

2006-35092

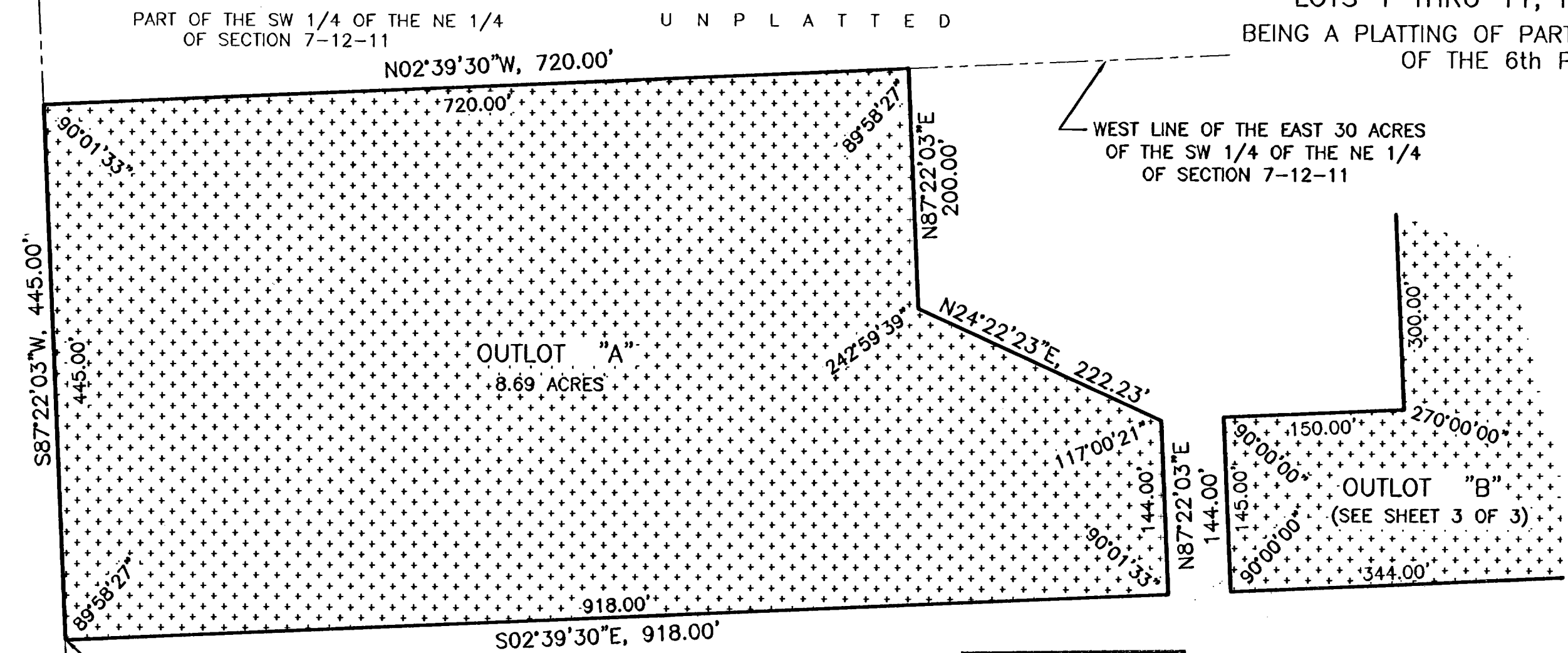
SEE SHEET 2 OF 3 FOR LOTS 1 THRU 11

# LITTLE PRAIRIE

LOTS 1 THRU 11, INCLUSIVE AND OUTLOTS "A" AND "B"  
BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 7, T12N, R11E  
OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS  
 COUNTY ah C.E. ah FILED FOR RECORD 10-11-2006 AT 11:39  
 VERIFY aham D.E. p INSTRUMENT # 2006-35092  
 PROOF UM  
 FEES \$ 52.00  
 CHECK # aid3  
 CHARGE \_\_\_\_\_ CASH \_\_\_\_\_

LLOYD J. DOWDING  
 REGISTER OF DEEDS SARPY COUNTY, NE



**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION WHEN FINAL GRADING HAS BEEN COMPLETED, SAID SUBDIVISION TO BE KNOWN AS LITTLE PRAIRIE, LOTS 1 THRU 11, INCLUSIVE, AND OUTLOTS "A" AND "B" BEING A PLATTING OF THAT PART OF THE NE 1/4 OF SECTION 7, T12N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, BEGINNING AT THE NE CORNER OF SAID NE 1/4;

THENCE S02°44'47"E (ASSUMED BEARING) 1322.86 FEET ON THE EAST LINE OF THE NE 1/4 OF SAID NE 1/4 TO THE SE CORNER THEREOF;  
 THENCE S02°45'07"E 681.37 FEET ON THE EAST LINE OF THE SE 1/4 OF SAID NE 1/4 TO THE NE CORNER OF THE SOUTH 20.00 ACRES OF THE SE 1/4 OF SAID NE 1/4;  
 THENCE S87°22'03"W 600.07 FEET ON A LINE 681.40 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NE 1/4 AND ON THE NORTH LINE OF THE SOUTH 20.00 ACRES OF THE SE 1/4 OF SAID NE 1/4;  
 THENCE N02°44'47"W 1068.01 FEET; THENCE S87°15'13"W 135.00 FEET;  
 THENCE SOUTHWESTERLY ON A 155.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S63°31'05"W, CHORD DISTANCE 124.78 FEET, AN ARC DISTANCE OF 128.42 FEET;  
 THENCE N69°47'05"W 480.28 FEET; THENCE N20°12'55"E 40.00 FEET;  
 THENCE NORTHEASTERLY ON A 400.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N01°42'55"E, CHORD DISTANCE 253.85 FEET, AN ARC DISTANCE OF 258.32 FEET;  
 THENCE N16°47'05"W 58.89 FEET; THENCE N87°12'55"E 278.68 FEET; THENCE N02°47'05"N 430.00 FEET TO THE NORTH LINE OF SAID NE 1/4;  
 THENCE N87°12'55"E 992.00 FEET ON THE NORTH LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING;

TOGETHER WITH

THAT PART OF SAID NE 1/4 DESCRIBED AS FOLLOWS, COMMENCING AT THE SE CORNER OF SAID NE 1/4;  
 THENCE S87°22'03"W 1862.45 FEET ON THE SOUTH LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING;  
 THENCE CONTINUING S87°22'03"W 445.00 FEET ON THE SOUTH LINE OF SAID NE 1/4 TO THE SW CORNER OF THE EAST 30.00 ACRES OF THE SW 1/4 OF SAID NE 1/4;  
 THENCE N02°39'30"W 720.00 FEET ON THE WEST LINE OF THE EAST 30.00 ACRES OF THE SW 1/4 OF SAID NE 1/4;  
 THENCE N87°22'03"E 200.00 FEET; THENCE N24°22'23"E 222.23 FEET; THENCE N87°22'03"E 144.00 FEET; THENCE S02°39'30"E 918.00 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH

THAT PART OF SAID NE 1/4 DESCRIBED AS FOLLOWS, COMMENCING AT THE NW CORNER OF SAID NE 1/4;  
 THENCE N87°12'55"E 409.00 FEET ON THE NORTH LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING;  
 THENCE CONTINUING N87°12'55"E 456.00 FEET ON THE NORTH LINE OF SAID NE 1/4;  
 THENCE S02°47'05"E 217.00 FEET; THENCE S02°19'49"W 361.00 FEET; THENCE S02°34'03"E 735.00 FEET; THENCE S73°53'27"W 65.86 FEET;  
 THENCE S02°39'30"E 344.00 FEET; THENCE S87°20'30"W 145.00 FEET; THENCE N02°39'30"W 150.00 FEET;  
 THENCE S87°20'30"W 300.00 FEET TO THE WEST LINE OF THE EAST 30.00 ACRES OF THE SW 1/4 OF SAID NE 1/4;  
 THENCE N02°39'30"W 200.00 FEET ON THE WEST LINE OF THE EAST 30.00 ACRES OF THE SW 1/4 OF SAID NE 1/4 TO THE NW CORNER THEREOF;  
 THENCE S87°17'33"W 325.96 FEET ON THE NORTH LINE OF THE SW 1/4 OF SAID NE 1/4 TO THE NW CORNER THEREOF;  
 THENCE N02°34'03"W 853.32 FEET ON THE WEST LINE OF SAID NE 1/4; THENCE N87°25'57"E 134.00 FEET; THENCE N41°07'31"E 12.93 FEET;  
 THENCE S52°39'02"E 242.56 FEET; THENCE S75°27'22"W 80.73 FEET; THENCE S02°34'03"E 440.00 FEET; THENCE S42°50'32"E 193.36 FEET;  
 THENCE N87°12'55"E 285.00 FEET; THENCE N00°50'46"E 839.68 FEET; THENCE N81°23'08"W 221.00 FEET;  
 THENCE S22°01'37"W 261.78 FEET; THENCE N52°39'02"W 255.05 FEET; THENCE N41°07'31"E 320.00 FEET;  
 THENCE N02°47'05"W 179.00 FEET TO THE POINT OF BEGINNING.

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS: THAT WE JOHN F. LARKIN, II, TRUSTEE OF THE JOHN F. LARKIN, II REVOCABLE TRUST DATED FEBRUARY 24, 2003, AND SHERRI L. LARKIN, TRUSTEE OF THE SHERRI L. LARKIN REVOCABLE TRUST DATED FEBRUARY 24, 2003, BEING THE OWNERS, AND AMERICAN NATIONAL BANK, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND OUTLOTS TO BE NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS LITTLE PRAIRIE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE 192nd STREET RIGHT-OF-WAY AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION 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, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING THE SIXTY SIX (66') FOOT WIDE ROADWAY EASEMENT SHOWN ON THE PLAT; A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL SIDE BOUNDARY LOT; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS; NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

JOHN F. LARKIN, II, REVOCABLE TRUST  
 DATED FEBRUARY 24, 2003  
 By: John F. Larkin II  
 JOHN F. LARKIN, II, TRUSTEE

SHERRI L. LARKIN REVOCABLE TRUST  
 DATED FEBRUARY 24, 2003  
 By: Sherril Larkin  
 SHERRI L. LARKIN TRUSTEE

AMERICAN NATIONAL BANK  
 BY: James Burns  
 JAMES BURNS, VICE PRESIDENT

**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA) )S.S.  
 COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF October, 2006 BY JOHN F. LARKIN II, TRUSTEE OF THE JOHN F. LARKIN, II, REVOCABLE TRUST DATED FEBRUARY 24, 2003, ON BEHALF OF SAID REVOCABLE TRUST.

POINT OF BEGINNING

PART OF THE EAST 30 ACRES OF THE SE 1/4 OF THE NE 1/4 OF SECTION 7-12-11

**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA) )S.S.  
 COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF October, 2006 BY SHERRI L. LARKIN, TRUSTEE OF THE SHERRI L. LARKIN REVOCABLE TRUST DATED FEBRUARY 24, 2003, ON BEHALF OF SAID REVOCABLE TRUST.

**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA) )S.S.  
 COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF October, 2006 BY JAMES BURNS, VICE PRESIDENT OF AMERICAN NATIONAL BANK ON BEHALF OF SAID BANK

CONSERVATION EASEMENT  
 (SEE RECORDED INSTRUMENT)

**APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS**  
 THIS PLAT OF LITTLE PRAIRIE WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS 8th DAY OF August, 2006

Tom Schram  
 CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

**APPROVAL OF SARPY COUNTY PLANNING COMMISSION**  
 THIS PLAT OF LITTLE PRAIRIE WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS 12 DAY OF July, 2006

Richard Houck  
 CHAIRMAN, SARPY COUNTY PLANNING COMMISSION

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

**SARPY COUNTY TREASURER'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT AS OF THIS 11 DAY OF Oct, 2006

Richard Houck  
 SARPY COUNTY TREASURER

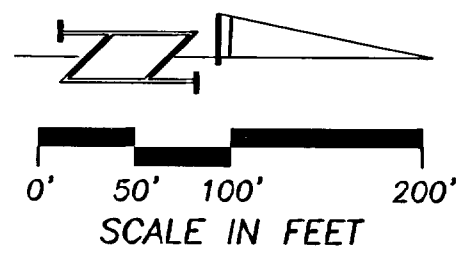
**APPROVAL OF SARPY COUNTY PLANNING DEPARTMENT**  
 THIS PLAT OF LITTLE PRAIRIE WAS APPROVED BY THE SARPY COUNTY PLANNING DIRECTOR THIS 4th DAY OF October, 2006

Richard Houck  
 RICHARD HOUCK, AICP  
 SARPY COUNTY PLANNING DIRECTOR

**APPROVAL OF SARPY COUNTY SURVEYOR**  
 THIS PLAT OF LITTLE PRAIRIE WAS APPROVED BY THE SARPY COUNTY SURVEYOR THIS 4th DAY OF October, 2006

Thomas A. Lynam  
 SARPY COUNTY SURVEYOR

PART OF THE SOUTH 20 ACRES OF THE SE 1/4 OF THE NE 1/4 OF SECTION 7-12-11



SE CORNER OF THE NE 1/4 OF SECTION 7, T12N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, (COMMENCING POINT)

SCALE: 1" = 100'	DATE: MAY 1, 2006	DRAWN BY: RJR	CHECKED BY: JDW	REVISION: 09/27/2006
LITTLE PRAIRIE				
FINAL PLAT				

**THOMPSON, DRESSSEN & DORNER, INC.**  
 Consulting Engineers & Land Surveyors  
 10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
 TEL: (402)330-8860 FAX: (402)330-6866  
 EMAIL: TDSDMAIL@TDSDCO.COM WEB: WWW.TDSDCO.COM

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**TD**

1415-101

A1415101A1.DWG


GENERAL NOTARY-STATE OF NEBRASKA  
 BRIAN ELSASSER  
 My Comm. Exp. Feb. 15, 2009


Brian Elsass  
 NOTARY PUBLIC

SHEET 1 OF 3

# LITTLE PRAIRIE

LOTS 1 THRU 11, INCLUSIVE

 CONSERVATION EASEMENT (SEE RECORDED INSTRUMENT)

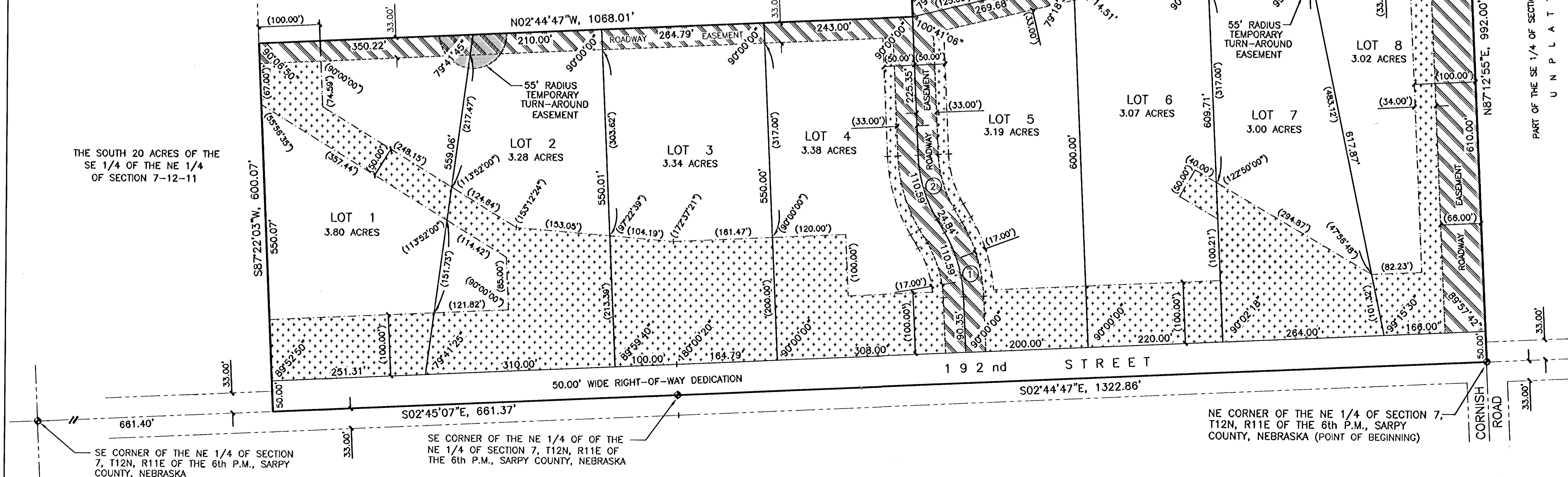
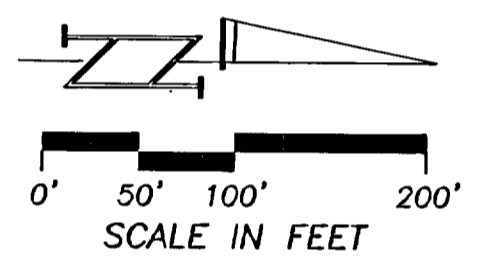
 ROADWAY EASEMENT (SEE RECORDED INSTRUMENT)

SEE SHEET 1 OF 3 FOR OUTLOT "A"

SEE SHEET 3 OF 3 FOR OUTLOT "B"

**NOTE:**  
DIMENSIONS AND ANGLES SHOWN IN PARENTHESIS PERTAIN TO EASEMENTS.

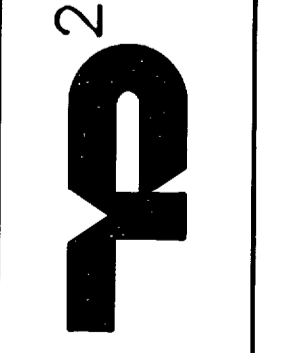
PROPERTY LINE CURVE INFORMATION				
CURVE NO.	DELTA	TANGENT	LENGTH	RADIUS
1 and 2	28°09'42"	56.44'	110.59'	225.00'
3	10°38'49"	37.27'	74.33'	400.00'



SCALE:	1" = 100'
DATE:	MAY 1, 2006
DRAWN BY:	RJR
CHECKED BY:	JDW
REVISION:	09/27/2006

LITTLE PRAIRIE

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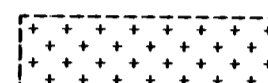



# LITTLE PRAIRIE

OUTLOT "B"

SEE SHEET 1 OF 3 FOR OUTLOT "A"

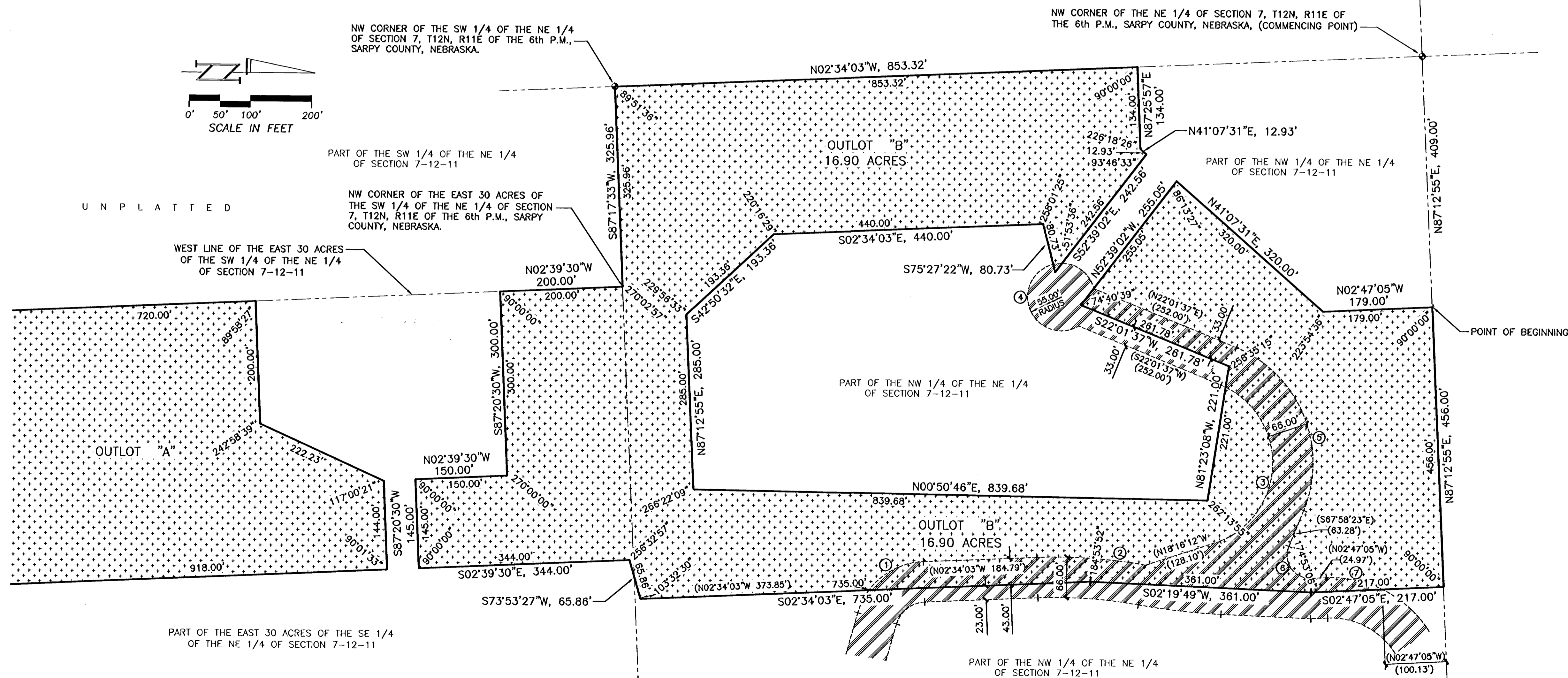
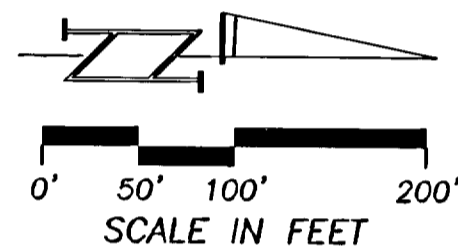
SEE SHEET 2 OF 3 FOR LOTS 1 THRU 11

 CONSERVATION EASEMENT (SEE RECORDED INSTRUMENT)  
 ROADWAY EASEMENT (SEE RECORDED INSTRUMENT)

EASEMENT CURVE INFORMATION			
RADIUS=115.99' ① CHORD DISTANCE=N28°04'08"W CHORD DISTANCE=99.88' ARC DISTANCE=103.25'	RADIUS=824.24' ② CHORD DISTANCE=N03°39'02"E CHORD DISTANCE=178.55' ARC DISTANCE=178.90'	RADIUS=137.00' ③ CHORD DISTANCE=S89°49'39"W CHORD DISTANCE=253.69' ARC DISTANCE=324.24'	RADIUS=55.00' ④ CHORD DISTANCE=N87°58'23"W CHORD DISTANCE=68.00' ARC DISTANCE=274.79'
RADIUS=203.00' ⑤ CHORD DISTANCE=N87°01'37"E CHORD DISTANCE=287.09' ARC DISTANCE=318.87'	RADIUS=37.43' ⑥ CHORD DISTANCE=N54°37'22"E CHORD DISTANCE=63.08' ARC DISTANCE=75.01'	RADIUS=191.00' ⑦ CHORD DISTANCE=N11°25'10"E CHORD DISTANCE=93.73' ARC DISTANCE=94.70'	

**NOTE:**

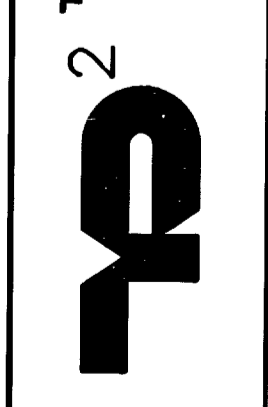
DIMENSIONS AND BEARINGS IN PARENTHESIS PERTAIN TO EASEMENTS.



SCALE:	1" = 100'
DATE:	SEPT. 27, 2006
DRAWN BY:	IRJR
CHECKED BY:	JDW
REVISION:	

LITTLE PRAIRIE  
FINAL PLAT

**2 THOMPSON, DRESSEN & DORNER, INC.**  
 Consulting Engineers & Land Surveyors  
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1415-101