

LITTLE PRAIRIE

LOTS 12 THROUGH 24

BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 7, T12N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, AND A REPLATTING OF LOTS 10 AND 11, LITTLE PRAIRIE, A SUBDIVISION IN SAID SARPY COUNTY.

2014-07596 Pg 1 of 2

COUNTER: P.C.E. P
 /REPLY: P.C.E. P
 /PROF: P.C.E. P
 FEES: \$108.00
 CHECK# 2414
 JMG CASH
 REFUND \$0.00 CREDIT
 /SHORT: NCR

FILED SARPY COUNTY NEBRASKA
 INSTRUMENT NUMBER
 2014-07596
 04/17/2014 11:38:29 AM
 Lloyd J. Rowling
 REGISTER OF DEEDS



thompson, dreesen & dorner, inc.
 10836 Old Mill Rd
 Omaha, NE 68154
 p.402.330.8860 f.402.330.5866
 td2co.com

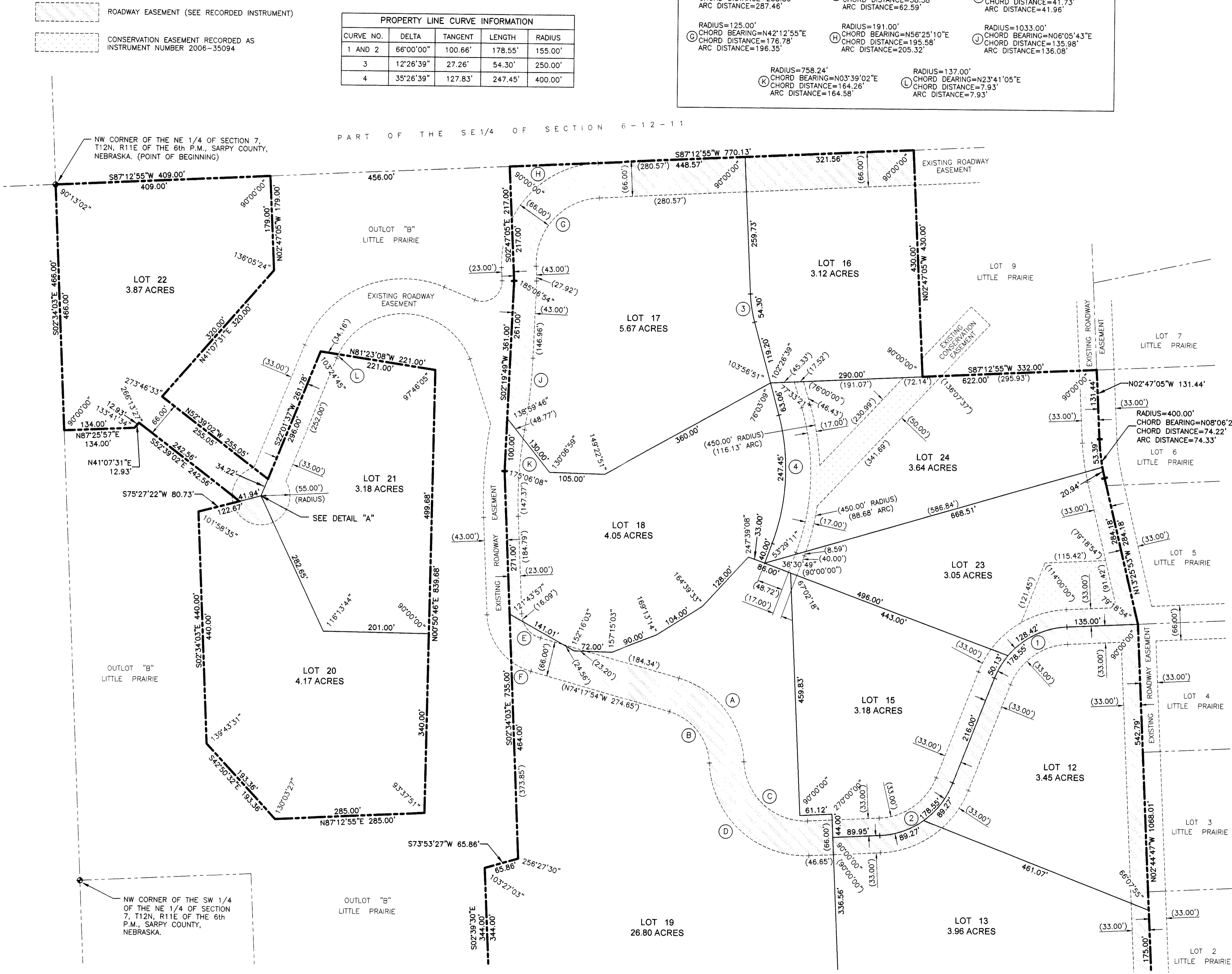
NOTE:
 DIMENSIONS AND ANGLES SHOWN IN PARENTHESIS PERTAIN TO EASEMENTS.

PROPERTY LINE CURVE INFORMATION				
CURVE NO.	DELTA	TANGENT	LENGTH	RADIUS
1 AND 2	66°00'00"	100.66'	178.55'	155.00'
3	12°26'39"	27.26'	54.30'	250.00'
4	35°26'39"	127.83'	247.45'	400.00'

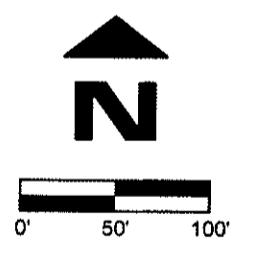
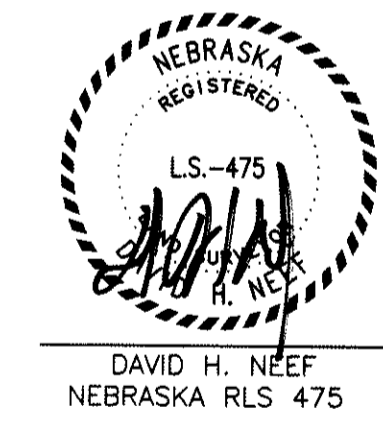
EASEMENT CURVE INFORMATION					
A	RADIUS=171.78' CHORD BEARING=N38°31'20"W CHORD DISTANCE=200.85' ARC DISTANCE=214.52'	B	RADIUS=105.78' CHORD BEARING=N38°31'20"W CHORD DISTANCE=123.68' ARC DISTANCE=132.09'	C	RADIUS=117.00' CHORD BEARING=N47°44'47"W CHORD DISTANCE=165.46' ARC DISTANCE=183.78'
D	RADIUS=183.00' CHORD BEARING=N47°44'47"W CHORD DISTANCE=258.80' ARC DISTANCE=287.46'	E	RADIUS=49.99' CHORD BEARING=38°25'58"W CHORD DISTANCE=58.58' ARC DISTANCE=62.59'	F	RADIUS=115.59' CHORD BEARING=N63°56'03"W CHORD DISTANCE=41.73' ARC DISTANCE=41.96'
G	RADIUS=125.00' CHORD BEARING=N42°12'55"E CHORD DISTANCE=176.78' ARC DISTANCE=196.35'	H	RADIUS=191.00' CHORD BEARING=N56°25'10"E CHORD DISTANCE=195.58' ARC DISTANCE=205.32'	I	RADIUS=1033.00' CHORD BEARING=N06°05'43"E CHORD DISTANCE=135.98' ARC DISTANCE=136.08'
J	RADIUS=758.24' CHORD BEARING=N03°39'02"E CHORD DISTANCE=184.26' ARC DISTANCE=164.58'	K	RADIUS=137.00' CHORD BEARING=N23°41'05"E CHORD DISTANCE=7.93' ARC DISTANCE=7.93'		

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS MADE FOR THE SUBDIVISION DESCRIBED HEREON 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, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS LITTLE PRAIRIE, LOTS 12 THROUGH 24, BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 7, T12N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, AND A REPLATTING OF LOTS 10 AND 11, LITTLE PRAIRIE, A SUBDIVISION IN SAID SARPY COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NW CORNER OF SAID NE 1/4;
 THENCE S02°34'03"E (ASSUMED BEARING) 466.00 FEET ON THE WEST LINE OF SAID NE 1/4 TO THE NORTH LINE OF OUTLOT B, SAID LITTLE PRAIRIE;
 THENCE ON THE LINES OF SAID OUTLOT B ON THE FOLLOWING DESCRIBED 13 COURSES:
 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 NORTH LINE OF SAID NE 1/4;
 THENCE S87°12'55"W 409.00 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:
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, LITTLE PRAIRIE, A SUBDIVISION IN SAID SARPY COUNTY;
 THENCE NORTHERLY ON THE WEST LINES OF LOTS 1 THROUGH 6, SAID LITTLE PRAIRIE ON THE FOLLOWING DESCRIBED 4 COURSES;
 THENCE N02°44'47"W (ASSUMED BEARING) 1068.01 FEET;
 THENCE N13°25'53"W 284.18 FEET;
 THENCE NORTHWESTERLY ON A 400.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N08°06'29"W, CHORD DISTANCE 74.22 FEET AN ARC DISTANCE OF 74.33 FEET;
 THENCE N02°47'05"W 131.44 FEET TO THE SOUTHWEST CORNER OF LOT 9, SAID LITTLE PRAIRIE;
 THENCE S87°12'55"W 332.00 FEET ON THE SOUTH LINE OF SAID LOT 9 TO THE SOUTHWEST CORNER THEREOF;
 THENCE N02°47'05"W 430.00 FEET ON THE WEST LINE OF SAID LOT 9 TO THE NORTHWEST CORNER THEREOF;
 THENCE S87°12'55"W 770.13 FEET ON THE NORTH LINE OF SAID NE 1/4 TO THE NORTHEAST CORNER OF OUTLOT B, SAID LITTLE PRAIRIE;
 THENCE SOUTHWESTERLY ON THE EAST AND SOUTH LINES OF SAID OUTLOT B ON THE FOLLOWING DESCRIBED 8 COURSES;
 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 SAID NE 1/4;
 THENCE S02°39'30"E 399.76 FEET ON THE WEST LINE OF SAID NE 1/4 TO THE NORTHWEST CORNER OF OUTLOT A, SAID LITTLE PRAIRIE;
 THENCE SOUTHEASTERLY ON THE NORTH AND EAST LINES OF SAID OUTLOT A ON THE FOLLOWING DESCRIBED 4 COURSES;
 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 SOUTH LINE OF SAID NE 1/4;
 THENCE N87°22'03"E 544.70 FEET ON THE SOUTH LINE OF SAID NE 1/4 TO THE WEST LINE OF THE SOUTH 20.00 ACRES OF THE SE 1/4 OF SAID NE 1/4;
 THENCE N02°39'30"W 681.40 FEET ON THE WEST LINE OF THE SOUTH 20.00 ACRES OF THE SE 1/4 OF SAID NE 1/4;
 THENCE N87°22'03"E 716.60 FEET ON THE NORTH LINE OF THE SOUTH 20 ACRES OF THE SE 1/4 OF SAID NE 1/4 TO THE POINT OF BEGINNING.

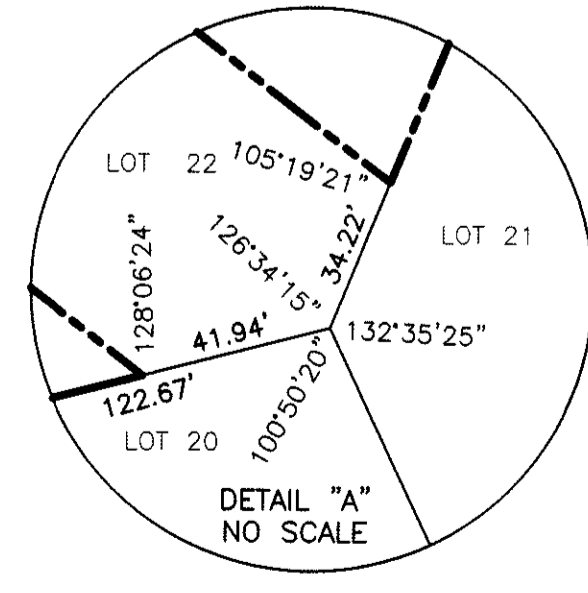


DECEMBER 27, 2013
 DATE:



Revision Dates		
No.	Description	MM-DD-YY

Job No.: A1415-102-3A
 Drawn By: RJR
 Reviewed By: DHN
 Date: DEC. 27, 2013
 Book:
 Page:



SARPY COUNTY
 FINAL PLAT

4/9/2014 10:48 AM BOB ROHLFING H:\1400\1415-102 John Lorkin, Little Prairie Drawings\A14151023A.dwg

LITTLE PRAIRIE

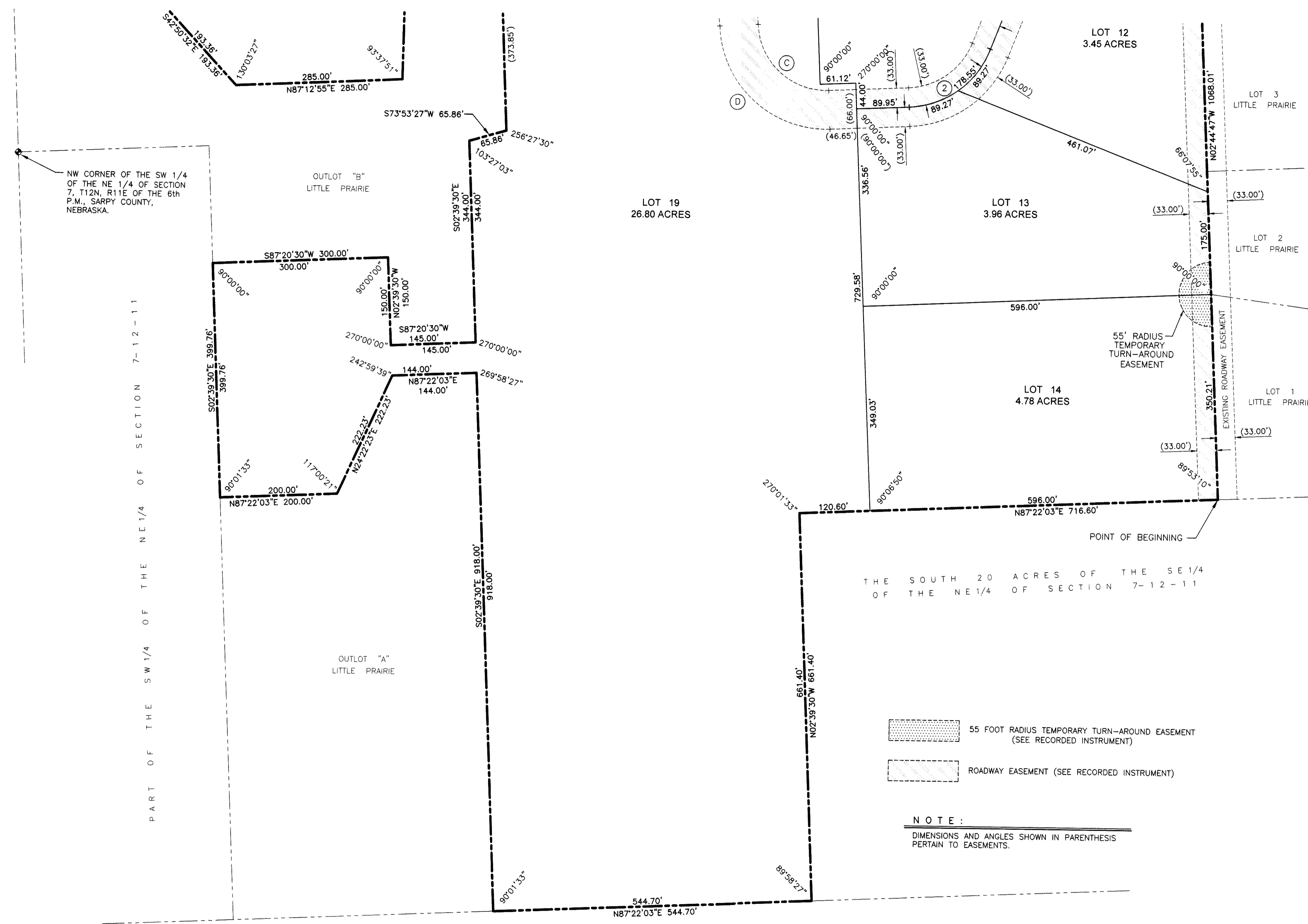
LOTS 12 THROUGH 24

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td2co.com



PROPERTY LINE CURVE INFORMATION				
CURVE NO.	DELTA	TANGENT	LENGTH	RADIUS
2	66°00'00"	100.66'	178.55'	155.00'

EASEMENT CURVE INFORMATION			
RADIUS=117.00'	CHORD BEARING=N47°44'47"W	CHORD DISTANCE=165.46'	ARC DISTANCE=183.78'
RADIUS=183.00'	CHORD BEARING=N47°44'47"W	CHORD DISTANCE=258.80'	ARC DISTANCE=287.46'

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 OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS LITTLE PRAIRIE, LOTS 12 THROUGH 24, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK QC 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 LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR 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

SHERRI L. LARKIN REVOCABLE TRUST
DATED FEBRUARY 24, 2003

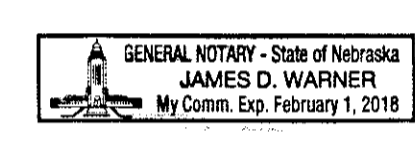
By: *John F. Larkin II*
JOHN F. LARKIN, II, TRUSTEE

By: *Sherril L. Larkin*
SHERRI L. LARKIN TRUSTEE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF April, 2014 BY JOHN F. LARKIN II, TRUSTEE OF THE JOHN F. LARKIN, II, REVOCABLE TRUST DATED FEBRUARY 24, 2003, ON BEHALF OF SAID REVOCABLE TRUST.



James D. Warner
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF April, 2014 BY SHERRI L. LARKIN, TRUSTEE OF THE SHERRI L. LARKIN REVOCABLE TRUST DATED FEBRUARY 24, 2003, ON BEHALF OF SAID REVOCABLE TRUST.



Sarah Oll Hassell
NOTARY PUBLIC

SARPY COUNTY TREASURER'S CERTIFICATE

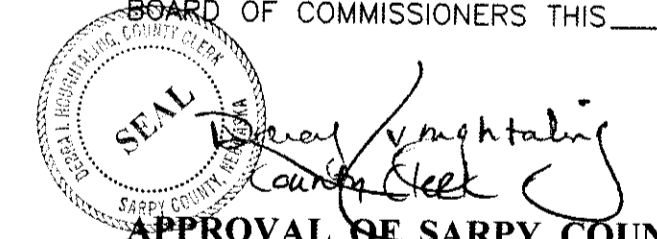
I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT AS OF THIS 10th DAY OF April, 2014.

Rich James by Sue Johnson
SARPY COUNTY TREASURER

THIS IS CERTIFIED AND CORRECT FOR THE PURPOSES OF THE NEBRASKA REVENUE CODE. THIS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31ST OF THIS YEAR.

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF LITTLE PRAIRIE LOTS 12 THROUGH 24 WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS 8th DAY OF April, 2014.



Jim Thompson
CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

APPROVAL OF SARPY COUNTY PLANNING COMMISSION

THIS PLAT OF LITTLE PRAIRIE LOTS 12 THROUGH 24 WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS 18th DAY OF MARCH, 2014.

Douglas L. White
CHAIRMAN, SARPY COUNTY PLANNING COMMISSION

APPROVAL OF SARPY COUNTY PLANNING DEPARTMENT

THIS PLAT OF LITTLE PRAIRIE LOTS 12 THROUGH 24 WAS APPROVED BY THE SARPY COUNTY PLANNING DIRECTOR THIS 11th DAY OF APRIL, 2014.

Bruce Fountain
BRUCE FOUNTAIN
SARPY COUNTY PLANNING DIRECTOR

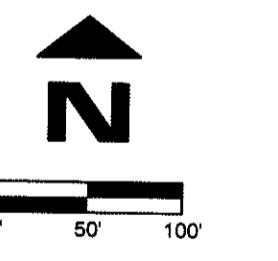
REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF LITTLE PRAIRIE LOTS 12 THROUGH 24 WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS 10th DAY OF April, 2014.



Michael R. Swann
COUNTY SURVEYOR/ENGINEER

LITTLE PRAIRIE
LOTS 12 THROUGH 24



Revision Dates		
No.	Description	MM-DD-YY

Job No.: A1415-102-3A
Drawn By: RJR
Reviewed By: DHN
Date: DEC. 27, 2013
Book:
Page:

Sheet Title
SARPY COUNTY
FINAL PLAT

Sheet Number
SHEET 2 OF 2