EAGLE VIEW

Lots 197 through 265, inclusive, being a platting of Taxlot 8B in Government Lot 3 AND Part of Government Lot 4, both in the Southwest Quarter of Section 19, Township 14 North, Range 13 East, TOGETHER WITH part of the Northeast Quarter of the Southeast Quarter of Section 24, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska.

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.).

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all corners, angle points and ends of curves on the boundary of the plat and that a bond has been posted with the City of Papillion, Nebraska, to ensure that permanent monuments will be placed at all angle points, corners and ends of all curves on all lots and streets in the subdivision to be known as EAGLE VIEW, Lots 197 through 265, inclusive, being a platting of Taxlot 8B in Government Lot 3 AND Part of Government Lot 4, both in the Southwest Quarter of Section 19, Township 14 North, Range 13 East, TOGETHER WITH part of the Northeast Quarter of the Southeast Quarter of Section 24, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, described as follows: Beginning at the southwest corner of the Government Lot 3 of Section 19 and the northeast corner of Lot 23, EAGLE CREST, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska; Thence North 89°53'23" West (bearings referenced to the Final Plat of EAGLE CREST, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska) for 444.47 feet along the south line of the Northeast Quarter of the Southeast Quarter of Section 24 to the northeast corner of Lot 25, EAGLE CREST; Thence North 00°06'37" East for 385.24 feet; Thence North 60°06'37" East for 800.38 feet; Thence South 36°49'09" East for 405.13 feet; Thence South 47°06'17" East for 269.89 feet; Thence South 59°14'08" East for 264.08 feet; Thence South 63°14'38" East for 66.10 feet to the northwest corner of Lot 148, EAGLE VIEW; Thence South 26°43'58" West for 178.44 feet along the extended west line of said Lot 148 to the south right of way line of Alexandra Road; Thence along a curve to the left (having a radius of 2057.96 feet and a long chord bearing South 61°25'31" East for 11.37 feet) for an arc length of 11.37 feet along said south right of way line to the northwest corner of Lot 149, EAGLE VIEW; Thence South 26°24'59" West for 124.83 feet to the southwest corner of said Lot 149; Thence South 61°27'58" East for 23.24 feet to the northwest corner of Lot 150, EAGLE VIEW; Thence South 12°22'17" West for 177.23 feet along the extended west line of said Lot 150 to the south right of way line of Park Crest Drive; Thence along a curve to the left (having a radius of 125.00 feet and a long chord bearing South 83°36'38" East for 29.13 feet) for an arc length of 29.20 feet along said south right of way line to the northwest corner of Lot 151, EAGLE VIEW; Thence South 05°55'45" West for 134.92 feet to the southwest corner of said Lot 151; Thence North 82°36'53" West for 37.13 feet to the northwest corner of Lot 153, EAGLE VIEW; Thence North 63°24'24" West for 74.35 feet to the northwest corner of Lot 154, EAGLE VIEW; Thence North 61°41'27" West for 74.35 feet to the northwest corner of Lot 155, EAGLE VIEW; Thence North 59°58'31" West for 74.35 feet to the northwest corner of Lot 156, EAGLE VIEW; Thence North 58°15'36" West for 167.04 feet to an angle point in the north line of Lot 158, EAGLE VIEW; Thence North 53°34'10" West for 125.12 feet to the northwest corner of Lot 159, EAGLE VIEW; Thence South 00°09'49" East for 59.98 feet to the northeast corner of Lot 160, EAGLE VIEW; Thence South 89°50'11" West for 211.00 feet along the extended north line of Lots 160 and 161, EAGLE VIEW, to the west right of way line of Castle Pine Drive; Thence South 00°09'49" East for 24.00 feet along west right of way line to the northeast corner of Lot 196, EAGLE VIEW; Thence South 89°50'11" West for 130.00 feet to the west line of Lot 20, EAGLE CREST and the northwest corner of said Lot 196; Thence North 00°09'49" West for 327.54 feet along said west line of Government Lot 4 and the east line of Lots 20 through 23, inclusive, EAGLE CREST to the Point of Beginning. Contains 22.453 acres.

ROBERT D. PROETT LS-379 REGISTERED LAND SURVEYOR STATE OF NEBRASKA

Robert D. Proett, L.S. 379

Date: February 21, 2005

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, ROGERS DEVELOPMENT INC., a Nebraska Corporation, OWNER, being the sole OWNER of the land described within the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown hereon, said subdivision to be hereafter known as EAGLE VIEW; 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 the streets as shown on the plat and do hereby grant the easements shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and to Qwest Communications and to any company which has been granted a franchise under the authority of the City Council of Papillion, Nebraska, 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, downguys 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 and for the transmission of signals and sounds of all kinds including signals provided by cable television systems, and the reception thereon, over, through, under, and across a five foot (5') wide strip of land abutting the front and side boundary lot lines; an eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen foot (16') wide strip of land abutting the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the City of Papillion and Aquila, 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 five foot (5') wide strip of land abutting all streets and cul-de-sacs. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above described 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.

ROGERS DEVELOPMENT, INC.
a Nebraska Corporation, OWNER

Michael F. Rogers, President

ACKNOWLEDGEMENT OF NOTARIES

State of Nebraska)
) SS
County of Douglas)

On this _____ day of _____, 2005, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Michael F. Rogers, who is personally known to me to be the identical person whose name is affixed to the above instrument as President of ROGERS DEVELOPMENT INC., a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Notary Public

RECEIVED
APR 12 2005
BY: _____

COUNTY SURVEYOR'S CERTIFICATE

This plat of EAGLE VIEW was reviewed by the Sarpy County Surveyor's Office this 30th day of MARCH 2005.

Sarpy County Surveyor

THOMAS A. LYMAN SURVEYOR SARPY COUNTY, NEBRASKA

CITY ENGINEER'S CERTIFICATE

This plat of EAGLE VIEW was approved and accepted by the City Engineer of Papillion, Nebraska on this

_____ day of _____, 2005.

City Engineer

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of this office on this _____ day of _____, 2005.

Sarpy County Treasurer

APPROVAL OF CITY PLANNING COMMISSION

This plat of EAGLE VIEW was approved and accepted by the City Planning Commission on this _____ day of _____, 2005.

Chairman, City Planning Commission

APPROVAL OF CITY COUNCIL

This plat of EAGLE VIEW was approved by the City Council of Papillion, Nebraska, on this _____ day of _____, 2005.

Mayor

City Clerk

drawn by JHVD
designed by RDP
reviewed by WEK
reference 98048 EAGLE VIEW
pathfilename 98048\dwg\3R48F101.dwg
revisions

Lamp, Rynearson & Associates, Inc.
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
(Ph) 402.496.2498
(Fax) 402.496.2730
WWW.LRA-INC.COM

EAGLE VIEW (Lots 197 through 265)
Sarpy County, Nebraska

FINAL PLAT

job number-tasks 98048.04 / 003
book page 98048
date February 21, 2005
sheet 1 of 1