

SANDY POINTE LAKE DEVELOPMENT ADDITION FINAL PLAT

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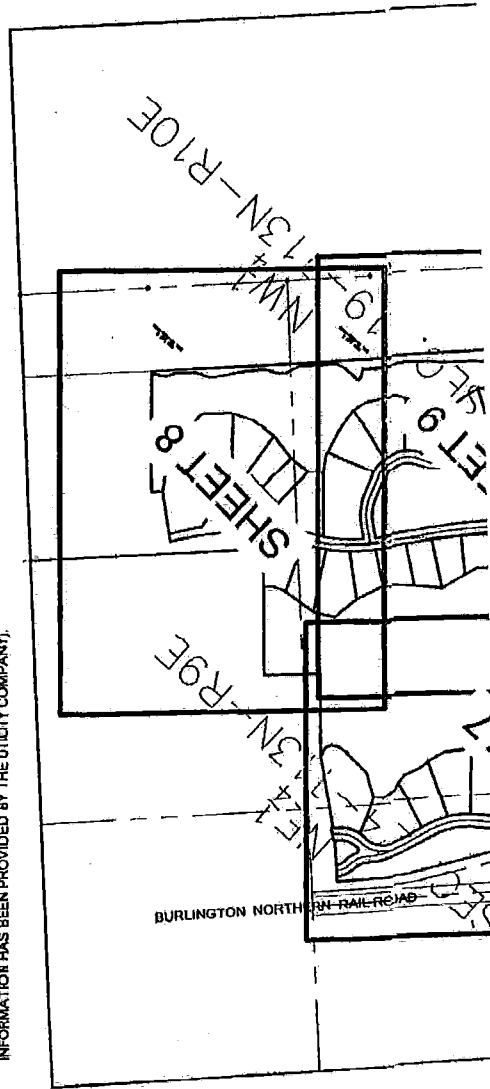
REGARDING GENERAL NOTES 1, 2, 3, 4 AND 5, A ONE CALL SURVEY WAS PERFORMED JUNE 22ND, 2015. THE CENTER LINES OF THE UTILITIES LOCATED HAVE BEEN SHOWN AND IDENTIFIED ON THE FINAL PLAT DRAWINGS.

LOT AREA TABLE		
LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 17	27,152.54 SF ±	0.62 AC ±
LOT 18	22,809.19 SF ±	0.52 AC ±
LOT 25	25,140.13 SF ±	0.58 AC ±
LOT 27	25,912.39 SF ±	0.59 AC ±
LOT 28	25,065.14 SF ±	0.56 AC ±
LOT 29	34,893.41 SF ±	0.80 AC ±
LOT 30	24,024.19 SF ±	0.55 AC ±
LOT 31	31,819.59 SF ±	0.73 AC ±
LOT 32	39,248.11 SF ±	0.90 AC ±
LOT 33	33,483.07 SF ±	0.77 AC ±
LOT 34	35,512.04 SF ±	0.82 AC ±

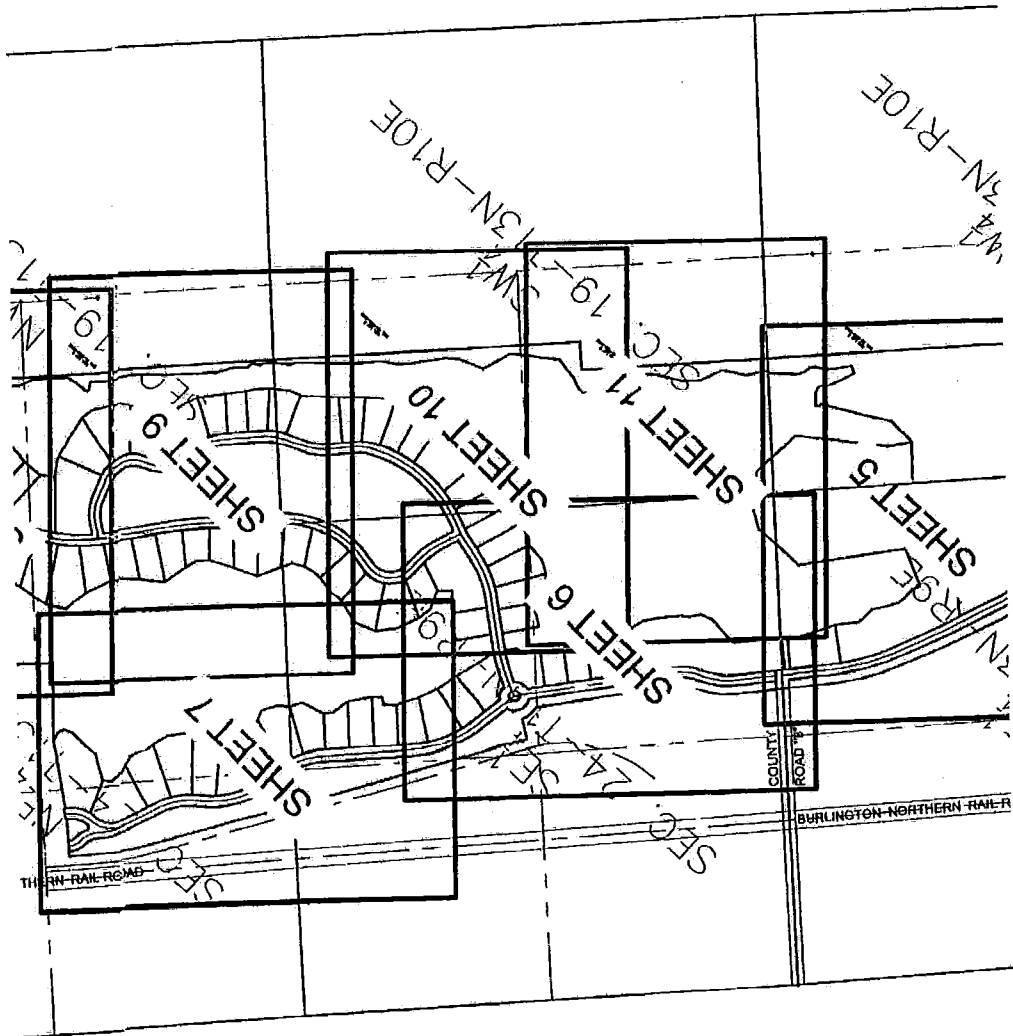
BOB CLARK
REGISTER OF DEEDS
SAUNDERS CO. NEBR
2015 AUG - 5 A 10: 36
BOOK 10 PAGE 100
OF PLAT DIST# 48

GENERAL NOTES REGARDING EXISTING EASEMENTS

- ITEM 1. THERE IS A 1-FOOT WIDE RIGHT-OF-WAY EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 13 NORTH, RANGE 9 EAST OF THE 6TH P.M. FILED OF RECORD SAUNDERS COUNTY, MISC. RECORDS, BOOK Q, PAGE 28; ASSIGNED TO LI TELEPHONE AND TELEGRAPH BY CONVEYANCE OF RIGHT-OF-WAY AND EASEMENTS, FILED OF RECORD SAUNDERS COUNTY, MISC. RECORDS, BOOK S, PAGE 247; FILED BY NOTICE OF ASSIGNMENT OF EASEMENTS, FILED OF RECORD SAUNDERS COUNTY, MISC. BOOK 11, PAGE 44; ASSIGNMENT OF COMMUNICATION SYS EASEMENT AND RIGHT-OF-WAY, FILED OF RECORD SAUNDERS COUNTY, MISC. BOOK 18, PAGE 13 (NOT SHOWN ON DRAWING DUE TO LACK OF INFORMATION REGARDING THE LOCATION. THE UTILITY COMPANY HAS BEEN CONTACTED MULTIPLE TIMES AND NO ADDITIONAL INFORMATION HAS BEEN PROVIDED BY THE UTILITY COMPANY).
- ITEM 2. THERE IS A 16" WIDE PERMANENT RIGHT-OF-WAY EASEMENT GRANTED TO THE OMAHA PUBLIC POWER DISTRICT, LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 13 NORTH, RANGE 9 EAST OF THE 6TH P.M. OF RECORD SAUNDERS COUNTY, DEED BOOK 140, PAGE 917. (NOT SHOWN ON DRAWING DUE TO LACK OF INFORMATION REGARDING THE LOCATION. THE UTILITY COMPANY HAS BEEN CONTACTED MULTIPLE TIMES AND NO ADDITIONAL INFORMATION HAS BEEN PROVIDED BY THE UTILITY COMPANY).
- ITEM 3. THERE IS A 16.5" WIDE PERMANENT RIGHT-OF-WAY EASEMENT GRANTED TO AT & T CORP. LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 13 NORTH, RANGE 9 EAST OF THE 6TH P.M. AND IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M., FILED OF RECORD SAUNDERS COUNTY, BOOK 286, PAGE 643. (NOT SHOWN ON DRAWING DUE TO LACK OF INFORMATION REGARDING THE LOCATION. THE UTILITY COMPANY HAS BEEN CONTACTED MULTIPLE TIMES AND NO ADDITIONAL INFORMATION HAS BEEN PROVIDED BY THE UTILITY COMPANY).
- ITEM 4. THERE IS A WATER PIPE LINE AND ELECTRIC TRANSMISSION LINE RIGHT-OF-WAY DEED GRANTED TO THE CITY OF LINCOLN, NEBRASKA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M. FILED OF RECORD SAUNDERS COUNTY, DEED BOOK 55, PAGE 236. (NOT SHOWN ON DRAWING DUE TO LACK OF INFORMATION REGARDING THE LOCATION. THE UTILITY COMPANY HAS BEEN CONTACTED MULTIPLE TIMES AND NO ADDITIONAL INFORMATION HAS BEEN PROVIDED BY THE UTILITY COMPANY).
- ITEM 5. THERE IS A WATER PIPE LINE AND ELECTRIC TRANSMISSION LINE RIGHT-OF-WAY DEED GRANTED TO THE CITY OF LINCOLN, NEBRASKA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M. FILED OF RECORD SAUNDERS COUNTY, DEED BOOK 58, PAGE 413. (NOT SHOWN ON DRAWING DUE TO LACK OF INFORMATION REGARDING THE LOCATION. THE UTILITY COMPANY HAS BEEN CONTACTED MULTIPLE TIMES AND NO ADDITIONAL INFORMATION HAS BEEN PROVIDED BY THE UTILITY COMPANY).



2015 AUG -5 A 10: 36
 BOOK 10 PAGE 100
 OF PLAT 10379-48



LOT 26	25,140.13 SF ±	0.58 AC ±
LOT 27	25,312.39 SF ±	0.59 AC ±
LOT 28	25,056.14 SF ±	0.59 AC ±
LOT 29	34,693.41 SF ±	0.80 AC ±
LOT 30	24,224.15 SF ±	0.55 AC ±
LOT 31	31,019.89 SF ±	0.73 AC ±
LOT 32	39,248.11 SF ±	0.90 AC ±
LOT 33	33,488.07 SF ±	0.77 AC ±
LOT 34	35,512.04 SF ±	0.82 AC ±
LOT 35	30,049.68 SF ±	0.69 AC ±
LOT 36	37,540.80 SF ±	0.86 AC ±
LOT 37	62,421.41 SF ±	1.43 AC ±
LOT 38	25,656.02 SF ±	0.59 AC ±
LOT 39	31,938.71 SF ±	0.73 AC ±
LOT 40	33,744.77 SF ±	0.77 AC ±
LOT 41	31,492.06 SF ±	0.72 AC ±
LOT 44	33,781.49 SF ±	0.79 AC ±
LOT 45	29,008.48 SF ±	0.67 AC ±
LOT 46	25,666.20 SF ±	0.59 AC ±
LOT 47	28,937.81 SF ±	0.66 AC ±
LOT 48	27,853.96 SF ±	0.64 AC ±
LOT 49	35,972.66 SF ±	0.83 AC ±
LOT 50	31,727.95 SF ±	0.73 AC ±
LOT 51	48,695.60 SF ±	1.12 AC ±
LOT 52	42,185.37 SF ±	0.97 AC ±
LOT 53	78,535.49 SF ±	1.76 AC ±
LOT 54	50,424.29 SF ±	1.18 AC ±
LOT 55	22,890.36 SF ±	0.53 AC ±
LOT 56	25,305.40 SF ±	0.59 AC ±
LOT 57	39,776.92 SF ±	0.91 AC ±
LOT 58	46,829.90 SF ±	1.09 AC ±
LOT 59	33,391.46 SF ±	0.77 AC ±
LOT 60	59,162.97 SF ±	1.36 AC ±
LOT 145	37,692.34 SF ±	0.87 AC ±
LOT 146	42,322.74 SF ±	0.97 AC ±
LOT 147	52,982.97 SF ±	1.21 AC ±
LOT 148	30,677.30 SF ±	0.70 AC ±
LOT 149	28,075.22 SF ±	0.64 AC ±
LOT 150	32,224.21 SF ±	0.74 AC ±
LOT 151	31,990.30 SF ±	0.73 AC ±
LOT 152	25,803.65 SF ±	0.59 AC ±
LOT 153	26,681.89 SF ±	0.61 AC ±
LOT 154	32,765.62 SF ±	0.75 AC ±
LOT 155	36,289.58 SF ±	0.81 AC ±
LOT 156	31,205.57 SF ±	0.72 AC ±
LOT 157	36,727.72 SF ±	0.84 AC ±

July 27th 2015
DATE

MICHAEL R. JOHNSON
OLSSON ASSOCIATES
801 P STREET, SUITE 200
LINCOLN, NE. 68508



PLAT FOR A
AVING A CENTRAL
10TH OF 10.00', A
0', AND A CHORD
37'E, A DISTANCE OF
OF 430.49' TO A
A POINT; THENCE
CE N88°39'20"E, A
V, A DISTANCE OF
IF 60.00' TO A POINT;
INT OF CURVATURE
HAVING A CENTRAL
NGTH OF 340.29', A
'0.88', AND A CHORD
'19'E, A DISTANCE
E OF 202.82' TO A
A POINT; THENCE
CE N87°41'07"E, A
TH THE EAST LINE
T HALF OF
UARTER OF
F THE 6TH P.M.;
'258.00' OF THE
T LOT 2, A DISTANCE
RTH LINE OF
UARTER OF
F THE 6TH P.M.;
'256.00' OF THE
T LOT 3, A DISTANCE
NORTH LINE OF
UARTER OF
F THE 6TH P.M.;
'258.00' OF THE
T LOT 4, A DISTANCE
SOUTH OF
RMENT LOT 7, A
ITH THE EAST LINE
T HALF OF SAID
ST LINE OF THE
OF SAID
NT OF
NT LOT 3, LOCATED
SHIP 13 NORTH,
3, ON THE EAST LINE
T HALF OF SAID
INT OF
NT LOT 4, LOCATED
SHIP 13 NORTH,
3, ON THE EAST LINE
T HALF OF
INT; THENCE
TERSECTION WITH
MENT LOT 4; THENCE
F SAID
POINT OF
REA 12,015,128.99

; NORTHEAST
GE 9 EAST OF THE
E PARTICULARLY

SOUTHWEST
GE 10 EAST OF THE
F SAID SOUTHWEST
A DISTANCE OF
T LINE OF THE WEST
ON 30; THENCE
OF THE SOUTHWEST
3.77' TO A POINT;
ST HALF OF THE
ANCE OF 852.18' TO A
TO THE TRUE POINT
F 50.00' TO A POINT;
INT OF CURVATURE
A CENTRAL ANGLE OF
'288.90', A CHORD
AND A CHORD
58'20"W, A DISTANCE
E IN A CLOCKWISE
A RADIUS OF
TH OF 97.78', A
3 OF N23°54'11"W, TO
78' TO A POINT OF
ION HAVING A
I, AN ARC LENGTH OF
NGTH OF 192.61', AND
ENCE N05°01'05"W, A
WITH THE SOUTH
N87°42'28"E, ON A
IF 60.06' TO A POINT;
INT OF CURVATURE
N HAVING A CENTRAL
LENGTH OF 388.67', A
'184.78', AND A CHORD
'49'02"E, A DISTANCE
E IN A COUNTER
I OF 02°10'18". A
HORD LENGTH OF
J BEARING OF
STANCE OF 243.65' TO
ER CLOCKWISE
, A RADIUS OF
GTH OF 275.97', A
ING OF 932°00'09"E, TO
80' TO THE POINT OF
J AREA 97,989.12

I OF CURVATURE AND
SET FOR ALL LOT
3) CENTRAL LOTS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ROGER K. SEVERIN, AND DANELL D. MUHLEISEN, MANAGERS, FOR SANDY POINTE LAKE DEVELOPMENT COMPANY, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE 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 SANDY POINTE LAKE DEVELOPMENT ADDITION, (THE LOTS NUMBERED AS SHOWN) AND I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF MY PROPERTY AS SHOWN ON THE PLAT, AND I DO HEREBY GRANT ACCESS AS SHOWN ON THIS PLAT, I DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, WINDSTREAM NEBRASKA INC., 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 CARRYING AND TRANSMISSION OF ELECTRICAL CURRENT FOR LIGHT, HEAT AND POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, AND WE FURTHER GRANT A PERPETUAL EASEMENT TO SANDY POINTE LAKE DEVELOPMENT COMPANY, L.L.C., THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPE LINES, HYDRANTS AND OTHER RELATED FACILITIES, NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED OVER THE PRIVATE ROADWAYS TO SAUNDERS COUNTY, NEBRASKA, 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 THE CONSTRUCTION, RECONSTRUCTION, REPAIR, OR MAINTENANCE OF THE PRIVATE ROADWAY.

THE PUBLIC ACCESS EASEMENT OVER THE PRIVATE ROADWAY THAT CONNECTS OUTLOT "6" OF THIS PLAT TO COUNTY ROAD "A" HAS BEEN CREATED BY A SEPARATE DEED AND EASEMENT, FILED AT SAUNDERS COUNTY REGISTER OF DEEDS (NOT PART OF THIS PLAT).

THE PUBLIC ACCESS EASEMENT OVER A FUTURE PRIVATE ROADWAY THAT CONNECTS OUTLOT "5" OF THIS PLAT TO COUNTY ROAD "D" HAS BEEN CREATED BY A SEPARATE EASEMENT, FILED AT SAUNDERS COUNTY REGISTER OF DEEDS (NOT PART OF THIS PLAT).

THE ACCESS POINTS TO SANDY POINTE LAKE DEVELOPMENT SHALL BE GATED WITH PERMITTED ACCESS TO RESIDENTS, RESIDENTS GUEST, EMERGENCY VEHICLES, COUNTY OFFICIALS, AND UTILITY COMPANIES.

DIRECT VEHICULAR ACCESS TO COUNTY ROAD B IS HEREBY RELINQUISHED.

A 4' WIDE ASPHALT SIDEWALK SHALL BE LOCATED ADJACENT TO SOME OF THE ROADWAYS AS SHOWN ON THE APPROVED PRELIMINARY PLAT.

THE RELOCATION OF ANY EXISTING UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.

ALL ROADS TO BE 24' WIDE ASPHALT PAVING WITHOUT CURB AND GUTTER. STREET GRADES SHALL BE LESS THAN 1/4 OF 1% DUE TO ADJACENT DITCH SECTION.

BLOCK LENGTH SHALL EXCEED THE MAXIMUM ALLOWED, DUE TO THE LAKE FRONTAGE.

MINIMUM LOT REQUIREMENTS, REFER TO MINIMUM LOT REQUIREMENT TABLE ON THE APPROVED SANDY POINTE LAKE DEVELOPMENT PRELIMINARY PLAT.

IN WITNESS WHEREOF I DO SET MY HAND THIS 31st DAY OF July 2015.

Roger K. Severin
ROGER K. SEVERIN, MANAGER
SANDY POINTE LAKE DEVELOPMENT COMPANY, L.L.C.
A NEBRASKA LIMITED LIABILITY COMPANY

Danell D. Muhleisen
DANELL D. MUHLEISEN, MANAGER
SANDY POINTE LAKE DEVELOPMENT COMPANY, L.L.C.
A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF July 2015, BY ROGER K. SEVERIN, MANAGER, ON BEHALF OF SANDY POINTE LAKE DEVELOPMENT COMPANY, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY.

Anthony T. Miller
NOTARY PUBLIC

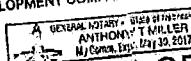


ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF July 2015, BY DANELL D. MUHLEISEN, MANAGER, ON BEHALF OF SANDY POINTE LAKE DEVELOPMENT COMPANY, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY.

Anthony T. Miller
NOTARY PUBLIC



SANDY POINTE LAKE DEVELOPMENT ADDITION FINAL PLAT

NE 1/4 SE 1/4
SEC. 25-113N-R9E

POINTE

LANE

30'

30'

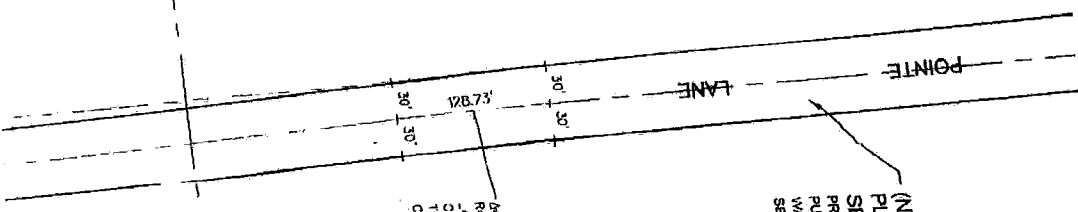
128.75'

30'

30'

**SANDY POINTE LAKE
DEVELOPMENT ADDITION
FINAL PLAT**

NE 1/4 SE 1/4
SEC. 25-113N-R9E



(NOT PART OF THIS
PLAT, CREATED BY
SEPERATE DEED)
PRIVATE ROADWAY,
PUBLIC ACCESS EASEMENT
WATER MAIN, SANITARY
SEWER AND UTILITY EASEMENT

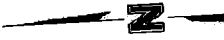
Re: 128.31'
Road 20.00'
" = 128.31'
C = 128.31'
T = 84.43'
O = 43.88'
28°13'22"28"W

EAST LINE OF THE
WEST 1/2 SW 1/4
SEC. 30-113N-R10E

N2°34'54"W 2635.77'

NE 1/4 SW 1/4
SEC. 30-113N-R10E

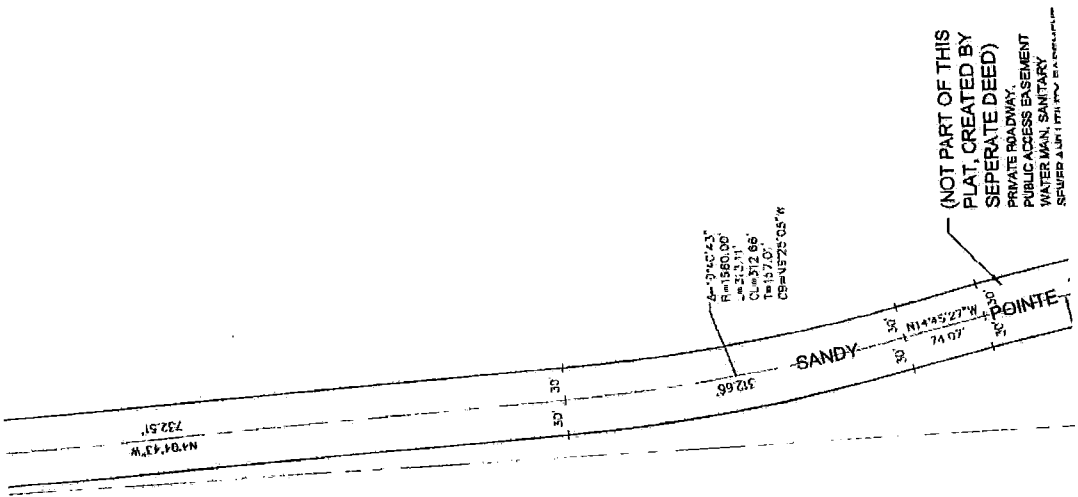
SEC 30-T13N-R10E



SEC 30-T13N-R10E
S1/4 SW1/4

SEC 25-T13N-R09E

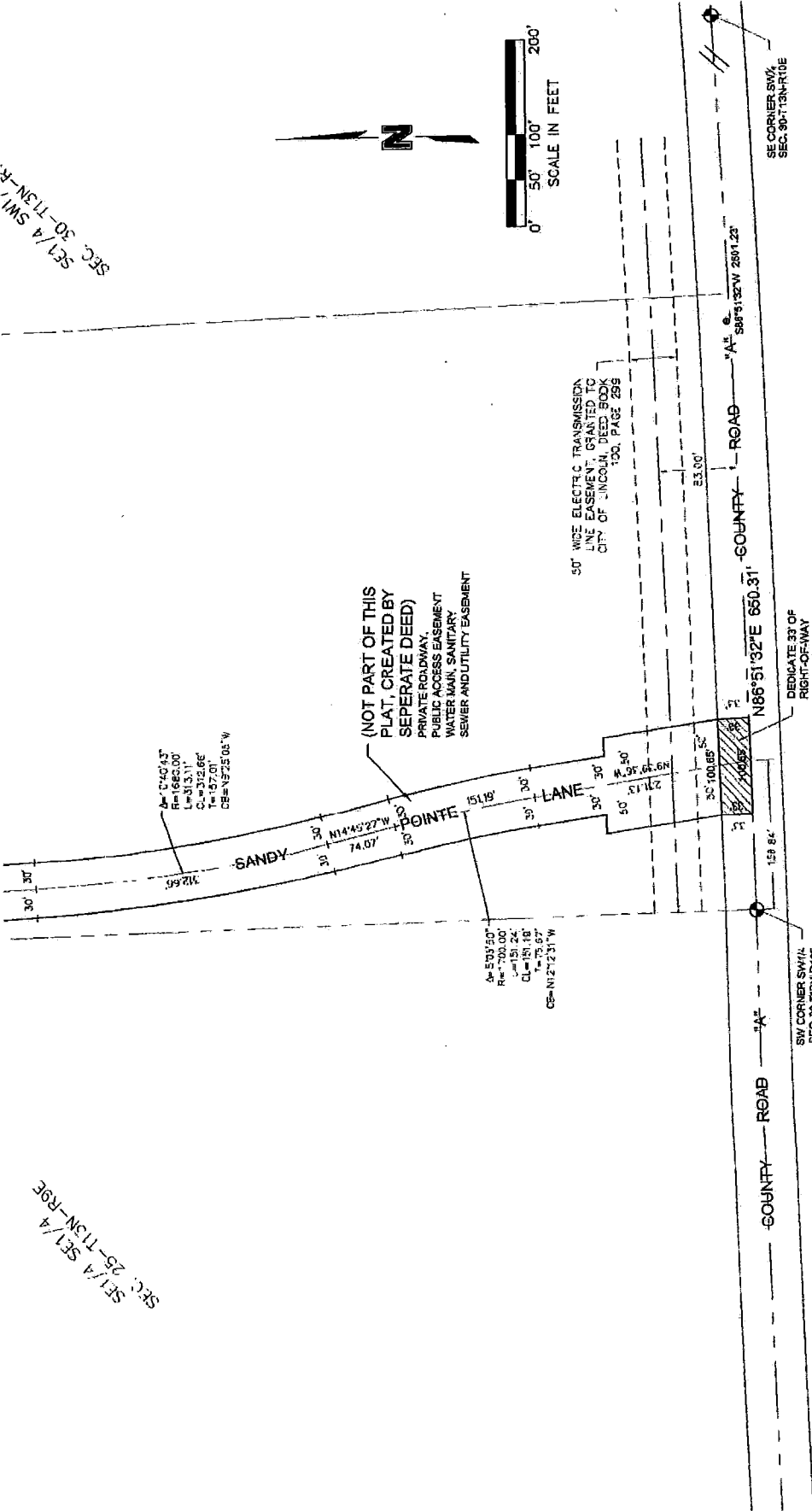
N



SEC 25-T13N-R09E
S1/4 SW1/4

SEC 30-113N-R1
SE 1/4 SW 1/4

SEC 25-113N-R9E
SE 1/4 SW 1/4

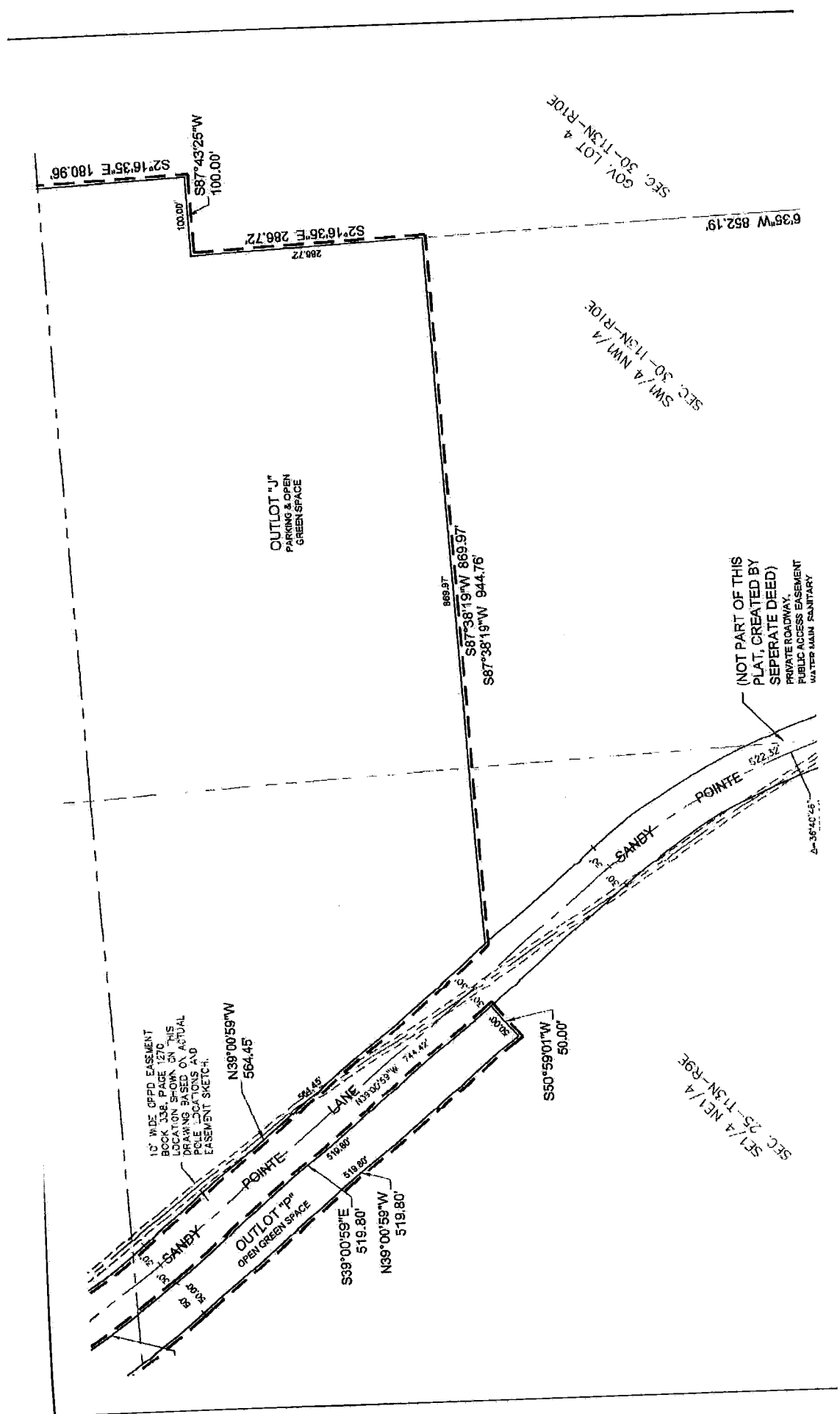


(NOT PART OF THIS PLAT, CREATED BY SEPARATE DEED)
PRIVATE ROADWAY,
PUBLIC ACCESS EASEMENT
WATER MAIN, SANITARY
SEWER AND UTILITY EASEMENT

50' WIDE ELECTRIC TRANSMISSION LINE EASEMENT, GRANTED TO CITY OF LINCOLN, DEED BOOK 100, PAGE 295

DEDICATE 33' OF RIGHT-OF-WAY TO SUNDERS COUNTY BY SEPARATE DEED. (NOT PART OF THIS PLAT)

SHEET 3 OF 11



S2°16'35"E 180.96'

S87°43'25"W 100.00'

S2°16'35"E 286.72'

SEC. 30-T13N-R10E
GOV. LOT 4

83°56'W 852.19'

SEC. 30-T13N-R10E
SW 1/4 NW 1/4

OUTLOT "J"
PARKING & OPEN
GREENSPACE

869.97'
S87°38'19"W 869.97'
S87°38'19"W 944.76'

(NOT PART OF THIS
PLAT, CREATED BY
SEPARATE DEED)
PRIVATE ROADWAY,
PUBLIC ACCESS EASEMENT
WATER MAIN, SANITARY

10' WIDE OPEN EASEMENT
BOOK 338 PAGE 127C
LOCATION SHOWN ON THIS
DRAWING BASED ON ACTUAL
DRAWING, PHOTOGRAPHS, AND
EASEMENT SKETCH.

N39°00'59"W
564.45'

POINTE

LANE

N39°00'59"W
744.42'

S50°59'01"W
50.00'

SEC. 25-T13N-R9E
SE 1/4 NE 1/4

OUTLOT "P"
OPEN GREENSPACE

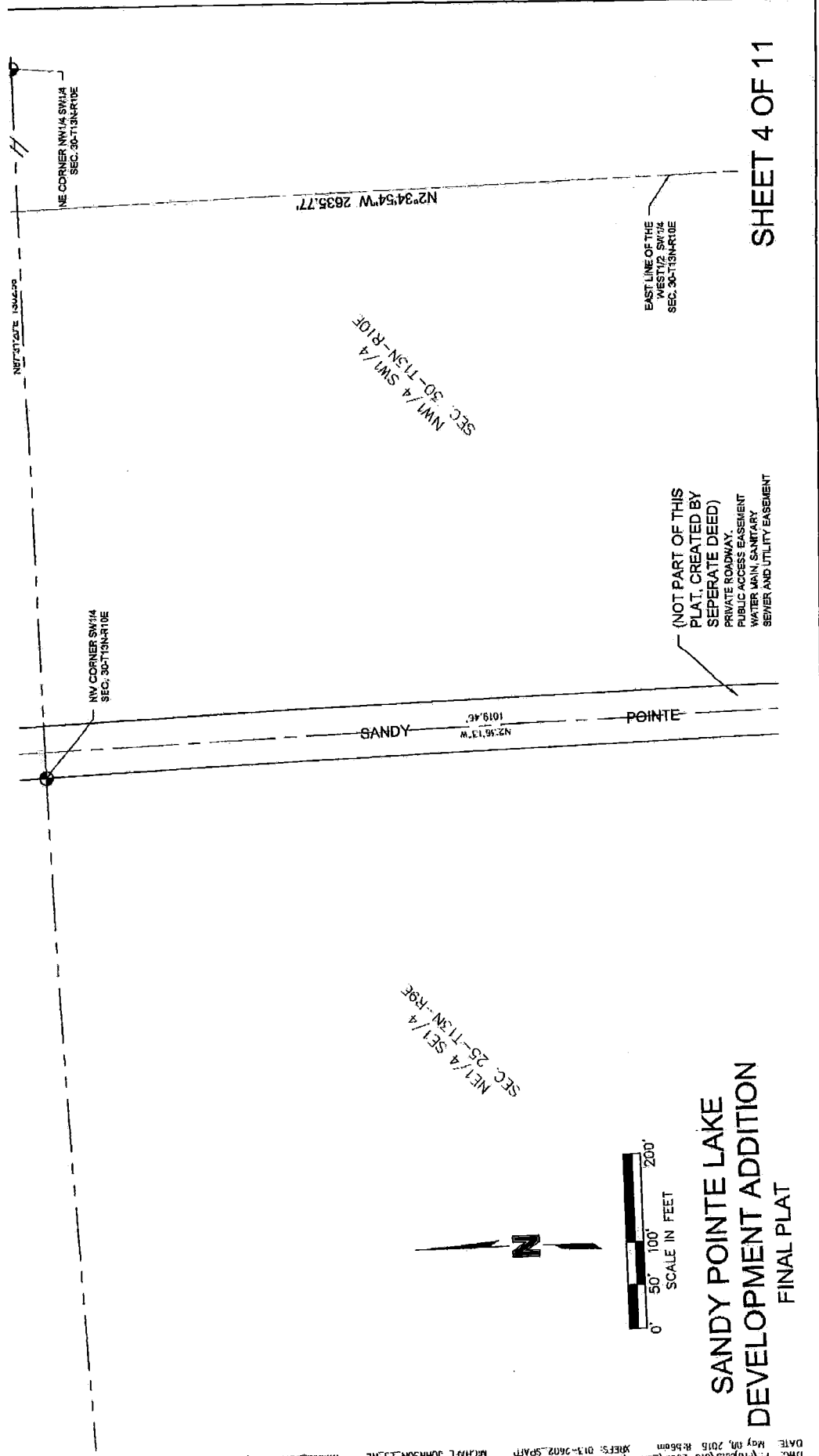
S39°00'59"E
519.80'

N39°00'59"W
519.80'

SANDY

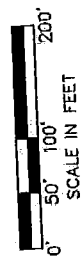
POINTE

Δ=36°40'45"



NE 1/4 SEC 1/4
SEC. 25-T13N-R9E

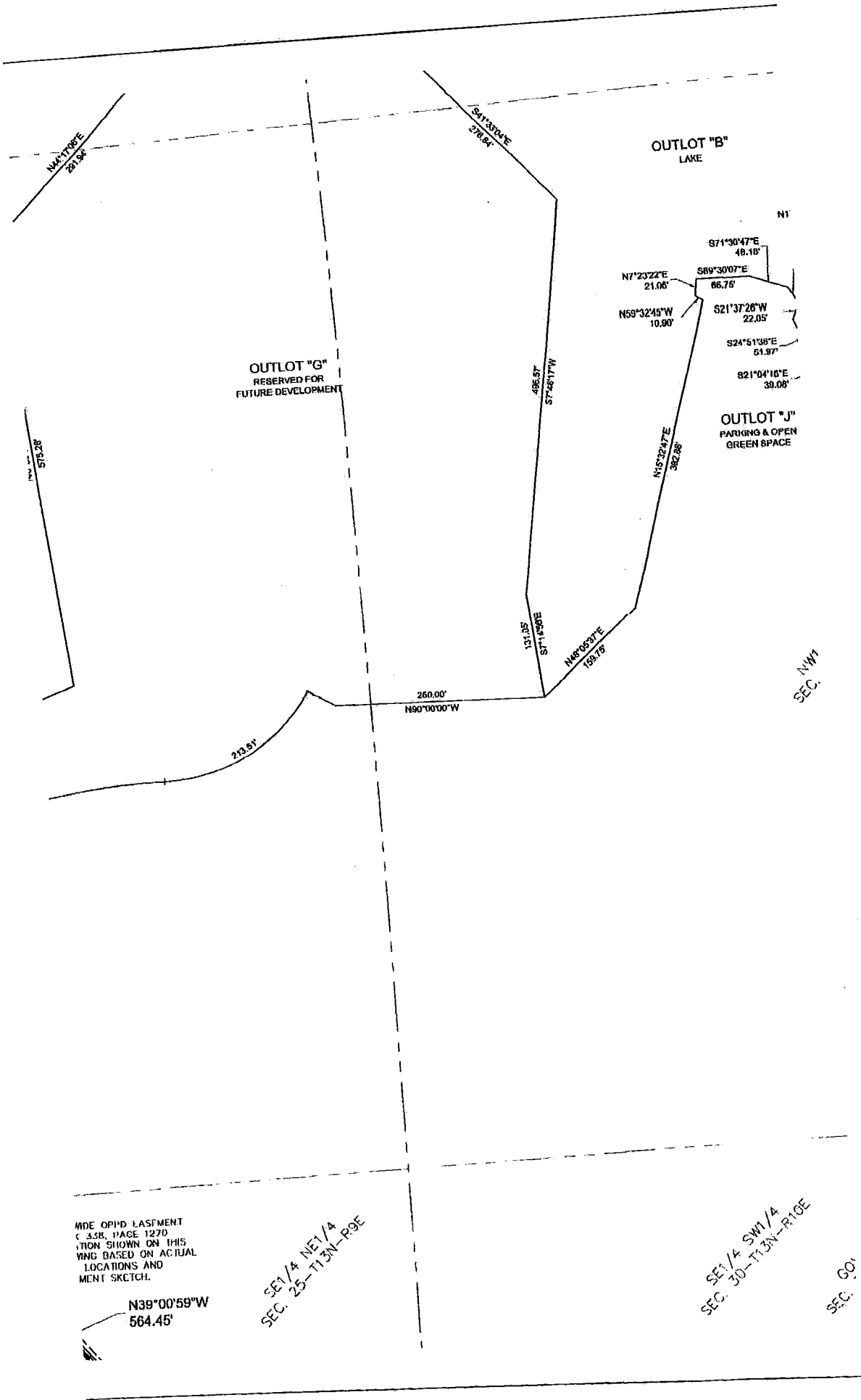
NW 1/4 SW 1/4
SEC. 30-T13N-R10E



**SANDY POINTE LAKE
 DEVELOPMENT ADDITION
 FINAL PLAT**

(NOT PART OF THIS
 PLAT, CREATED BY
 SEPARATE DEED)
 PRIVATE ROADWAY
 PUBLIC ACCESS EASEMENT
 WATER MAIN SANITARY
 SEWER AND UTILITY EASEMENT

EAST LINE OF THE
 WEST 1/2 SW 1/4
 SEC. 30-T13N-R10E



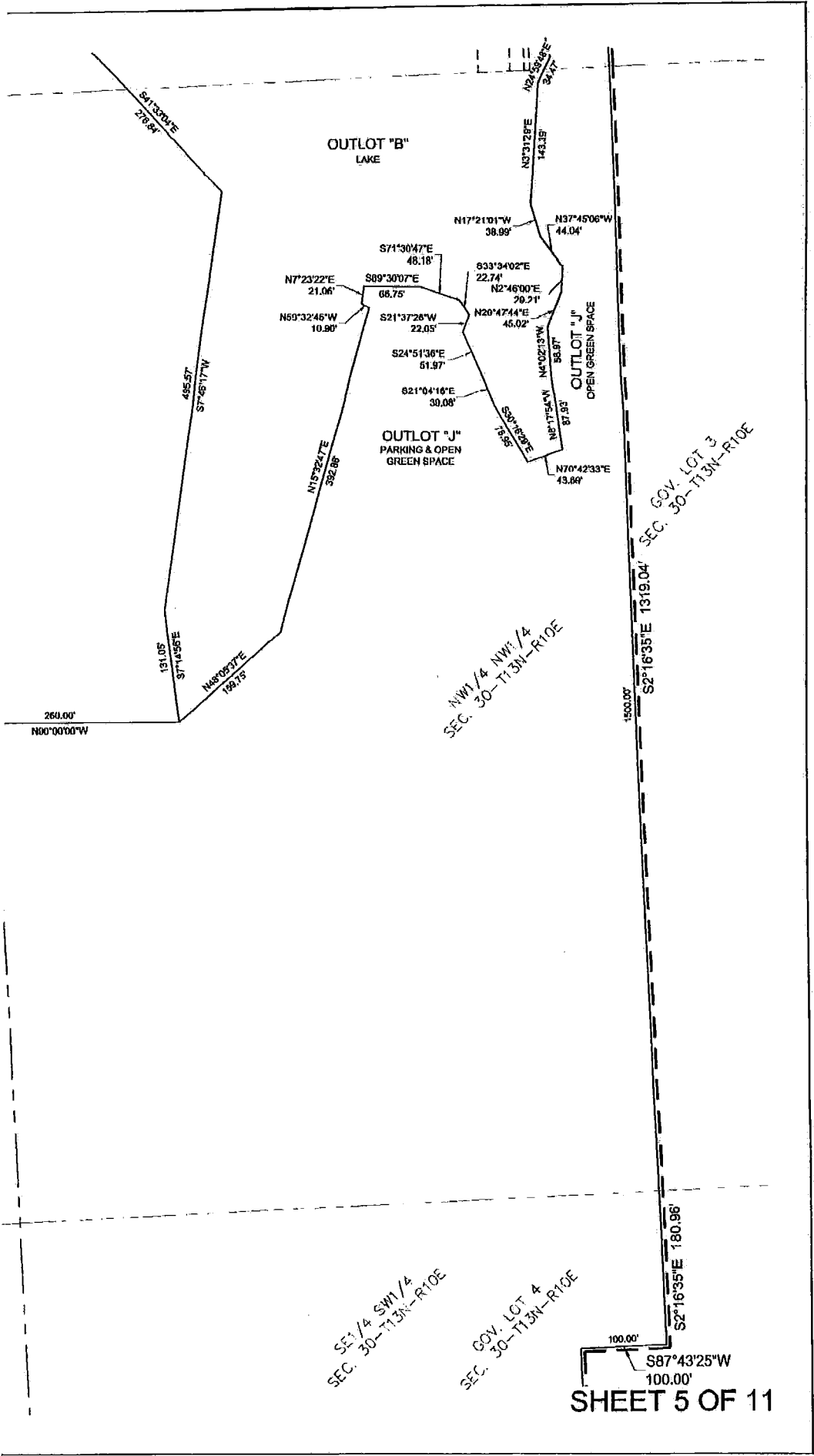
MADE OP'D LASTMENT
 C. 5.8, PAGE 1270
 TION SHOWN ON THIS
 WNG BASED ON ACTUAL
 LOCATIONS AND
 MENT SKETCH.

$N39^{\circ}00'59"W$
 564.45'

SE 1/4 NE 1/4
 SEC. 25-T13N-R9E

SE 1/4 SW 1/4
 SEC. 30-T13N-R10E

SEC. 601



SE 1/4 SW 1/4
SEC. 30-T13N-R10E

GOV. LOT 4
SEC. 30-T13N-R10E

100.00'
S87°43'25\"W
100.00'
SHEET 5 OF 11

260.00'
N00°00'00\"W

131.05'
S71°45'56\"E

N89°09'37\"E
198.75'

485.57'
S7°48'17\"W

N15°24'47\"E
392.86'

OUTLOT 'J'
PARKING & OPEN
GREEN SPACE

S71°30'47\"E
48.18'

S89°30'07\"E
66.75'

N7°23'22\"E
21.06'

N60°32'46\"W
10.80'

S21°37'28\"W
22.05'

S24°51'36\"E
61.97'

S21°04'16\"E
30.08'

N17°21'01\"W
38.99'

N37°45'06\"W
44.04'

S33°34'02\"E
22.74'

N2°46'00\"E
20.21'

N20°47'44\"E
45.02'

S20°42'33\"E
45.84'

S09°42'39\"E
78.55'

N17°54'51\"N
87.83'

N45°02'31\"W
95.97'

N70°42'33\"E
45.84'

OUTLOT 'J'
OPEN GREEN SPACE

N37°12'28\"E
142.35'

N37°12'28\"E
142.35'

N37°12'28\"E
142.35'

N37°12'28\"E
142.35'

N37°12'28\"E
142.35'

N37°12'28\"E
142.35'

N37°12'28\"E
142.35'

N37°12'28\"E
142.35'

N37°12'28\"E
142.35'

N37°12'28\"E
142.35'

N37°12'28\"E
142.35'

N37°12'28\"E
142.35'

N37°12'28\"E
142.35'

N37°12'28\"E
142.35'

N37°12'28\"E
142.35'

1500.00'
S2°16'35\"E 1319.04'

GOV. LOT 3
SEC. 30-T13N-R10E

1500.00'
S2°16'35\"E 180.96'

100.00'

S87°43'25\"W
100.00'

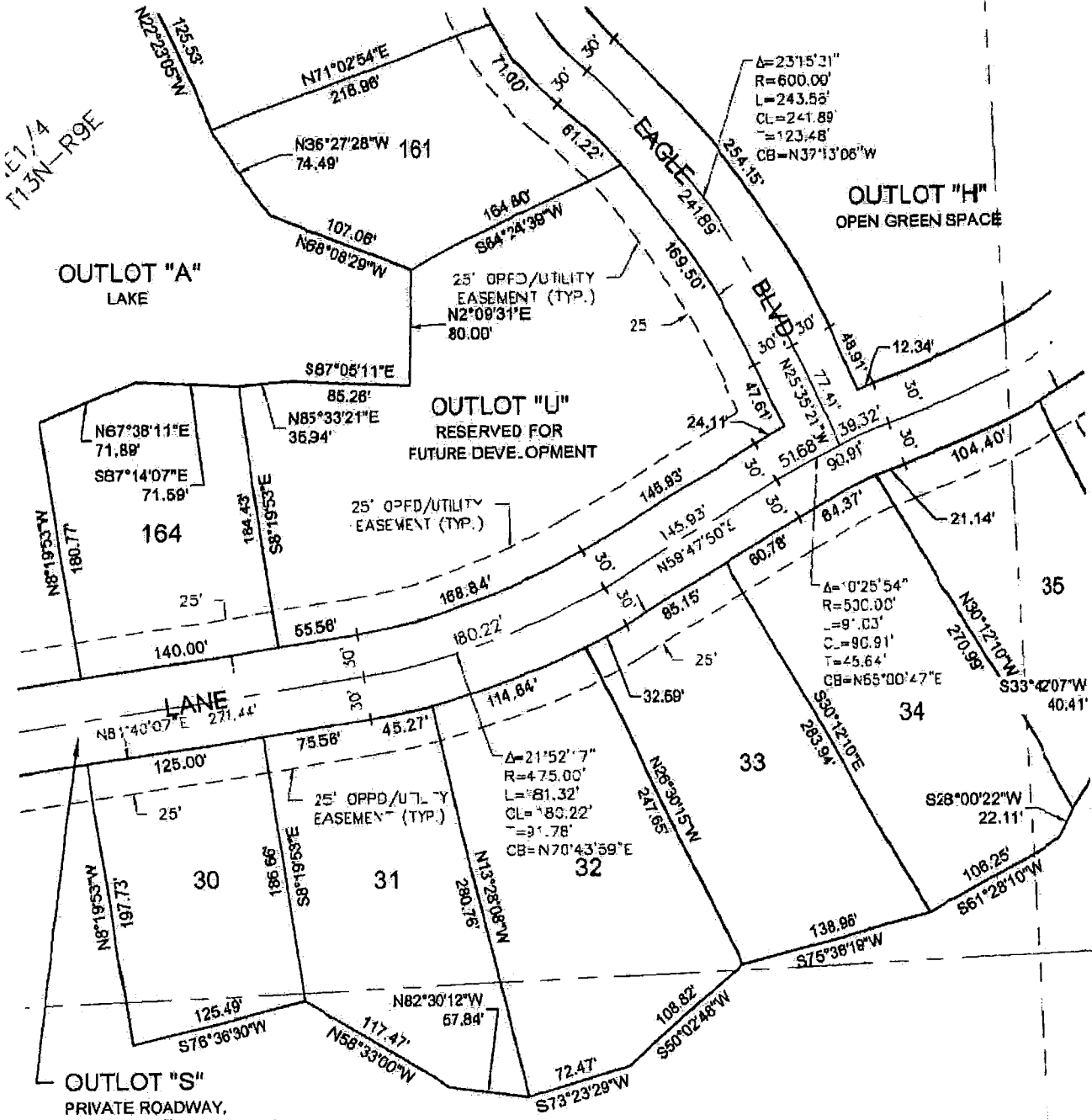
171/4
T13N-R9E

OUTLOT "A"
LAKE

OUTLOT "H"
OPEN GREEN SPACE

OUTLOT "U"
RESERVED FOR
FUTURE DEVELOPMENT

OUTLOT "S"
PRIVATE ROADWAY,
PUBLIC ACCESS EASEMENT
WATER MAIN, SANITARY
SEWER AND UTILITY EASEMENT



$\Delta = 23^{\circ}15'31''$
 $R = 600.00'$
 $L = 243.55'$
 $CL = 241.89'$
 $T = 123.48'$
 $CB = N37^{\circ}13'06''W$

$\Delta = 1^{\circ}0'25''54''$
 $R = 500.00'$
 $L = 91.03'$
 $CL = 90.91'$
 $T = 45.64'$
 $CB = N65^{\circ}00'47''E$

$\Delta = 21^{\circ}52'7''$
 $R = 475.00'$
 $L = 181.32'$
 $CL = 180.22'$
 $T = 91.78'$
 $CB = N70^{\circ}43'59''E$

N27°23'05"W
125.53'

N71°02'54"E
218.98'

N36°27'28"W
74.49'

107.06'
N68°08'29"W

S87°05'11"E

85.28'
N85°33'21"E
35.94'

N67°38'11"E
71.89'
S87°14'07"E
71.59'

164

S8°19'53"E
184.43'

140.00'

55.58'

168.84'

180.22'

N81°40'07"E
271.44'

125.00'

75.58'

45.21'

197.73'

30

S8°19'53"E
186.66'

31

260.16'

N13°32'08"W

125.49'

S76°36'30"W

117.47'

N59°33'00"W

N82°30'12"W
67.84'

72.47'

S73°23'29"W

108.82'

S50°02'46"W

33

N26°30'15"W
247.05'

S80°12'10"E
283.94'

138.96'

S75°38'18"W

34

S28°00'22"W
22.11'

106.25'

S61°28'10"W

35

N80°12'10"W
270.99'

S33°42'07"W
40.41'

148.93'

145.93'

N59°47'50"E

85.15'

30'

25'

32.69'

114.84'

247.05'

247.05'

108.82'

S50°02'46"W

138.96'

S75°38'18"W

106.25'

S61°28'10"W

72.47'

S73°23'29"W

108.82'

S50°02'46"W

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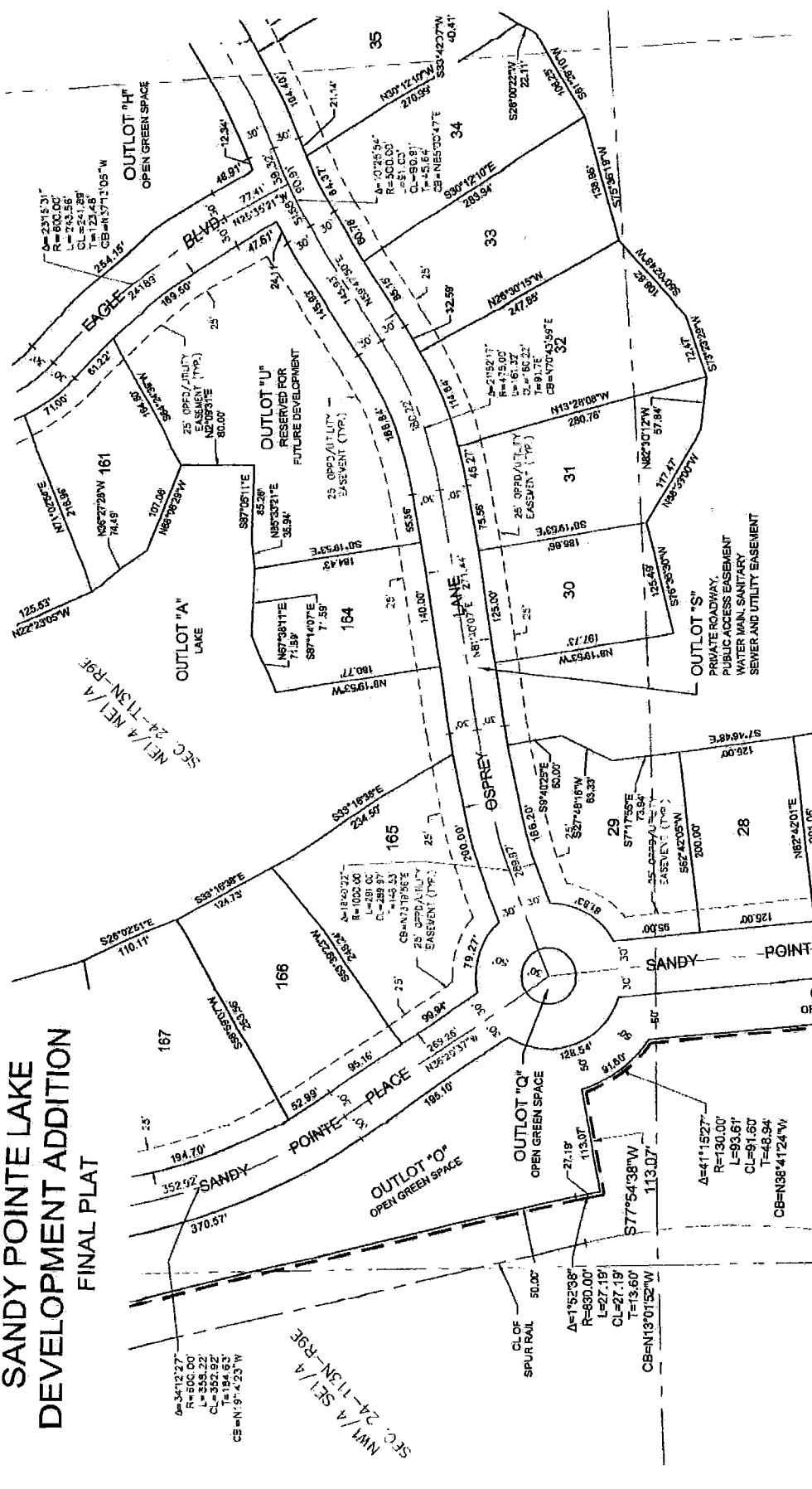
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 $CL = 180.22'$
 $T = 91.78'$
 $CB = N70^{\circ}43'59''E$

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$\Delta = 21^{\circ}52'7''$
 $R = 475.00'$
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SANDY POINTE LAKE DEVELOPMENT ADDITION FINAL PLAT



$\Delta=34^{\circ}12'27''$
 $R=500.00'$
 $L=559.22'$
 $CL=352.92'$
 $T=194.63'$
 $CB=N19^{\circ}42'23''W$

$\Delta=41^{\circ}15'27''$
 $R=130.00'$
 $L=93.61'$
 $CL=91.60'$
 $T=48.94'$
 $CB=N58^{\circ}41'24''W$

OUTLOT "S"
 PRIVATE ROADWAY,
 PUBLIC ACCESS EASEMENT
 WATER MAIN, SANITARY
 SEWER AND UTILITY EASEMENT

OUTLOT "U"
 RESERVED FOR
 FUTURE DEVELOPMENT

OUTLOT "H"
 OPEN GREEN SPACE

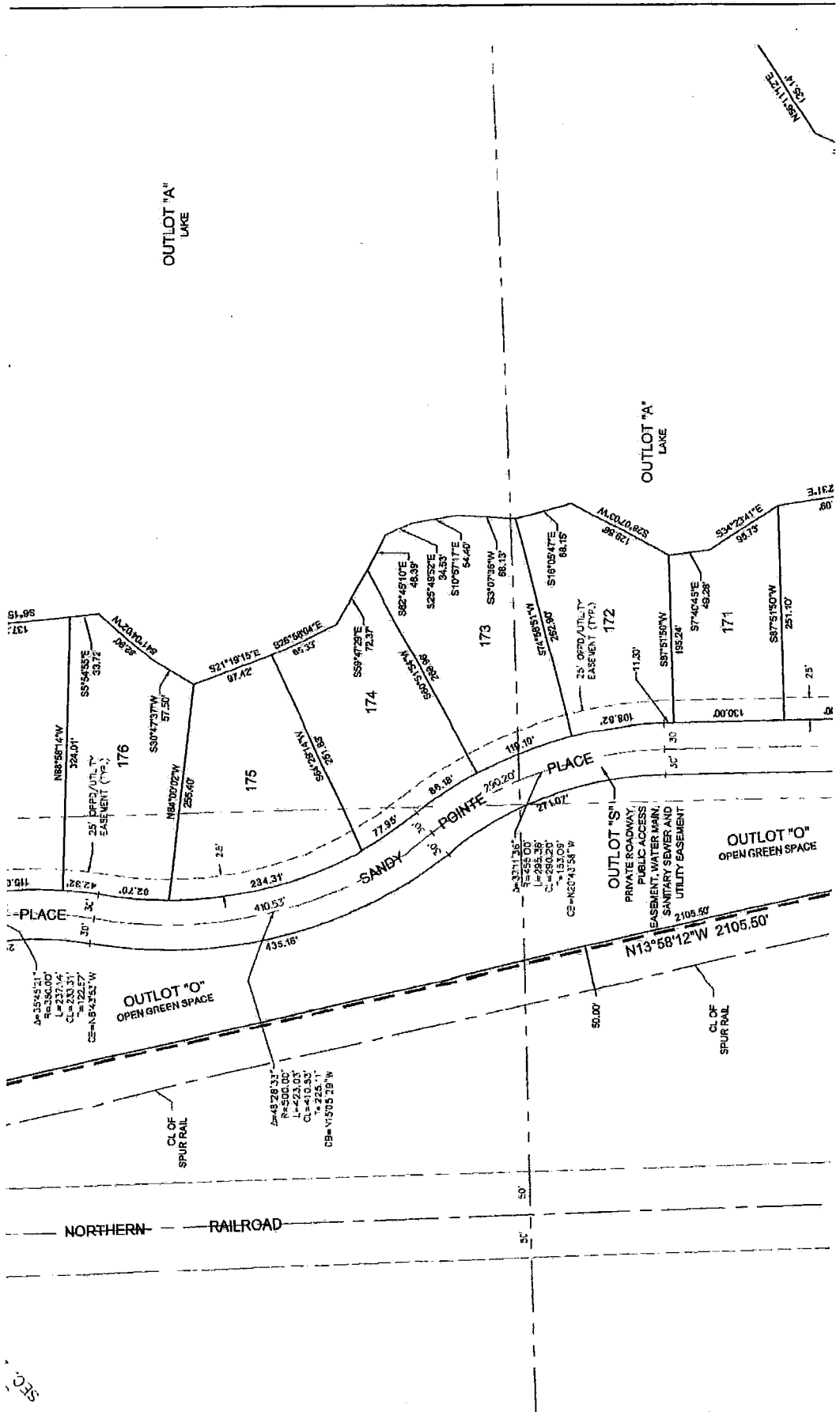
OUTLOT "Q"
 OPEN GREEN SPACE

OUTLOT "O"
 OPEN GREEN SPACE

OUTLOT "A"
 LAKE

SEC. 24-113N-R9E
 N1/4 S1/4

CL OF
 SPUR RAIL
 50.00'



SEC. 4

133602 PWSF Temp
USLR, Johnson
11 Aug

OUTLOT "A"
LAKE

OUTLOT "A"
LAKE

OUTLOT "O"
OPEN GREEN SPACE

OUTLOT "O"
OPEN GREEN SPACE

PLACE

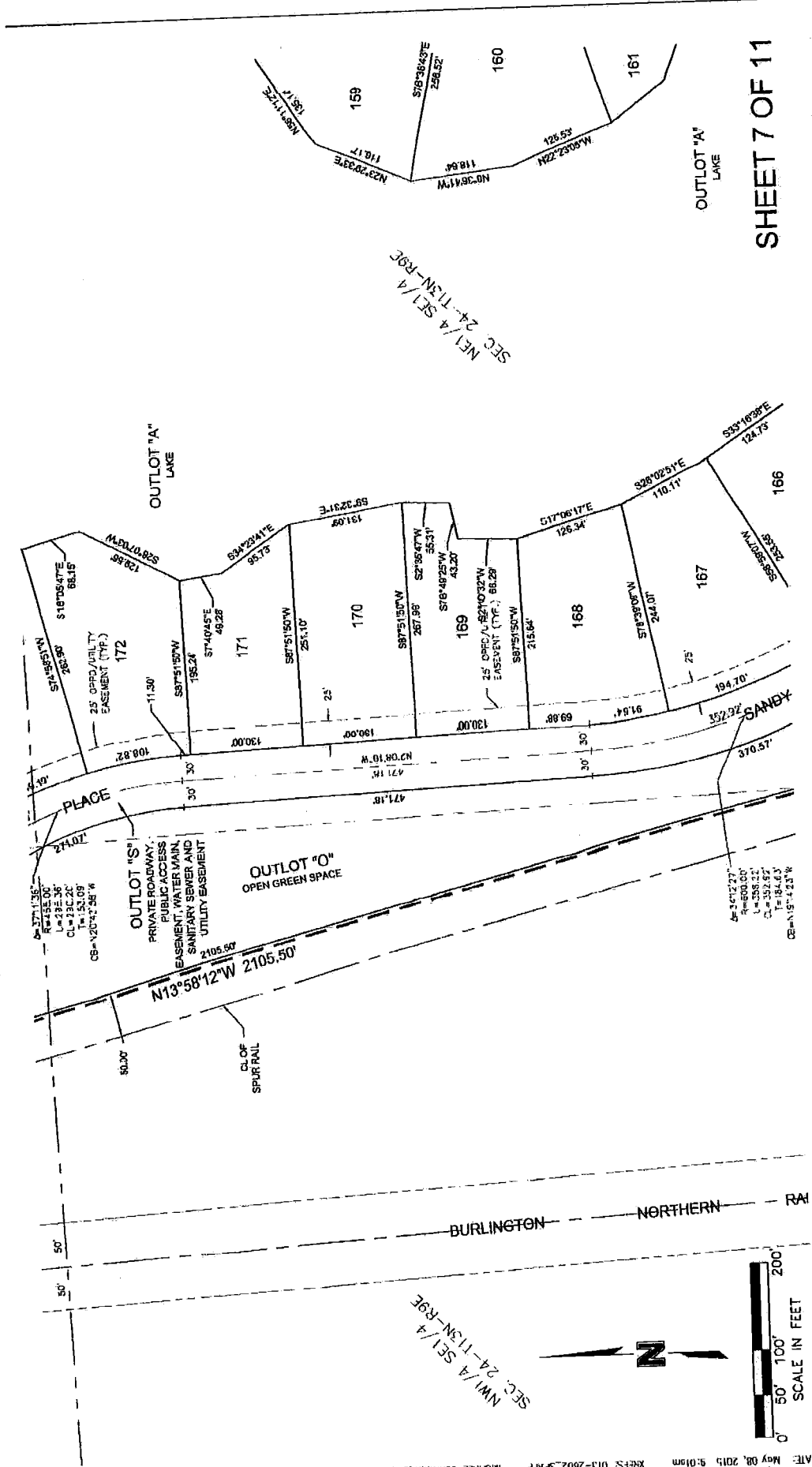
SANDY POINTE PLACE

OUTLOT "S"
PRIVATE ROADWAY
PUBLIC ACCESS
EASEMENT, WATER MAIN,
SANITARY SEWER AND
UTILITY EASEMENT

NORTHERN RAILROAD

133602 PWSF Temp
USLR, Johnson
11 Aug

SHEET 7 OF 11



SEC. 24-T13N-R9E
 NW1/4 SE1/4

OUTLOT "A"
 LAKE

OUTLOT "A"
 LAKE

OUTLOT "O"
 OPEN GREEN SPACE

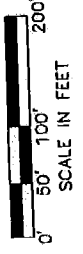
OUTLOT "S"
 PRIVATE ROADWAY,
 PUBLIC ACCESS
 EASEMENT, WATER MAIN,
 SANITARY SEWER AND
 UTILITY EASEMENT

PLACE

GANNETT
 PLACE

BURLINGTON
 NORTHERN
 RAILROAD
 PLACE

SEC. 24-T13N-R9E
 NW1/4 SE1/4



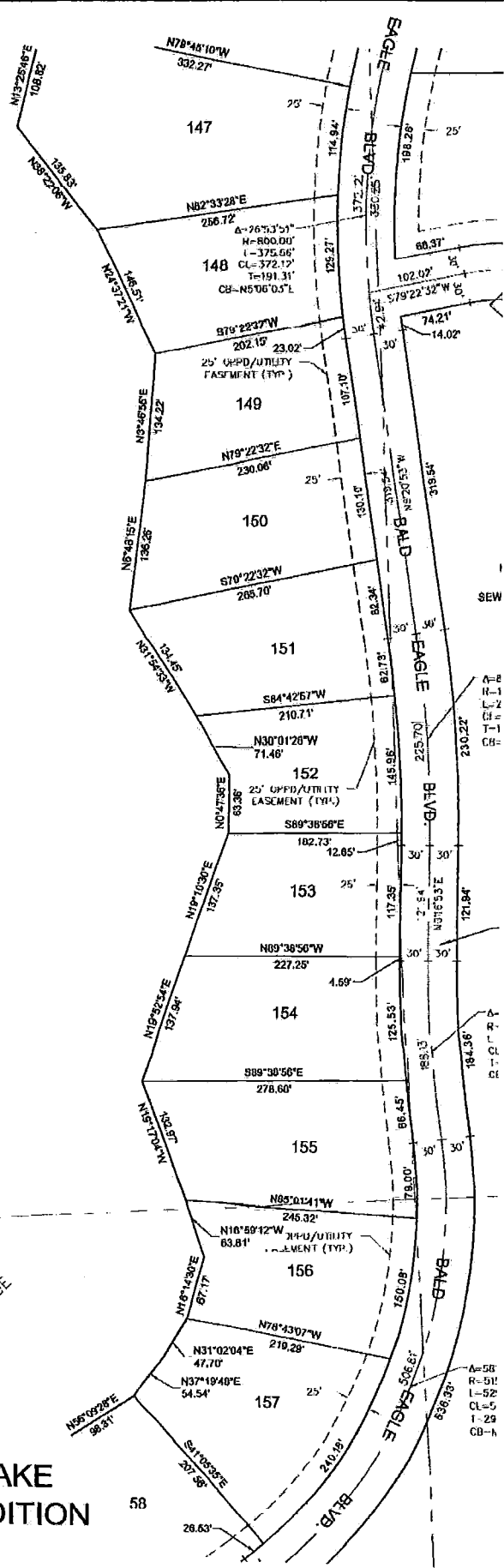
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 DATE: 04/08/2012 09:30:00
 USER: r.johnson
 132602_PEARSE.mrt
 MICHAEL_JOHNSON_LS_NE
 REF: 01-2102_SAVF
 REF: 01-2102_SAVF

**SANDY POINTE LAKE
 DEVELOPMENT ADDITION
 FINAL PLAT**

SE 1/4 NE 1/4
 SEC. 24 - T13N - R9E

NE 1/4 SE 1/4
 SEC. 24 - T13N - R9E

OUTLOT "A"
 LAKE

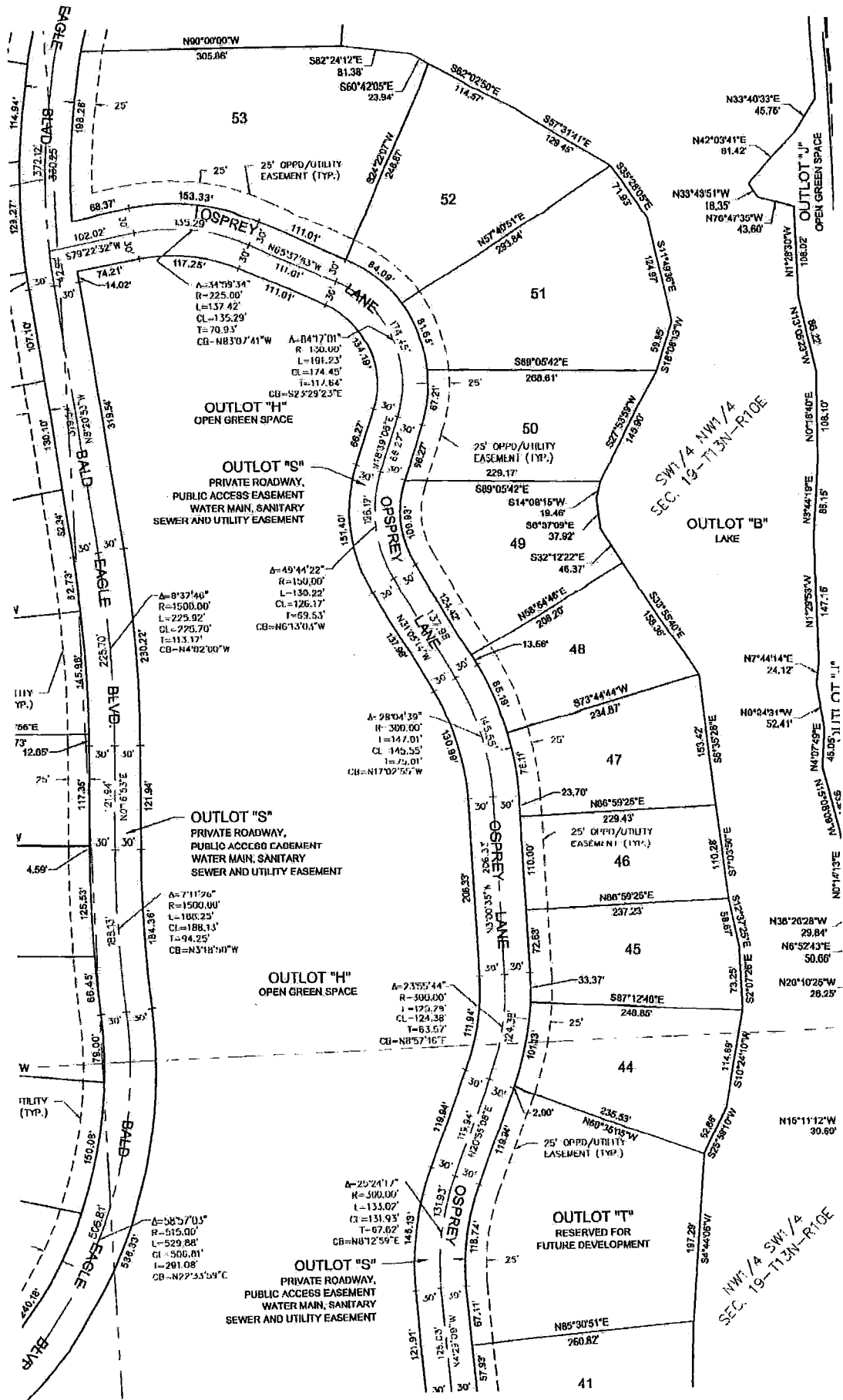


SEW

A-5
 R-1
 L-2
 CL-5
 T-29
 CB-A

A-5
 R-1
 L-2
 CL-5
 T-29
 CB-A

A-58
 R-51
 L-52
 CL-5
 T-29
 CB-A



OSPREY LANE
 A=34°59'34"
 R=225.00'
 L=137.42'
 CL=135.29'
 T=70.93'
 CB=N83°07'41"W

OUTLET "H"
 OPEN GREEN SPACE

OUTLET "S"
 PRIVATE ROADWAY,
 PUBLIC ACCESS EASEMENT
 WATER MAIN, SANITARY
 SEWER AND UTILITY EASEMENT

A=49°41'22"
 R=150.00'
 L=130.22'
 CL=126.17'
 T=63.53'
 CB=N61°33'04"W

OUTLET "S"
 PRIVATE ROADWAY,
 PUBLIC ACCESS EASEMENT
 WATER MAIN, SANITARY
 SEWER AND UTILITY EASEMENT

A=7°11'26"
 R=150.00'
 L=105.25'
 CL=188.13'
 T=94.25'
 CB=N3°18'50"W

OUTLET "H"
 OPEN GREEN SPACE

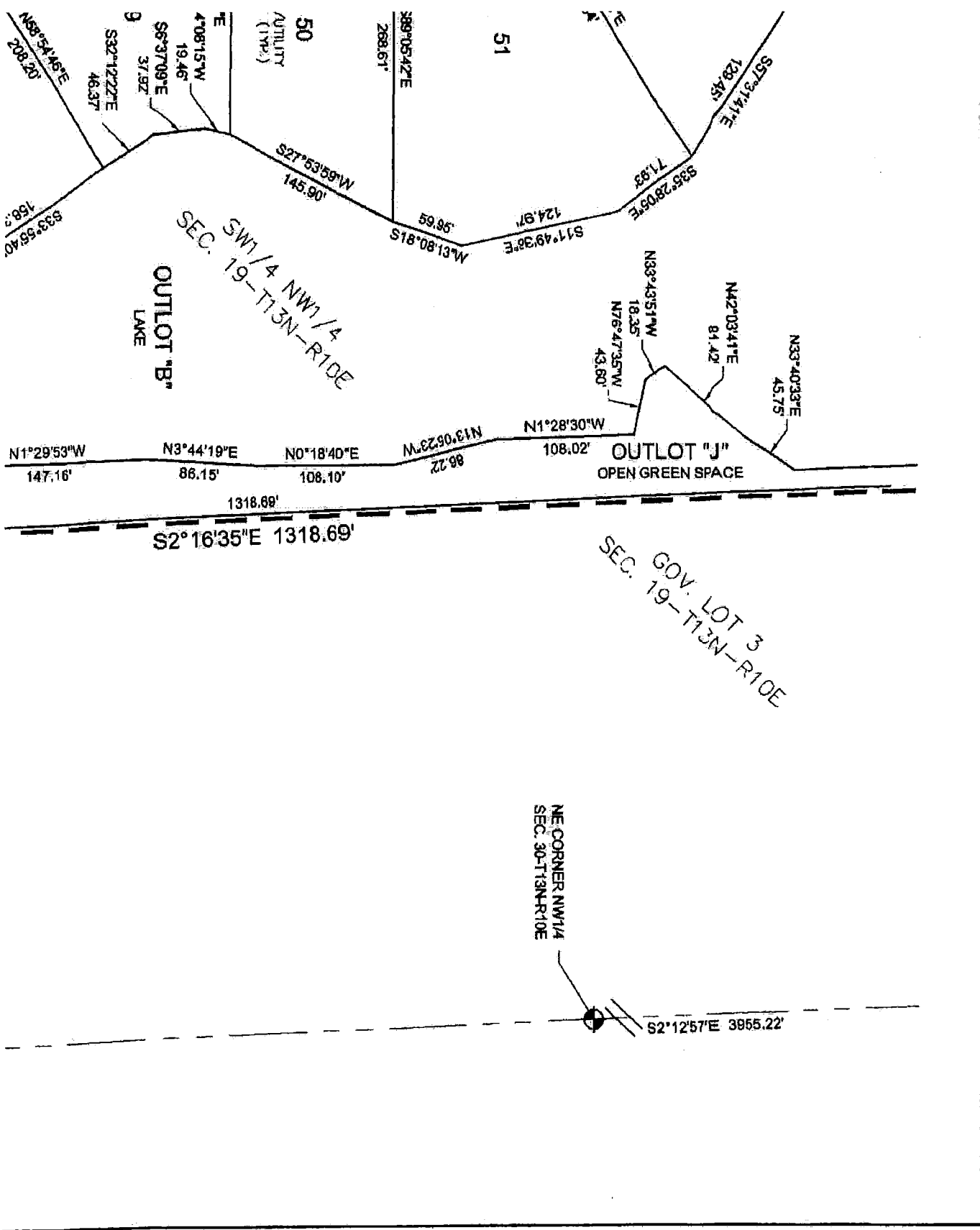
A=2°35'44"
 R=300.00'
 L=129.79'
 CL=124.38'
 T=63.57'
 CB=N85°57'16"E

A=56°57'03"
 R=515.00'
 L=529.88'
 CL=506.81'
 T=291.68'
 CB=N22°53'59"E

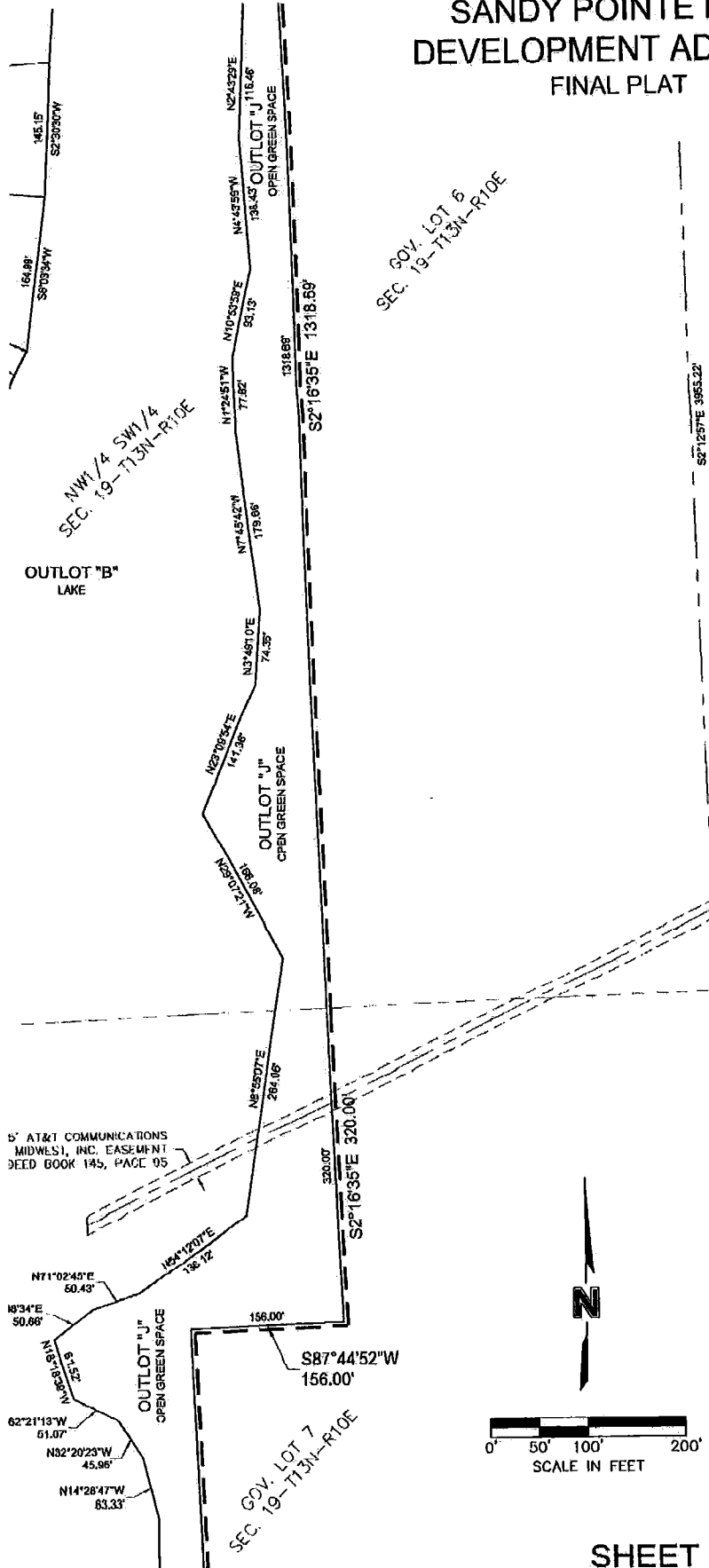
OUTLET "S"
 PRIVATE ROADWAY,
 PUBLIC ACCESS EASEMENT
 WATER MAIN, SANITARY
 SEWER AND UTILITY EASEMENT

SW 1/4 NW 1/4
 SEC. 19-T33N-R10E

NW 1/4 SW 1/4
 SEC. 19-T33N-R10E

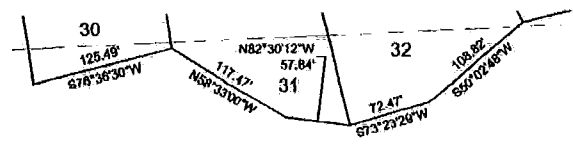


SANDY POINTE LAKE DEVELOPMENT ADDITION FINAL PLAT



P:\Projects\013-2602\SRM\Yester\44\Final Plats\013-2602_Platong USER: T.kittner
 DATE: May 08 2015 8:00am XREFS: 013-2602_SPLP MICHAEL JOHNSON_ILS_NE 32602_PRSZ temp

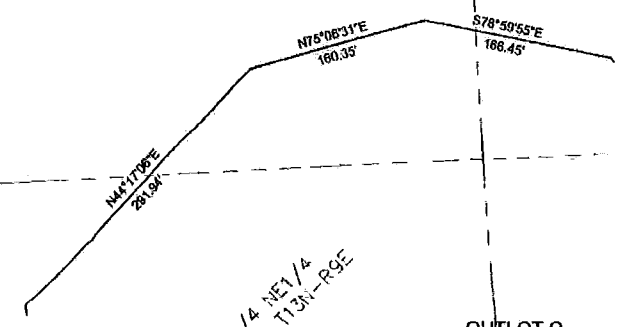
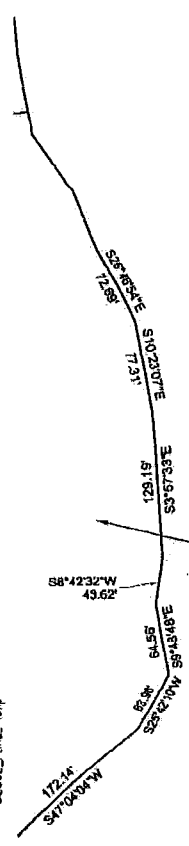
**SANDY POINTE LAKE
 DEVELOPMENT ADDITION
 FINAL PLAT**



**OUTLOT "B"
 LAKE**

SE 1/4 SE 1/4
 SEC. 24 - T13N - R9E

**OUTLOT "R"
 RESERVED FOR
 FUTURE DEVELOPMENT**



NE 1/4 NE 1/4
 SEC. 25 - T13N - R9E

**OUTLOT G
 RESERVED FOR FUTURE
 DEVELOPMENT**

