

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 all 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 follows:

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 36 seconds East for a distance of 1529.80 feet on solid right of way;

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

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

THENCE North 89 degrees 26 minutes 26 seconds West for a distance of 262.30 feet on solid 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 931.05 feet on solid right of way;

THENCE North 00 degrees 07 minutes 04 seconds East for a distance of 63.18 feet on solid right of way;

THENCE North 71 degrees 39 minutes 03 seconds East for a distance of 59.92 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 solid East right of way;

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

THENCE North 00 degrees 04 minutes 48 seconds East for a distance of 300.60 feet on solid East right of way of South 84th Street;

THENCE North 03 degrees 55 minutes 55 seconds East for a distance of 777.43 feet on solid East right of way;

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

THENCE North 00 degrees 39 minutes 17 seconds East for a distance of 80.06 feet on solid Easterly right of way;

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

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

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

THENCE North 00 degrees 56 minutes 16 seconds East for a distance of 209.65 feet on solid 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 solid 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 1221.4 feet;

THENCE South 80 degrees 20 minutes 37 seconds East for a distance of 93.59 feet;

THENCE South 00 degrees 10 minutes 22 seconds East for a distance of 1281.83 feet;

THENCE North 58 degrees 26 minutes 49 seconds East for a distance of 763.34 feet to a point on the East line of the Southwest Quarter of Section 11;

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 known location along the periphery of each block, and the subdividers have surely to ensure the placing of permanent markers of each lot and block corner and the subdividers agree 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 one in feet or decimals of a foot.

Signed this 8th day of May, 2007.

Derek A. Beablossom
Derek A. Beablossom, L.S. 570
627 North 68th 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.

Bill D. Schuerman
Bill 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, impromptu or vegetation, trees or other field easement shown thereon. The undersigned, their successors or assigns, of the granted easement 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.

Landscaping 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. 91st Street, and the entry point between N. 84th & N. 90th Street.

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

Lyle D. Hoff, Husband
Lyle D. Hoff, Husband
Elisen Hall, Wife
Elisen Hall, Wife

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

Steve Champpoux
Steve Champpoux, Co-Manager
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. Hoff, husband and Elisen Hall, wife, to me personally known to be the identical persons whose names are entered on 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.

Bill D. Schuerman
Bill D. Schuerman
Notary Public

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

Inst # 2007030517 Tue Jun 19 11:45:18 CDT 2007
Filing Fee \$229.00
Filing County: NE Assessor/Registrar of Deeds Office # Plat
#4461

PRAVILNO

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. Chrompoux, 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.

Bill D. Schuerman
Bill 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 Registrar of Deeds, Lancaster County, Nebraska, do hereby consent to the dedication of the foregoing plat, and to the subordination of the dedication of the foregoing 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.

Trustee and Beneficiary
By *Kurt Groshans*
Name
Title

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS
The foregoing instrument was acknowledged before me this 10th day of May, 2007, by Kurt Groshans, Name 1st Vice President on behalf of said Iter One Bank Company

Bill D. Schuerman
Bill D. Schuerman
Notary Public

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

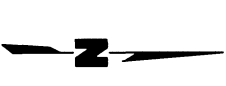
PRAIRIE VILLAGE NORTH ADDITION

FINAL PLAN

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

LAND AREA TABLE

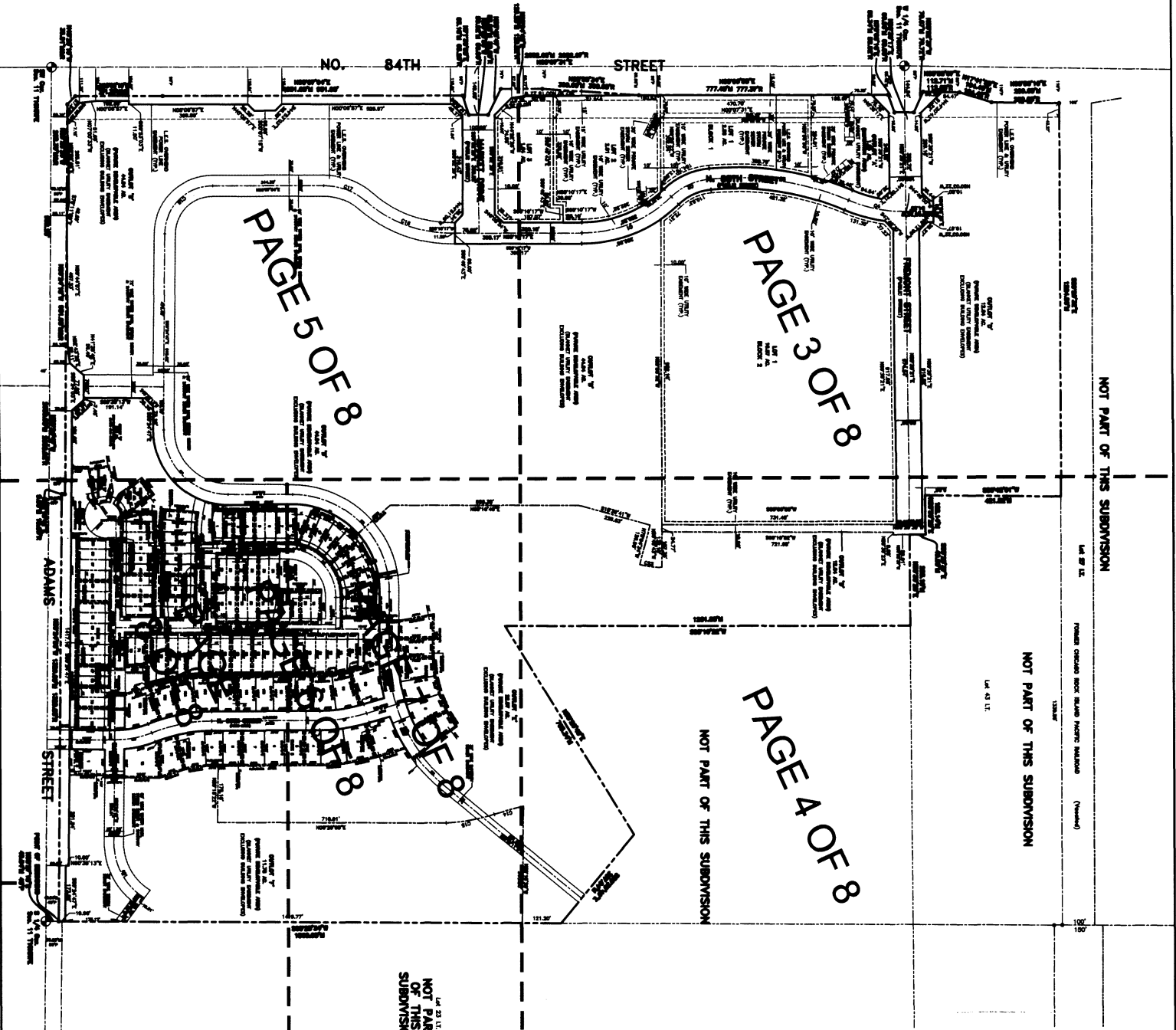
Block	Lot	Area (S.F.)
BLOCK 1		
1	1	112,278.00 S.F.
1	2	122,888.81 S.F.
1	3	71,253.28 S.F.
BLOCK 2		
2	1	128,883.17 S.F.
BLOCK 3		
3	1	7,249.88 S.F.
3	2	6,586.83 S.F.
3	3	7,408.50 S.F.
3	4	7,338.28 S.F.
3	5	7,338.28 S.F.
3	6	7,338.28 S.F.
BLOCK 4		
4	1	3,683.00 S.F.
4	2	3,683.00 S.F.
4	3	3,683.00 S.F.
4	4	3,683.00 S.F.
4	5	3,683.00 S.F.
4	6	3,683.00 S.F.
4	7	3,683.00 S.F.
4	8	3,683.00 S.F.
4	9	3,683.00 S.F.
4	10	3,683.00 S.F.
4	11	3,683.00 S.F.
4	12	3,683.00 S.F.
4	13	3,683.00 S.F.
4	14	3,683.00 S.F.
4	15	3,683.00 S.F.
4	16	3,683.00 S.F.
4	17	3,683.00 S.F.
4	18	3,683.00 S.F.
4	19	3,683.00 S.F.
4	20	3,683.00 S.F.
4	21	3,683.00 S.F.
4	22	3,683.00 S.F.
4	23	3,683.00 S.F.
4	24	3,683.00 S.F.
4	25	3,683.00 S.F.
4	26	3,683.00 S.F.
4	27	3,683.00 S.F.
4	28	3,683.00 S.F.
4	29	3,683.00 S.F.
4	30	3,683.00 S.F.
4	31	3,683.00 S.F.
4	32	3,683.00 S.F.
4	33	3,683.00 S.F.
4	34	3,683.00 S.F.
4	35	3,683.00 S.F.
4	36	3,683.00 S.F.
4	37	3,683.00 S.F.
4	38	3,683.00 S.F.
4	39	3,683.00 S.F.
4	40	3,683.00 S.F.
4	41	3,683.00 S.F.
4	42	3,683.00 S.F.
4	43	3,683.00 S.F.
4	44	3,683.00 S.F.
4	45	3,683.00 S.F.
4	46	3,683.00 S.F.
4	47	3,683.00 S.F.
4	48	3,683.00 S.F.
4	49	3,683.00 S.F.
4	50	3,683.00 S.F.
4	51	3,683.00 S.F.
4	52	3,683.00 S.F.
4	53	3,683.00 S.F.
4	54	3,683.00 S.F.
4	55	3,683.00 S.F.
4	56	3,683.00 S.F.
4	57	3,683.00 S.F.
4	58	3,683.00 S.F.
BLOCK 5		
5	1	8,296.08 S.F.
5	2	6,696.18 S.F.
5	3	8,224.87 S.F.
5	4	5,720.01 S.F.
5	5	8,820.00 S.F.
5	6	8,820.00 S.F.
5	7	8,820.00 S.F.
5	8	7,874.05 S.F.
5	9	6,880.00 S.F.
5	10	6,880.00 S.F.
5	11	7,408.53 S.F.
5	12	11,021.54 S.F.
BLOCK 6		
6	1	8,798.98 S.F.
6	2	88,437.87 S.F.
6	3	1,827,268.83 S.F.
6	4	1,841,263.78 S.F.
6	5	858,583.84 S.F.
6	6	892,481.80 S.F.
6	7	813,254.88 S.F.
6	8	7,289.47 S.F.
6	9	7,072.88 S.F.



Block	MAX. 100 YR FLOOD ELEV.	MIN. OPENING ELEV.
BLOCK 1	1177.02	1181.00
1	1186.93	1188.00
BLOCK 4	1206.22	1209.00
4	1206.22	1209.00
4	1206.22	1209.00
4	1206.22	1209.00
4	1206.22	1209.00

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

- | SHEET INDEX | VERBAGE PAGE |
|-------------|--------------|
| 1 | INDEX PAGE |
| 2 | DRAWING PAGE |
| 3 | DRAWING PAGE |
| 4 | DRAWING PAGE |
| 5 | DRAWING PAGE |
| 6 | DRAWING PAGE |
| 7 | DRAWING PAGE |
| 8 | DRAWING PAGE |



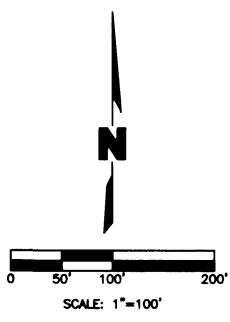
PRAIRIE VILLAGE NORTH ADDITION

FINAL PLAT

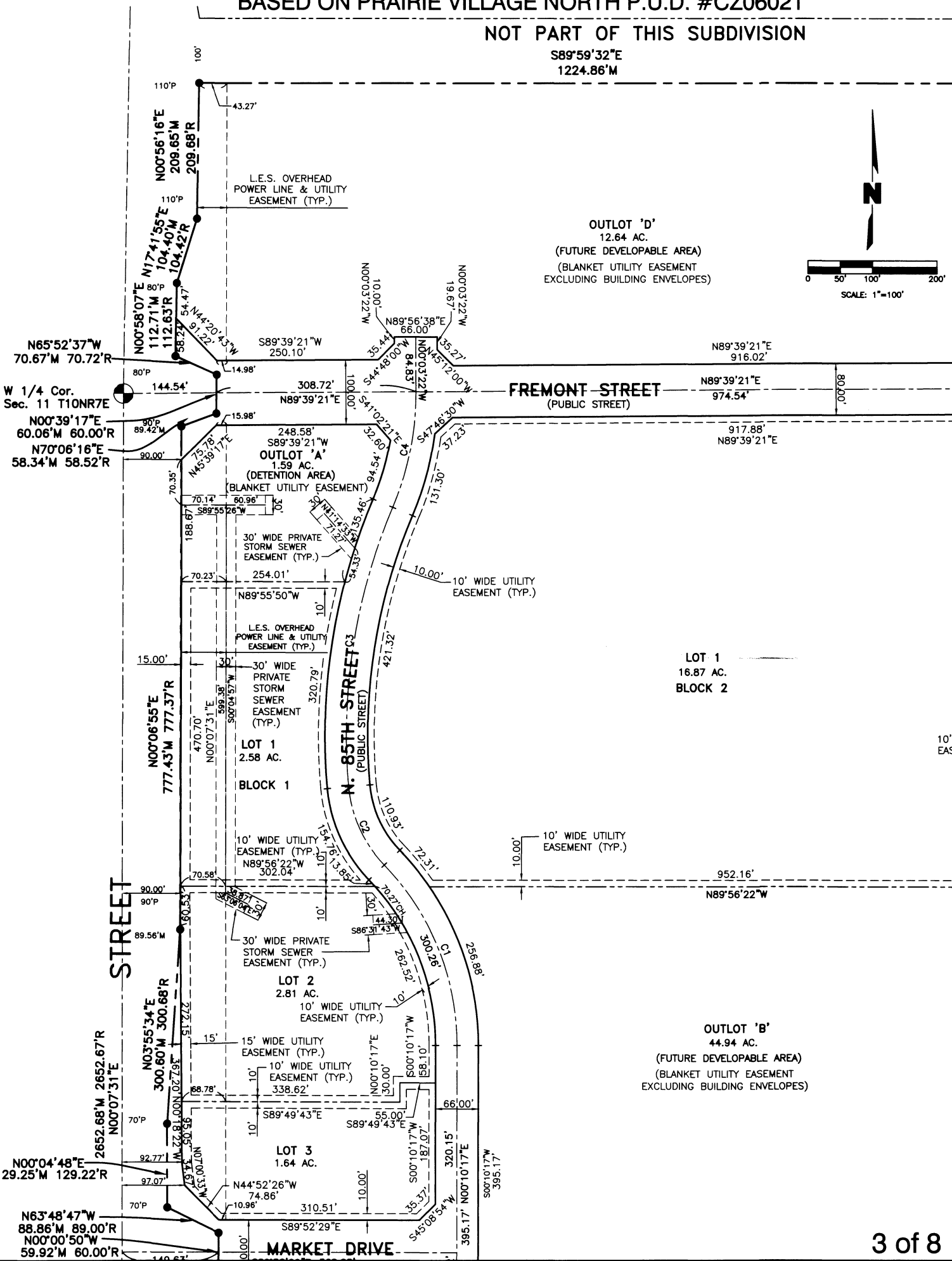
BASED ON PRAIRIE VILLAGE NORTH P.U.D. #CZ06021

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)



PRAIRIE VILLAGE NORTH ADDITION

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Lot 27 I.T.

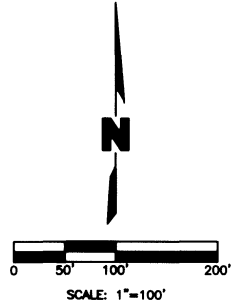
FORMER CHICAGO ROCK ISLAND PACIFIC RAILROAD

(Vacated)

1330.86'

Lot 43 I.T.

NOT PART OF THIS SUBDIVISION



FREMONT ST.

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

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	S06°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	191.64	S89°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	N06°28'48"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

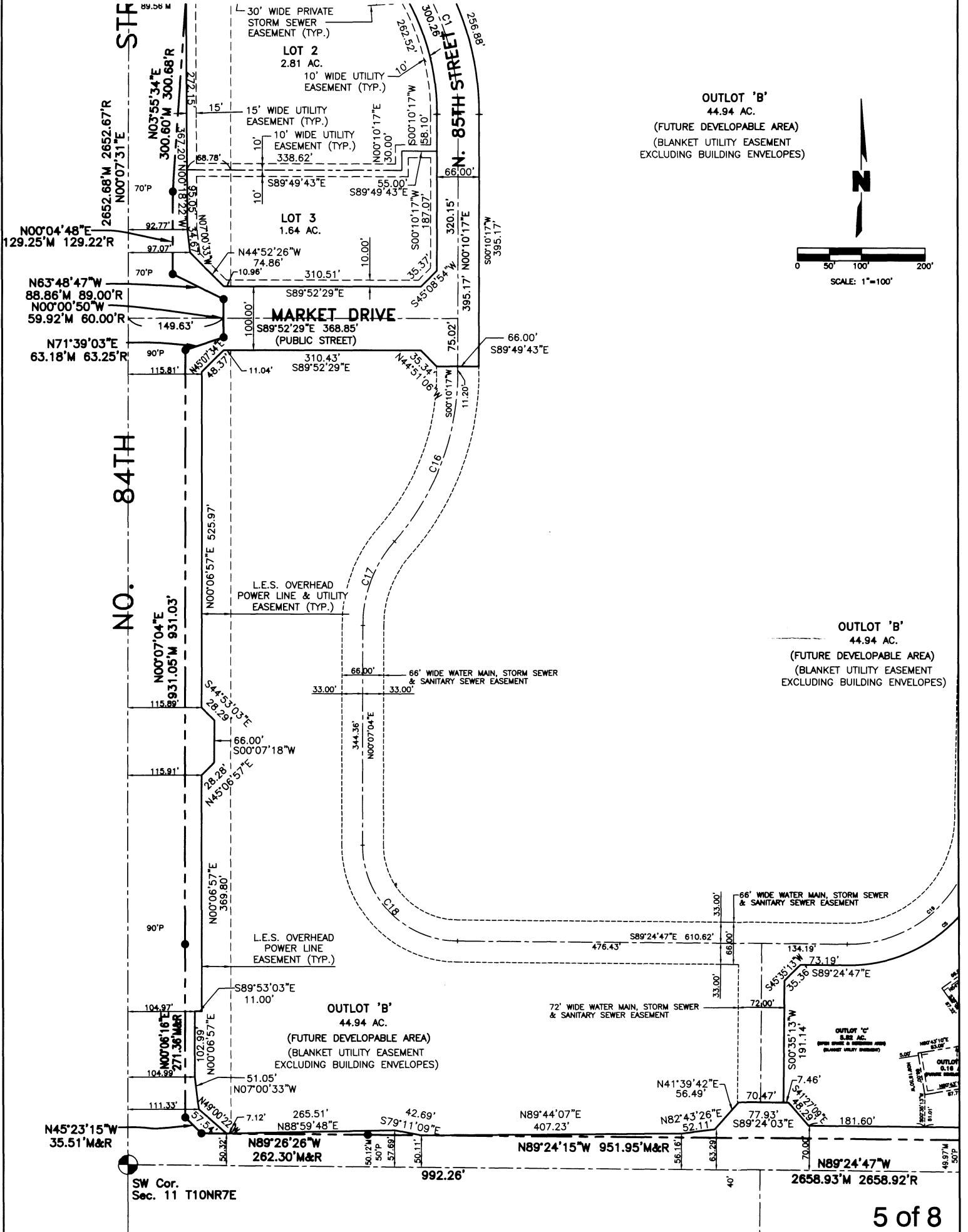
NOT PART OF THIS SUBDIVISION

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

PRAIRIE VILLAGE NORTH ADDITION

FINAL PLAT

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

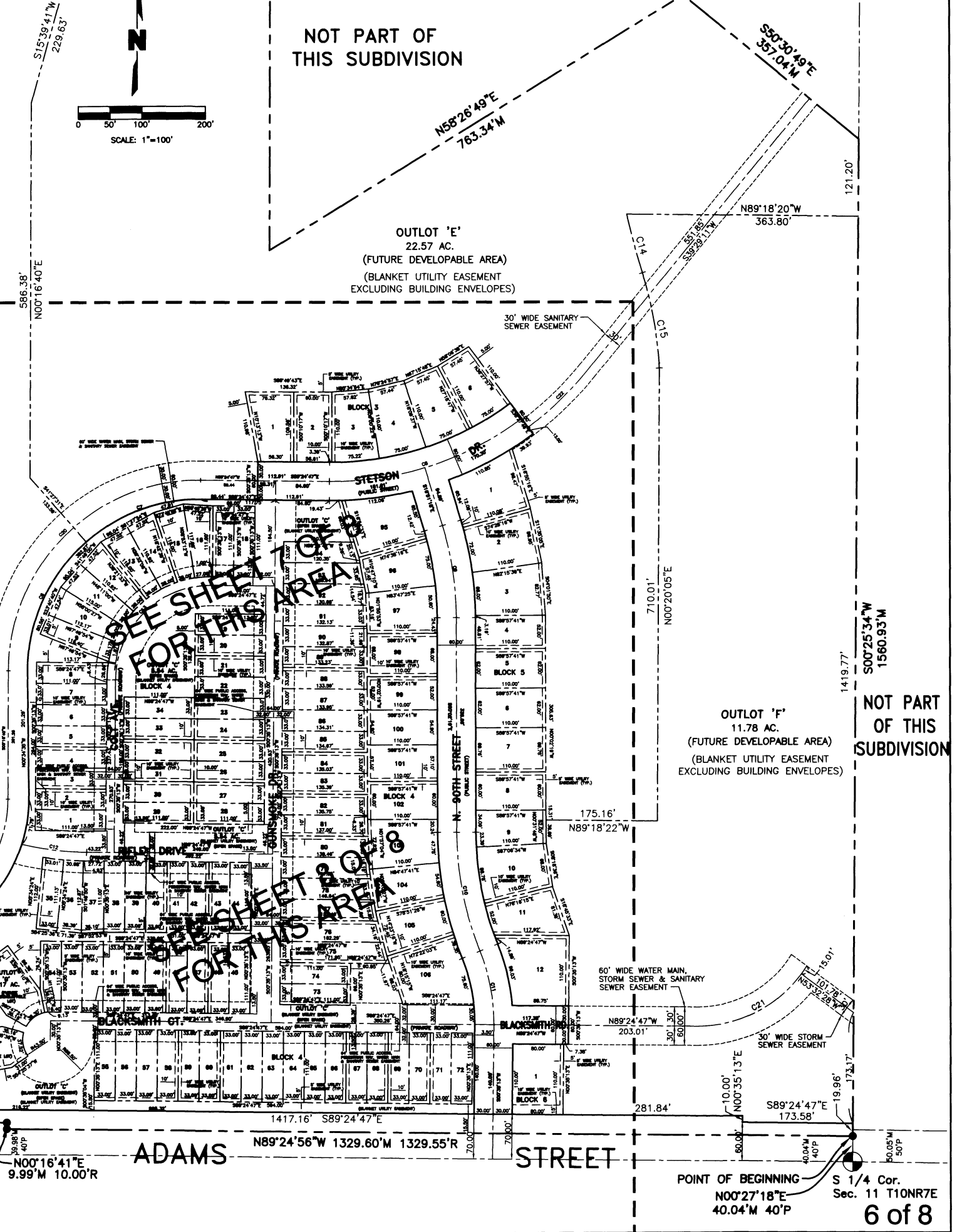
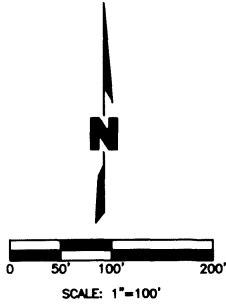


PRAIRIE VILLAGE NORTH ADDITION

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NOT PART OF
THIS SUBDIVISION



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

30' WIDE SANITARY
SEWER EASEMENT

SEE SHEET 7 OF 8
FOR THIS AREA

SEE SHEET 8 OF 8
FOR THIS AREA

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

NOT PART
OF THIS
SUBDIVISION

60' WIDE WATER MAIN,
STORM SEWER & SANITARY
SEWER EASEMENT

30' WIDE STORM
SEWER EASEMENT

ADAMS

STREET

POINT OF BEGINNING

N00°27'18"E
40.04'M 40'P

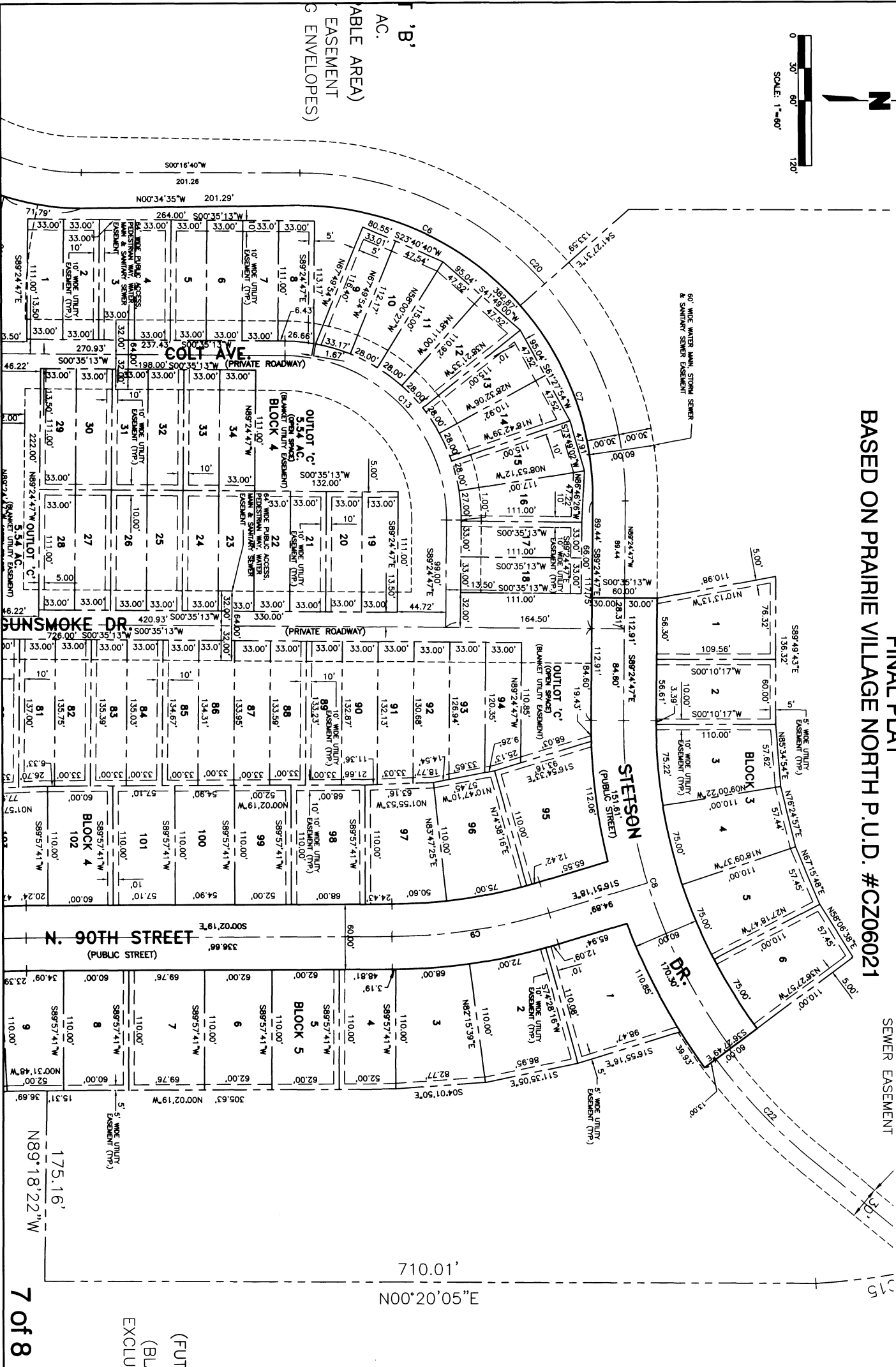
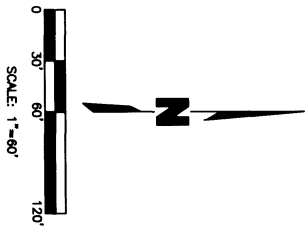
S 1/4 Cor.
Sec. 11 T10NR7E

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PRAIRIE VILLAGE NORTH ADDITION

FINAL PLAT
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SEWER EASEMENT

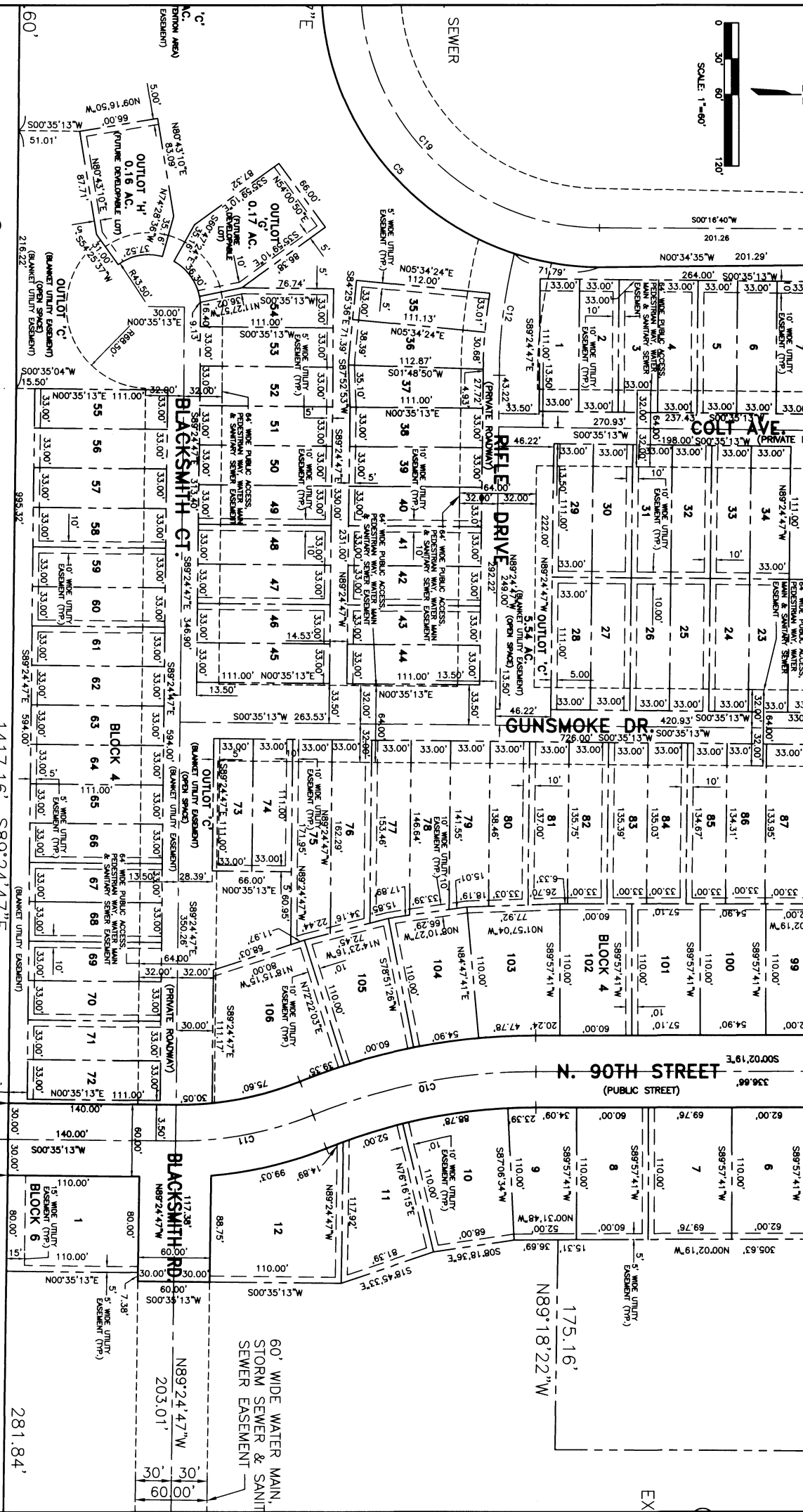
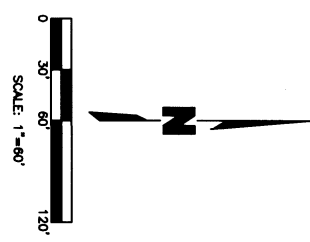


'B'
AC.
EASEMENT
(G ENVELOPES)

(FUT
(BLU
(EXCLU
7 of 8

PRAIRIE VILLAGE NORTH ADDITION

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



47' W
2658.92' R
8 of 8
9.99' M 10.00' R
49.97' M 50' P
39.98' M 40' P
NO0°16'41\" E

ADAMS STREET

1417.16' S89°24'47\" E
89°24'56\" W 1329.60' M 1329.55' R

BLACKSMITH STREET

281.84'

PC