

#229106

PRAIRIE NO
#4461

PRAIRIE VILLAGE NORTH ADDITION

FINAL PLAT BASED ON PRAIRIE VILLAGE NORTH P.U.D. #CZ06021

SURVEYOR'S CERTIFICATE

I hereby certify that I have caused to be surveyed the Subdivision to be known as "PRAIRIE VILLAGE NORTH ADDITION", a survey of Lots 28, 41, a portion of 42, together with oil of Lots 29, 35, and 36, all of Irregular Tracts, located in the Southeast quarter of Section 11 Township 10 North Range 7 East of the Sixth Principal Meridian, Lancaster County, Nebraska. Said tract of Land shall be more particularly described by metes and bounds as follow.

Commencing at the South 1/4 Corner of Section 11 Township 10 North Range 7 East of the Sixth Principal Meridian, Lancaster County, Nebraska;

THENCE North 00 degrees 27 minutes 18 seconds East for a distance of 40.04 feet to a point on the North right of way of Adams Street, and the POINT OF BEGINNING;

THENCE North 89 degrees 24 minutes 56 seconds West for a distance of 1329.60 feet on said North right of way;

THENCE North 00 degrees 16 minutes 41 seconds East for a distance of 9.99 feet on said right of way;

THENCE North 89 degrees 24 minutes 15 seconds West for a distance of 951.95 feet on said right of way;

THENCE North 89 degrees 26 minutes 26 seconds West for a distance of 262.30 feet on said North right of way;

THENCE North 45 degrees 23 minutes 15 seconds West for a distance of 35.51 feet to a point on the East right of way of North 84th Street;

THENCE North 00 degrees 06 minutes 16 seconds East for a distance of 271.36 feet on said East right of way;

THENCE North 00 degrees 07 minutes 04 seconds East for a distance of 931.05 feet on said East right of way;

THENCE North 71 degrees 39 minutes 03 seconds East for a distance of 63.18 feet on the afore said right of way;

THENCE North 00 degrees 00 minutes 50 seconds West for a distance of 59.92 feet on said East right of way;

THENCE North 63 degrees 48 minutes 47 seconds West for a distance of 88.86 feet on said East right of way;

THENCE North 00 degrees 04 minutes 48 seconds East for a distance of 129.25 feet on said East right of way of South 84th Street;

THENCE North 03 degrees 55 minutes 34 seconds East for a distance of 300.60 feet on said East right of way;

THENCE North 00 degrees 06 minutes 55 seconds East for a distance of 777.43 feet on said East right of way;

THENCE North 70 degrees 06 minutes 16 seconds East for a distance of 58.34 feet on said East right of way;

THENCE North 00 degrees 39 minutes 17 seconds East for a distance of 60.06 feet on said Easterly right of way;

THENCE North 65 degrees 52 minutes 37 seconds West for a distance of 70.67 feet on said right of way;

THENCE North 00 degrees 58 minutes 07 seconds East for a distance of 112.71 feet on said right of way;

THENCE North 17 degrees 41 minutes 55 seconds East for a distance of 104.40 feet on said right of way;

THENCE North 00 degrees 56 minutes 16 seconds East for a distance of 209.65 feet on said right of way, to a point on the South right of way of the former Chicago Rock Island Pacific Railroad (now vacated);

THENCE South 89 degrees 59 minutes 32 seconds East for a distance of 1224.86 feet on said South right of way;

THENCE South 00 degrees 42 minutes 01 seconds West for a distance of 421.52 feet; THENCE North 89 degrees 39 minutes 23 seconds East for a distance of 122.14 feet;

THENCE South 00 degrees 39 minutes 37 seconds East for a distance of 49.89 feet; THENCE North 89 degrees 39 minutes 25 seconds East for a distance of 283.10 feet;

THENCE South 00 degrees 10 minutes 22 seconds West for a distance of 1261.83 feet; THENCE North 58 degrees 26 minutes 49 seconds East for a distance of 763.34 feet;

THENCE South 50 degrees 30 minutes 49 seconds East for a distance of 357.04 feet to a point on the East line of the Southwest Quarter of Section 11;

THENCE South 00 degrees 25 minutes 34 seconds West for a distance of 1560.93 feet on the East line of the Southwest Quarter of Section 11 to the POINT OF BEGINNING, and containing a calculated area of 146.98 acres more or less.

Temporary markers have been placed at block corners within the subdivision and at points of tangency along the periphery of each block, and the subdivider will post a survey to ensure the placing of permanent markers at each lot and block corner and the subdivider agrees that the placing of permanent markers will be completed prior to the construction on or conveyance of any lot shown on the final plat.

All dimensions are chord measurements unless shown otherwise, and are in feet or decimals of a foot.

Signed this 8th day of May, 2007.

Derek A. Beenblossom
Derek A. Beenblossom, L.S. 570
627 North 66th Street
Lincoln NE 68505
Ph. (402) 466-4366

PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Section 26-11.060 of the LMC, hereby approves this Final Plat.

Kurt D. Schuerman
Planning Director

MAY 25, 2007

Date

DEDICATION

PRAIRIE VILLAGE NORTH ADDITION, a subdivision of the real estate legally described in the Surveyor's Certificate, is made with the approval of the City of Lincoln and the undersigned legal title holders. The easements shown on the plat are granted, subject to the terms and conditions of this dedication, in perpetuity to one or more of the following: the City of Lincoln, Nebraska, a municipal corporation; Windstream Nebraska Inc.; Time Warner Entertainment - Advance/Newhouse; Aquila and Lincoln Electric System; their successors and assigns to allow entry for the purposes of construction, reconstruction, replacement, repair, operation and maintenance of wires, cables, conduits, fixtures, any existing poles or towers, pipes and equipment for the distribution of electricity and gas; telephone and cable television; wastewater collectors; storm drains; water mains and any appurtenances for those uses, over, upon or under the easements as shown on the plat.

The grant of any easement and the dedication of the streets is conditioned upon any easement holder complying at the easement holder's expense with National Pollutant Discharge Elimination System (NPDES) permit requirements and with the easement holder's Storm Water Pollution Prevention Plan (SWPPP) or any SWPPP obtained on the subject real estate by the undersigned, their successors or assigns.

The construction or location of any building or structure, excluding fences, over, upon or under an easement shall be prohibited. No fence or other improvements shall be constructed so as to obstruct any storm drain or drainage easement shown on the plat.

The City of Lincoln, Nebraska, its successors or assigns are hereby held harmless for the cost of replacement or damage to any improvement or vegetation over, upon or under any easement shown thereon. The undersigned, their successors or assigns, are hereby held harmless by any easement holder breaching the NPDES/SWPPP conditions of the granted easement for the costs of compliance and damages or penalties imposed for the breach.

The streets shown on the plat are dedicated to the Public.

A public access easement is hereby granted over the private road(s) to the City of Lincoln, Nebraska, a municipal corporation, its successors and assigns and to the public generally for vehicular and pedestrian purposes. The construction or location of any gate, fence or other barrier restricting vehicular and pedestrian access over the private roadway shall be prohibited except when necessary to control traffic during construction, reconstruction, repair, or maintenance of the private roadway.

Any relocation of existing LES facilities will be at the owner/developers expense.

Any construction or grade changes in LES transmission line easement corridor are subject to LES approval and must be in accordance with LES design and safety standards.

Landscape material selections within the easement corridors shall follow established guidelines to maintain minimum clearance from utility facilities.

Direct vehicular access to N. 84th Street is relinquished except at the entry point between Market Drive and Adams, ~~Market Drive and Fremont Street~~. Direct vehicular access to Adams Street is relinquished except at N. 90th Street, ~~N. 87th Street~~, and the entry point between N. 84th & N. 90th Street.

WITNESS OUR HANDS THIS 8th day of May, 2007.

Lyle D. Hall
Lyle D. Hall, Husband
Eileen Hall
Eileen Hall, Wife

Steven M. Champoux
Steven M. Champoux, Manager
Prairie Village North, LLC

Steve Champoux
Steve Champoux, CoManager
Dubois, LLC.

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

On this 9th day of May, 2007, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Lyle D. Hall, Husband and Eileen Hall, Wife, to me personally known to be the identical persons whose names are affixed to the dedication of the foregoing plat and they acknowledged the same to be their voluntary act and deed and the voluntary act and deed of said company.

Jill D. Schuerman
NOTARY PUBLIC



My commission expires the 9th day of September, 2007.



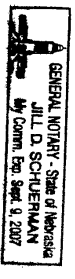
PRAIRIE NO
#4461

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

On this 9th day of May, 2007, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Steven M. Champoux, Manager, Prairie Village North, LLC and Co-Manager, Dubois, LLC., to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

Jill D. Schuerman
NOTARY PUBLIC



My commission expires the 9th day of September, 2007.

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "Prairie Village North Addition", said lien being recorded in the Office of Register of Deeds of Lancaster County, Nebraska, as Instrument Numbers 2005-63893, 2005-63894, 2005-12333, 2006-30145, 2007-2131, 2007-2132 & 2006-38088, does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements, or streets, or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all as shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

Tier One Bank

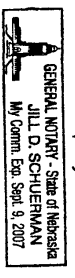
Trustee and Beneficiary
By: *Kurt D. Schuerman*
Name
W. V. Reed
Title

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 10th day of May, 2007, by Kurt Grashons, Name
1st Vice President on behalf of said Tier One Bank. Company

Jill D. Schuerman
NOTARY PUBLIC



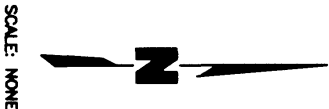
My commission expires the 9th day of September, 2007.

PRAIRIE VILLAGE
NORTH ADDITION
FINAL PLAT

BASED ON PRAIRIE VILLAGE NORTH P.U.D. #CZ06021

LAND AREA TABLE

BLOCK 1		BLOCK 4	
LOT 1	112,478.00 S.F.	LOT 60	3,663.00 S.F.
LOT 2	122,666.91 S.F.	LOT 61	3,663.00 S.F.
LOT 3	71,253.28 S.F.	LOT 62	3,663.00 S.F.
BLOCK 2		LOT 63	3,663.00 S.F.
LOT 1	734,683.17 S.F.	LOT 64	3,663.00 S.F.
BLOCK 3		LOT 65	3,663.00 S.F.
LOT 1	7,249.66 S.F.	LOT 66	3,663.00 S.F.
LOT 2	8,566.83 S.F.	LOT 67	3,663.00 S.F.
LOT 3	7,408.30 S.F.	LOT 68	3,663.00 S.F.
LOT 4	7,336.28 S.F.	LOT 69	3,663.00 S.F.
LOT 5	7,336.28 S.F.	LOT 70	3,663.00 S.F.
LOT 6	7,336.28 S.F.	LOT 71	3,663.00 S.F.
BLOCK 4		LOT 72	3,663.00 S.F.
LOT 1	3,663.00 S.F.	LOT 73	3,663.00 S.F.
LOT 2	3,663.00 S.F.	LOT 74	3,663.00 S.F.
LOT 3	3,663.00 S.F.	LOT 75	5,505.88 S.F.
LOT 4	3,663.00 S.F.	LOT 76	5,208.87 S.F.
LOT 5	3,663.00 S.F.	LOT 77	4,936.32 S.F.
LOT 6	3,663.00 S.F.	LOT 78	4,755.20 S.F.
LOT 7	3,663.00 S.F.	LOT 79	4,603.46 S.F.
LOT 8	3,662.18 S.F.	LOT 80	4,545.13 S.F.
LOT 9	3,752.78 S.F.	LOT 81	4,487.53 S.F.
LOT 10	4,257.84 S.F.	LOT 82	4,473.75 S.F.
LOT 11	4,228.19 S.F.	LOT 83	4,461.86 S.F.
LOT 12	4,228.19 S.F.	LOT 84	4,448.88 S.F.
LOT 13	4,228.19 S.F.	LOT 85	4,438.09 S.F.
LOT 14	4,228.19 S.F.	LOT 86	4,428.20 S.F.
LOT 15	4,372.74 S.F.	LOT 87	4,414.31 S.F.
LOT 16	4,236.68 S.F.	LOT 88	4,402.42 S.F.
LOT 17	3,663.00 S.F.	LOT 89	4,390.53 S.F.
LOT 18	3,663.00 S.F.	LOT 90	4,376.52 S.F.
LOT 19	3,663.00 S.F.	LOT 91	4,356.38 S.F.
LOT 20	3,663.00 S.F.	LOT 92	4,272.54 S.F.
LOT 21	3,663.00 S.F.	LOT 93	4,081.14 S.F.
LOT 22	3,663.00 S.F.	LOT 94	3,828.45 S.F.
LOT 23	3,663.00 S.F.	LOT 95	8,163.56 S.F.
LOT 24	3,663.00 S.F.	LOT 96	7,336.29 S.F.
LOT 25	3,663.00 S.F.	LOT 97	7,642.87 S.F.
LOT 26	3,663.00 S.F.	LOT 98	7,480.00 S.F.
LOT 27	3,663.00 S.F.	LOT 99	5,720.00 S.F.
LOT 28	3,663.00 S.F.	LOT 100	6,039.01 S.F.
LOT 29	3,663.00 S.F.	LOT 101	6,260.99 S.F.
LOT 30	3,663.00 S.F.	LOT 102	6,600.00 S.F.
LOT 31	3,663.00 S.F.	LOT 103	7,977.61 S.F.
LOT 32	3,663.00 S.F.	LOT 104	6,630.52 S.F.
LOT 33	3,663.00 S.F.	LOT 105	7,239.23 S.F.
LOT 34	3,663.00 S.F.	LOT 106	10,797.89 S.F.
LOT 35	3,675.24 S.F.	BLOCK 5	
LOT 36	3,876.51 S.F.	LOT 1	8,285.09 S.F.
LOT 37	3,764.90 S.F.	LOT 2	8,666.18 S.F.
LOT 38	3,663.00 S.F.	LOT 3	8,274.27 S.F.
LOT 39	3,663.00 S.F.	LOT 4	5,720.01 S.F.
LOT 40	3,663.00 S.F.	LOT 5	6,820.00 S.F.
LOT 41	3,663.00 S.F.	LOT 6	6,820.00 S.F.
LOT 42	3,663.00 S.F.	LOT 7	7,674.05 S.F.
LOT 43	3,663.00 S.F.	LOT 8	6,800.00 S.F.
LOT 44	3,663.00 S.F.	LOT 9	6,030.66 S.F.
LOT 45	3,663.00 S.F.	LOT 10	8,708.63 S.F.
LOT 46	3,663.00 S.F.	LOT 11	7,408.55 S.F.
LOT 47	3,663.00 S.F.	LOT 12	11,021.54 S.F.
LOT 48	3,663.00 S.F.	BLOCK 6	
LOT 49	3,663.00 S.F.	LOT 1	8,798.58 S.F.
LOT 50	3,663.00 S.F.	OUTLOT A'	98,437.87 S.F.
LOT 51	3,663.00 S.F.	OUTLOT B'	1,957,566.83 S.F.
LOT 52	3,663.00 S.F.	OUTLOT C'	241,203.78 S.F.
LOT 53	3,663.00 S.F.	OUTLOT D'	550,563.64 S.F.
LOT 54	3,540.86 S.F.	OUTLOT E'	982,981.80 S.F.
LOT 55	3,663.00 S.F.	OUTLOT F'	513,254.88 S.F.
LOT 56	3,663.00 S.F.	OUTLOT G'	7,298.47 S.F.
LOT 57	3,663.00 S.F.	OUTLOT H'	7,072.88 S.F.
LOT 58	3,663.00 S.F.		
LOT 59	3,663.00 S.F.		



MINIMUM OPENING ELEVATIONS		
	MAX. 100 YR FLOOD OPENING ELEV.	MIN. FLOOD OPENING ELEV.
BLOCK 1		
1	1177.02	1181.00
2	1186.93	1188.00
BLOCK 4		
55	1206.22	1209.00
56	1206.22	1209.00
57	1206.22	1209.00
58	1206.22	1209.00

NOTE:
MINIMUM OPENING ELEVATIONS ARE BASED ON
POTENTIAL OVERTOPPING OF DOWNSTREAM
EMBANKMENTS AND CALCULATED 100 YEAR
FLOOD ELEVATIONS.

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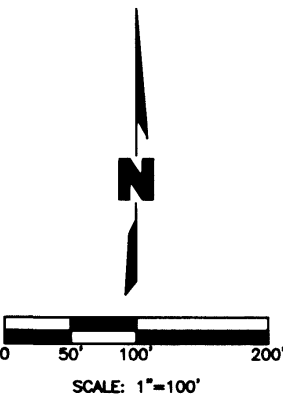
PRAIRIE VILLAGE NORTH ADDITION

FINAL PLAT

BASED ON PRAIRIE VILLAGE NORTH P.U.D. #CZ06021

NOT PART OF THIS SUBDIVISION

S89°59'32"E
1224.86'M



OUTLOT 'D'
12.64 AC.
(FUTURE DEVELOPABLE AREA)
(BLANKET UTILITY EASEMENT
EXCLUDING BUILDING ENVELOPES)

N65°52'37"W
70.67'M 70.72'R
W 1/4 Cor.
Sec. 11 T10NR7E
N00°39'17"E
60.06'M 60.00'R
N70°06'16"E
58.34'M 58.52'R

248.58'
S89°39'21"W
OUTLOT 'A'
1.59 AC.
(DETENTION AREA)
(BLANKET UTILITY EASEMENT)

30' WIDE PRIVATE
STORM SEWER
EASEMENT (TYP.)
N89°55'50"W
L.E.S. OVERHEAD
POWER LINE & UTILITY
EASEMENT (TYP.)
30' WIDE
PRIVATE
STORM
SEWER
EASEMENT
(TYP.)

LOT 1
2.58 AC.
BLOCK 1

10' WIDE UTILITY
EASEMENT (TYP.)
N89°56'22"W
302.04'
30' WIDE PRIVATE
STORM SEWER
EASEMENT (TYP.)

LOT 2
2.81 AC.

15' WIDE UTILITY
EASEMENT (TYP.)
10' WIDE UTILITY
EASEMENT (TYP.)
338.62'
S89°49'43"E

LOT 3
1.64 AC.

N44°52'26"W
74.86'
S89°52'29"E
310.51'

FREMONT STREET
(PUBLIC STREET)

N. 85TH STREET
(PUBLIC STREET)

LOT 1
16.87 AC.
BLOCK 2

OUTLOT 'B'
44.94 AC.
(FUTURE DEVELOPABLE AREA)
(BLANKET UTILITY EASEMENT
EXCLUDING BUILDING ENVELOPES)

STREET

MARKET DRIVE

PRAIRIE VILLAGE NORTH ADDITION

FINAL PLAT

BASED ON PRAIRIE VILLAGE NORTH P.U.D. #CZ06021

Lot 27 I.T.

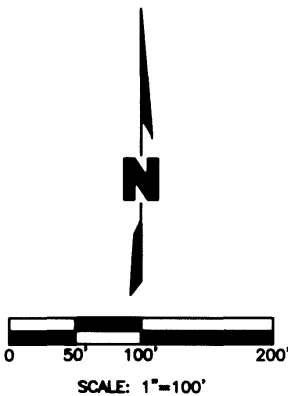
FORMER CHICAGO ROCK ISLAND PACIFIC RAILROAD

(Vacated)

1330.86'

Lot 43 I.T.

NOT PART OF THIS SUBDIVISION



FREMONT ST.

122.14'M
N89°39'23"E

S00°20'37"E
49.99'M

283.10'M
N89°39'25"E

50.01'
N00°20'37"W

8.08'
N89°39'23"E

OUTLOT 'D'
12.64 AC.
(FUTURE DEVELOPABLE AREA)
(BLANKET UTILITY EASEMENT
EXCLUDING BUILDING ENVELOPES)

S00°06'55"W

731.46'

S00°19'52"W

721.68'

10' WIDE UTILITY
EASEMENT (TYP.)

10.00'

1261.83'M

S00°10'22"W

24.77'

107.33'

132.10'
N89°49'43"W

N75°04'34"W
126.96'

S15°39'41"W
229.63'

6.38'
16°40"E

NOT PART OF THIS SUBDIVISION

OUTLOT 'E'
22.57 AC.
(FUTURE DEVELOPABLE AREA)
(BLANKET UTILITY EASEMENT
EXCLUDING BUILDING ENVELOPES)

N58°26'49"E
763.34'M

S50°30'49"E
357.04'M

N89°18'20"W
363.80'

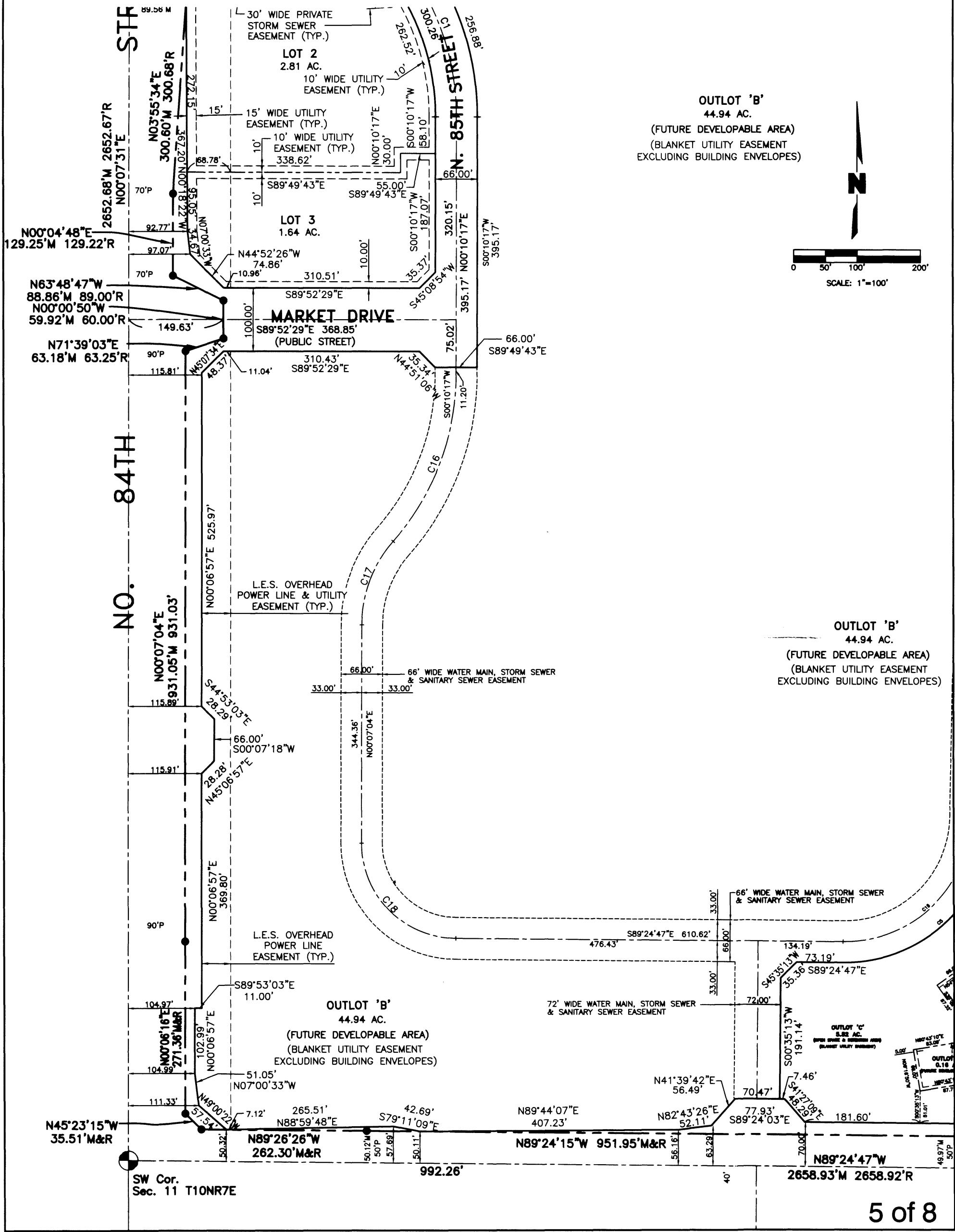
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CURVE TABLE						
Curve	Radius	Angle	Tangent	Length	Ch Dist	Ch Brg
C1	400.00	44°05'21"	161.97	307.80	300.26	N21°52'23"W
C2	200.00	38°47'39"	70.42	135.42	132.85	S24°31'15"E
C3	900.00	28°07'27"	225.43	441.77	437.35	S08°56'18"W
C4	450.00	23°20'23"	92.94	183.31	182.04	N11°19'50"E
C5	233.00	90°18'33"	234.26	367.25	330.40	N45°25'56"E
C6	270.00	48°44'11"	122.30	229.66	222.80	S24°38'45"W
C7	270.00	41°34'22"	102.49	195.91	191.84	S69°48'02"W
C8	500.00	37°03'02"	167.54	323.33	317.72	N72°03'42"E
C9	500.00	16°48'59"	73.91	146.75	146.22	N08°26'48"W
C10	500.00	21°50'56"	96.51	190.67	189.51	S10°57'47"E
C11	300.00	22°28'27"	59.60	117.67	116.92	N10°39'01"W
C12	450.00	13°06'57"	51.73	103.01	102.79	S82°51'19"E
C13	150.00	90°00'00"	150.00	235.62	212.13	S45°35'13"W
C14	1280.00	4°14'14"	47.35	94.66	94.64	S15°00'49"E
C15	620.00	14°02'35"	76.36	151.96	151.58	N10°06'38"W
C16	400.00	41°09'26"	150.18	287.33	281.19	N20°45'01"E
C17	200.00	41°12'39"	75.20	143.85	140.77	S20°43'24"W
C18	150.00	89°31'52"	148.78	234.39	211.26	S44°38'51"E
C19	200.00	90°18'33"	201.08	315.24	283.60	N45°25'56"E
C20	300.00	90°18'33"	301.62	472.86	425.41	S45°25'56"W
C21	200.00	58°25'45"	111.84	203.96	195.23	N61°22'20"E
C22	517.00	14°02'59"	63.71	126.78	126.46	N46°30'41"E
C23	270.00	14°41'09"	34.79	69.21	69.02	N07°34'52"E

PRAIRIE VILLAGE NORTH ADDITION

FINAL PLAT

BASED ON PRAIRIE VILLAGE NORTH P.U.D. #CZ06021

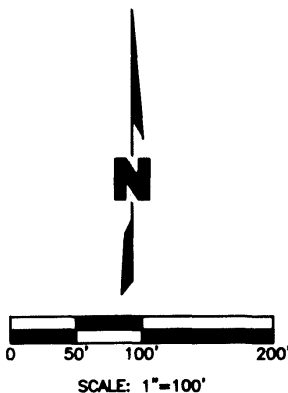


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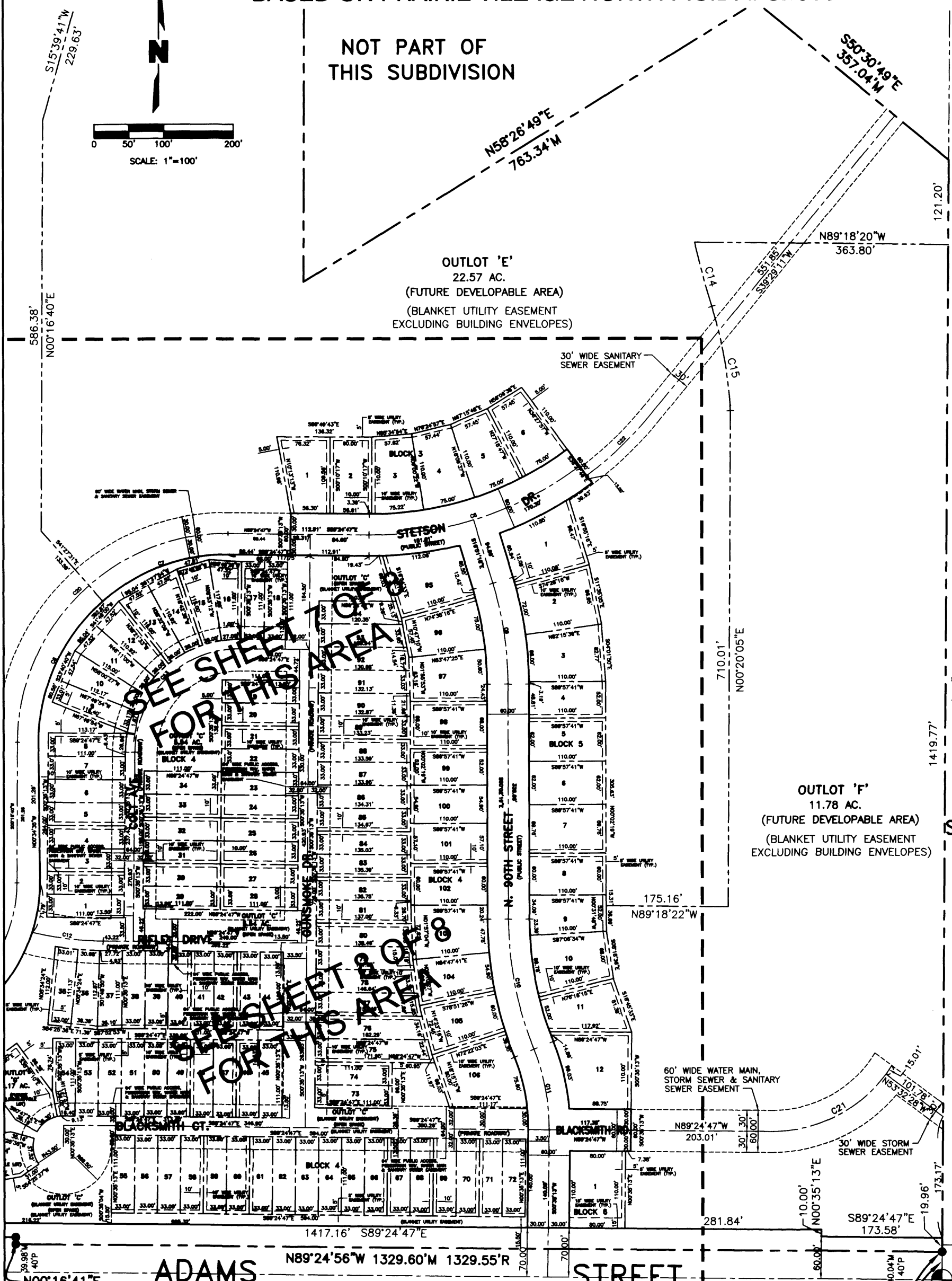


OUTLOT 'E'
22.57 AC.
(FUTURE DEVELOPABLE AREA)
(BLANKET UTILITY EASEMENT
EXCLUDING BUILDING ENVELOPES)

30' WIDE SANITARY
SEWER EASEMENT

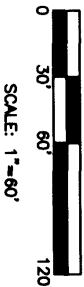
OUTLOT 'F'
11.78 AC.
(FUTURE DEVELOPABLE AREA)
(BLANKET UTILITY EASEMENT
EXCLUDING BUILDING ENVELOPES)

NOT PART OF
THIS
SUBDIVISION



POINT OF BEGINNING
N00°27'18"E
40.04'M 40°P

S 1/4 Cor.
Sec. 11 T10N7E



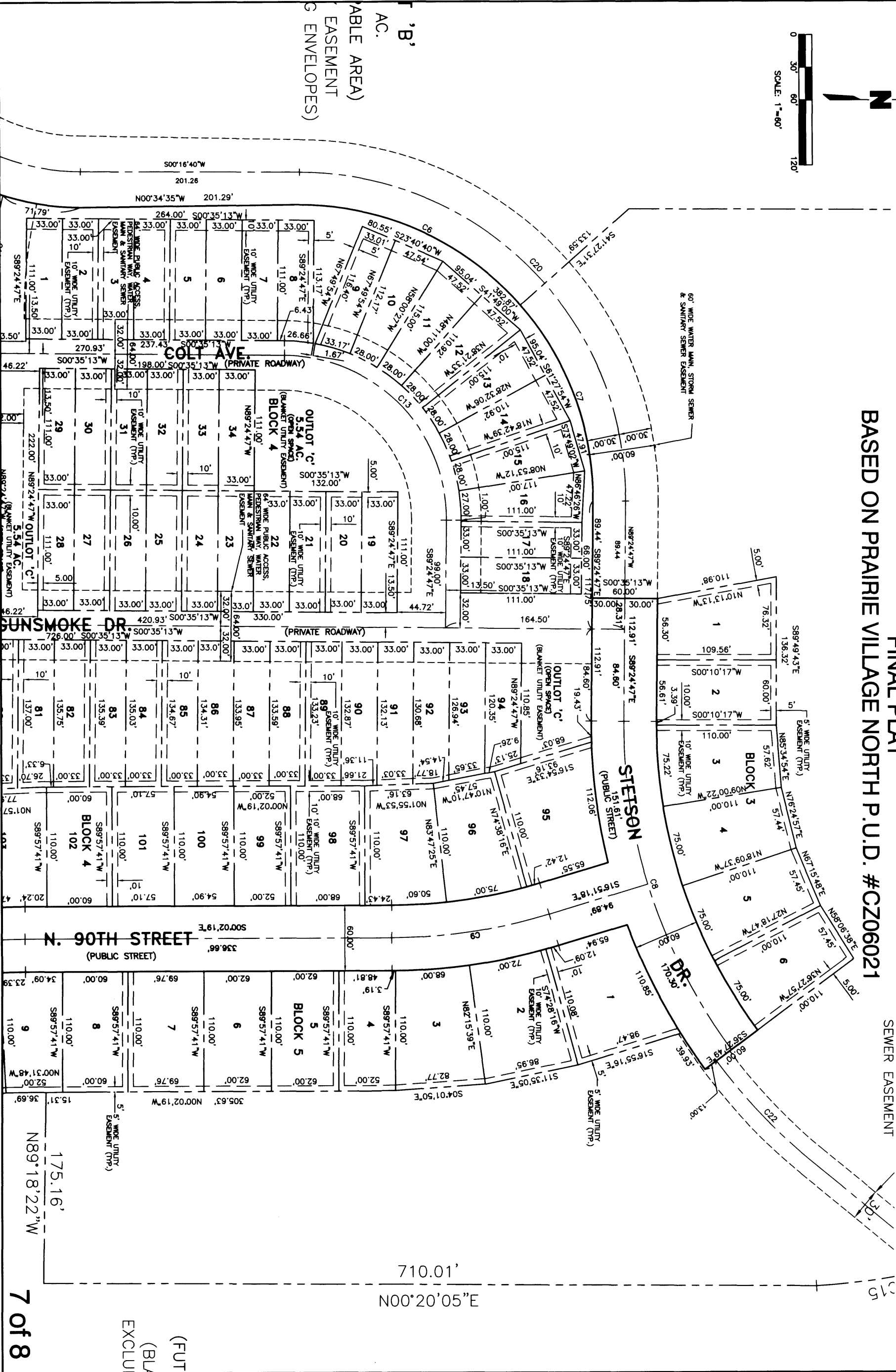
PRAIRIE VILLAGE NORTH ADDITION

FINAL PLAT

BASED ON PRAIRIE VILLAGE NORTH P.U.D. #CZ06021

SEWER EASEMENT

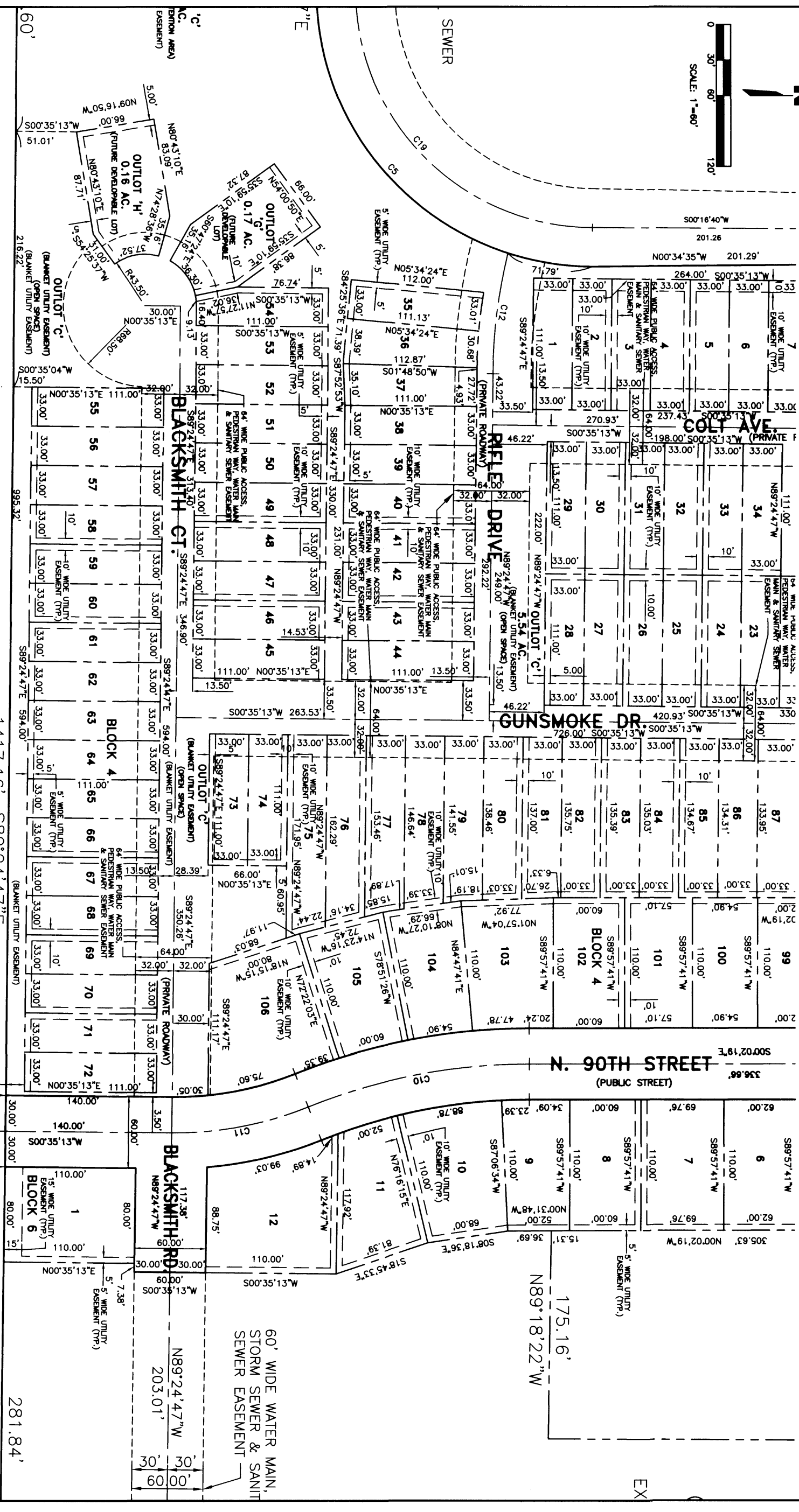
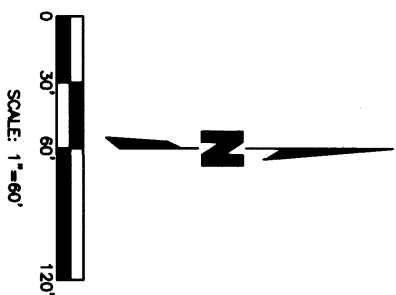
'B',
AC.
(TABLE AREA)
EASEMENT
(ENVELOPES)



(FUT
(BLA
EXCLU

PRAIRIE VILLAGE NORTH ADDITION

FINAL PLAT
BASED ON PRAIRIE VILLAGE NORTH P.U.D. #CZ06021



47" W
2658.92' R
8 of 8
NOO'16'41"E
9.99' M 10.00' R
ADAMS
N89'24'56"W 1329.60' M 1329.55' R
STREET
PC