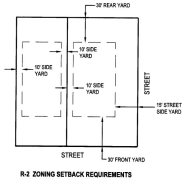
GRANITE FALLS NORTH

LOTS 81 THRU 179 AND OUTLOTS "G" THRU "K" INCLUSIVE

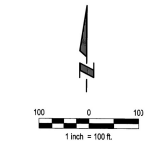
BEING A TRACT OF LAND LOCATED IN PART OF THE SE1/4 OF THE NE1/4 AND THE SW1/4 OF THE NE1/4 OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

COUNTER 20 C.E. 20
VERIFY 20 D.R. 20
PROOF 20 M.S. 20
FEES $ 20.00
CHECK # 2814
CHG CASH
REFUND CREDIT
SHORT NCR

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2017-21482
09/06/2017 11:54:22 AM
REGISTER OF DEEDS

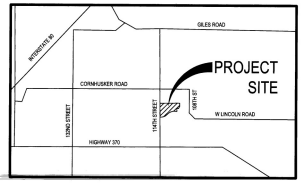


R-2 ZONING SETBACK REQUIREMENTS

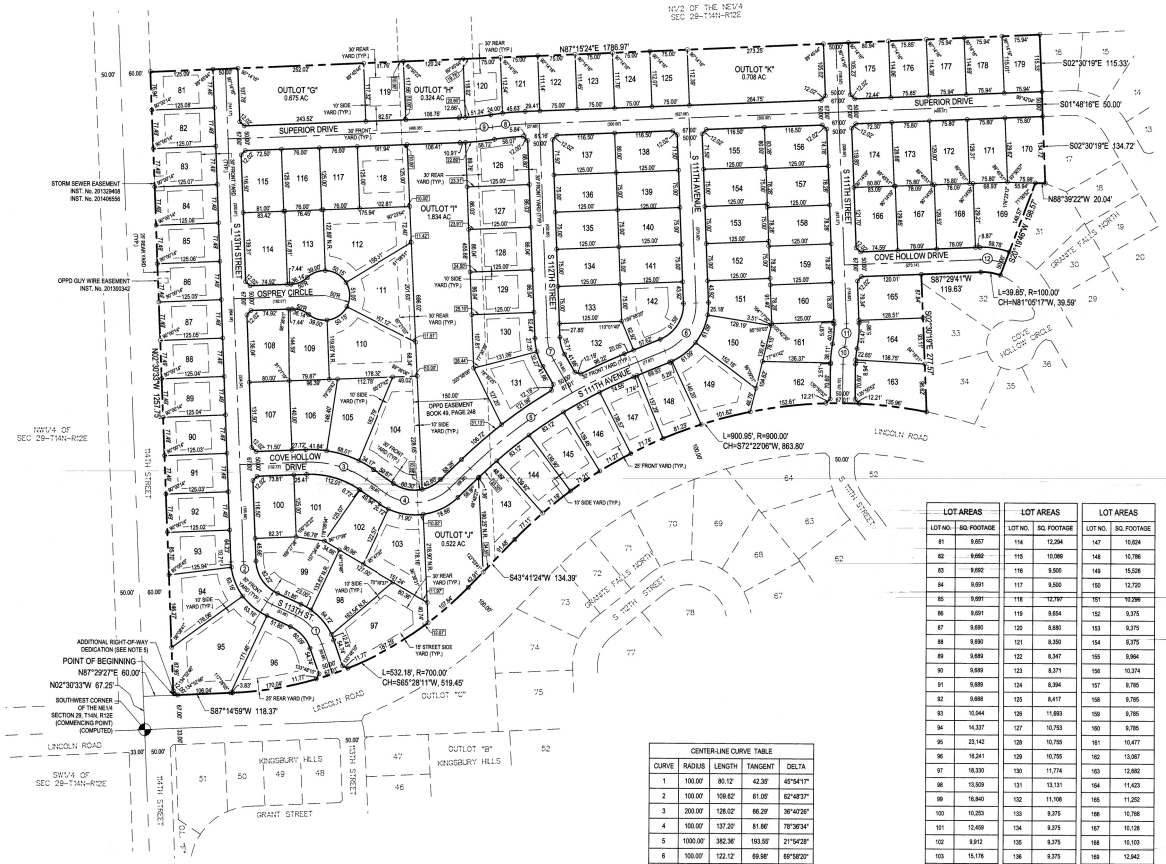


LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- EXIST. PROPERTY LINES
- 5/8" REBAR SET WITH CAP #LS-608



VICINITY MAP



CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00'	80.12'	42.39'	45°54'17"
2	100.00'	109.62'	61.05'	62°48'37"
3	200.00'	128.02'	66.29'	36°40'26"
4	100.00'	137.20'	81.86'	78°36'34"
5	1000.00'	382.36'	193.55'	21°54'28"
6	100.00'	122.12'	69.98'	69°58'20"
7	100.00'	47.61'	24.27'	27°16'44"
8	582.63'	66.77'	33.42'	6°33'58"
9	582.63'	66.77'	33.42'	6°33'58"
10	200.00'	36.11'	18.10'	10°20'39"
11	200.00'	45.76'	22.98'	13°06'29"
12	125.00'	49.82'	25.24'	22°50'55"

LOT AREAS		LOT AREAS		LOT AREAS	
LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
81	9,657	114	12,264	147	10,624
82	9,692	115	10,089	148	10,786
83	9,692	116	9,500	149	15,526
84	9,691	117	9,500	150	12,720
85	9,691	118	12,797	151	10,296
86	9,691	119	9,654	152	9,375
87	9,690	120	8,680	153	9,375
88	9,690	121	8,350	154	9,375
89	9,689	122	8,347	155	9,964
90	9,689	123	8,371	156	10,374
91	9,689	124	8,394	157	9,785
92	9,688	125	8,417	158	9,785
93	10,044	126	11,893	159	9,785
94	14,337	127	10,753	160	9,785
95	23,142	128	10,755	161	10,477
96	16,241	129	10,755	162	13,067
97	18,330	130	11,774	163	12,682
98	13,509	131	13,131	164	11,423
99	16,840	132	11,108	165	11,252
100	10,253	133	9,375	166	10,768
101	12,459	134	9,375	167	10,128
102	9,912	135	9,375	168	10,103
103	15,176	136	9,375	169	12,842
104	19,548	137	9,964	170	10,018
105	14,164	138	9,964	171	9,813
106	11,706	139	9,375	172	9,790
107	11,164	140	9,375	173	9,766
108	11,775	141	9,375	174	10,348
109	10,400	142	13,675	175	9,183
110	19,842	143	15,257	176	8,664
111	16,870	144	10,798	177	8,698
112	20,288	145	10,781	178	8,722
113	10,402	146	10,734	179	8,746

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, STONE CREEK PLAZA, LLC, BEING THE RESPECTIVE 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 AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS GRANITE FALLS NORTH (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 HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, DRIVES, 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, 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.

GERALD L. TORCZON, MANAGER — DATE 8-31-17

STONE CREEK PLAZA, LLC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS 31st DAY OF August 2017 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME GERALD L. TORCZON, MANAGER, STONE CREEK PLAZA, 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 MANAGER OF SAID COMPANY.

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

NOTARY PUBLIC

State of Nebraska - General Notary
MARY JAYNE THROWER
My Commission Expires
September 27, 2020

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION SHALL BE RECORDED BY A SEPARATE DOCUMENT.
4. TEMPORARY TURNAROUNDS SHALL BE CONSTRUCTED AT ALL DEAD END STREETS.
5. 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.
6. ALL DIMENSIONS SHOWN IN PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
7. ALL DIMENSIONS SHOWN IN BOXES ARE USED FOR THE LOCATION OF THE OPPD EASEMENT FROM THE LOT CORNER TO THE EASEMENT LINE.
8. DIRECT VEHICULAR ACCESS IS PROHIBITED TO LINCOLN ROAD FROM LOTS 95 THRU 97, 143 THRU 149, 162, 163 AND OUTLOT "J", GRANITE FALLS NORTH. DIRECT VEHICULAR ACCESS IS PROHIBITED TO 114TH STREET FROM LOTS 81 THRU 95, GRANITE FALLS NORTH.
9. OUTLOT "K" IS INTENDED TO BE USED FOR A PERMANENT PCSMP BASIN. A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOT "K". OUTLOT "K" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION.
10. OUTLOTS "H", "I" AND "J" ARE PARCELS OF LAND DEEMED UNBUILDABLE DUE TO THE PRESENCE OF AN EXISTING OPPD POWER TRANSMISSION LINE EASEMENT. OUTLOTS "H", "I" AND "J" ARE INTENDED TO CONTAIN A PUBLIC TRAIL AND THESE OUTLOTS SHALL BE OWNED AND MAINTAINED BY THE SANITARY AND IMPROVEMENT DISTRICT.
11. OUTLOT "G" IS INTENDED TO BE USED FOR A TEMPORARY DETENTION BASIN. SAID BASIN MAY BE RELOCATED TO THE NORTH WHEN THAT PROPERTY IS DEVELOPED AND THEREFORE OUTLOT "G" MAY BE REPLATTED INTO SINGLE FAMILY LOTS AT SOME TIME IN THE FUTURE. OUTLOT "G" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.

SURVEYOR'S CERTIFICATE

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 PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN GRANITE FALLS NORTH (THE LOTS NUMBERED AS SHOWN), A TRACT OF LAND LOCATED IN PART OF THE SE1/4 OF THE NE1/4 AND THE SW1/4 OF THE NE1/4 OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NE1/4 OF SECTION 29; THENCE N02°30'33"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NE1/4 OF SECTION 29, A DISTANCE OF 67.25 FEET; THENCE N87°29'27"E, A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 114TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N02°30'33"W ALONG SAID EAST RIGHT-OF-WAY LINE OF 114TH STREET, A DISTANCE OF 1,257.75 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH1/2 OF SAID NE1/4 OF SECTION 29; THENCE N87°15'24"E ALONG SAID NORTH LINE OF THE NE1/4 OF SOUTH1/2 OF SECTION 29, A DISTANCE OF 1,786.97 FEET; THENCE S02°30'19"E, A DISTANCE OF 115.33 FEET; THENCE S01°48'16"E, A DISTANCE OF 50.00 FEET; THENCE S02°30'19"E, A DISTANCE OF 134.72 FEET; THENCE N88°39'22"W, A DISTANCE OF 20.04 FEET; THENCE S25°19'48"W, A DISTANCE OF 198.57 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 100.00 FEET, A DISTANCE OF 39.85 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N81°00'17"W, A DISTANCE OF 39.59 FEET; THENCE S87°29'41"W, A DISTANCE OF 119.63 FEET; THENCE S02°30'19"E, A DISTANCE 277.57 FEET, THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 900.00 FEET, A DISTANCE OF 900.95 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S72°22'06"W, A DISTANCE OF 863.80 FEET; THENCE S43°41'24"W A DISTANCE OF 134.39 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 700.00 FEET, A DISTANCE OF 532.18 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S65°28'11"W, A DISTANCE OF 519.45 FEET; THENCE S87°14'59"W, A DISTANCE OF 118.37 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 1,589,425 SQUARE FEET OR 36.488 ACRES, MORE OR LESS.

ERIC A. SCHABEN L.S. 608 — DATE August 30, 2017

STATE OF NEBRASKA — REGISTERED — LS-608 — LAND SURVEYOR — ERIC A. SCHABEN

APPROVAL OF PAPILLION CITY ENGINEER

THIS SUBDIVISION OF GRANITE FALLS NORTH WAS APPROVED BY THE PAPILLION CITY ENGINEER THIS 30th DAY OF August 20 17.

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

APPROVAL OF PAPILLION PLANNING COMMISSION

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

REBECCA HOCH — DATE 9/11/17
CHAIRPERSON, PAPILLION PLANNING COMMISSION

APPROVAL BY PAPILLION CITY COUNCIL

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

DAVID P. BLACK, MAYOR — DATE

ATTEST NICOLE L. BROWN, CITY CLERK

CITY OF PAPILLION — CORPORATE SEAL — SARPY COUNTY NEBRASKA

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 8-31-17

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

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF GRANITE FALLS NORTH WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE THIS 31st DAY OF August, 20 17.

COUNTY SURVEYOR / ENGINEER

NEBRASKA — REGISTERED — LS-421 — LAND SURVEYOR — LOUIS WHISENHUNT

2017-21482

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
www.eacg.com

E & A CONSULTING GROUP, INC. — Engineering Answers

GRANITE FALLS NORTH
LOTS 81 THRU 179 & OUTLOTS "G" THRU "K" INCLUSIVE
PAPILLION, NEBRASKA

FINAL PLAT

Revisions			
No.	Date	Description	Date
A			

Proj No: P2013.064.001
Date: 6/21/2017
Designed By: MMH
Drawn By: JBS
Scale: 1" = 100'
Sheet: 1 of 1
Tony Hansen 8/23/2017 1:47 PM K:\Projects\2013\dwg\civil\Plat\final\Graygrill-Hall-Bill.dwg