2015-31140

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- SECTION LINES
- EXIST. PROPERTY LINES
- SECTION CORNER
- PINS FOUND
- PINS SET W/ CAP #608

100 0 100
1 inch = 100 ft.

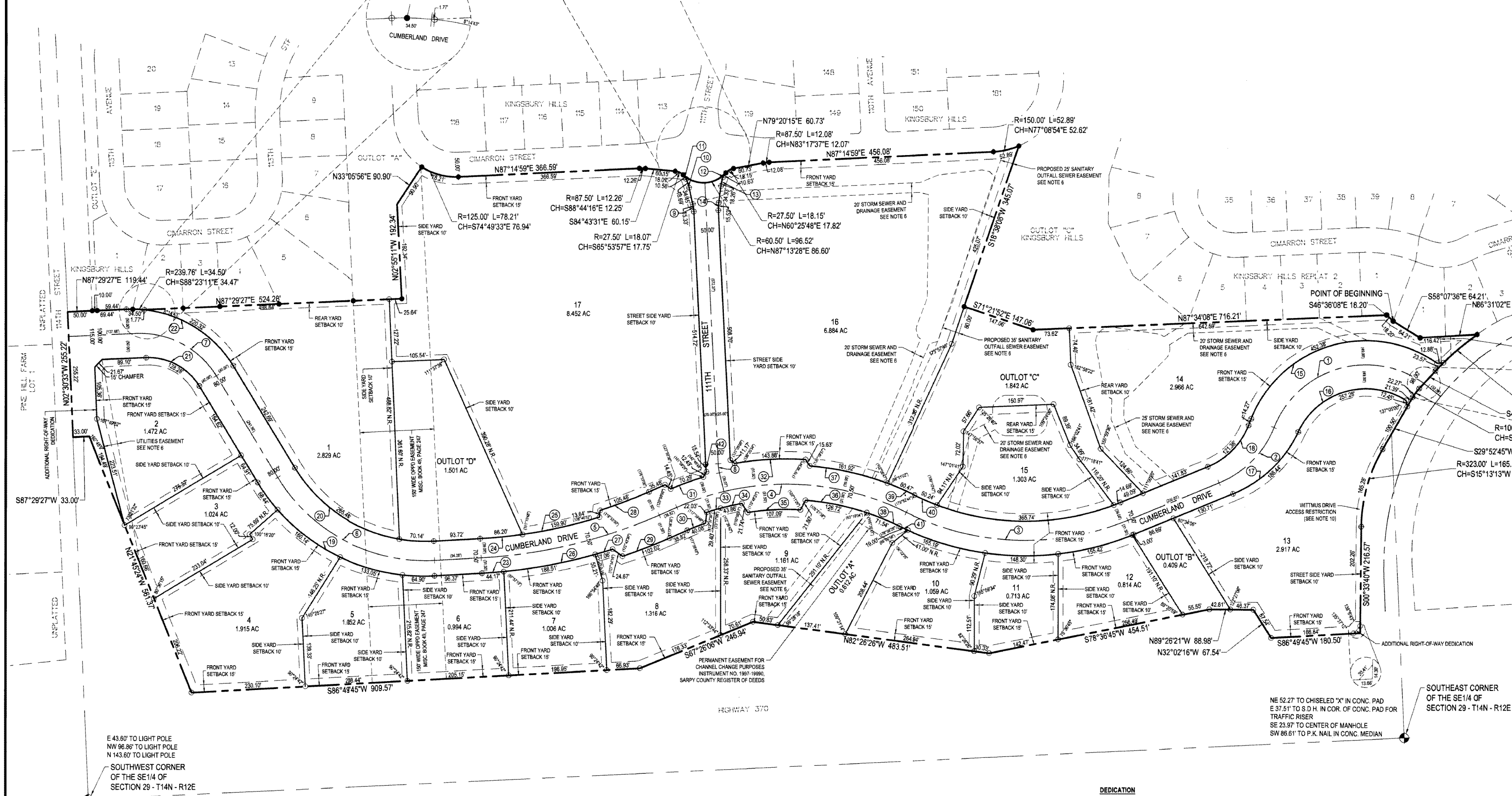
GRANITE FALLS COMMERCIAL

LOTS 1 THRU 17 & OUTLOTS "A" THRU "D" INCLUSIVE

A TRACT OF LAND LOCATED IN PART OF TAX LOT 1B, A TAX LOT LOCATED IN PART OF THE SW1/4 OF THE SE1/4 ALSO PART OF THE SE1/4 OF THE SE1/4 OF SECTION 29, AND TOGETHER WITH PART OF THE SW1/4 OF THE SW1/4 OF SECTION 28, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

COUNTER LM
VERIFY LM&JS
PROOF
FEES $ 70.00
CHECK #
CHG EACG CASH
REFUND CREDIT
SHORT NCR

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2015-31140
12/21/2015 10:18:19 AM
REGISTER OF DEEDS



SARPY 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.

SARPY COUNTY TREASURER — DATE December 8, 2015

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

CENTER-LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	200.00'	365.33'	259.05'	104°39'38"
2	200.00'	161.62'	85.63'	46°21'29"
3	543.00'	463.99'	247.23'	48°57'33"
4	543.00'	479.47'	256.63'	50°35'31"
5	1021.00'	372.66'	188.43'	20°54'46"
6	350.00'	378.90'	210.41'	62°01'35"
7	179.00'	191.69'	106.19'	61°21'24"
8	100.00'	18.75'	9.40'	10°44'28"

RIGHT OF WAY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
9	87.50'	15.33'	7.69'	N07°46'13"W	15.31'	10° 02' 22"
10	87.50'	18.69'	9.38'	N18°54'30"W	18.65'	12° 14' 13"
11	27.50'	10.58'	5.36'	N36°03'00"W	10.52'	22° 02' 47"
12	27.50'	10.63'	5.38'	S30°27'03"W	10.56'	22° 08' 34"
13	87.50'	18.26'	9.16'	S13°24'03"W	18.23'	11° 57' 28"
14	87.50'	15.53'	7.79'	S02°20'09"W	15.51'	10° 10' 20"
15	249.00'	452.38'	319.25'	S73°13'56"W	392.68'	104° 05' 39"
16	151.00'	257.28'	172.55'	S73°37'19"W	227.27'	97° 37' 21"
17	250.00'	186.44'	97.80'	N46°10'33"E	182.15'	42° 43' 47"
18	150.00'	121.36'	64.22'	N44°21'47"E	118.08'	46° 21' 19"
19	394.00'	426.53'	236.86'	S62°09'57"E	406.01'	62° 01' 35"
20	310.00'	335.60'	186.36'	S62°09'57"E	319.45'	62° 01' 35"
21	119.79'	128.28'	71.07'	N61°49'51"W	122.24'	61° 21' 24"
22	237.68'	220.32'	118.79'	N57°42'30"W	212.52'	53° 06' 40"
23	1052.50'	44.17'	22.09'	N85°37'07"E	44.16'	2° 24' 15"
24	982.00'	86.20'	43.13'	N84°18'23"E	86.17'	5° 01' 45"
25	982.00'	159.90'	80.13'	N77°07'37"E	159.72'	9° 19' 46"
26	1052.50'	188.51'	94.51'	N79°17'08"E	188.26'	10° 15' 43"
27	1052.50'	37.06'	18.53'	N73°08'45"E	37.06'	2° 01' 03"
28	969.50'	105.48'	52.79'	N69°01'29"E	105.42'	6° 14' 00"

RIGHT OF WAY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
29	1072.50'	102.02'	51.05'	N68°37'59"E	101.98'	5° 27' 00"
30	491.50'	40.08'	20.05'	S68°14'40"W	40.07'	4° 40' 22"
31	582.00'	70.29'	35.19'	S69°44'58"W	70.25'	6° 55' 13"
32	594.50'	143.88'	72.29'	N86°45'33"E	143.53'	13° 52' 00"
33	511.50'	29.40'	14.70'	S73°16'59"W	29.39'	3° 17' 35"
34	511.50'	43.86'	21.94'	S77°23'10"W	43.85'	4° 54' 47"
35	491.50'	107.09'	53.76'	S87°03'30"W	106.88'	12° 29' 03"
36	511.50'	126.72'	63.69'	N78°36'40"W	126.40'	14° 11' 41"
37	582.00'	161.92'	81.48'	N77°25'25"W	161.39'	15° 56' 24"
38	511.50'	71.54'	35.83'	N67°30'25"W	71.48'	8° 00' 49"
39	582.00'	60.47'	30.26'	N66°28'36"W	60.45'	5° 57' 12"
40	504.00'	50.24'	25.14'	S66°21'21"E	50.22'	5° 42' 40"
41	574.50'	19.00'	9.50'	S64°26'51"E	19.00'	1° 53' 42"
42	125.00'	15.54'	7.78'	S06°18'44"E	15.53'	7° 07' 25"

NEBRASKA REGISTERED LS-421 LAND SURVEYOR LOUIS WHISONANT

APPROVAL BY PAPILLION CITY COUNCIL

THIS SUBDIVISION OF GRANITE FALLS COMMERCIAL WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PAPILLION, NEBRASKA.

DAVID P. BLACK, MAYOR — DATE 12/10/2015

ATTEST
ELIZABETH BUTLER, CITY CLERK

CITY OF PAPILLION CORPORATE SEAL MAY 9, 1883 NEBRASKA

APPROVAL OF PAPILLION CITY ENGINEER

THIS SUBDIVISION OF GRANITE FALLS COMMERCIAL WAS APPROVED BY THE PAPILLION CITY ENGINEER THIS 10th DAY OF Dec 2015.

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

APPROVAL OF PAPILLION PLANNING COMMISSION

THIS SUBDIVISION OF GRANITE FALLS COMMERCIAL WAS APPROVED BY THE PAPILLION PLANNING COMMISSION.

MICHAEL MALLORY — DATE 12/11/2015
CHAIRPERSON, PAPILLION PLANNING COMMISSION

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF GRANITE FALLS COMMERCIAL WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE THIS 9TH DAY OF December 2015

COUNTY SURVEYOR / ENGINEER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, BHI DEVELOPMENT INC., 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 GRANITE FALLS COMMERCIAL (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, DRIVES 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, CENTURYLINK 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 BLACK HILLS ENERGY, 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. 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. A PERMANENT STORM WATER DRAINAGE EASEMENT IS GRANTED OVER ALL PROPERTIES EXCEPT WHERE HOUSE STRUCTURES EXIST TO PROVIDE FOR THE POSITIVE FLOW OF WATER DRAINAGE FROM ONE PROPERTY TO ANOTHER.

BHI DEVELOPMENT INC.

JERRY TORCZON, — DATE
MANAGING MEMBER

ACKNOWLEDGEMENT OF NOTARY

GENERAL NOTARY - State of Nebraska
MARY JAYNE THROENER
My Comm. Exp. Sept. 27, 2016

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS ______ DAY OF ______, ______, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JERRY TORCZON, MANAGING MEMBER FOR BHI DEVELOPMENT INC., 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 CORPORATION.

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

NOTARY PUBLIC

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AS GRANITE FALLS COMMERCIAL, A TRACT OF LAND LOCATED IN PART OF TAX LOT 1B, A TAX LOT LOCATED IN PART OF THE SW1/4 OF THE SE1/4 ALSO PART OF THE SE1/4 OF THE SE1/4 OF SECTION 29, AND TOGETHER WITH PART OF THE SW1/4 OF THE SW1/4 OF SECTION 28, 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 SOUTHEAST CORNER OF SAID LOT 1, KINGSBURY HILLS REPLAT TWO, A SUBDIVISION LOCATED IN SAID SECTION 28 SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1, GRANITE FALLS, A SUBDIVISION LOCATED IN SAID SECTION 28; THENCE ALONG THE SOUTH LINE OF LOTS 1 & 2, SAID GRANITE FALLS ON THE FOLLOWING (2) TWO COURSES: (1) THENCE S58°07'36"E (ASSUMED) BEARING), A DISTANCE OF 64.21 FEET; (2) THENCE N86°31'02"E, A DISTANCE OF 116.42 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WITTMUS DRIVE; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WITTMUS DRIVE ON THE FOLLOWING SIX (6) COURSES: (1) THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH AN RADIUS OF 523.32 FEET, A DISTANCE OF 113.57 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S48°51'29"W, A DISTANCE OF 113.35 FEET; (2) THENCE S42°38'27"W, A DISTANCE OF 48.28 FEET; (3) THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 100.00 FEET, A DISTANCE OF 22.27 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S36°15'36"W, A DISTANCE OF 22.23 FEET; (4) THENCE S29°52'45"W, A DISTANCE OF 121.89 FEET; (5) THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 323.00 FEET, A DISTANCE OF 165.28 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S15°13'13"W, A DISTANCE OF 163.48 FEET; (6) THENCE S00°33'40"W, A DISTANCE OF 216.57 FEET TO A POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF WITTMUS DRIVE AND THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 370; THENCE ALONG THE NORTH RIGHT-OF-LINE OF HIGHWAY 370 ON THE FOLLOWING EIGHT (8) COURSES: (1) THENCE S86°49'45"W, A DISTANCE OF 180.50 FEET; (2) THENCE N32°02'16"W, A DISTANCE OF 67.54 FEET; (3) THENCE N89°26'21"W, A DISTANCE OF 88.98 FEET; (4) THENCE S78°36'45"W, A DISTANCE OF 454.51 FEET; (5) THENCE N82°26'26"W, A DISTANCE OF 483.51 FEET; (6) THENCE S67°26'06"W, A DISTANCE OF 246.94 FEET; (7) THENCE S86°49'45"W, A DISTANCE OF 909.57 FEET; (8) THENCE N21°45'24"W, A DISTANCE OF 561.37 FEET TO A POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY OF HIGHWAY 370 AND THE EAST RIGHT-OF-WAY LINE OF 114TH STREET; THENCE S87°29'27"W, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST LINE OF SAID SE1/4 OF SECTION 29; THENCE N02°30'33"W ALONG SAID WEST LINE OF THE SE1/4 OF SECTION 29, A DISTANCE OF 255.22 FEET; THENCE N87°29'27"E ALONG THE SOUTH LINE OF LOT 1, KINGSBURY HILLS, A SUBDIVISION LOCATED IN SAID SECTION 29 AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 119.44 FEET; THENCE ALONG THE NORTH LINE OF SAID TAXLOT 1B, SAID LINE ALSO BEING SAID SOUTH LINE OF KINGSBURY HILLS ON THE FOLLOWING SEVENTEEN (17) COURSES: (1) THENCE EASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 239.76 FEET, A DISTANCE OF 34.50 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S88°23'11"E, A DISTANCE OF 34.47 FEET; (2) THENCE N87°29'27"E, A DISTANCE OF 524.28 FEET; (3) THENCE N02°55'11"W, A DISTANCE OF 192.34 FEET; (4) THENCE N33°05'56"E, A DISTANCE OF 90.90 FEET; (5) THENCE EASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 125.00 FEET, A DISTANCE OF 78.21 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S74°49'33"E, A DISTANCE OF 76.94 FEET; (6) THENCE N87°14'59"E, A DISTANCE OF 366.59 FEET; (7) THENCE EASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 87.50 FEET, A DISTANCE OF 12.26 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S88°44'16"E, A DISTANCE OF 12.25 FEET; (8) THENCE S84°43'31"E, A DISTANCE OF 60.15 FEET; (9) THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 27.50 FEET, A DISTANCE OF 18.07 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S65°53'57"E, A DISTANCE OF 17.75 FEET; (10) THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 60.50 FEET, A DISTANCE OF 96.52 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N87°13'28"E, A DISTANCE OF 86.60 FEET; (11) THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 27.50 FEET, A DISTANCE OF 18.15 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N60°25'48"E, A DISTANCE OF 17.82 FEET; (12) THENCE N79°20'15"E, A DISTANCE OF 60.73 FEET; (13) THENCE EASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 87.50 FEET, A DISTANCE OF 12.08 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N83°17'37"E, A DISTANCE OF 12.07 FEET; (14) THENCE N87°14'59"E, A DISTANCE OF 456.08 FEET; (15) THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 150.00 FEET, A DISTANCE OF 52.89 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N77°08'54"E, A DISTANCE OF 52.62 FEET; (16) THENCE S18°38'08"W, A DISTANCE OF 345.07 FEET; (17) THENCE S71°21'52"E, A DISTANCE OF 147.06 FEET; THENCE ALONG SAID NORTH LINE OF TAXLOT 1B, SAID LINE ALSO BEING THE SOUTH LINE OF OUTLOT "C", SAID KINGSBURY HILLS, SAID LINE ALSO BEING THE SOUTH LINE OF LOTS 1 THRU 5, KINGSBURY HILLS REPLAT TWO ON THE FOLLOWING TWO (2) COURSES: (1) THENCE N87°34'08"E, A DISTANCE OF 716.21 FEET; (2) THENCE S46°36'08"E, A DISTANCE OF 18.20 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN [illegible] SQUARE FEET, OR 48.990 ACRES, MORE OR LESS.

ERIC A. SCHABEN L.S. 608 — DATE Dec. 8, 2015

NEBRASKA REGISTERED LS-608 LAND SURVEYOR ERIC A. SCHABEN

NOTES:

1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO HWY 370 FROM LOTS 4-13, OUTLOT "A" & "B" OR TO 114TH STREET FROM LOTS 2-4 OR WITTMUS DRIVE FROM LOTS 13-14.
2. TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEAD END STREETS.
3. A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOTS "B" & "C".
4. OUTLOTS "A", "B", "C" AND "D" TO BE USED FOR DRAINAGE AND STORM SEWER CONVEYANCE AND POST CONSTRUCTION STORM WATER MANAGEMENT FACILITIES. ALL OUTLOTS TO BE OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION.
5. TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.
6. ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE WILL BE RECORDED BY SEPERATE DOCUMENT.
7. ALL DIMENSIONS LOCATED WITHIN PARENTHESIS ARE FOR THE LOCATION OF THE CENTERLINE.
8. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
9. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT EIGHT AND A HALF FEET (8.5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
10. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO HWY 370 FROM ANY LOT ABUTTING SAID HIGHWAY OR STREET. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO WITTMUS DRIVE EXCEPT FROM CUMBERLAND DRIVE.
11. ALL ANGLES THAT ARE WITHIN PARENTHESIS ARE ESTABLISHED FROM LOT LINES AND CHORD LENGTH LINES.

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10909 Mill Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.895.4700 • Fax: 402.895.3599
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Engineering Answers

GRANITE FALLS COMMERCIAL
PAPILLION, NEBRASKA

FINAL PLAT

No	Date	Description
Revisions		

Proj No:	P2004.225.007
Date:	01/12/2015
Designed By:	JMT
Drawn By:	JHA
Scale:	1"=100'
Sheet:	1 of 1

Terry Hansen 12/8/2015 11:01 AM K:\Projects\2004\225\p01\Plat\Final Design\FP-COMMERCIAL-000.dwg