



2020-44246

12/21/2020 01:35:54 PM

Recording fees paid:

\$280.00

Pages: 46

Deb Houghtaling

COUNTY CLERK/REGISTER OF DEEDS

By: lam



AMD

(Space above line for recording information)

**FIFTH AMENDMENT
TO
GRANITE FALLS NORTH
SUBDIVISION AGREEMENT**

This Fifth Amendment to the Granite Falls North subdivision agreement (hereinafter "Fifth Amendment"), made this 4th day of November, 2020 ("Effective Date") by and between **STONE CREEK PLAZA, L.L.C.**, a Nebraska limited liability company (hereinafter referred to as "STONE CREEK"), **RICHLAND HOMES, L.L.C.**, a Nebraska limited liability company (hereinafter referred to as "RICHLAND"), and **WOODLAND HOMES, L.L.C.**, a Nebraska limited liability company (hereinafter referred to as "WOODLAND") (hereinafter collectively referred to as "DEVELOPER"), **PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT**, a political subdivision (hereinafter referred to as "P-MRNRD"), **SANITARY AND IMPROVEMENT DISTRICT NO. 312 OF SARPY COUNTY, NEBRASKA** (hereinafter referred to as "DISTRICT"), and the **CITY OF PAPILLION**, a municipal corporation (hereinafter referred to as "CITY") (collectively the "Parties"), amends and modifies the subdivision agreement approved by the Papillion City Council via Resolution No. R16-0172 on December 6, 2016 and filed and recorded with the Sarpy County Register of Deeds via Instrument No. 2017-03261, as modified by the First Amendment to the Granite Falls North Subdivision Agreement approved by the Papillion City Council via Resolution No. R17-0142 on August 15, 2017 and filed and recorded with the Sarpy County Register of Deeds via Instrument No. 2017-21823 (the "First Amendment"), the Second Amendment to the Granite Falls North Subdivision Agreement approved by the Papillion City Council via Resolution No. R18-0055 on April 3, 2018 and filed and recorded with the Sarpy County Register of Deeds via Instrument No. 2018-07988 (the "Second Amendment"), and the Third Amendment to the Granite Falls North Subdivision Agreement approved by the Papillion City Council via Resolution No. R18-0183 on October 16, 2018 and filed and recorded with the Sarpy County Register of Deeds via Instrument No. 2018-24884 (the "Third Amendment"), and the Fourth Amendment to the Granite Falls North Subdivision Agreement approved by the Papillion City Council via Resolution No. R19-00077 on May 5, 2019 (the "Fourth Amendment") (hereinafter collectively referred to as the "Agreement").

RECITALS

STONE CREEK, DISTRICT, and CITY entered into a subdivision agreement (the "Original Subdivision Agreement") dated December 6, 2016 with respect to Lots 1 through 80,

inclusive, and Outlots A through F (collectively, "Phase 1") of the phased development to be known, inclusive of all phases, as Granite Falls North ("Granite Falls North"); and

STONE CREEK, DISTRICT, and CITY entered into the First Amendment to incorporate Lots 81 through 179, inclusive, and Outlots G through K, inclusive (collectively, "Phase 2"); and

STONE CREEK, DISTRICT, and CITY entered into the Second Amendment to modify the Parties agreement on the manner and extent to which public funds would be expended in connection with the Public Improvements serving Phase 1 and Phase 2 of the Development Area; and

STONE CREEK, DISTRICT, and CITY entered into the Third Amendment to further modify the Parties agreement on the manner and extent to which public funds would be expended in connection with the Public Improvements serving Phase 1 and Phase 2 of the Development Area due to the realignment of the outfall sewer to allow service for future phases of Granite Falls North; and

STONE CREEK, DISTRICT, and CITY entered into the Fourth Amendment to incorporate Lots 180 through 292, inclusive, and Outlots L through T, inclusive, (collectively, "Phase 3") provided that such Fourth Amendment would become effective upon STONE CREEK acquiring fee simple title to Phase 3; and

STONE CREEK subsequently did not acquire fee simple title to Phase 3 as contemplated in the Fourth Amendment; and

The Parties wish to acknowledge that the Final Plat for Phase 3 approved by the Papillion City Council via Resolution No. R19-0075 expired and the Fourth Amendment did not become effective; and

RICHLAND and WOODLAND acquired parcels of land within the future phases of Granite Falls North and wish to be included as developers of such parcels; and

DEVELOPER wishes to reconfigure the future phases of Granite Falls North contemplated within the Agreement with respect to the third and fourth phases of the development which, upon final platting, are anticipated to collectively consist of Lots 180 – 403 and Outlots L – DD as shown in Exhibit "G-2", attached hereto; and

DEVELOPER and P-MRNRD own parcels of land to be platted as the reconfigured third phase of Granite Falls North, as described in page 4 of Exhibit "A-3" attached hereto, which third phase is anticipated to be comprised of Lots 290 through 403, inclusive, and Outlots R and T through DD, inclusive ("Reconfigured Phase 3"). All such parcels of land are within CITY's zoning and platting jurisdiction; and

DEVELOPER and P-MRNRD have requested CITY to approve a specific platting of Reconfigured Phase 3, as depicted in the Final Plat exhibit attached hereto as page 3 of Exhibit "B-3", and incorporate Reconfigured Phase 3 into the Development Area; and

The Parties also desire to modify the Agreement to incorporate Reconfigured Phase 3, contemplate future Phase 4, and adopt all corresponding terms and conditions; and

DEVELOPER wishes to connect the sewer and water systems to be constructed by DISTRICT within Reconfigured Phase 3 with the sewer and water systems of CITY; and

DEVELOPER, P-MRNRD, DISTRICT, and CITY wish to agree upon the manner and the extent to which public funds may be expended in connection with the Public Improvements serving the Development Area and the extent to which the contemplated Public Improvements shall specifically benefit property in the Development Area and adjacent thereto and to what extent the Cost of the same shall be specially assessed.

NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

1. Incorporation of Recitals. The recitals set forth above are, by this reference, incorporated into and deemed part of this Fifth Amendment as well as the Agreement, as modified or amended by this Fifth Amendment.
2. Capitalized Terms. All capitalized terms not otherwise defined herein shall have the respective meanings ascribed to them as set forth in the Subdivision Agreement.
3. Area of Application. The Fifth Amendment applies to Lots 1 – 179, inclusive, Lots 290 through 403, inclusive, Outlots A – K, inclusive, Outlot R, and Outlots T through DD, inclusive (collectively, “Phases 1 and 2 and Reconfigured Phase 3”), Granite Falls North.
4. Amendments. The Agreement terms are hereby amended as follows:
 - A. Section 1(A)(2) is hereby amended to read:

“**Dedicated Street(s)**” shall mean those areas, including curbing, gutters, storm sewers, and turn lanes, to be constructed, modified, or improved within that portion of the Development Area designated as Dedicated Street right-of-way on Exhibit “B-3”, S 114th Street right-of-way, Cornhusker Road right-of-way, and any other areas to be dedicated as right-of-way pursuant to any future replat(s) of the Development Area.
 - B. Section 1(A)(13) is hereby amended to read:

“**Warranted**” shall refer to the status of an applicable Public Improvement, as specifically and exclusively referenced in Section 2(14), Section 4(A)(14), Section 4(A)(14), Section 9(Q), Section 9(R), and Section 9(V) of this Agreement, once certain criteria are met. Specifically, any such Public Improvement shall be considered Warranted as soon as either of the following occurs: (1) it is deemed so by a third-party review of a Traffic Impact Study or (2) CITY’s promotion of public health, safety, and welfare

is negatively impacted in an unforeseen manner as a direct result of the development and uses of the Development Area and the installation and construction of such Public Improvement would likely mitigate said negative impact or prevent said negative impact from reoccurring.

- C. Section 2(A)(3) is hereby amended to read:

Concrete Paving and Street Construction. Concrete paving and construction of all Dedicated Streets, per the Final Plat, as shown on the Streets and Walks exhibit attached as Exhibit "C" including improvements within the 114th Street and Cornhusker Road rights-of-way, which improvements shall specifically include curbs, gutters, and storm sewers.

- D. Section 2(A)(15) is hereby created to read:

Traffic Signal. A traffic signal located at 114th Street and Cornhusker Road should such signal be deemed Warranted pursuant to Section 9(Q) and Section 9(V).

- E. Section 4(A)(15) is hereby created to read:

Traffic Signal for 114th Street and Cornhusker Road. In the event that a traffic signal is deemed Warranted at 114th Street and Cornhusker Road, one hundred percent (100%) of DISTRICT's Proportional Cost Share for the traffic signal at 114th Street and Cornhusker Road may be borne by general obligation of DISTRICT or privately financed by DEVELOPER.

- F. Section 4(A)(1)(i)(b) is hereby amended to read:

Lots 81 – 179, Outlots G – K. DISTRICT shall pay to CITY Capital Facilities Charges in the amount of \$252,393.50 based on 99 single-family residential lots at \$2,285 per lot (\$226,215) plus 4.1 acres of outlots at \$6,385 per acre (\$26,178.50).

- G. Section 4(A)(1)(i)(c) is hereby created to read:

Lots 180 – 289, Outlots L – Q and Outlot S. DISTRICT shall pay to CITY Capital Facilities Charges in an amount to be determined when such lots are final platted.

- H. Section 4(A)(1)(i)(d) is hereby created to read:

a. Lots 290 – 403, Outlot R, and Outlots T – DD. DISTRICT shall pay to CITY Capital Facilities Charges in the amount of \$328,581.00 based on 114 single-family residential lots at \$2,400 per lot (\$273,600.00) plus 8.2 acres of outlots at \$6,705 per acre

(\$54,981.00). Outlots W, BB, and CC shall be exempt from Capital Facilities Fees because such outlots are designated to be developed by P-MRNRD as part of a regional detention basin to serve the West Papillion Watershed.

I. Section 4(A)(3)(iv) is hereby created to read:

One hundred percent (100%) of the Cost of the concrete paving and construction of 114th Street, Cornhusker Road, and Lincoln Road, including all curbing, gutters, storm sewers, and turn lanes.

J. Section 9(A) is hereby amended to read:

114th Street Improvements. DISTRICT shall be responsible for improving that part of 114th Street abutting or located within Phase 1 and Phase 2 as part of the Public Improvements for Phase 2. DISTRICT shall be responsible for improving that part of 114th Street abutting or located within Phase 4 as part of the Public Improvements for Phase 4.

K. Section 9(Q) is hereby amended to read:

Traffic Impact Studies. DISTRICT shall fully comply with the following:

- (1) DISTRICT shall fully finance and cause the completion of a Traffic Impact study to determine whether a traffic signal is Warranted at: (i) 114th Street and Lincoln Road or (ii) 114th Street and Cornhusker Road, as applicable, and provide said study to CITY, as soon as it becomes necessary in order to promote public health, safety, and welfare or immediately upon request made by the City Administrator or the City Engineer, whichever occurs sooner. This provision shall not be construed to limit the number of studies that may be requested or conducted.
- (2) DISTRICT shall timely reimburse CITY for the Cost of contracting a third-party review of every Traffic Impact Study that is submitted to CITY pursuant to this Agreement. Said third-party review shall be conducted by a third-party reviewer of CITY's choosing.

L. Section 9(V) is hereby created to read:

Traffic Signal for 114th Street and Cornhusker Road. In the event that a traffic signal is deemed Warranted at 114th Street and Cornhusker Road, DISTRICT shall be responsible for 100% of the Proportional Cost Share of the traffic signal and intersection improvements related to such traffic signal. DISTRICT shall act as the lead agent for the installation of said signal and any related intersection improvements and shall commence construction and installation of said improvements as soon as they are Warranted. CITY agrees that the obligation to act as lead agent may, alternatively, be assumed by any Sanitary

and Improvement District(s) formed for the development of the property to the west that abuts and will be served by the intersection of 114th Street and Cornhusker Road or by any private developer(s) of the property to the west that abuts and will be served by the intersection of 114th Street and Cornhusker Road. Further, CITY, as a condition of CITY'S subdivision agreement with any Sanitary and Improvement District(s) or any other private developer of the property to the west that abuts and will be served by the intersection of 114th Street and Cornhusker Road, shall require such Sanitary and Improvement District(s) or private developer(s), as applicable, to proportionately reimburse DEVELOPER for the Cost of installing and financing the 114th Street and Cornhusker Road traffic signal and intersection improvements related to such traffic signal.

M. Section 11(A) is hereby amended to read:

Phasing. CITY, DEVELOPER, and DISTRICT acknowledge that Granite Falls North is being final platted in phases as shown on Exhibit "G-2". Phase 1 improvements shall be installed within one (1) year of the date hereof, with the exception of Lincoln Road between the eastern boundary of the Development Area and 110th Street, which shall be improved within two (2) years of the date hereof. Phase 2 improvements shall be installed within one (1) year of the execution date of the First Amendment. Reconfigured Phase 3 improvements shall be installed within one (1) year of the execution date of the Fifth Amendment. In the event that Phase 4 is not platted as contemplated and are developed by an entity other than DEVELOPER, DEVELOPER and DISTRICT agree to cause the financing and construction of the Public Improvements associated with Phases 1 and 2 and Reconfigured Phase 3 that are being deferred to the future phases.

N. Section 13(L) is hereby amended to read:

Modification by Agreement. This Agreement may be modified or amended only by a written agreement executed by DEVELOPER, DISTRICT, and CITY; P-MRNRD's authorization shall only be required if said modification or amendment includes development costs or Public Improvements or Private Improvements which relate directly to Outlots W, CC or DD. In the event a party to this Agreement or subsequent amendments dissolves, or ceases to exist by some other means, without any valid successors or assigns, said party shall be considered to be without signing authority; therefore, the signature of said party shall not be required in order to validly execute subsequent modifications or amendments to this Agreement. Any modifications to this Agreement must cause this Agreement and all performance obligations hereunder to conform to the requirements of any applicable laws, rules, regulations, standards, and specifications of any governmental agency with jurisdiction over any such matter, including any amendment or change thereto, without cost to CITY.

O. Section 13(M) is hereby amended to read:

Notices, Consents, and Approval. Unless expressly stated otherwise herein, all payments, notices, statements, demands, requests, consents, approvals, authorizations, or other submissions required to be made by the Parties shall be in writing, whether or not so stated, and shall be deemed sufficient and served upon the other only if sent by United States registered mail, return receipt requested, postage prepaid and addressed as follows:

- i. For STONE CREEK: Stone Creek Plaza, L.L.C.
11205 S. 150th Street, Suite 100
Omaha, NE 68138
Attn: Gerald L. Torczon, Manager
- ii. For RICHLAND: Richland Homes, L.L.C.
11205 S. 150th Street, Suite 100
Omaha, NE 68138
Attn: Gerald L. Torczon, Manager
- iii. For WOODLAND: Woodland Homes, L.L.C.
11205 S. 150th Street, Suite 100
Omaha, NE 68138
Attn: Gerald L. Torczon, Manager
- iv. For P-MRNRD: Papio-Missouri River Natural
Resources District
8901 S 154th Street
Omaha, NE 68138
Attn: John Winkler, General Manager
- v. For DISTRICT: Sanitary and Improvement District
No. 312 of Sarpy County, Nebraska
c/o PANSING HOGAN ERNST &
BACHMAN LLP
10250 Regency Circle, Suite 300
Omaha, NE 68114
Attn: John Q. Bachman
- vi. For CITY: City Clerk
City of Papillion
122 East Third Street
Papillion, NE 68046

Such addresses may be changed from time to time by written notice to all other Parties.

5. Exhibit Modifications. The Agreement exhibits referenced herein or attached hereto, which are hereby incorporated into this Fifth Amendment and the Agreement by this reference, are hereby rescinded, modified, and/or added as follows:
- A. Exhibit "A-2", and all references thereto, are hereby repealed in their entirety and the attached Exhibit "A-3" is hereby substituted in their place.
 - B. Exhibit "B-2", and all references thereto, are hereby repealed in their entirety and the attached Exhibit "B-3" is hereby substituted in their place.
 - C. Exhibit "C-1", and all references thereto, are hereby repealed in their entirety and the attached Exhibit "C-2" is hereby substituted in their place.
 - D. Exhibit "D-1", and all references thereto, are hereby repealed in their entirety and the attached Exhibit "D-2" is hereby substituted in their place.
 - E. Exhibit "E-1", and all references thereto, are hereby repealed in their entirety and the attached Exhibit "E-2" is hereby substituted in their place.
 - F. Exhibit "F-4", and all references thereto, are hereby repealed in their entirety and the attached Exhibit "F-5" is hereby substituted in their place.
 - G. Exhibit "G-1", and all references thereto, are hereby repealed in their entirety and the attached Exhibit "G-2" is hereby substituted in their place.
6. No Other Amendment. Except as specifically modified or amended by this Fifth Amendment, the Agreement shall remain in full force and effect.
7. Binding Effect. This Fifth Amendment shall be binding upon the Parties, their respective successors, and assigns in the same manner and to the same extent as the Agreement.

(Signatures on following pages.)

ATTEST:

THE CITY OF PAPILLION, NEBRASKA


Nicole L. Brown
Nicole L. Brown, City Clerk

David P. Black
David P. Black, Mayor

SEAL:



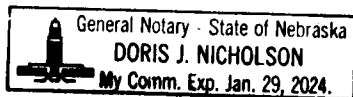
SANITARY AND IMPROVEMENT DISTRICT
NO. 312 OF SARPY COUNTY, NEBRASKA

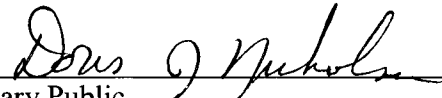
By 
Gerald L. Torczon, Chairman

STATE OF NEBRASKA)
)
COUNTY OF SARPY) ss.

Before me, a notary public, in and for said county and state, personally came Gerald L. Torczon, Chairman of Sanitary and Improvement District No. 312 of Sarpy County, Nebraska, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof be his voluntary act and deed on behalf of such District.

Witness my hand and Notarial Seal this 20 day of October, 2020.




Notary Public

DEVELOPER:


Stone Creek Plaza, L.L.C., a Nebraska
limited liability company

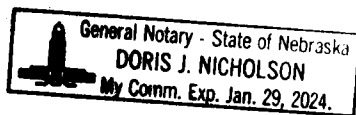
By 
Gerald L. Torczon, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

Before me, a notary public, in and for said county and state, personally came Gerald L. Torczon, Manager of Stone Creek Plaza, LLC, a Nebraska limited liability company, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof be his voluntary act and deed on behalf of such limited liability company.

Witness my hand and Notarial Seal this 20 day of October, 2020.


Notary Public



RICHLAND:

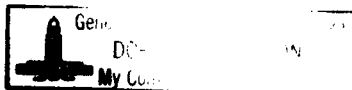
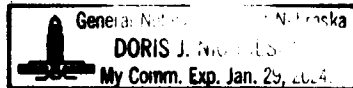
Richland Homes, L.L.C., a Nebraska
limited liability company

By 
Gerald L. Torczon, Manager

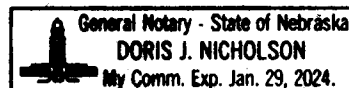
STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

Before me, a notary public, in and for said county and state, personally came Gerald L. Torczon, Manager of Richland Homes, LLC, a Nebraska limited liability company, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof be his voluntary act and deed on behalf of such limited liability company.

Witness my hand and Notarial Seal this 20 day of October, 2020.

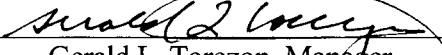



Notary Public



WOODLAND:

Woodland Homes, L.L.C., a Nebraska
limited liability company

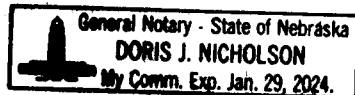
By 
Gerald L. Torczon, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

Before me, a notary public, in and for said county and state, personally came Gerald L. Torczon, Manager of Woodland Homes, LLC, a Nebraska limited liability company, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof be his voluntary act and deed on behalf of such limited liability company.

Witness my hand and Notarial Seal this 20 day of October, 2020.


Notary Public



P-MRNRD:

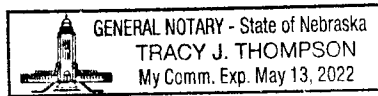
Papio-Missouri River Natural Resources District

By John Winkler, General Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

Before me, a notary public, in and for said county and state, personally came John Winkler, General Manager of Papio-Missouri River Natural Resources District, a political subdivision of the State of Nebraska, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof be his voluntary act and deed on behalf of such political subdivision.

Witness my hand and Notarial Seal this 14 day of October, 2020.



Tracy J. Thompson
Notary Public

**SUBDIVISION AGREEMENT AMENDMENT
TABLE OF CONTENTS**

INTRODUCTION STATEMENT

RECITALS

SECTION	1	Incorporation of Recitals
	2	Capitalized Terms
	3	Area of Application
	4	Amendments
	5	Exhibit Modifications
	6	No Other Amendment
	7	Binding Effect

EXHIBITS:

A-3	Legal Description with Metes and Bounds
B-3	Final Plat
C-2	Streets and Walks
D-2	Sanitary Sewer and Water Lines
E-2	Erosion Controls and Storm Sewers
F-5	Source and Use of Funds
G-2	Phasing Plan

Exhibit "A-3"
Legal Description

Phase 1
Lots 1 thru 80 Inclusive & Outlots "A" thru "F", Granite Falls North

A TRACT OF LAND LOCATED IN PART OF THE SW1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 29, AND TOGETHER WITH LINCOLN ROAD RIGHT-OF-WAY LOCATED IN PART OF THE NE1/4 OF THE SE1/4 AND THE NW1/4 OF THE SE1/4 OF SAID SECTION 29; 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 NE1/4 OF SECTION 29, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SE1/4 OF SECTION 29; THENCE S02°25'52"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE1/4 OF SECTION 29, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 23, GRANITE FALLS, A SUBDIVISION LOCATED IN SECTION 28, SAID TOWNSHIP 14 NORTH, RANGE 12 EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF OUTLOT "A", KINGSBURY HILLS REPLAT TWO, A SUBDIVISION LOCATED IN SAID SECTION 29, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID LINCOLN ROAD; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LINCOLN ROAD, SAID LINE ALSO BEING THE NORTH LINE OF SAID OUTLOT "A", KINGSBURY HILLS REPLAT TWO ON A CURVE WITH A RADIUS OF 1275.86 FEET, A DISTANCE OF 199.01 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS N87°50'43"W, A DISTANCE OF 198.81 FEET TO THE NORTHWEST MOST CORNER OF SAID OUTLOT "A", KINGSBURY HILLS REPLAT TWO, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 32, KINGSBURY HILLS REPLAT ONE, A SUBDIVISION LOCATED IN SAID SECTION 29; THENCE ALONG THE NORTH LINE OF KINGSBURY HILLS, A SUBDIVISION LOCATED IN SAID SECTION 29, SAID LINE ALSO BEING THE NORTH LINE OF SAID KINGSBURY HILLS REPLAT ONE, SAID LINE ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF LINCOLN ROAD ON THE FOLLOWING TWO (2) COURSES: (1) THENCE S87°14'59"W, A DISTANCE OF 2417.84 FEET; (2) THENCE S42°22'13"W, A DISTANCE OF 7.09 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF LINCOLN ROAD AND THE EAST RIGHT-OF-WAY LINE OF 114TH STREET; THENCE N02°30'33"W ALONG SAID EAST RIGHT-OF-WAY LINE OF 114TH STREET, A DISTANCE OF 38.00 FEET TO A POINT ON THE NORTH LINE OF SAID SE1/4 OF SECTION 29, SAID POINT ALSO BEING THE SOUTH LINE OF SAID NE1/4 OF SECTION 29; THENCE N87°14'59"E ALONG SAID NORTH LINE OF THE SE1/4 OF SECTION 29, SAID LINE ALSO BEING SAID SOUTH LINE OF THE NE1/4 OF SECTION 29, A DISTANCE OF 10.00 FEET; THENCE N02°30'33"W ALONG THE EAST RIGHT-OF-WAY LINE OF 114TH STREET, A DISTANCE OF 67.00 FEET; THENCE N87°14'59"E, A DISTANCE OF 118.37 FEET; THENCE NORTHEASTERLY ON A RADIUS OF 700.00 FEET, A DISTANCE OF 532.18 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N65°28'11"E, A DISTANCE OF 519.45 FEET; THENCE N43°41'24"E, A DISTANCE OF 134.39 FEET; THENCE NORTHEASTERLY ON A RADIUS OF 900.00 FEET, A DISTANCE OF 900.95', SAID CURVE HAVING A LONG CHORD WHICH BEARS N72°22'06"E, A DISTANCE OF 863.80 FEET; THENCE N02°30'19"W, A DISTANCE OF 277.57 FEET; THENCE N87°29'41"E, A DISTANCE OF 119.63 FEET; THENCE SOUTHEASTERLY ON A RADIUS OF 100.00 FEET, A DISTANCE OF 39.85', SAID CURVE HAVING A LONG CHORD WHICH BEARS S81°05'17"E, A DISTANCE OF 39.59 FEET; THENCE N20°19'46"E, A DISTANCE OF 198.57 FEET; THENCE S88°39'22"E, A DISTANCE OF 20.04 FEET; THENCE N02°30'19"W, A DISTANCE OF 134.72 FEET; THENCE N01°48'16"W, A DISTANCE OF 50.00 FEET; THENCE N02°30'19"W, A DISTANCE OF 115.33 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH 1/2 OF THE NE1/4 OF SAID SECTION 29; THENCE N87°15'24"E ALONG THE NORTH LINE

Exhibit "A-3"
Legal Description

OF SAID SOUTH 1/2 OF THE NE1/4 OF SAID SECTION 29, A DISTANCE OF 251.37 FEET; THENCE S30°05'41"E, A DISTANCE OF 863.69 FEET; THENCE N61°01'07"E, A DISTANCE OF 8.34 FEET; THENCE S29°01'52"E, A DISTANCE OF 131.89 FEET; THENCE S54°52'34"E, A DISTANCE OF 89.65 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 108TH STREET; THENCE S02°51'54"E ALONG SAID WEST RIGHT-OF-WAY LINE OF 108TH STREET, A DISTANCE OF 331.83 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 1375.86 FEET, A DISTANCE OF 33.33 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS S84°45'01"E, A DISTANCE OF 33.33 FEET TO A POINT ON THE EAST LINE OF SAID NE1/4 OF SECTION 29; THENCE S02°51'54"E ALONG SAID EAST LINE OF NE1/4 OF SECTION 29, A DISTANCE OF 51.23 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,640,034 SQUARE FEET OR 37.650 ACRES, MORE OR LESS.

Exhibit "A-3"
Legal Description

Phase 2
Lots 81 thru 179 & Outlots "G" thru "K" Inclusive, Granite Falls North

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 S20°19'46"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°05'17"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.

Exhibit "A-3"
Legal Description

Phase 3
Lots 290 thru 403 Inclusive & Outlots "R", "T" thru "Z",
"AA", "BB", "CC", & "DD" Inclusive, Granite Falls North

A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF THE NE1/4, AND PART OF THE NW1/4 OF THE NE1/4 OF SECTION 29, AND ALSO ALONG WITH PART OF THE NW1/4 OF THE NW1/4, AND PART OF THE SW1/4 OF THE NW1/4 OF SECTION 28, AND ALSO ALL OF OUTLOT "A", GRANITE LAKE, A SUBDIVISION LOCATED IN SAID NW1/4 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 NORTHEAST CORNER OF OUTLOT "D", GRANITE FALLS NORTH, A SUBDIVISION LOCATED IN SAID NE1/4 OF SECTION 29, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF THE N1/2 OF SAID NE1/4 OF SECTION 29; THENCE S87°15'24"W (ASSUMED BEARING) ALONG SAID SOUTHERLY LINE OF THE N1/2 OF THE NE1/4 OF SECTION 29, SAID LINE ALSO BEING THE NORTH LINE OF LOTS 15, 16, 175 THRU 179, OUTLOT "D" AND OUTLOT "K", SAID GRANITE FALLS NORTH, A DISTANCE OF 864.76 FEET; THENCE N02°30'33"W, A DISTANCE OF 177.02 FEET; THENCE N87°29'27"E, A DISTANCE OF 9.41 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 100.00 FEET, A DISTANCE OF 27.77 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N79°32'10"E, A DISTANCE OF 27.68 FEET; THENCE N71°34'53"E, A DISTANCE OF 39.58 FEET; THENCE N15°33'03"E, A DISTANCE OF 140.93 FEET; THENCE N11°54'01"E, A DISTANCE OF 149.52 FEET; THENCE N07°18'31"E, A DISTANCE OF 207.53 FEET; THENCE N02°09'10"W, A DISTANCE OF 194.29 FEET; THENCE N05°15'30"E, A DISTANCE OF 216.08 FEET; THENCE N30°05'41"W, A DISTANCE OF 216.30 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CORNHUSKER ROAD; THENCE ALONG SAID SOUTHERLY LINE OF CORNHUSKER ROAD ON THE FOLLOWING FIVE (5) DEFINED COURSES: (1) THENCE N87°15'50"E, A DISTANCE OF 165.19 FEET; (2) THENCE S47°44'10"E, A DISTANCE OF 28.28 FEET; (3) THENCE N87°15'50"E, A DISTANCE OF 40.00 FEET; (4) THENCE N42°15'50"E, A DISTANCE OF 28.28 FEET; (5) THENCE N87°15'50"E, A DISTANCE OF 1,021.71 FEET; THENCE S02°51'54"E ALONG A LINE 33.00 FEET WEST OF AND PARALLEL TO THE EASTERLY LINE OF SAID NW1/4 OF SECTION 29, A DISTANCE OF 1,163.49 FEET; THENCE S26°12'44"E, A DISTANCE OF 83.27 FEET TO A POINT ON SAID EASTERLY LINE OF SAID NE1/4 OF SECTION 29, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID NW1/4 OF SECTION 28; THENCE S19°50'30"E, A DISTANCE OF 113.02 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "A", GRANITE LAKE, SAID POINT ALSO BEING ON THE WESTERLY LINE OF OUTLOT "B", SAID GRANITE LAKE; THENCE ALONG THE EASTERLY LINE OF SAID OUTLOT "A", GRANITE LAKE, SAID LINE ALSO BEING SAID LINE ALSO BEING SAID WESTERLY LINE OF OUTLOT "B", GRANITE LAKE ON THE FOLLOWING TEN (10) DESCRIBED COURSES: (1) THENCE S57°57'52"E, A DISTANCE OF 17.12 FEET; (2) THENCE S25°20'58"E, A DISTANCE OF 135.89 FEET; (3) THENCE S41°23'10"E, A DISTANCE OF 55.56 FEET; (4) THENCE S25°10'14"E, A DISTANCE OF 101.94 FEET; (5) THENCE S11°37'03"E, A DISTANCE OF 106.70 FEET; (6) THENCE S00°25'35"E, A DISTANCE OF 99.93 FEET; (7) THENCE S10°45'53"W, A DISTANCE OF 99.93 FEET; (8) THENCE S21°57'21"W, A DISTANCE OF 99.93 FEET; (9) THENCE S33°08'49"W, A DISTANCE OF 100.24 FEET; (10) THENCE S44°24'25"W, A DISTANCE OF 36.55 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "A", GRANITE LAKE; THENCE S33°05'37"W, A DISTANCE OF 112.40 FEET TO THE SOUTHEAST CORNER OF OUTLOT "F", SAID GRANITE FALLS NORTH; THENCE ALONG EASTERLY LINE OF SAID OUTLOT "F", GRANITE FALLS NORTH ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE N54°52'34"W, A DISTANCE OF 89.65

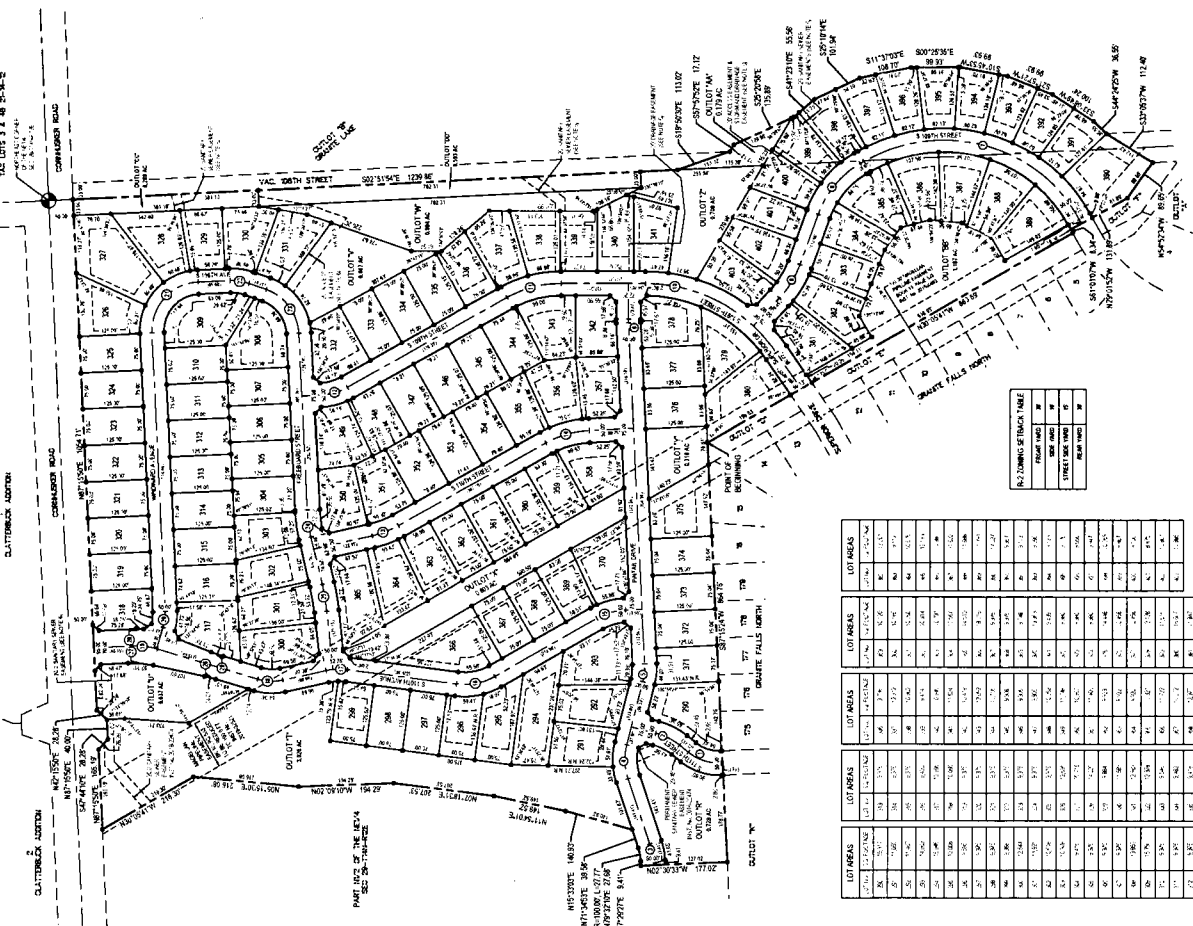
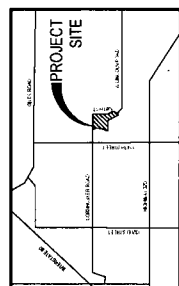
Exhibit "A-3"
Legal Description

FEET; (2) THENCE N29°01'52"W, A DISTANCE OF 131.89 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 109TH STREET; THENCE S61°01'07"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 109TH STREET, A DISTANCE OF 8.34 FEET TO THE SOUTHEAST CORNER OF OUTLOT "E", SAID GRANITE FALLS NORTH; THENCE N30°05'41"W ALONG THE EASTERLY LINE OF SAID OUTLOT "D" AND OUTLOT "E", GRANITE FALLS NORTH, A DISTANCE OF 863.69 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,998,823 SQUARE FEET OR 45.887 ACRES, MORE OR LESS.

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00	161.2	42.25	66°14'17"
2	100.00	168.82	41.82	52°20'37"
3	200.00	128.82	46.29	70°24'28"
4	400.00	113.29	51.86	76°24'28"
5	500.00	102.38	143.56	27°24'28"
6	600.00	122.27	133.56	40°24'28"
7	800.00	43.81	24.27	21°16'06"
8	950.00	66.77	19.42	4°13'56"
9	1000.00	86.11	19.10	0°24'28"
10	2000.00	46.78	22.86	17°16'28"
11	3100.00	35.32	25.32	27°00'00"

LOTS 280 THRU 403 AND OUTLOTS 'R' AND 'Y' THRU 'Z', 'AA', 'BB', 'CC' & 'DD' INCLUSIVE BEING A TRACT OF LAND LOCATED IN PART OF THE NE 1/4 PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 23 AND ALSO IN PART OF THE NW 1/4 OF THE NW 1/4 AND PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 28 AND ALSO ALL OF OUTLOT 'Y', GARRETTE LAKE, A SUBDIVISION S 1/4 OF THE NW 1/4 OF SECTION 28 AND 250 ALL OF OUTLOT 'Y', GARRETTE LAKE, A SUBDIVISION LOCATED IN LAND WITHIN OF SECTION 28 ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 5TH P.M. SARDY COUNTY, MINNESOTA.

[illegible][illegible]

DATE _____

HAPPY COMITY TREASURERS CERTIFICATE

APPROVAL OF PAPHOS CITY ENGINEER:
THIS SUBMISSION OF ORCANIE FALLS NORTH WAS APPROVED BY THE PAPHOS CITY ENGINEER THIS

JEFFREY L. THOMPSON, P.E. C.E.S.C. C.F.M.
PAPILLION CITY ENGINEER
APPROVAL OF PAPER/PLAN COMMISSION

REBECCA HOCH	DATE
CHAMPIONSON PAPERLESS PLANNING COMMISSION	

APPROVAL BY PAPERLON CITY COUNCIL

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

ATTEST _____
MARGIE L. WARDEN, CITY CLERK

DAVID P. BLACK, MAYOR _____
DATE _____

RETURN BY SHARPT COUNTY PROBATE COURTS
THIS PLAY OF GRANITE HILLS MOUTH WAS RECEIVED BY THE SHARPT COUNTY SURVIVORS OFFICE
THIS _____ DAY OF _____ 20____

COUNTY SUPERVISOR / ENGINEER

[illegible]

POSITIVE FLOW OF WASTES DRAINAGE FROM ONE PROPERTY TO ANOTHER.

STONE GREEN PLAZA, LLC

RICHARD HOMES, LLC

GERALD L. TORREON	MANAGER	DATE
GERALD L. TORREON	MANAGER	DATE

WOODLAND HOMES, LLC

PUMP-OUT STATION FOR NATURAL RESOURCES DISTRICT

GERALD L. TORCON, MANAGER	DATE
JOHN WHALER, GENERAL MANAGER	DATE

RECORDS DEPARTMENT OF NOTARY
 STATE OF NEBRASKA
 COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME GERALD TORREZ, MANAGER OF STONE CREEK PLAZA, LLC, MANAGER OF PIEDRAHITA HOMES, LLC, AND MANAGER OF ROSADO HOMES, LLC, WHO IS PERSONALLY KNOWN TO BE THE SAME PERSON WHOSE NAME IS APPLIED TO THE DECLARATION ON THIS PLAN 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

ACKNOWLEDGMENT OF NOTARY
(STATE OF NEBRASKA)

IN THIS DAY OF _____ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JOHN KANLICK OF NEURAL MANAGER, PATENT SOURCE RIVER NATURAL RESOURCE DISTRICT, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS REFERRED TO THE DESIGNATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AS SUCH

MANAGER OF SAID COMPANY.

NOTARY PUBLIC

LOTS:
1. DIRECT VEHICULAR ACCESS IS PROHIBITED TO CORNWALLIS ROAD FROM LOTS 318 THRU 327 AND OUTLOTS "V" AND "W".
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

ALL LOT LINES ARE RAZIAL TO CURVED STREETS UNLESS SHOWN AS NONRAZIAL (N.R.).
THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT TWELVE AND A HALF FEET (12.5') BACK FROM THE INTERSECTION OF RIGHT-OF-WAY LINES.
ALL DIMENSIONS SHOWN IN PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.

ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION SHALL BE RECORDED BY A SEPARATE DOCUMENT. EXISTING EASEMENTS WITH RECORDING INFORMATION ARE SHOWN FOR REFERENCE ONLY AND ARE NOT BEING REDEDICATED.

OUTLOT "T" IS A NATURAL INTERLOCKWAY CONTAINING AMERICAN TONNEL WEIRLANDS AND WATERS BELONGING TO THE U.S. ARMY. A STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED OVER ALL OF OUTLOT "T". OUTLOT "T" IS NOT BUILDABLE. OUTLOT "U" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OF THE HOMEOWNERS ASSOCIATION. DRAINAGEWAY EASEMENT IS GRANTED OVER ALL OF OUTLOTS "V", "V", "Z", AND "AA". OUTLOTS "V", "V", "Z", AND "AA" ARE TO BE OWNED AND MAINTAINED BY THE DEVELOPER OF THE HOMEOWNERS ASSOCIATION.

OUTLOTS "W" AND "O" ARE TO BE OWNED AND MAINTAINED BY THE PAPA-MISSOURI NATURAL RESOURCE DISTRICT.
OUTLOTS "X" AND "Y" ARE PARCELS OF LAND USED AS A BUFFER FOR THE WILLIAM DAVIS EASEMENT. OUTLOTS "W" AND "Y" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPERS OR THE HOMEOWNERS ASSOCIATION.

1. OUTLOT "B" SHALL BE DESIGNATED AS A GREEN SPACE EASEMENT, OUTLOT "B" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER FOR THE HOMEOWNERS ASSOCIATION.
2. OUTLOT "C" IS TO PROVIDED ACCESS TO DAM WITH AN ADJUTANT, OUTLOT "C" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR PARK-MISSOURI NATURAL RESOURCE DISTRICT.

STANDARD UTILITY EASEMENTS WILL BE PROVIDED EXCEPT AS NOTED. ALLOTS 275, 280, 286 AND 289 MAY REQUIRE TRIBUTARY EASEMENTS IN THE FRONT YARD DUE TO THE EXISTING MACCELLAN PIPELINE EASEMENT, AND PLOTS 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000. LOT 300 (NORTHWEST CORNER) MAY HAVE ACCESS TO FRONTAL DRIVE.

1. LOT 100 DRIVEWAY SHALL ONLY HAVE ACCESS TO FREEBOARD STREET.

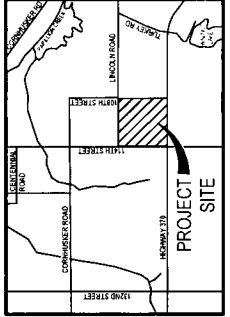
2. LOTS 217 AND 218 DRIVEWAYS SHALL ONLY HAVE ACCESS TO WINDWARD AVE.

.....

PAGE 3 OF 3





GRANITE FALLS NORTH
PARTITION NEEBUSAHA

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10909 14th Valley Road, Suite 100 • Channahon, IL 61014
Phone: 402.892.4100 • Fax: 402.892.3599
www.eagc.com



SHEET 1 OF 3

- LEGEND**

 -  GENERAL OBLIGATION PAVING
 -  SPECIALLY ASSESSED PAVING
 -  GENERAL OBLIGATION SIDEWALK/TRAIL
 -  CROSSWALK STRIPING

1. Note: Curb Ramps in Line With the Direction of Pedestrian Travel are to be Constructed at all Intersections with ADA Compliant Street on all Streets.

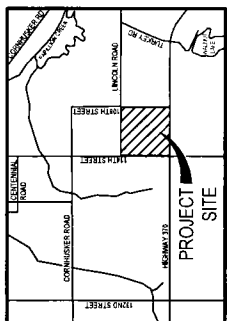
2. Note: The Following Shall be Typical: General Obligation Paving, Specially Assessed Paving, General Obligation Sidewalk/Trail, Crosswalk Striping, A. Minimum Roadway Improvements, Including: Schedule 1. Intersection Pavement to the Right Line 2. Half the Pavement at Outside Footing 3. Curb Ramps, Dissectable Walking Surface and Crosswalks Constructed with the Paving Improvement

3. Note: At 14th Street, Inside Road is Shifted One Centerline to the West Side of 14th Street.

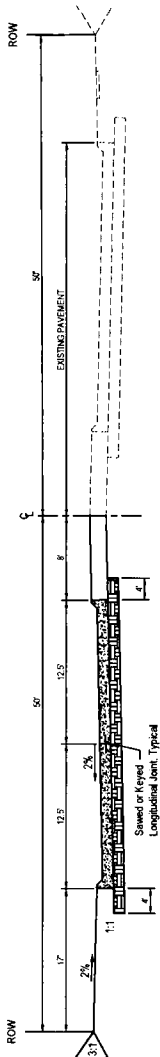
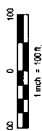
GRANITE FALLS NORTH



Engineering • Planning • Environmental & Field Services

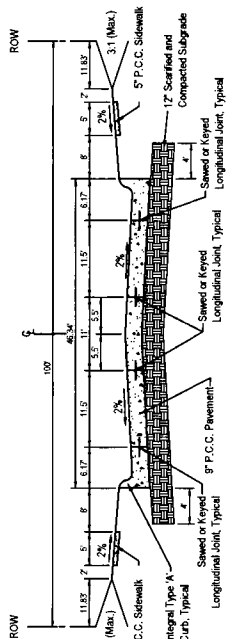


VICINITY MAP

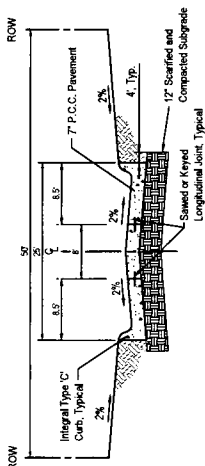


114TH STREET - TYPICAL SECTION

NO SCALE

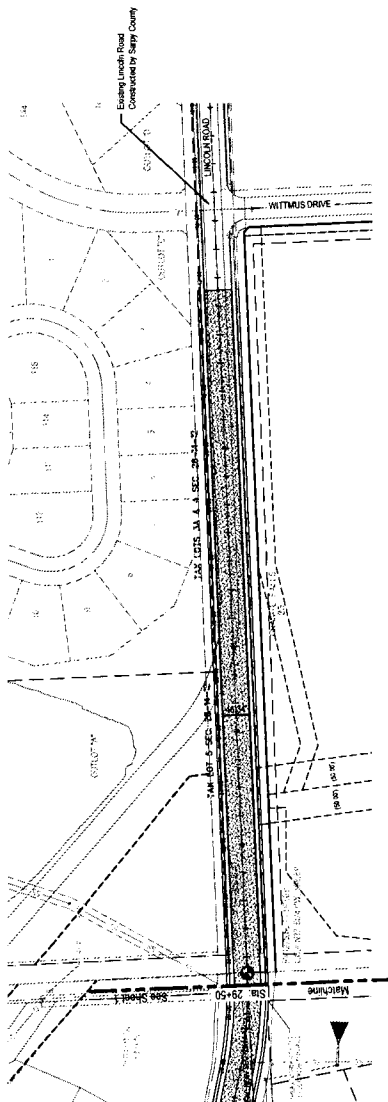
INCOLN ROAD - TYPICAL SECTION

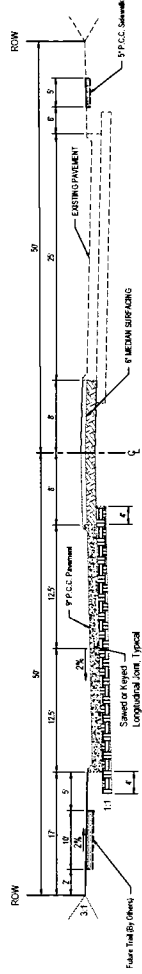
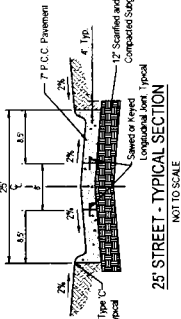
NO SCALE



25' STREET - TYPICAL SECTION

NOT TO SCALE





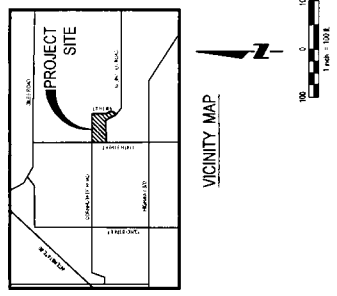
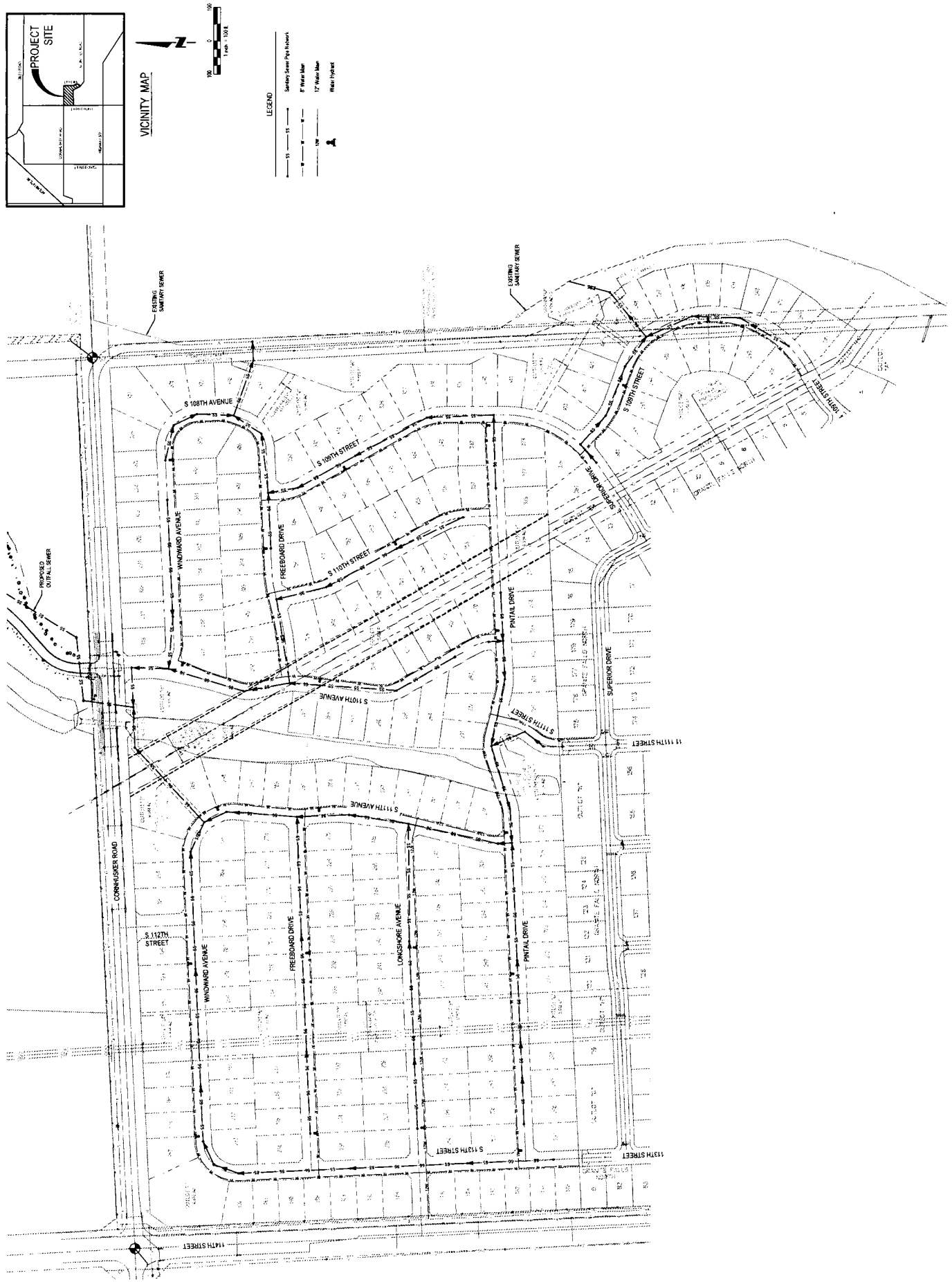
Sheet No.	2
Scale	1" = 100'
Drawn By	DL
Checked By	DL
Date	07/08
Project No.	00000000
Revision	

EXHIBIT 'D-2' SANITARY SEWER AND WATER LINES

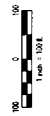
GRANITE FALLS NORTH
PLANNING DEPARTMENT



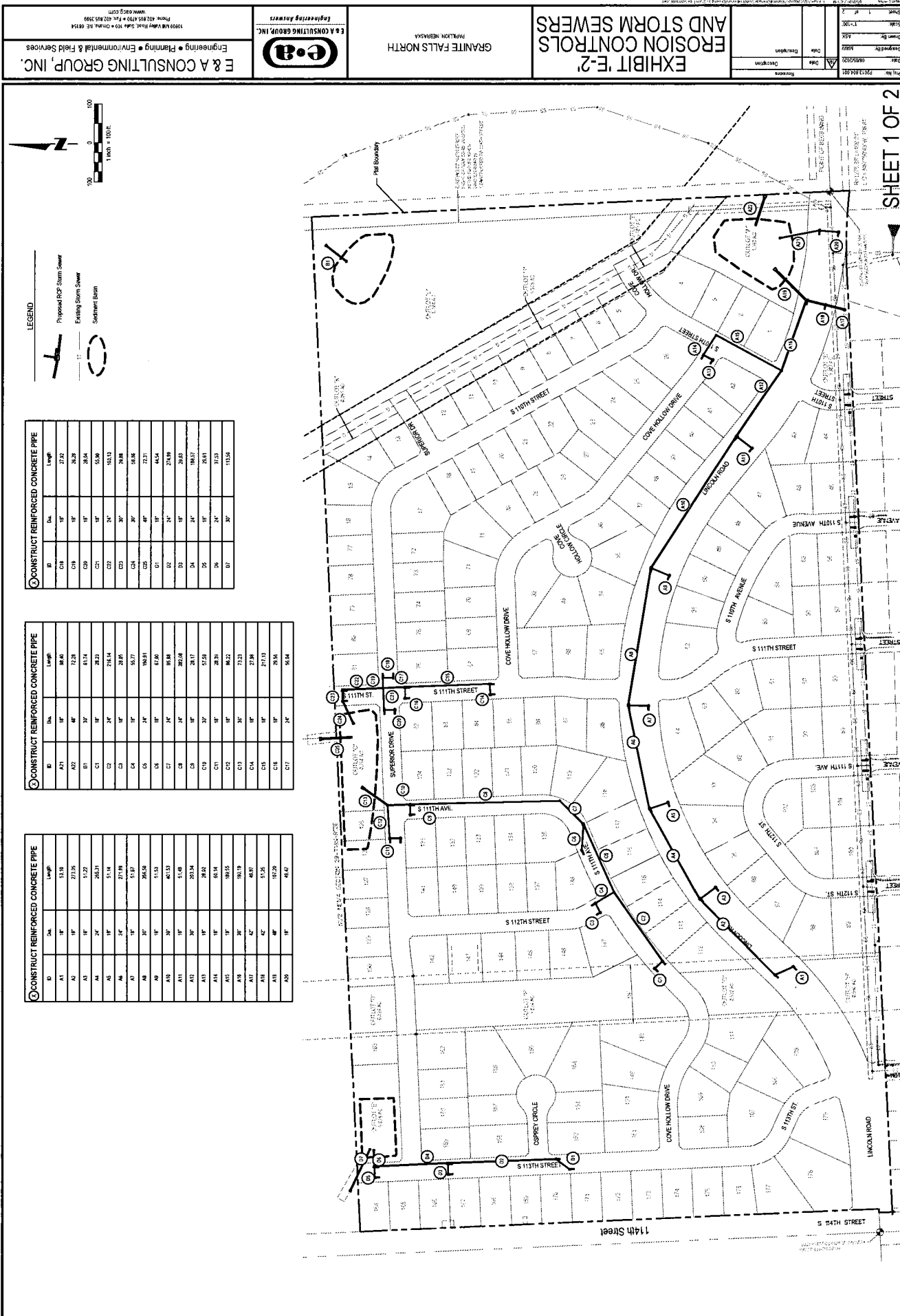
E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10000 Highway 101, Suite 100, Granite Falls, MN 56240
Phone: (763) 835-1100 Fax: (763) 835-1101
www.ea-inc.com

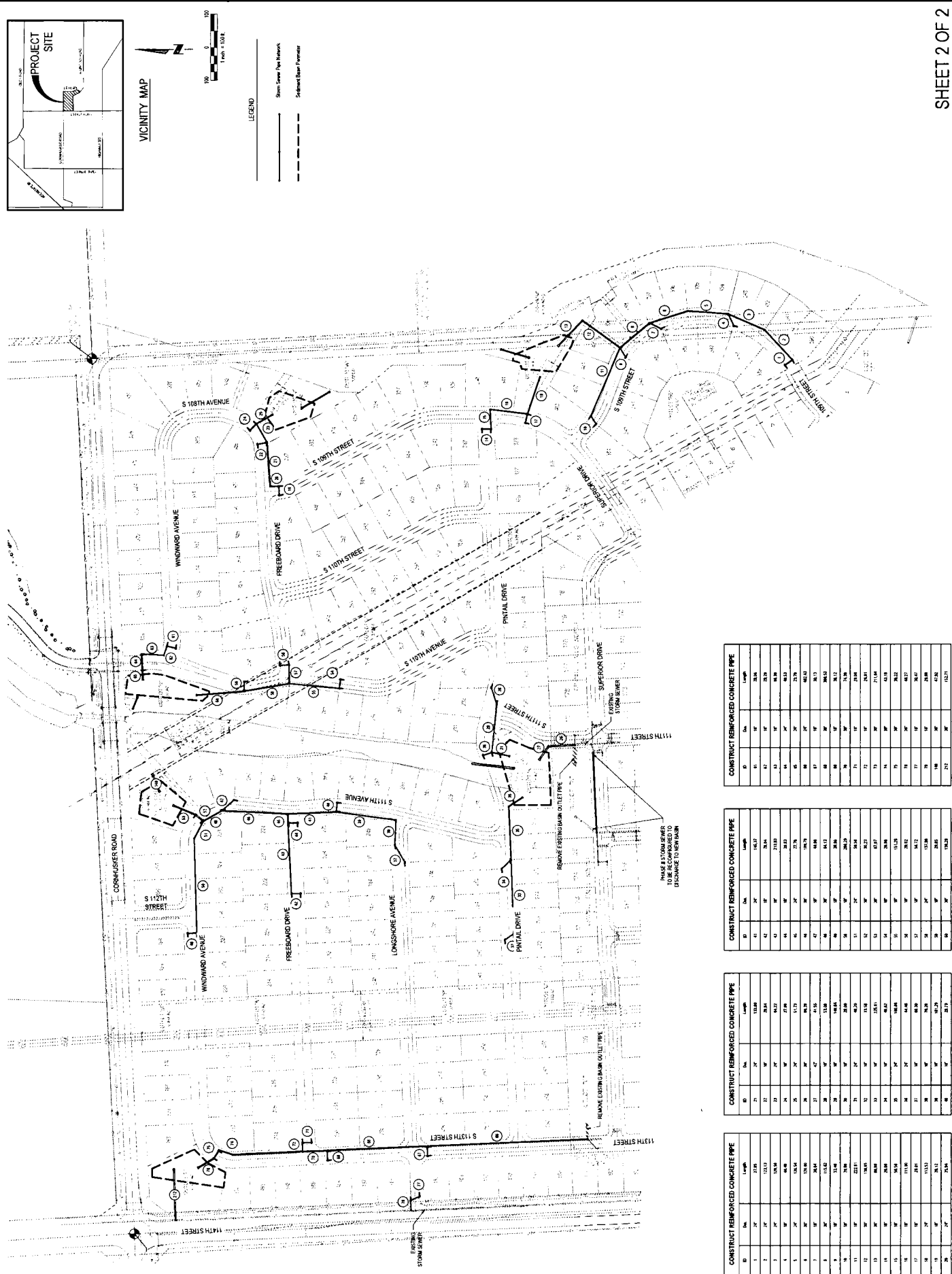


- LEGEND
- Sanitary Sewer Pipe Network
 - Water Main
 - Water Hydrant



VICINITY MAP





E & A CONSULTING GROUP
10909 MILL VALLEY ROAD, OMAHA, NE 68154

EXHIBIT F-5
PHONE: (402) 895-4700
FAX: (402) 895-3599

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT : GRANITE FALLS NORTH ZONING: SINGLE FAM. 403 LOTS
DEVELOPER: TORCZON
AREA (ACRES): 158.55
JURISDICTION: PAPILLION
DATE: 09/09/20
ESTIMATED BY: DCW 2013.604.001

GRANITE FALLS NORTH (TOTAL; PH 1 THRU PH 4)						
ITEM	CONSTRUCT.	TOTAL	SARPY CO.	SPECIAL ASSESS.	G.O. REIMB.	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	1,590,621	2,286,931		2,286,931		0
PAVING (INTERIOR)	4,223,553	5,916,458		3,856,303		2,060,155
PAVING (LINCOLN ROAD 110TH TO 114TH) included in Paving costs	0	0	0			0
LINCOLN ROAD SIDEWALKS	143,856	199,395				199,395
PAVING (114TH STREET - PHASE 1 & 2)	210,717	295,004			147,502	147,502
PAVING (114TH STREET - PHASE 4)	234,954	328,936			164,468	164,468
PAVING (114TH ST NB RIGHT TURN LANE - PH. 4)	60,967	85,353			0	85,353
PAVING (CORNHUSKER ROAD)	239,299	335,019			110,289	224,730
OUTFALL SEWER (N OF CORNHUSKER, PAID BY PH 1)	74,405	107,753				107,753
OUTFALL SEWER (N OF CORNHUSKER; REIMBURSED BY PH 1)	158,111	228,975				228,975
OUTFALL SEWER (WITHIN FUTURE PHASE 4 (WEST))	175,892	254,726		254,726		
WATER (INTERIOR)	1,104,804	1,531,228		1,396,360		134,868
CAPITAL FACILITIES CHARGES RES. (S.F.)	1,182,041	1,354,469		836,079		518,390
MAGELLAN GAS MAIN RELOCATION (PH 3 EAST)	100,000	120,000				120,000
UNDERGROUND ELECTRICAL	544,050	719,199		719,199		0
STORM SEWER	949,223	1,328,912		0		1,328,912
TRAIL, IN OPPD EASEMENT CORRIDOR	127,240	178,136				178,136
TRAIL, ALONG CORNHUSKER ROAD	143,463	200,848				200,848
SIDEWALKS, AT OUTLOT FRONTAGES	123,780	173,292		155,029		18,263
SIDEWALK, ALONG 114TH STREET	36,895	51,653				51,653
TOTALS	11,423,871	\$15,696,288	\$0	\$9,504,628	\$ 422,259	\$ 5,769,401

PER SINGLE FAMILY LOT

\$23,585

Notes: 1) Granite Falls North SID 312 will make a future contribution to the HWY 370 trail and park system as approved by the SID Fiscal Agent.
2) Outfall sewer reimbursables between Phase 2 and Phase 4 (West) are not shown on the overall summary sheet.

					(100% VAL.)	(95% VAL.)
3) VALUATION:	PH. I	80 LOTS@	\$300,000	=	\$24,000,000	\$22,800,000
	PH. II	99 LOTS@	\$300,000	=	\$29,700,000	\$28,215,000
	PH. III	114 LOTS@	\$320,000	=	\$36,480,000	\$34,656,000
	PH. IV	110 LOTS@	\$320,000	=	\$35,200,000	\$33,440,000
	TOTAL	403 LOTS				

TOTAL	\$125,380,000	\$119,111,000
-------	---------------	---------------

4) G.O. DEBT RATIO =	\$ 5,769,401	/	\$ 119,111,000	=	4.84%
----------------------	--------------	---	----------------	---	-------

Revisions:

9/9/2020 - Updated with San Sect III bid results, Storm Sect III resolution quantities, and Magellan gas main relocation reimbursement (included w/ storm sewer).

E & A CONSULTING GROUP
10909 MILL VALLEY ROAD, OMAHA, NE 68154

EXHIBIT F-5
PHONE: (402) 895-4700
FAX: (402) 895-3599

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT : GRANITE FALLS NORTH ZONING: R-2 80 LOTS
DEVELOPER: TORCZON
AREA (ACRES): 37.65
JURISDICTION: PAPILLION
DATE: 09/09/20
ESTIMATED BY: DCW E&A NO.: P2013.604.001

GRANITE FALLS NORTH PHASE 1 (SID 312)						
ITEM	CONSTRCT.	TOTAL	SARPY CO.	SPECIAL ASSESS.	REIMBURS.	G.O. NON-REIMB
SANITARY SEWER I	280,689	394,275		394,275		0
PAVING & STORM I (includes Lincoln Road)	1,524,794	2,127,773	358,481	680,495		1,088,797
PAVING (LINCOLN ROAD 114TH TO 110TH) included in Pave & St I	0	0	0			0
WATER I	300,900	401,213		345,370		55,843
CAPITAL FACILITIES CHARGES	222,566	255,767		204,614		51,153
UNDERGROUND ELECTRICAL	108,000	125,958		125,958		0
STORM SEWER included in Pave & St I	0	0		0		0
SIDEWALKS AT OUTLOT FRONTAGE	INCLUDED IN LINCOLN ROAD SIDEWALKS (PHASE 2)					0
TOTALS	2,436,949	\$3,304,986	\$358,481	\$1,750,712	\$0	\$ 1,195,793

PER SINGLE FAMILY LOT

\$21,884

Note: The source for Phase I costs are the levied special assessments

3) VALUATION:	80 LOTS @	\$300,000	=	\$24,000,000
				TOTAL \$ 24,000,000 (100% VALUATION)
				TOTAL \$ 22,800,000 (95% VALUATION)
4) G.O. DEBT RATIO =	\$ 1,195,793	/	\$ 22,800,000	= 5.24%

E & A CONSULTING GROUP
10909 MILL VALLEY ROAD, OMAHA, NE 68154

EXHIBIT F-5
PHONE: (402) 895-4700
FAX: (402) 895-3599

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT : GRANITE FALLS NORTH (HAUG) ZONING: R-2 99 LOTS
DEVELOPER: TORCZON 6 REPLATTED OUTLOTS
AREA (ACRES): 36.488
JURISDICTION: PAPILLION
DATE: 09/09/20
ESTIMATED BY: DCW E&A NO.: P2013.604.001

GRANITE FALLS NORTH PHASE 2						
ITEM	CONSTRUCT.	TOTAL	SARPY CO.	SPECIAL ASSESS.	REIMBUR.	G.O. NON-REIMB
SANITARY SEWER II	369,572	576,151		576,151		
PAVING & STORM II	1,059,665	1,493,954		929,893		564,061
PAVING (114TH STREET - PHASE I / II) **	210,717	295,004			147,502	147,502
OUTFALL SEWER (N OF CORNHUSKER, PAID BY PH 2)	74,405	107,753				107,753
OUTFALL SEWER (N OF CORNHUSKER; REIMBURSED BY PH 4)	158,111	228,975			228,975	
OUTFALL SEWER (WITHIN FUTURE PHASE 4 (WEST))	175,892	254,726			254,726	
WATER II	267,974	379,713		335,184		44,529
CAPITAL FACILITIES CHARGES RES. (S.F.)	271,696	342,145		253,188		88,958
UNDERGROUND ELECTRICAL	133,650	185,001		185,001		
STORM SEWER (included in Paving & Storm II above)	0	0				0
SIDEWALK - SECT. II (TRAIL IN OPPD ESMT CORRIDOR)	69,238	96,933				96,933
SIDEWALK - SECT I (LINCOLN ROAD SIDEWALKS)	143,856	199,395				199,395
SIDEWALKS, AT OUTLOT FRONTAGES **	13,045	18,263				18,263
TOTALS	2,947,821	\$4,178,013	\$0	\$2,279,417	\$631,203	\$ 1,267,394

PER SINGLE FAMILY LOT **\$21,857**
AMOUNT ASSESSED TO OUTLOTS TO BE REPLATTED TO SF LOTS **\$ 115,600**

Note: The source for Ph 2 costs are the proposed Special Assessment computations for Phase 2, dated 10/23/19, except as noted below.

* From Sidewalk -Sect II Final Pay Estimate.

** From 2/11/19 SUF.

3) VALUATION: 105 LOTS @ \$300,000 = \$31,500,000

TOTAL	\$ 31,500,000 (100% VALUATION)
TOTAL	\$ 29,925,000 (95% VALUATION)

4) G.O. DEBT RATIO = \$ 1,267,394 / \$ 29,925,000 = 4.24%

EXHIBIT F-5

E & A CONSULTING GROUP
10909 MILL VALLEY ROAD, OMAHA, NE 68154

PHONE: (402) 895-4700
FAX: (402) 895-3599

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT : GRANITE FALLS NORTH (HAUG) ZONING: R-2 114 LOTS (Lots 290-403)
DEVELOPER: TORCZON
AREA (ACRES): 36
JURISDICTION: PAPILLION
DATE: 09/09/20
ESTIMATED BY: DCW E&A NO.: P2013.604.001

GRANITE FALLS NORTH PHASE 3 (EAST SIDE)						
ITEM	CONSTRUCT.	TOTAL	SARPY CO.	SPECIAL ASSESS.	REIMBUR.	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	561,443	786,020		786,020		0
PAVING (INTERIOR)	872,085	1,220,919		917,450		303,470
PAVING (CORNHUSKER ROAD)	239,299	335,019			110,289	224,730
OUTFALL SEWER (N OF CORNHUSKER, PAID BY PH 2)						
OUTFALL SEWER (N OF CORNHUSKER; REIMBURSED BY PH 4)						
OUTFALL SEWER (WITHIN FUTURE PHASE 4 (WEST))						
WATER (INTERIOR)	264,850	370,790		366,170		4,620
CAPITAL FACILITIES CHARGES RES. (S.F.)	363,777	400,154		200,077		200,077
MAGELLAN GAS MAIN RELOCATION	100,000	120,000				120,000
UNDERGROUND ELECTRICAL	153,900	207,765		207,765		0
STORM SEWER	572,555	801,577				801,577
TRAIL, ALONG CORNHUSKER ROAD	63,809	89,333				89,333
SIDEWALKS, AT OUTLOT FRONTAGES	41,610	58,254		58,254		
TOTALS	3,233,328	\$4,389,831	\$0	\$2,535,736	\$110,289	\$ 1,743,807

PER SINGLE FAMILY LOT

\$22,243

3) VALUATION: 114 LOTS @ \$320,000 = \$36,480,000

TOTAL	\$ 36,480,000 (100% VALUATION)
TOTAL	\$ 34,656,000 (95% VALUATION)

4) G.O. DEBT RATIO = \$ 1,743,807 / \$ 34,656,000 = 5.03%

EXHIBIT F-5

PROJECT: SANITARY SEWER (INTERIOR)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE	6,270	LF	35.92	225,218
2	6 INCH SANITARY SEWER PIPE	3,370	LF	34.31	115,625
3	54 IN. I.D. SANITARY MANHOLE (40)	491	VF	350.00	171,850
4	RECONSTRUCT MANHOLE (2)	14.3	VF	262.00	3,747
5	CONSTRUCT SANITARY SEWER MANHOLE TAQP	5	EA	1100.00	5,500
6	CONSTRUCT EXTERNAL FRAME SEAL	36	EA	442.00	15,912
7	CONSTRUCT 8" DIAMETER DROP CONNECTION	7	VF	525.00	3,675
8	CONSTRUCT TRENCH BEDDING FOR UNSUITABLE MATERIAL	100	TON	35.00	3,500
9	INSTALL GEOGRID FOR TRENCH STABILIZATION	40	SY	4.25	170
10	INSTALL SILT FENCE	400	LF	2.19	878
11	SEEDING, TYPE "B"	2	AC	1255.00	2,510
12	CONSTRUCT AGGREGATE SURFACE COURSE	40	TON	46.50	1,860
	MISCELLANEOUS (+ 2%)	1	L.S.	XXXX	11,000
TOTAL ESTIMATED CONSTRUCTION COST:					\$561,443

NOTES:

1) TOTAL SID COSTS @ 40% - \$786,020

PROJECT: SANITARY OUTFALL SEWER (N OF CORNHUSKER; PAID BY PHASE 2)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	CONSTRUCTED IN PHASE 2				
TOTAL ESTIMATED CONSTRUCTION COST:					

NOTES:

1) TOTAL SID COSTS @ 40% -

2) COST SHARING - 100% G.O. TO PHASE 2)

PROJECT: SANITARY OUTFALL SEWER (N OF CORNHUSKER; REIMBURSED BY PHASE 4)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	CONSTRUCTED IN PHASE 2				
TOTAL ESTIMATED CONSTRUCTION COST:					

NOTES:

1) TOTAL SID COSTS @ 40% -

2) COST SHARING - 100% G.O. (REIMBURSED BY PHASE 4 TO PHASE 2)

PROJECT: SANITARY OUTFALL SEWER (WITHIN PHASE 4)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	CONSTRUCTED IN PHASE 2				
TOTAL ESTIMATED CONSTRUCTION COST:					

NOTES:

1) TOTAL SID COSTS @ 40% -

2) COST SHARING - 100% SPECIALLY ASSESSED TO PHASE 4 (REIMBURSED TO PHASE 2)

PROJECT: PAVING (INTERIOR)

EXHIBIT F-5

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	7" P.C. CONCRETE PAVEMENT W/ INT. CURB	18,824	S.Y.	\$41.00	\$771,784
2	6" P.C. MEDIAN SURFACING	400	S.F.	\$4.00	\$1,600
3	EARTHWORK (SUBGRADE PREP)	6,275	C.Y.	3.50	21,961
4	END OF ROAD MARKER	3	EA	150.00	450
5	CONCRETE HEADER	25	LF	8.00	200
6	ADJUST MANHOLE TO GRADE	43	EA	225.00	9,675
7	REMOVE PAVEMENT		SY	16.00	0
8	REMOVE END OF ROAD MARKER	9	EA	20.00	180
9	REMOVE CONCRETE HEADER	75	LF	5.00	375
10	STREET SIGNS	23	EA	120.00	2,760
11	TRAFFIC CONTROL SIGNS	10	EA	120.00	1,200
12	PAPILLION BREAKAWAY POLE SYSTEM	12	EA	750.00	9,000
13	MARKING TAPE 12"	130	LF	20.00	2,600
14	MARKING TAPE 24"	220	LF	40.00	8,800
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	41,500
TOTAL ESTIMATED CONSTRUCTION COST:					\$872,085

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$1,220,919
2) G.O. ITEMS	
INTERSECTIONS/OVERWIDTH/OUTLOT FRONTAGE	4,525 SY \$259,735
EARTHWORK (SUBGRADE PREP)	1,508 CY \$7,391
MEDIAN SURFACING	400 SF \$2,240
STREET & TRAFFIC CONTROL SIGNS	45 EACH \$34,104
G.O. TOTAL	\$303,470

PROJECT: PAVING (CORNHUSKER ROAD)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	9" P.C. CONC. PAVEMENT	2,128	SY	\$44.00	\$93,544
2	EARTHWORK (SUBGRADE PREP)	709	C.Y.	\$3.50	2,480
3	TRAFFIC SIGNAL AT 114TH / CORNHUSKER	0.50	LS	\$200,000.00	100,000
4	STORM SEWER	1	LS	\$10,000.00	10,000
5	CURB INLETS	2	EACH	\$3,000.00	6,000
6	SEEDING, MATTING & EROSION CONTROL	1	L.S.	\$8,000.00	8,000
7	GROOVED PLASTIC PAVEMENT MARKINGS	1750	L.F.	\$4.50	7,875
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	11,400
TOTAL ESTIMATED CONSTRUCTION COST:					\$239,299

NOTES: ASSUMES 1/4 CONTRIBUTION TO A TRAFFIC SIGNAL AT 114TH & CORNHUSKER.

1) TOTAL DISTRICT COST W/ 40% -	\$335,019
2) REIMBURSIBLE FROM FIDELITY	\$110,289
3) G.O. AMOUNT	\$224,730

PROJECT: MAGELLAN GAS MAIN RELOCATION

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	MAGELLAN GAS MAIN RELOCATION	1	L.S.	\$100,000.00	\$100,000
TOTAL ESTIMATED CONSTRUCTION COST:					\$100,000

NOTES: ASSUMED GAS MAIN RELOCATION FEE UNTIL MAGELLAN SUPPLIES THE AMOUNT.

1) TOTAL DISTRICT COSTS W/ 35% -	\$120,000
2) 100% G.O.	

PROJECT: **ELECTRICAL SERVICE**

EXHIBIT F-5

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	114	LOTS	\$1,350.00	\$153,900
TOTAL ESTIMATED CONSTRUCTION COST:					\$153,900

NOTES:

1) TOTAL DISTRICT COSTS W/ 35% -	\$207,765	SCHOOL	\$0
----------------------------------	-----------	--------	-----

PROJECT: **WATER (INTERIOR)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 12" D.I.P., CL 350 WATER MAIN	260	LF	35.00	\$9,100
2	CONSTRUCT 8" D.I.P., CL 350 WATER MAIN	6,330	LF	24.00	\$151,920
3	CONSTRUCT 6" D.I.P., CL 350 WATER MAIN		LF	20.00	\$0
4	BORE 12" D.I.P., CL 350 WATER MAIN	40	LF	37.00	\$1,480
5	BORE 8" D.I.P., CL 350 WATER MAIN	240	LF	30.00	\$7,200
6	BORE 6" D.I.P., CL 350 WATER MAIN		LF	30.00	\$0
7	INSTALL 12" GATE VALVE AND BOX	2	EA	2,000.00	\$4,000
8	INSTALL 8" GATE VALVE AND BOX	24	EA	1,200.00	\$28,800
9	INSTALL 6" GATE VALVE AND BOX		EA	850.00	\$0
10	INSTALL 12" X 12" X 8" TEE	1	EA	450.00	\$450
11	INSTALL 12" X 12" X 6" TEE		EA	425.00	\$0
12	INSTALL 8" X 8" X 8" TEE	7	EA	400.00	\$2,800
13	INSTALL 12" X 12" X 12" X 8" CROSS		EA	650.00	\$0
14	CONSTRUCT FIRE HYDRANT ASSEMBLY	11	EA	3,500.00	\$38,500
15	CONNECTION TO EXISTING MAIN	5	EA	1,600.00	\$8,000
16	RELOCATE EXISTING HYDRANT		EA	1,800.00	\$0
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	12,600
TOTAL ESTIMATED CONSTRUCTION COST:					\$264,850

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$370,790
---------------------------------	-----------

G.O.	
DIFF. 12" & 8"	300 LF \$11.00 \$3,300 1.4 \$4,620

PROJECT: **CAPITAL FACILITIES CHARGES**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY	114	LOTS	\$2,400.00	\$273,600
2	PARK / COMMON SPACE	8.9279	ACRES	\$6,705.00	\$59,882
TOTAL ESTIMATED CONSTRUCTION COST:					\$333,482

NOTES:

1) TOTAL DISTRICT COST W/ 20% -	\$400,154	SPECIAL	G.O.
RESIDENTIAL	\$200,077	\$200,077	\$200,077
	50%	50%	

PROJECT: **STORM SEWER**

EXHIBIT F-5

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 18" RCP, CLASS III	1,251	LF	50.00	62,550
2	CONSTRUCT 24" RCP, CLASS III	1,062	LF	64.00	67,968
3	CONSTRUCT 30" RCP, CLASS III	516	LF	80.00	41,280
4	CONSTRUCT 36" RCP, D(0.01) = 1,350	92	LF	120.00	11,040
5	CONSTRUCT 42" RCP, D(0.01) = 1,350	0	LF	150.00	0
6	CONSTRUCT 48" RCP, D(0.01) = 1,350	42	LF	200.00	8,400
7	CONSTRUCT 24" RC FLARED END SECTION	4	EA	1,500.00	6,000
8	CONSTRUCT 30" RC FLARED END SECTION	1	EA	1,800.00	1,800
9	CONSTRUCT 36" RC FLARED END SECTION	1	EA	2,200.00	2,200
10	CONSTRUCT 42" RC FLARED END SECTION	0	EA	3,000.00	0
11	CONSTRUCT 48" RC FLARED END SECTION	1	EA	4,000.00	4,000
12	CONSTRUCT PIPE COUPLERS	63	EA	180.00	11,340
13	CURB INLETS	34	EA	3,000.00	102,000
14	54" STORM MANHOLE (4)	19	VF	650.00	12,350
15	72" STORM MANHOLE (1)	4	VF	950.00	3,800
16	84" STORM MANHOLE (1)	9	VF	1,400.00	12,600
17	REMOVE 42" PIPE PLUG	1	EA	1,500.00	1,500
18	OUTLOT F - PERMANENT BASIN OUTLET PIPING	1	LS	7,284.00	7,284
19	OUTLOT G - PERMANENT BASIN OUTLET PIPING	1	LS	8,033.00	8,033
20	OUTLOT H - PERMANENT BASIN OUTLET PIPING	1	LS	8,840.00	8,840
21	MAGELLAN GAS MAIN REMOVAL	1	LS	172,270.00	172,270
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	27,300
TOTAL ESTIMATED CONSTRUCTION COST:					\$572,555

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$801,577
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$801,577

PROJECT: **SIDEWALKS AT OUTLOT FRONTAGES**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	5" PC SIDEWALK (5' WIDE)	7,922	SF	4.00	31,688
2	EARTHWORK	2,641	C.Y.	3.00	7,922
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	2,000
TOTAL ESTIMATED CONSTRUCTION COST:					\$41,610

NOTES: CAN BE G.O., BUT SWITCHED TO SPECIALLY ASSESSED TO HELP WITH G.O.DEBT RATIO.

1) TOTAL DISTRICT COST W/ 40% -	\$58,254
2) 100% SPECIAL ASSESSED (SEE NOTE ABOVE)	

PROJECT: **TRAIL, ALONG CORNHUSKER ROAD**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	6" PC TRAIL (10' WIDE)	11,316	SF	4.25	48,093
2	EARTHWORK	3,772	C.Y.	3.00	11,316
3	CURB RAMPS & INSERTS	2	EACH	700.00	1,400
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	3,000
TOTAL ESTIMATED CONSTRUCTION COST:					\$63,809

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$89,333
2) 100% G.O.	

E & A CONSULTING GROUP
10909 MILL VALLEY ROAD, OMAHA, NE 68154

EXHIBIT F-5
PHONE: (402) 895-4700
FAX: (402) 895-3599

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT : GRANITE FALLS NORTH (HAUG) ZONING: R-2 110 LOTS (Lots 180-289)
DEVELOPER: TORCZON
AREA (ACRES): 42
JURISDICTION: PAPILLION
DATE: 09/09/20
ESTIMATED BY: DCW E&A NO.: P2013.604.001

GRANITE FALLS NORTH PHASE 4 (WEST SIDE)						
ITEM	CONSTRUCT.	TOTAL	SARPY CO.	SPECIAL ASSESS.	REIMBUR.	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	378,918	530,485		530,485		0
PAVING (INTERIOR)	767,009	1,073,812		969,985		103,827
PAVING (114TH STREET - PHASE 4)	234,954	328,936			164,468	164,468
PAVING (114TH ST NB RIGHT TURN LANE - PH. 4)	60,967	85,353				85,353
OUTFALL SEWER (N OF CORNHUSKER, PAID BY PH 2)						
OUTFALL SEWER (N OF CORNHUSKER; REIMBURSED BY PH 4)	158,111	228,975				228,975
OUTFALL SEWER (WITHIN FUTURE PHASE 4 (WEST))	175,892	254,726		254,726		
WATER (INTERIOR)	271,080	379,512		349,636		29,876
CAPITAL FACILITIES CHARGES RES. (S.F.)	324,002	356,402		178,201		178,201
UNDERGROUND ELECTRICAL	148,500	200,475		200,475		0
STORM SEWER	376,668	527,335				527,335
SIDEWALKS, AT OUTLOT FRONTAGES	69,125	96,775		96,775		
SIDEWALKS ALONG 114TH STREET	36,895	51,653				51,653
TRAIL, ALONG CORNHUSKER ROAD	79,654	111,515				111,515
TRAIL, IN OPPD EASEMENT CORRIDOR	58,002	81,203				81,203
TOTALS	3,139,776	\$4,307,159	\$0	\$2,580,284	\$164,468	\$ 1,562,407

PER SINGLE FAMILY LOT

\$23,457

3) VALUATION: 110 LOTS @ \$320,000 = \$35,200,000

TOTAL	\$ 35,200,000 (100% VALUATION)
TOTAL	\$ 33,440,000 (95% VALUATION)

4) G.O. DEBT RATIO = \$ 1,562,407 / \$ 33,440,000 = 4.67%

EXHIBIT F-5

PROJECT: SANITARY SEWER (INTERIOR)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE	4,628	L.F.	31.00	143,468
2	6 INCH SANITARY SEWER PIPE	3,745	L.F.	30.00	112,350
3	54 IN. I.D. SANITARY MANHOLE w/ EXTERNAL FRAME SEAL (19)	255	V.F.	400.00	102,000
4	CRUSHED ROCK BEDDING	100	TON	25.00	2,500
5	SILT FENCE	200	L.F.	3.00	600
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	18,000
TOTAL ESTIMATED CONSTRUCTION COST:					\$378,918

NOTES:

- 1) TOTAL SID COSTS @ 40% - \$530,485
 2) QUANTITIES DO NOT INCLUDE SEWER CONSTRUCTED WITH PHASE 2 OUTFALL SEWER

PROJECT: SANITARY OUTFALL SEWER (N OF CORNHUSKER; PAID BY PHASE 2)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	CONSTRUCTED IN PHASE 2				
TOTAL ESTIMATED CONSTRUCTION COST:					

NOTES:

- 1) TOTAL SID COSTS @ 40% -
 2) COST SHARING - 100% G.O. TO PHASE 2)

PROJECT: SANITARY OUTFALL SEWER (N OF CORNHUSKER; REIMBURSED BY PHASE 4)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	CONSTRUCTED IN PHASE 2				
TOTAL ESTIMATED CONSTRUCTION COST:					\$158,111

NOTES:

- 1) TOTAL SID COSTS @ 40% - 228,975
 2) COST SHARING - 100% G.O. (REIMBURSED BY PHASE 4 TO PHASE 2) \$ 228,975

PROJECT: SANITARY OUTFALL SEWER (WITHIN PHASE 4)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	CONSTRUCTED IN PHASE 2				
TOTAL ESTIMATED CONSTRUCTION COST:					\$175,892

NOTES:

- 1) TOTAL SID COSTS @ 40% - 254,726
 2) COST SHARING - 100% SPECIALLY ASSESSED TO PHASE 4 (REIMBURSED TO PH/ \$ 254,726

EXHIBIT F-5

PROJECT: PAVING (INTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	7" P.C. CONCRETE PAVEMENT W/ INT. CURB	16,043	S.Y.	\$41.00	\$657,763
2	6" P.C. MEDIAN SURFACING	541	S.F.	\$4.00	\$2,164
3	EARTHWORK (SUBGRADE PREP)	5,348	C.Y.	3.50	18,717
4	END OF ROAD MARKER		EA	150.00	0
5	CONCRETE HEADER		LF	8.00	0
6	ADJUST MANHOLE TO GRADE	40	EA	225.00	9,000
7	REMOVE PAVEMENT		SY	16.00	0
8	REMOVE END OF ROAD MARKER	3	EA	20.00	60
9	REMOVE CONCRETE HEADER	25	LF	5.00	125
10	STREET SIGNS	24	EA	120.00	2,880
11	TRAFFIC CONTROL SIGNS	50	EA	120.00	6,000
12	PAPILLION BREAKAWAY POLE SYSTEM	28	EA	750.00	21,000
13	MARKING TAPE 12"	160	LF	20.00	3,200
14	MARKING TAPE 24"	240	LF	40.00	9,600
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	36,500
TOTAL ESTIMATED CONSTRUCTION COST:					\$767,009

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$1,073,812
2) G.O. ITEMS	
INTERSECTIONS/OVERWIDTH/OUTLOT FRONTAGE	4,083 SY \$22,753
EARTHWORK (SUBGRADE PREP)	1,354 CY \$6,636
MEDIAN SURFACING	541 SY \$32,608
STREET & TRAFFIC CONTROL SIGNS	81 EACH \$41,832
G.O. TOTAL	\$103,827

PROJECT: PAVING (114TH STREET - PHASE 4)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SAWCUT	600	LF	6.00	3,600
2	REMOVE PAVEMENT	312	SY	12.00	3,744
3	REMOVE MEDIAN SURFACING	928	SF	2.00	1,856
4	9" P.C. CONC. PAVEMENT	3,044	SY	44.00	133,936
5	6" P.C. MEDIAN SURFACING	8,798	SF	4.00	35,192
6	EARTHWORK (SUBGRADE PREP)	1,015	CY	3.50	3,551
7	TIE BARS	150	EA	10.00	1,500
8	18" STORM SEWER	175	LF	75.00	13,125
9	CURB INLETS	5	EA	3000.00	15,000
10	SEEDING, MATTING & EROSION CONTROL	1	LS	10000.00	10,000
11	GROOVED PLASTIC PAVEMENT MARKINGS	500	LF	4.50	2,250
	MISCELLANEOUS (+ 5%)	1	LS	XXXX	11,200
TOTAL ESTIMATED CONSTRUCTION COST:					\$234,954

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$328,936
2) 50% REIMBURSEMENT FROM FUTURE DEVELOPMENT ON THE WEST SIDE OF 114TH STREET.	

PROJECT: PAVING (114TH ST NB RIGHT TURN LANE - PHASE 4)

EXHIBIT F-5

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SAWCUT	375	LF	6.00	2,250
2	REMOVE PAVEMENT	83	SY	12.00	1,000
3	REMOVE MEDIAN SURFACING	0	SF	2.00	0
4	REMOVE CURB INLETS (RIGHT TURN LANE)	3	EA	1000.00	3,000
5	9" P.C. CONC. PAVEMENT (RIGHT TURN LANE)	550	SY	44.00	24,200
6	6" P.C. MEDIAN SURFACING	0	SF	4.00	0
7	EARTHWORK (SUBGRADE PREP)	183	CY	3.50	642
8	TIE BARS	95	EA	10.00	950
9	18" STORM SEWER	40	LF	100.00	4,000
10	STORM MANHOLES (3)	21	VF	350.00	7,350
11	CURB INLETS	3	EA	3000.00	9,000
12	SEEDING, MATTING & EROSION CONTROL	1	LS	5000.00	5,000
13	GROOVED PLASTIC PAVEMENT MARKINGS	150	LF	4.50	675
	MISCELLANEOUS (+ 5%)	1	LS	XXXX	2,900
TOTAL ESTIMATED CONSTRUCTION COST:					\$60,967

NOTES:

1) TOTAL DISTRICT COST W/ 40% -

\$85,353

2) 100% G.O.

PROJECT: ELECTRICAL SERVICE

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	110	LOTS	\$1,350.00	\$148,500
TOTAL ESTIMATED CONSTRUCTION COST:					\$148,500

NOTES:

1) TOTAL DISTRICT COSTS W/ 35% -

\$200,475

SCHOOL

\$0

PROJECT: WATER (INTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 12" D.I.P., CL 350 WATER MAIN	1,860	LF	35.00	\$65,100
2	CONSTRUCT 8" D.I.P., CL 350 WATER MAIN	4,730	LF	24.00	\$113,520
3	CONSTRUCT 6" D.I.P., CL 350 WATER MAIN		LF	20.00	\$0
4	BORE 12" D.I.P., CL 350 WATER MAIN	80	LF	37.00	\$2,960
5	BORE 8" D.I.P., CL 350 WATER MAIN	200	LF	30.00	\$6,000
6	BORE 6" D.I.P., CL 350 WATER MAIN		LF	30.00	\$0
7	INSTALL 12" GATE VALVE AND BOX	8	EA	2,000.00	\$16,000
8	INSTALL 8" GATE VALVE AND BOX	11	EA	1,200.00	\$13,200
9	INSTALL 6" GATE VALVE AND BOX		EA	850.00	\$0
10	INSTALL 12" X 12" X 8" TEE	3	EA	450.00	\$1,350
11	INSTALL 12" X 12" X 6" TEE		EA	425.00	\$0
12	INSTALL 8" X 8" X 8" TEE	3	EA	400.00	\$1,200
13	INSTALL 12" X 12" X 12" X 8" CROSS	1	EA	650.00	\$650
14	CONSTRUCT FIRE HYDRANT ASSEMBLY	10	EA	3,500.00	\$35,000
15	CONNECTION TO EXISTING MAIN	2	EA	1,800.00	\$3,200
16	RELOCATE EXISTING HYDRANT		EA	1,800.00	\$0
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	12,900
TOTAL ESTIMATED CONSTRUCTION COST:					\$271,080

NOTES:

1) TOTAL DISTRICT COST W/ 40% -

\$379,512

G.O.

DIFF. 12" & 8" 1,940 LF \$11.00 \$21,340 1.4 \$29,876

EXHIBIT F-5**PROJECT: CAPITAL FACILITIES CHARGES**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY	110	LOTS	\$2,400.00	\$264,000
2	PARK / COMMON SPACE	4.922	ACRES	\$6,705.00	\$33,002
TOTAL ESTIMATED CONSTRUCTION COST:					\$297,002

NOTES:

1) TOTAL DISTRICT COST W/ 20% -	\$356,402	SPECIAL	G.O.
RESIDENTIAL	\$178,201	\$178,201	
	50%	50%	

PROJECT: STORM SEWER

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 18" RCP, CLASS III	1,482	LF	50.00	73,100
2	CONSTRUCT 24" RCP, CLASS III	921	LF	60.00	55,260
3	CONSTRUCT 30" RCP, CLASS III	924	LF	82.00	75,768
4	CONSTRUCT 36" RCP, D(0.01) = 1,350	147	LF	120.00	17,640
5	CONSTRUCT 42" RCP, D(0.01) = 1,350	0	LF	150.00	0
6	CONSTRUCT 24" RC FLARED END SECTION	1	EA	850.00	850
7	CONSTRUCT 30" RC FLARED END SECTION		EA	1,000.00	0
8	CONSTRUCT 36" RC FLARED END SECTION	1	EA	1,600.00	1,600
9	CONSTRUCT 42" RC FLARED END SECTION	0	EA	1,800.00	0
10	CONSTRUCT PIPE COUPLERS	18	EA	100.00	1,800
11	CURB INLETS	28	EA	3,000.00	84,000
12	STORM MANHOLES (5)	35	VF	350.00	12,250
13	CONNECTION TO EXISTING STORM SEWER	1	EA	500.00	500
14	REMOVE 24" STORM SEWER PIPE	40	LF	15.00	600
15	REMOVE 36" STORM SEWER PIPE	0	LF	20.00	0
16	REMOVE 24" FES	1	EA	400.00	400
17	REMOVE 36" FES	0	EA	500.00	0
18	PCSMP BASIN RISER	2	EA	10000.00	20,000
19	EXCAVATE AND HAUL OFF BASIN DIRT	1000	CY	15.00	15,000
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	17,900
TOTAL ESTIMATED CONSTRUCTION COST:					\$376,668

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$527,335
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$527,335

PROJECT: SIDEWALKS AT OUTLOT FRONTAGES

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	5' PC SIDEWALK (5' WIDE)	13,025	SF	4.00	52,100
2	EARTHWORK	4,342	C.Y.	3.00	13,025
3	CURB RAMPS & INSERTS	1	EACH	700.00	700
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	3,300
TOTAL ESTIMATED CONSTRUCTION COST:					\$69,125

NOTES: CAN BE G.O., BUT SWITCHED TO SPECIALLY ASSESSED TO HELP WITH G.O.DEBT RATIO.

1) TOTAL DISTRICT COST W/ 40% -	\$96,775
2) 100% SPECIAL ASSESSED (SEE NOTE ABOVE).	

PROJECT: **SIDEWALKS ALONG 114TH STREET**

EXHIBIT F-5

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	5" PC SIDEWALK (5' WIDE)	6,739	SF	4.00	26,956
2	EARTHWORK	2,246	C.Y.	3.00	6,739
3	CURB RAMPS & INSERTS	2	EACH	700.00	1,400
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	1,800
TOTAL ESTIMATED CONSTRUCTION COST:					\$36,895

NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$51,653
2) 100% G.O.

PROJECT: **TRAIL, ALONG CORNHUSKER ROAD**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	6" PC TRAIL (10' WIDE)	13,915	SF	4.25	59,139
2	EARTHWORK	4,638	C.Y.	3.00	13,915
3	CURB RAMPS & INSERTS	4	EACH	700.00	2,800
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	3,800
TOTAL ESTIMATED CONSTRUCTION COST:					\$79,654

NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$111,515
2) 100% G.O.

PROJECT: **TRAIL, IN OPPD EASEMENT CORRIDOR**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	6" PC TRAIL (8' WIDE)	9,448	SF	4.25	40,154
2	EARTHWORK	3,149	C.Y.	3.00	9,448
3	CURB RAMPS & INSERTS	8	EACH	700.00	5,600
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	2,800
TOTAL ESTIMATED CONSTRUCTION COST:					\$58,002

NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$81,203
2) 100% G.O.

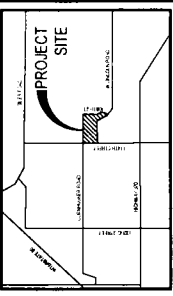
DATE	1/15/10
BY	W. J. B. / J. M. B.
APP'D	W. J. B. / J. M. B.
DATE	1/15/10
BY	W. J. B. / J. M. B.
APP'D	W. J. B. / J. M. B.
DATE	1/15/10
BY	W. J. B. / J. M. B.
APP'D	W. J. B. / J. M. B.

EXHIBIT 'G-2' PHASING PLAN

GRANITE FALLS NORTH
LOT 146 THRU 403 INCLUSIVE AND OUTLOTS 1-11 THRU 111



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services



VICINITY MAP

