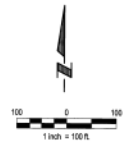


GRANITE FALLS NORTH

LOTS 81 THRU 178 AND OUTLOTS 'G' THRU 'K' INCLUSIVE

BEING A TRACT OF LAND LOCATED IN PART OF THE SE1/4 OF THE N1/4 AND THE SW1/4 OF THE N1/4 OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M. SAPPY COUNTY, NEBRASKA.

FILED SAPPY COUNTY NEBRASKA
NOTIFICATION NUMBER
2017-21482
09/26/2017 11:54:23 AM
REGISTER OF DEEDS



LEGEND
--- BOUNDARY LINE
--- RIGHT OF WAY LINE
--- LOT LINE
--- EASEMENTS
--- EXIST. PROPERTY LINES
○ REBAR SET WITH CAP & GSB



NO.2 ZONING SETBACK REQUIREMENTS

VICINITY MAP



Table with 3 columns: LOT ANGLES, LOT AREAS, LOT AREAS. It lists lot numbers and their corresponding areas and angles.

Table with 5 columns: CURVE, RADIUS, LENGTH, TANGENT, DELTA. It lists curve data for various points in the subdivision.

DEFINITION
KNOW ALL MEN BY THESE PRESENTS THAT WE, STONE CREEK PLAZA, LLC, BEING THE RESPECTIVE OWNERS OF THE PROPERTY DESCRIBED IN THE SUBDIVISION CERTIFICATION AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS IN GRANITE FALLS NORTH...

ACKNOWLEDGEMENT OF MOTARY
STATE OF NEBRASKA
COUNTY OF SAPPY
ON THIS 21st day of August 2017 before me, the undersigned a Notary Public in and for said county, personally came GERALD L. TORSON, Manager, Stone Creek Plaza, LLC, whose personal knowledge to be the identical person whose name is affixed to the declaration on this plat and acknowledged to me the true and voluntary act and deed as such manager of said company.

NOTES
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STRIPS UNLESS SHOWN AS NON-RADIAL (N.A.).
3. ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION SHALL BE RECORDED BY SEPARATE DOCUMENT.
4. THOSE PORTIONS TOWNSHIP LINES SHALL BE CONSTRUCTED AT ALL LEGAL 60° ANGLES.
5. THE CORNERS FOR SIDEWALKS ON CURVED LOTS ARE SET AT 8 FT AND A HALF FEET (8 1/2 FT) FROM THE INTERSECTION OF RIGHT-OF-WAY LINES.
6. ALL DIMENSIONS SHOWN IN PARENTHESES ARE FOR THE LOCATION OF CENTRALISE.
7. ALL DIMENSIONS SHOWN IN BOXES ARE USED FOR THE LOCATION OF THE OFFSET EASEMENT FROM THE LOT CORNER TO THE BASEMENT LINE.
8. DIRECT VEHICULAR ACCESS IS PROHIBITED TO LINCOLN ROAD FROM LOTS 88 THRU 87, 160 THRU 148, 95, AND OUTLOT 'V' GRANITE FALLS NORTH. DIRECT VEHICULAR ACCESS IS PROHIBITED TO 11TH STREET FROM LOTS 178 THRU 168, GRANITE FALLS NORTH.
9. OUTLOT 'V' IS INTENDED TO BE USED FOR A PERMANENT FISH POND. A PERMANENT FISH POND AND ASSOCIATED EASEMENT IS GRANTED OVER SAID OUTLOT 'V' OUTLOT 'V' SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION.
10. OUTLOTS 'W', 'Y' AND 'Z' ARE PARCELS OF LAND DESIGNATED UNDEVELOPABLE DUE TO THE PRESENCE OF AN EXISTING OPEN POWER TRANSMISSION LINE EASEMENT. OUTLOTS 'W', 'Y' AND 'Z' ARE INTENDED TO CONTAIN A PUBLIC TRAIL, AND THESE OUTLOTS SHALL BE OWNED AND MAINTAINED BY THE SANITARY AND IMPROVEMENT DISTRICT.
11. OUTLOT '80' IS INTENDED TO BE USED FOR A SUBDIVISION DETENTION BASIN, AND SAID BASIN WILL BE RELATED TO THE LOT UNITS THAT PROPERTY IS DEVELOPED AND THEREFORE OUTLOT '80' SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.

SURVEYORS 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...

COMMENCING AT THE SOUTHWEST CORNER OF SAID NE1/4 OF SECTION 28, THENCE N02°00'00" (AS SHOWN BEARING) ALONG THE WEST LINE OF SAID NE1/4 OF SECTION 28, A DISTANCE OF 62.29 FEET; THENCE N02°00'00" A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 14TH STREET; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N02°00'00" ALONG SAID EAST RIGHT-OF-WAY LINE OF 14TH STREET A DISTANCE OF 120.78 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID NE1/4 OF SECTION 28; THENCE N02°00'00" ALONG SAID NORTH LINE OF THE NE1/4 OF SOUTHWEST 1/4 OF SECTION 28, A DISTANCE OF 138.91 FEET; THENCE S02°30'00" A DISTANCE OF 103.37 FEET; THENCE S01°48'15" A DISTANCE OF 30.00 FEET; THENCE S02°30'00" A DISTANCE OF 154.72 FEET; THENCE S02°30'00" A DISTANCE OF 92.29 FEET; THENCE S02°30'00" A DISTANCE OF 100.00 FEET TO THE LEFT WITH A RADIUS OF 100.00 FEET, A DISTANCE OF 20.00 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N02°00'00" A DISTANCE OF 198.72 FEET; THENCE S02°30'00" A DISTANCE OF 27.50 FEET; THENCE SOUTHWEST1/4 ON A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET, A DISTANCE OF 90.00 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S02°30'00" A DISTANCE OF 108.00 FEET; THENCE SOUTHWEST1/4 ON A CURVE TO THE RIGHT WITH A RADIUS OF 120.00 FEET, A DISTANCE OF 114.38 FEET; THENCE S02°30'00" A DISTANCE OF 114.38 FEET; THENCE S02°30'00" A DISTANCE OF 114.38 FEET; THENCE S02°30'00" A DISTANCE OF 114.38 FEET; THENCE S02°30'00" A DISTANCE OF 114.38 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 1,684.65 SQUARE FEET OR 0.488 ACRES, MORE OR LESS.
E. ASH...
G. SCHMIDT, L.S. 508
REGISTER OF DEEDS

APPROVAL OF PAVELSON CITY ENGINEER
THE SUBDIVISION OF GRANITE FALLS NORTH HAS BEEN APPROVED BY THE PAVELSON CITY ENGINEER THIS 30th DAY OF August 2017.
Gerald L. Torson, Manager
JEFFREY J. PAVELSON, P.E., PLS. 004
PAVELSON CITY ENGINEER

APPROVAL OF PAVELSON PLANNING COMMISSION
THE SUBDIVISION OF GRANITE FALLS NORTH HAS BEEN APPROVED BY THE PAVELSON PLANNING COMMISSION.
REBECCA HOOD, CHAIRPERSON, PAVELSON PLANNING COMMISSION

APPROVAL BY PAVELSON CITY COUNCIL
THE SUBDIVISION OF GRANITE FALLS NORTH HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF PAVELSON, NEBRASKA.
DAVID P. BLACK, MAYOR
MICHELLE A. BROWN, CITY CLERK

SAPPY COUNTY TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT I HAVE REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE AND EMBRACED IN THIS PLAT SHOWN BY THE RECORDS OF THE OFFICE.
SAPPY COUNTY TREASURER

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR AND THE PREVIOUS YEAR PAID. THE REQUIRED CERTIFICATION IS DUE UNTIL DATE, DECEMBER 30TH OF THIS YEAR.

REVIEW BY SAPPY COUNTY PUBLIC WORKS
THIS PLAT OF GRANITE FALLS NORTH WAS REVIEWED BY THE SAPPY COUNTY SURVEYORS OFFICE THIS 21st DAY OF August 2017.

PAVELSON COUNTY SURVEYOR ENGINEER

E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services. Includes logos for E & A, P&E, and SAPPY COUNTY.