GRANITE LAKE

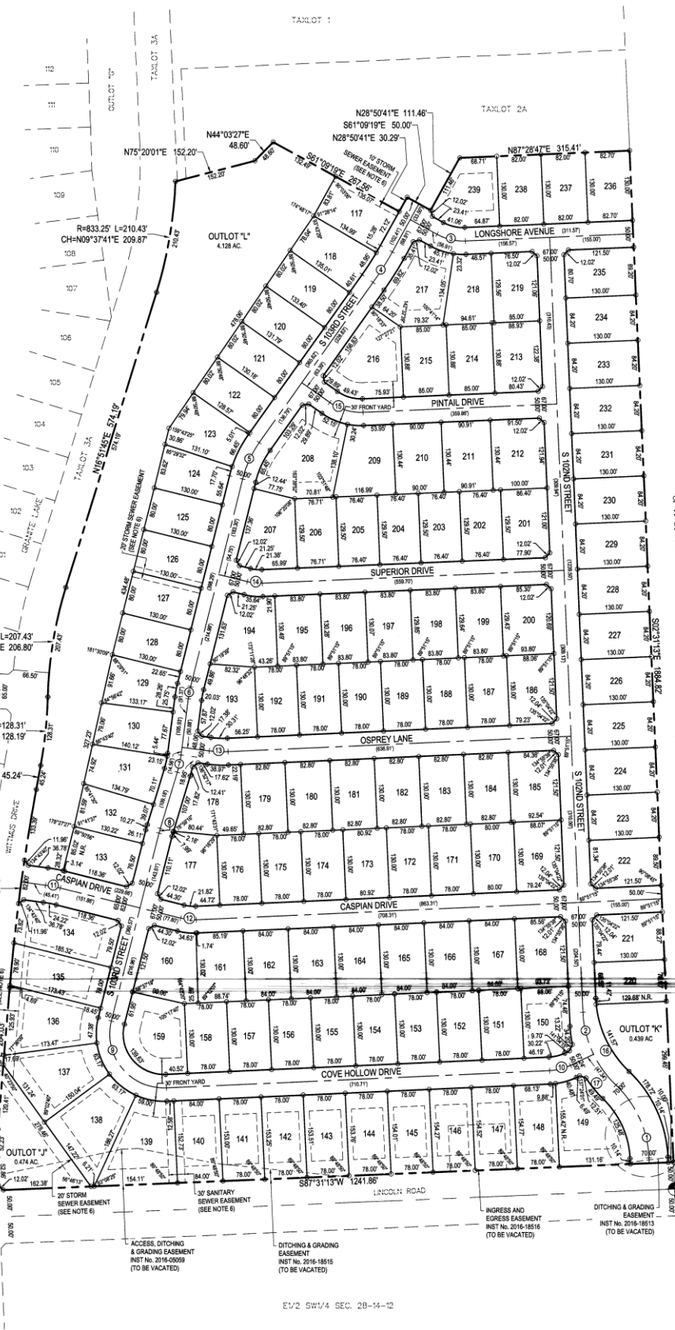
LOTS 117 THRU 239 AND OUTLOTS "J" THRU "L" INCLUSIVE

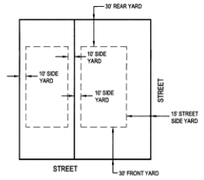
A TRACT OF LAND BEING PART OF TAX LOT 1, TAX LOT 2A, TAX LOT 2B AND TAX LOT 3A, ALL LOCATED IN PART OF THE NE1/4 OF THE NW1/4 AND PART OF THE SE1/4 OF THE NW1/4, SECTION 28, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

VICINITY MAP

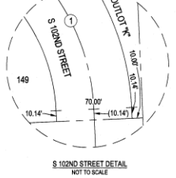
1 inch = 100 ft.

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2018-04778
03/07/2018 2:48:14 PM
REGISTER OF DEEDS





R-2 ZONING SETBACK REQUIREMENTS



S 102ND STREET DETAIL
NOT TO SCALE

LEGEND

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

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	200.00'	152.10'	79.94'	43°34'23"
2	200.00'	151.96'	79.86'	43°31'58"
3	100.00'	54.74'	28.08'	31°21'54"
4	600.00'	67.02'	33.55'	6°24'01"
5	200.00'	74.80'	37.84'	21°25'47"
6	200.00'	22.89'	11.46'	6°33'27"
7	200.00'	32.68'	16.38'	9°21'48"
8	200.00'	9.13'	4.56'	2°36'53"
9	100.00'	186.18'	134.34'	106°40'21"
10	100.00'	40.29'	20.42'	23°05'08"
11	250.00'	27.84'	13.93'	6°22'50"
12	100.00'	29.10'	14.65'	16°40'21"
13	200.00'	34.64'	17.36'	9°55'26"
14	100.00'	28.51'	14.35'	16°20'08"
15	100.00'	65.91'	34.20'	37°45'55"

RIGHT-OF-WAY CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
16	201.36'	152.99'	80.40'	43°31'58"
17	198.64'	150.92'	79.31'	43°31'58"

LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS	
LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
117	11,564	148	12,084	179	10,764	210	11,739
118	11,357	149	17,313	180	10,764	211	11,858
119	10,736	150	11,296	181	10,764	212	13,008
120	10,607	151	10,140	182	10,764	213	11,602
121	10,479	152	10,140	183	10,764	214	11,124
122	10,350	153	10,140	184	10,764	215	11,124
123	11,887	154	10,140	185	12,015	216	17,154
124	10,209	155	10,140	186	11,391	217	15,830
125	10,400	156	10,140	187	10,140	218	10,891
126	10,400	157	10,140	188	10,140	219	10,976
127	10,400	158	10,140	189	10,140	220	16,199
128	10,400	159	14,836	190	10,140	221	11,417
129	10,967	160	13,832	191	10,140	222	11,621
130	11,067	161	11,418	192	10,140	223	10,946
131	11,580	162	10,920	193	13,312	224	10,946
132	10,362	163	10,920	194	14,101	225	10,946
133	11,023	164	10,920	195	10,927	226	10,946
134	16,569	165	10,920	196	10,909	227	10,946
135	14,002	166	10,920	197	10,891	228	10,946
136	16,524	167	10,920	198	10,873	229	10,946
137	16,675	168	12,171	199	10,855	230	10,946
138	17,157	169	11,391	200	12,093	231	10,946
139	17,884	170	10,400	201	11,153	232	10,946
140	12,841	171	10,140	202	9,894	233	10,946
141	11,944	172	10,140	203	9,894	234	10,946
142	11,964	173	10,520	204	9,894	235	11,560
143	11,983	174	10,140	205	9,894	236	10,751
144	12,003	175	10,140	206	9,934	237	10,660
145	12,023	176	10,140	207	13,553	238	10,660
146	12,043	177	13,200	208	20,116	239	13,153
147	12,062	178	14,063	209	13,199		

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, WOODLAND HOMES, INC., BEING THE RESPECTIVE OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS GRANITE LAKE (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, DRIVES AND CIRCLES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN-FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE-DESCRIBED ADDITION. SAID SIXTEEN-FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED, AND WE FURTHER GRANT A PERPETUAL EASEMENT TO THE CITY OF PAPILLION AND BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. A PERMANENT STORM WATER DRAINAGE EASEMENT IS GRANTED OVER ALL PROPERTIES EXCEPT WHERE HOUSE STRUCTURES EXIST TO PROVIDE FOR THE POSITIVE FLOW OF WATER DRAINAGE FROM ONE PROPERTY TO ANOTHER.

GERALD L. TORCZON, PRESIDENT — DATE
WOODLAND HOMES, INC.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS 23rd DAY OF Feb 2018 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME GERALD L. TORCZON, PRESIDENT, WOODLAND HOMES, INC., A NEBRASKA CORPORATION, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER OF SAID CORPORATION.

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

NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
LESLIE FITZGERALD
My Comm. Exp. June 5, 2020

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO LINCOLN ROAD FROM LOTS 138 THRU 149 AND OUTLOT "J". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO WITTMUS DRIVE FROM LOTS 134 THRU 137.
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
4. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT EIGHT AND A HALF FEET (8.5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
5. TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEAD END STREETS.
6. ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
7. **ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.**
8. LOTS 133 AND 134 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S 103RD STREET.
9. LOTS 221, 222 & 235 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S 102ND STREET.
10. OUTLOT "J" IS RESERVED FOR DEVELOPMENT SIGNAGE AND ENTRANCE FEATURES. OUTLOT "J" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION.
11. OUTLOT "K" IS FOR PERMANENT PCSMP BASIN. A STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED OVER ALL OF OUTLOT "K". OUTLOT "K" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION.
12. OUTLOT "L" IS A NATURAL DRAINAGE WAY CONTAINING JURISDICTIONAL WETLANDS AND WATERS OF THE U.S. A STORM SEWER & DRAINAGEWAY EASEMENT IS GRANTED OVER ALL OF OUTLOT "L. OUTLOT "L" IS NOT BUILDABLE. OUTLOT "L" SHALL BE OWNED AND MAINTAINED BY THE SID.

SURVEYORS CERTIFICATION

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 STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN GRANITE LAKE (THE LOTS NUMBERED AS SHOWN). A TRACT OF LAND BEING PART OF TAX LOTS 1, 2A, 2B AND 3A, ALL LOCATED IN PART OF THE NE1/4 OF THE NW1/4 AND PART OF THE SE1/4 OF THE NW1/4, SECTION 28, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NW1/4 OF SECTION 28, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TAX LOT 2B; THENCE N02°31'13"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID NW1/4 OF SECTION 28, SAID LINE ALSO BEING THE EAST LINE OF SAID TAX LOT 2B, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LINCOLN ROAD; THENCE S87°31'13"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF LINCOLN ROAD, A DISTANCE OF 1,241.86 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF LINCOLN ROAD AND THE EAST RIGHT-OF-WAY LINE OF WITTMUS DRIVE; THENCE ALONG THE SAID EAST RIGHT-OF-WAY LINE OF WITTMUS DRIVE ON THE FOLLOWING EIGHT (8) DESCRIBED COURSES: (1) THENCE N47°28'47"W, A DISTANCE OF 12.02 FEET; (2) THENCE N02°28'47"W, A DISTANCE OF 52.86 FEET; (3) THENCE NORTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 417.50 FEET, A DISTANCE OF 52.23 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N01°06'14"E, A DISTANCE OF 52.19 FEET; (4) THENCE N04°41'15"E, A DISTANCE OF 264.03 FEET; (5) THENCE NORTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 3,868.88 FEET, A DISTANCE OF 372.80 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N07°26'52"E, A DISTANCE OF 372.65 FEET; (6) THENCE N10°12'30"E, A DISTANCE OF 45.24 FEET; (7) THENCE NORTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 832.50 FEET, A DISTANCE OF 128.31 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N05°47'34"E, A DISTANCE OF 128.19 FEET; (8) THENCE NORTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 767.50 FEET, A DISTANCE OF 207.43 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N09°07'12"E, A DISTANCE OF 206.80 FEET; THENCE N15°51'45"E, A DISTANCE OF 574.19 FEET; THENCE NORTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 833.25 FEET, A DISTANCE OF 210.43 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N09°37'41"E, A DISTANCE OF 209.87 FEET; THENCE N75°20'01"E, A DISTANCE OF 152.20 FEET; THENCE N44°03'27"E, A DISTANCE OF 48.60 FEET; THENCE S61°09'19"E, A DISTANCE OF 267.56 FEET; THENCE N28°50'41"E, A DISTANCE OF 30.29 FEET; THENCE S61°09'19"E, A DISTANCE OF 50.00 FEET; THENCE N28°50'41"E, A DISTANCE OF 111.46 FEET; THENCE N87°28'47"E, A DISTANCE OF 315.41 FEET TO SAID EAST LINE OF THE NW1/4 OF SECTION 28, SAID LINE ALSO BEING THE EAST LINE OF SAID TAX LOT 2A; THENCE S02°31'13"E ALONG SAID EAST LINE OF THE NW1/4 OF SECTION 28, SAID LINE ALSO BEING THE EAST LINE OF SAID TAX LOTS 2A AND 2B, A DISTANCE OF 1,884.82 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 2,031,327 SQUARE FEET OR 46.633 ACRES, MORE OR LESS.

ERIC A. SCHABEN LS-608 — DATE Feb. 14, 2018

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

APPROVAL OF PAPILLION CITY ENGINEER

THIS SUBDIVISION OF GRANITE LAKE WAS APPROVED BY THE PAPILLION CITY ENGINEER THIS 27th DAY OF Feb 2018.

JEFFREY J. THOMPSON, PE/CPESC, CFM
PAPILLION CITY ENGINEER

APPROVAL OF PAPILLION PLANNING COMMISSION

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

REBECCA HOCH — DATE
CHAIRPERSON, PAPILLION PLANNING COMMISSION

APPROVAL BY PAPILLION CITY COUNCIL

THIS SUBDIVISION OF GRANITE LAKE 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 MAY 5, 1869 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 2-27-18

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 LAKE WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE THIS 20TH DAY OF February, 20 18

COUNTY SURVEYOR / ENGINEER

NEBRASKA REGISTERED LS-515 LAND SURVEYOR MICHAEL R. SHARP

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 LAKE
LOTS 117 THRU 239 AND OUTLOTS "J" THRU "L" INCLUSIVE
PAPILLION, NEBRASKA

FINAL PLAT

Revisions			
No.	Date	Description	
1	01/19/2018	Description	

Proj No: P2014.960.001
Date: 01/19/2018
Designed By: JRS
Drawn By: BJH
Scale: 1" = 100'
Sheet: of 1

2018-04778