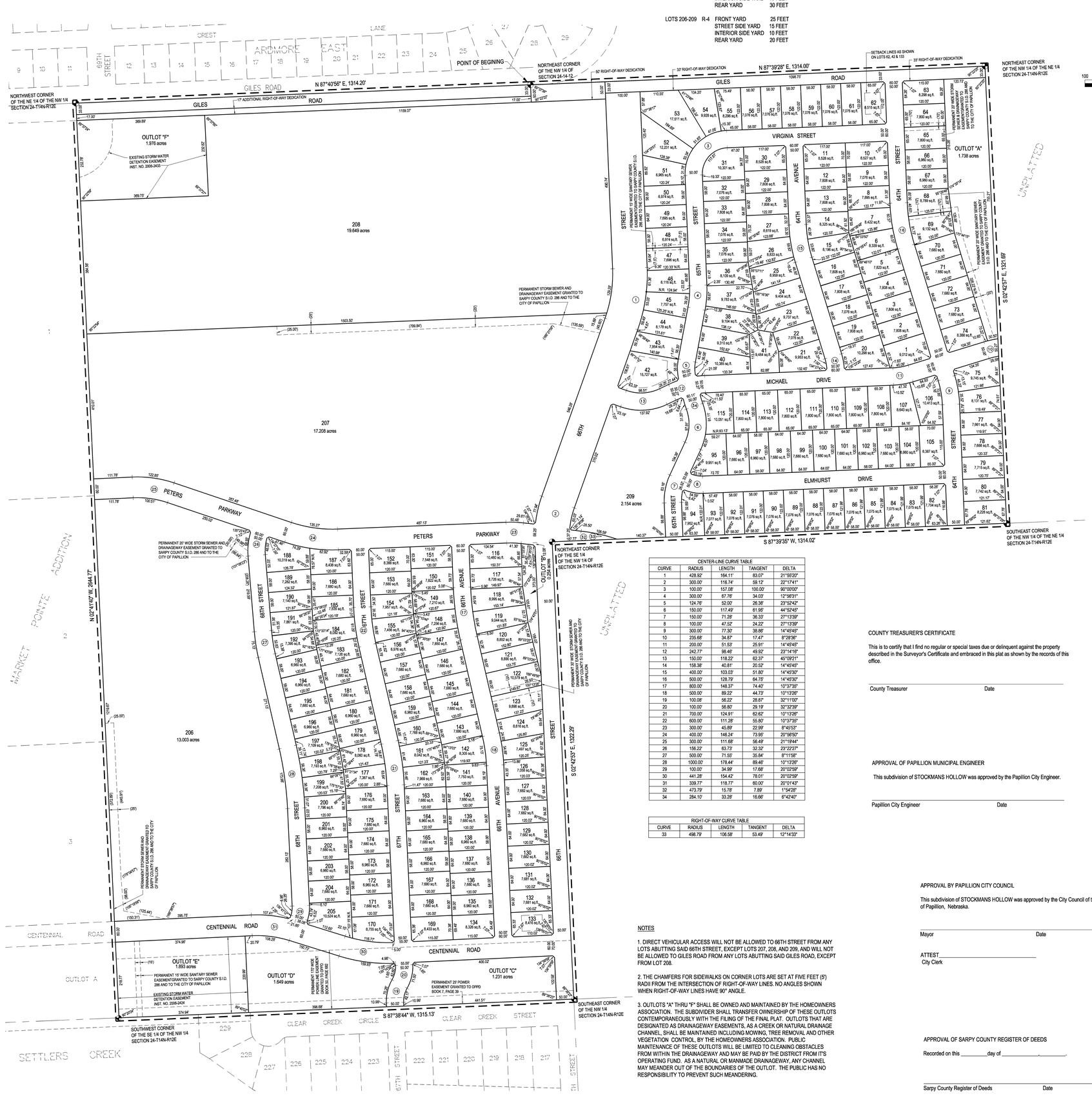
STOCKMANS HOLLOW

LOTS 1 THRU 209 INCLUSIVE & OUTLOTS "A" THRU "F" INCLUSIVE

A PLATTING OF PART OF THE EAST 1/2 OF THE NW1/4 OF SECTION 24; AND ALSO TOGETHER WITH THE NW1/4 OF THE NE1/4 OF SAID SECTION 24, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

ZONING MINIMUM SETBACK REQUIREMENTS

LOTS 1-205	R-3	FRONT YARD	30 FEET
		STREET SIDE YARD	15 FEET
		INTERIOR SIDE YARD	10 FEET
		REAR YARD	30 FEET
LOTS 206-209	R-4	FRONT YARD	25 FEET
		STREET SIDE YARD	15 FEET
		INTERIOR SIDE YARD	10 FEET
		REAR YARD	20 FEET



1 inch = 100 ft.

CENTER-LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	428.92'	164.11'	83.07'	21°55'20"
2	300.00'	116.74'	59.12'	22°17'41"
3	100.00'	157.08'	100.00'	90°00'00"
4	300.00'	67.76'	34.03'	12°56'31"
5	124.76'	52.00'	26.38'	23°52'42"
6	150.00'	117.49'	61.99'	44°52'45"
7	150.00'	71.28'	36.33'	27°13'39"
8	100.00'	47.52'	24.22'	27°13'39"
9	300.00'	77.30'	38.88'	14°45'45"
10	235.68'	34.87'	17.47'	8°28'38"
11	200.00'	51.53'	25.91'	14°45'45"
12	242.77'	98.46'	49.92'	23°14'16"
13	150.00'	119.22'	62.37'	45°39'21"
14	158.38'	40.81'	20.52'	14°45'45"
15	400.00'	103.03'	51.80'	14°45'30"
16	500.00'	128.79'	64.75'	14°45'30"
17	800.00'	148.37'	74.40'	10°13'35"
18	500.00'	89.22'	44.73'	10°13'28"
19	100.08'	56.22'	28.87'	32°11'00"
20	100.00'	56.80'	29.19'	32°32'39"
21	700.00'	124.91'	62.62'	10°13'28"
22	600.00'	111.28'	55.80'	10°37'35"
23	300.00'	45.89'	22.99'	8°45'53"
24	400.00'	148.24'	73.95'	20°56'52"
25	300.00'	111.68'	56.49'	21°19'44"
26	156.22'	63.73'	32.32'	23°22'27"
27	500.00'	71.55'	35.84'	8°11'58"
28	1000.00'	178.44'	89.46'	10°13'28"
29	100.00'	34.99'	17.68'	20°02'59"
30	441.28'	154.42'	78.01'	20°02'59"
31	339.77'	118.77'	60.00'	20°01'43"
32	473.79'	15.78'	7.89'	1°54'28"
34	284.10'	33.28'	16.66'	6°42'40"

RIGHT-OF-WAY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
33	498.79'	106.58'	53.49'	12°14'33"

NOTES

1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 66TH STREET FROM ANY LOTS ABUTTING SAID 66TH STREET, EXCEPT LOTS 207, 208, AND 209, AND WILL NOT BE ALLOWED TO GILES ROAD FROM ANY LOTS ABUTTING SAID GILES ROAD, EXCEPT FROM LOT 208.

2. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

3. OUTLOTS "A" THRU "F" SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE SUBDIVIDER SHALL TRANSFER OWNERSHIP OF THESE OUTLOTS CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT. OUTLOTS THAT ARE DESIGNATED AS DRAINAGEWAY EASEMENTS, AS A CREEK OR NATURAL DRAINAGE CHANNEL, SHALL BE MAINTAINED INCLUDING MOWING, TREE REMOVAL AND OTHER VEGETATION CONTROL, BY THE HOMEOWNERS ASSOCIATION. PUBLIC MAINTENANCE OF THESE OUTLOTS WILL BE LIMITED TO CLEANING OBSTACLES FROM WITHIN THE DRAINAGEWAY AND MAY BE PAID BY THE DISTRICT FROM IT'S OPERATING FUND. AS A NATURAL OR MANMADE DRAINAGEWAY, ANY CHANNEL MAY MEANDER OUT OF THE BOUNDARIES OF THE OUTLOT. THE PUBLIC HAS NO RESPONSIBILITY TO PREVENT SUCH MEANDERING.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF THE SUBDIVISION. A BOND WILL BE POSTED WITH THE CITY OF PAPILLION TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN THE SUBDIVISION. ALL DIMENSIONS HAVE BEEN COMPUTED FOR ALL LOTS AND STREETS IN STOCKMANS HOLLOW (THE LOTS NUMBERED AS SHOWN) BEING A PLATTING OF PART OF THE EAST 1/2 OF THE NW1/4 OF SECTION 24; AND ALSO TOGETHER WITH THE NW1/4 OF THE NE1/4 OF SAID SECTION 24; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NE1/4 OF SECTION 24; THENCE N87°39'28"E (ASSUMED BEARING) ALONG THE NORTH LINE SAID NE1/4 OF SECTION 24, A DISTANCE OF 1314.00 FEET TO THE NORTHEAST CORNER OF SAID NW1/4 OF THE NE1/4 OF SECTION 24; THENCE S02°42'57"E ALONG THE EAST LINE OF SAID NW1/4 OF THE NE1/4 SECTION 24, A DISTANCE OF 1321.69 FEET TO THE SOUTHEAST CORNER SAID NW1/4 OF THE NE1/4 OF SECTION 24; THENCE S87°39'35"W ALONG THE SOUTH LINE OF SAID NW1/4 OF THE NE1/4 OF SECTION 24, A DISTANCE OF 1314.02 TO THE SOUTHWEST CORNER OF SAID NW1/4 OF THE NE1/4 OF SECTION 24; THENCE S02°42'53"E ALONG THE WEST LINE OF SAID NE1/4 OF SECTION 24, A DISTANCE OF 1322.29 FEET TO THE SOUTHWEST CORNER OF THE NE1/4 OF SECTION 24, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF 66TH STREET, AND THE NORTH RIGHT-OF-WAY LINE OF CLEAR CREEK STREET; THENCE S87°38'44"W ALONG THE SOUTH LINE OF SAID NW1/4 OF SECTION 24, SAID LINE ALSO BEING SAID NORTH RIGHT-OF-WAY LINE OF CLEAR CREEK DRIVE, AND ALSO THE NORTH RIGHT-OF-WAY LINE OF CLEAR CREEK CIRCLE, AND ALSO THE NORTH LINE OF LOT 229 AND OUTLOT "11", SETTLERS CREEK (LOTS 1 THRU 229 INCLUSIVE, AND OUTLOTS 1, 2, 3), A SUBDIVISION LOCATED IN THE SW1/4 OF SAID SECTION 24, A DISTANCE OF 1315.13 FEET TO THE SOUTHWEST CORNER OF THE SE1/4 OF SAID NW1/4 OF SECTION 24, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF OUTLOT "A", MARKET POINTE ADDITION, A SUBDIVISION LOCATED IN THE WEST 1/2 OF SAID NW1/4 OF SECTION 24; THENCE N02°41'40"W ALONG THE WEST LINE OF SAID EAST 1/2 OF SECTION 24, SAID LINE ALSO BEING THE EAST LINE OF SAID OUTLOT "A", MARKET POINTE ADDITION, AND ALSO THE EAST RIGHT-OF-WAY LINE OF CENTENNIAL ROAD, AND ALSO THE EAST LINE OF LOTS 3, 2 AND 1, SAID MARKET POINTE ADDITION, AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 2644.77 FEET TO THE NORTHWEST CORNER OF THE NE1/4 OF SAID NW1/4 SECTION 24; THENCE N87°40'56"E ALONG THE NORTH LINE OF THE NE1/4 OF SAID NW1/4 OF SECTION 24, A DISTANCE OF 1314.20 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 5,213,104 SQUARE FEET OR 119.676 ACRES, MORE OR LESS.

SAID TRACT OF LAND CONTAINS AN AREA OF 43,369 SQUARE FEET OR 0.996 ACRES, MORE OR LESS OF 33.00 FOOT WIDE GILES ROAD RIGHT-OF-WAY.

ROBERT CLARK LS-419 DATE

DEDICATION

Know all men by these presents that We, OM Giles, LLC, owners of the property described in the Certification of Survey and embraced within the plat have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as STOCKMANS HOLLOW (Lots to be numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we 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, Qwest Communications 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, 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 a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') 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 sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded, and we further grant a perpetual easement to the City of Papillion and Aquila, Inc., 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. In consideration of the grant of these easements and as a limitation of these easements granted herein, any wires, cables, conduits and/or pipelines installed by any grantee or any beneficiary under the easements granted in this Plat and/or Dedication shall be installed at least thirty-six (36") inches below ground and any other underground facilities shall also be installed at least thirty-six (36") inches below ground and, in the event of a failure to comply with this limitations, such grantee and/or beneficiary shall be solely responsible for any and all costs, expenses, liability, and/or damage resulting from such failure, including but not limited to relocation costs. 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 whereof, we do set our hand this _____day of _____, _____.

OM Giles, LLC. a Nebraska Limited Liability
By: H.L. Design Build, LLC, Member

By: Brad Korell

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

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

On this _____day of _____, _____, before me, the undersigned, a Notary Public in and for said County, personally came Brad Korell, Member, H.L. Design Build, 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 as such officer of said LLC.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public

APPROVAL OF PAPILLION MUNICIPAL ENGINEER

This subdivision of STOCKMANS HOLLOW was approved by the Papillion City Engineer.

Papillion City Engineer Date

APPROVAL BY PAPILLION CITY COUNCIL

This subdivision of STOCKMANS HOLLOW was approved by the City Council of the City of Papillion, Nebraska.

Mayor Date

ATTEST_____
City Clerk

REVIEW OF SARPY COUNTY SURVEYOR

This plat of STOCKMANS HOLLOW was reviewed by the office of the Sarpy County Surveyor.

Sarpy County Surveyor Date

APPROVAL OF SARPY COUNTY REGISTER OF DEEDS

Recorded on this _____day of _____, _____.

Sarpy County Register of Deeds Date

APPROVAL OF PAPILLION PLANNING COMMISSION

This subdivision of STOCKMANS HOLLOW was approved by the Papillion Planning Commission.

Chairman, Papillion Planning Commission Date

E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES
330 NORTH 117TH STREET OMAHA, NE 68154
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STOCKMANS HOLLOW
PAPILLION, NEBRASKA

FINAL PLAT

Revisions		
No.		Date
1		08/10/2006
2		12/20/2006
3		02/05/2007

Proj No:	P2006.217.01
Date:	07/17/2006
Designed By:	JDE
Drawn By:	LDD
Scale:	1" = 100'
Sheet	1 of 1