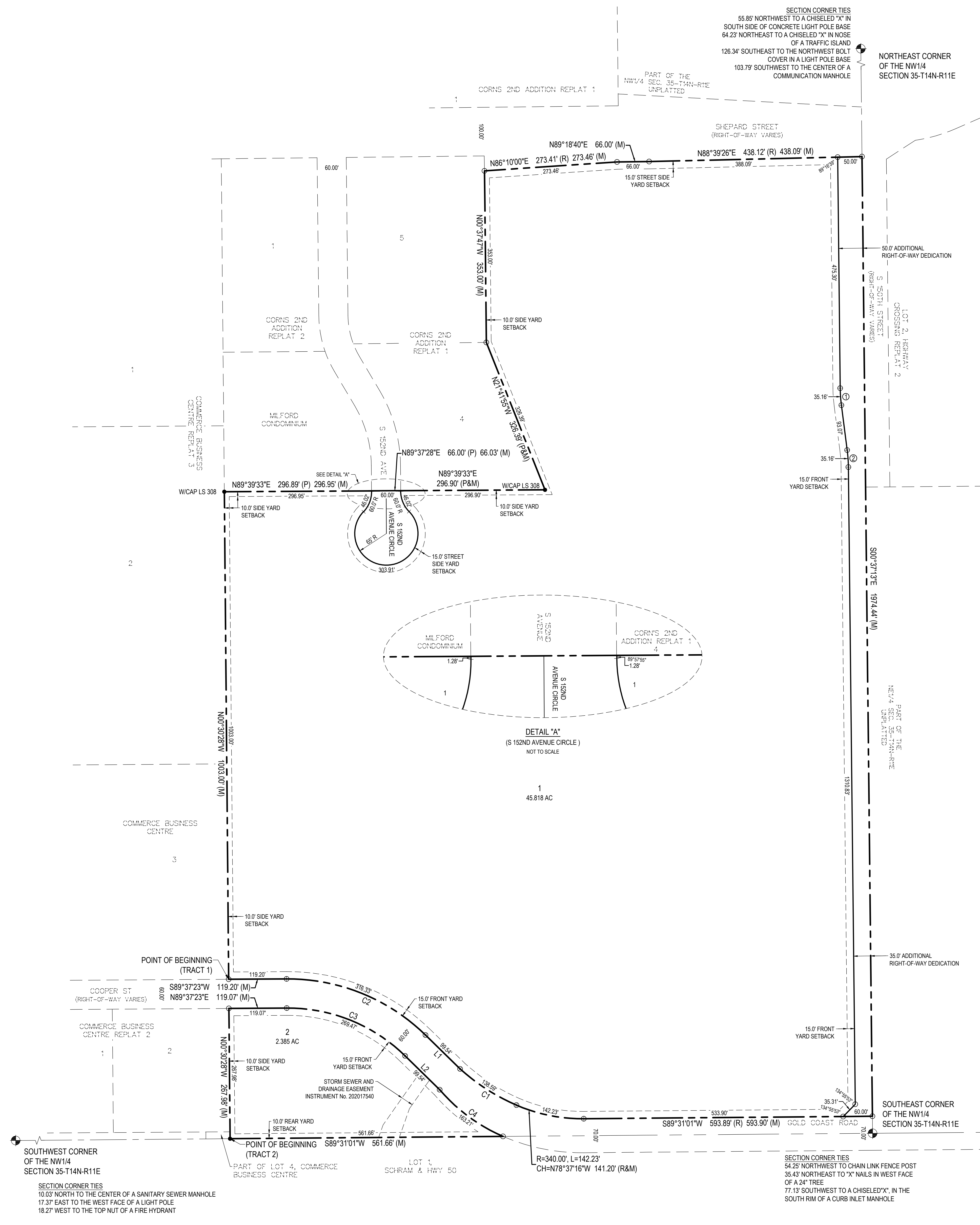
COUNTY TREASURER DATE

## REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF HIGHWAY 370 INDUSTRIAL PARK WAS REVIEWED BY THE THE SARPY COUNTY SURVEYORS

OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

COUNTY SURVEYOR / ENGINEER \_\_\_\_\_



**E & A CONSULTING GROUP, INC.**  
 Engineering • Planning • Environmental & Field Services

**E & A CONSULTING GROUP, INC.**  
 Engineering Answers

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**HIGHWAY 370 INDUSTRIAL PARK**  
 LOTS 1 & 2  
 PAPIILLON, NEBRASKA

**FINAL PLAT**

Proj No:	P2020.177.001
Date:	12/1/2020
Designed By:	JRS
Drawn By:	RP
Scale:	1" = 100'
Sheet:	1 of 1

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