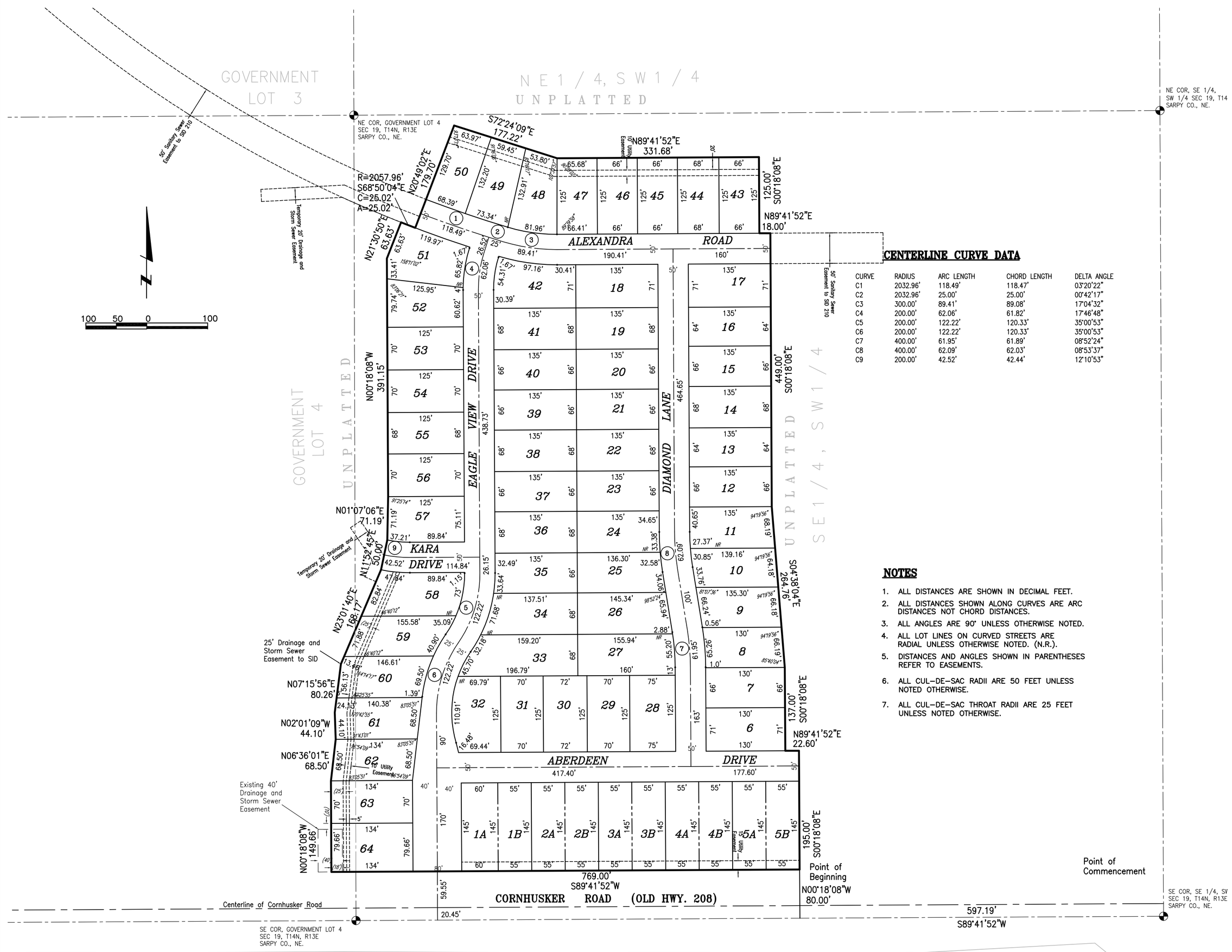
EAGLE VIEW

Lots 1A through 5B, inclusive, and Lots 6 through 64, inclusive, being a platting of that part of the Southeast Quarter of the Southwest Quarter and Government Lot 4, (also referred to as the Southwest Quarter of the Southwest Quarter) of Section 19, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska.



CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	2032.96'	118.49'	118.47'	03°20'22"
C2	2032.96'	25.00'	25.00'	00°42'17"
C3	300.00'	89.41'	89.08'	17°04'32"
C4	200.00'	62.06'	61.82'	17°46'48"
C5	200.00'	122.22'	120.33'	35°00'53"
C6	200.00'	122.22'	120.33'	35°00'53"
C7	400.00'	61.95'	61.89'	08°52'24"
C8	400.00'	62.09'	62.03'	08°53'37"
C9	200.00'	42.52'	42.44'	12°10'53"

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.).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. ALL CUL-DE-SAC RADII ARE 50 FEET UNLESS NOTED OTHERWISE.
7. ALL CUL-DE-SAC THROAT RADII ARE 25 FEET UNLESS NOTED OTHERWISE.

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 1A through 5B, inclusive, and Lots 6 through 64, inclusive, being a platting of that part of the Southeast Quarter of the Southwest Quarter and Government Lot 4, (also referred to as the Southwest Quarter of the Southwest Quarter) of Section 19, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, the entire parcel described as follows: Commencing at the southeast corner of the Southeast Quarter of the Southwest Quarter of Section 19; Thence South 89°41'52" West (bearings referenced to the Final Plat of EAGLE CREST, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska) for 597.19 feet along the south line of the Southeast Quarter of the Southwest Quarter of Section 19; Thence North 00°18'08" West for 80.00 feet to the north right of way line of Cornhusker Road and the TRUE POINT OF BEGINNING; Thence South 89°41'52" West for 769.00 feet along said north right of way line parallel with and eighty foot (80') north of the south line of the Southeast Quarter of the Southwest Quarter and Government Lot 4 of Section 19; Thence North 00°18'08" West for 149.66 feet; Thence North 06°36'01" East for 68.50 feet; Thence North 02°01'09" West for 44.10 feet; Thence North 07°15'56" East for 80.26 feet; Thence North 23°01'40" East for 168.17 feet; Thence North 11°52'45" East for 50.00 feet; Thence North 01°07'06" East for 71.19 feet; Thence North 00°18'08" West for 391.15 feet; Thence North 21°30'50" East for 63.63 feet; Thence along a curve to the left (having a radius of 2057.96 feet and a long chord bearing South 68°50'04" East for 25.02 feet) for an arc length of 25.02 feet; Thence North 20°49'02" East for 179.70 feet; Thence South 72°24'09" East for 177.22 feet; Thence North 89°41'52" East for 331.68 feet; Thence South 00°18'08" East for 125.00 feet; Thence North 89°41'52" East for 18.00 feet; Thence South 00°18'08" East for 449.00 feet; Thence South 04°38'04" East for 264.76 feet; Thence South 00°18'08" East for 137.00 feet; Thence North 89°41'52" East for 22.60 feet; Thence South 00°18'08" East for 195.00 feet to the Point of Beginning. Contains 18.01 acres.

Robert D. Proett, L.S. #379

Date

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, ROGERS DEVELOPMENT INC., a Nebraska Corporation, 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 U.S. West 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 an ten foot (10') wide strip of land lying South of and abutting the existing gas easement granted to Williams Pipeline Company, 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 Peoples Natural Gas Company, 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,

Rogers Development Inc.
A Nebraska Corporation
Micheal F. Rogers, President

ACKNOWLEDGMENT OF NOTARIES

State of Nebraska)
) SS
County of Douglas)

On this _____day of_____, 1999, 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

COUNTY SURVEYOR'S CERTIFICATE

This plat of EAGLE VIEW was reviewed by the Sarpy County Surveyor's Office this _____ day of _____, 1999.

Sarpy County Surveyor

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_____, 1999.

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 _____, 1999.

Chairman, City Planning Commission

CITY ENGINEER'S CERTIFICATE

This plat of EAGLE VIEW was approved and accepted by the City Engineer of Papillion, Nebraska on this _____ day of_____, 1999.

City Engineer

APPROVAL OF CITY COUNCIL

This plat of EAGLE VIEW was approved by the City Council of Papillion, Nebraska, on this _____ day of _____, 1999.

Mayor

City Clerk

drawn by
aet
designed by
RDP
reviewed by
FAK
revisions

path\filename
98048\9848F101
references
9848F100

lamp, rynearson & associates, inc.
engineers surveyors planners
14710 west dodge road, suite 100
omaha, nebraska 68154-2029
ph 402 496 2498
fax 402 496 2730

EAGLE VIEW
SARPY COUNTY, NEBRASKA

FINAL PLAT

job number–tasks
98048.01–003
book page
date
SEPT. 7, 1999
sheet
1 of 1