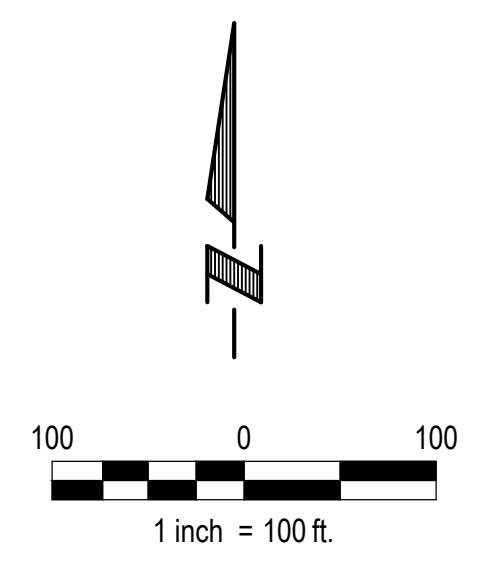
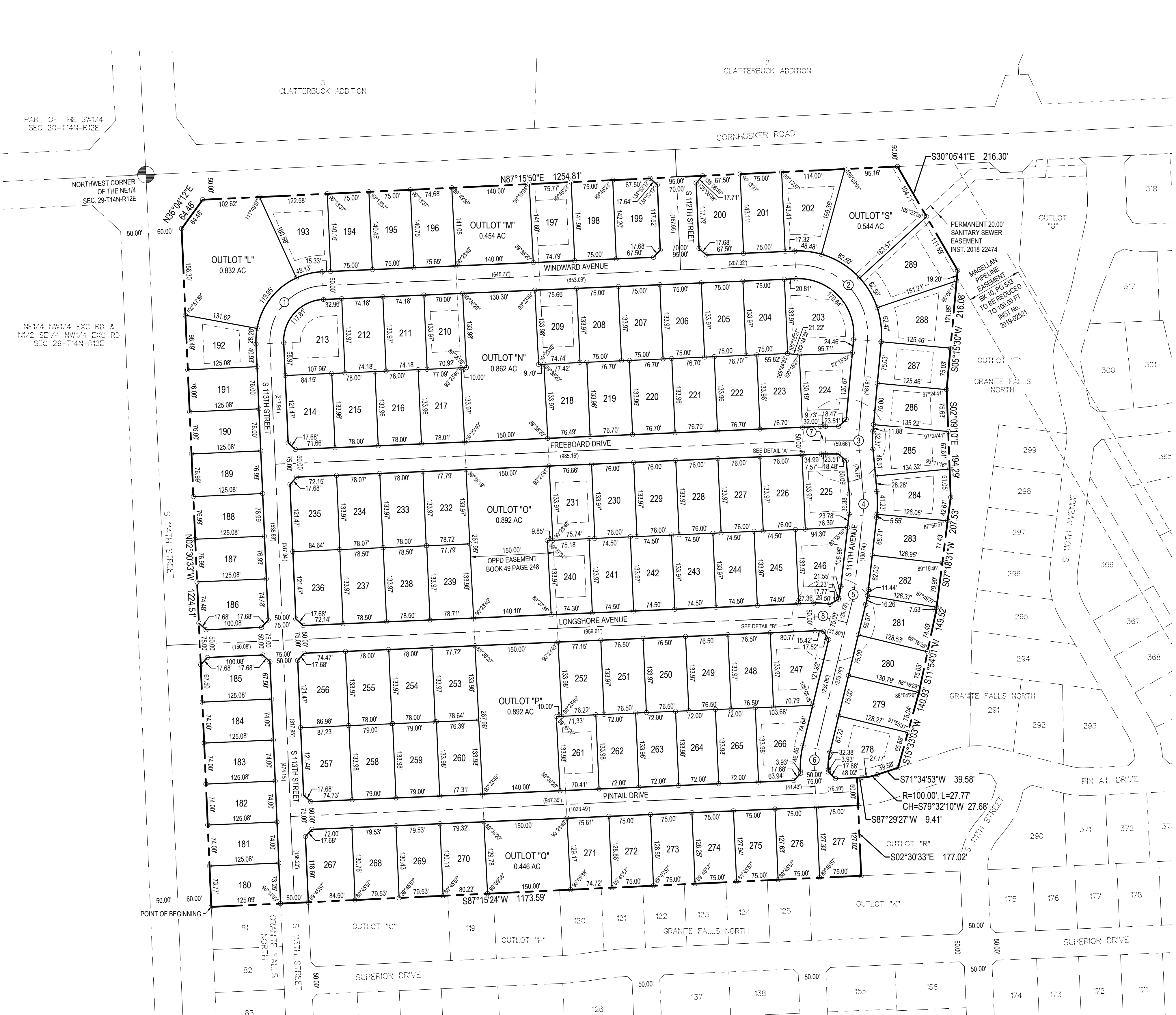


# GRANITE FALLS NORTH

LOTS 180 THRU 289 INCLUSIVE AND OUTLOTS "L" THRU "Q" AND OUTLOT "S"

A TRACT OF LAND LOCATED IN PART OF THE NW1/4 OF THE NE1/4 AND PART OF THE NE1/4 OF THE NE1/4. ALL LOCATED IN SECTION 29, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



**LEGEND**

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- EXIST. SECTION CORNER
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES
- 5/8" REBAR W/ CAP LS-608 SET

**R-2 ZONING SETBACK TABLE**

FRONT YARD	30'
INTERIOR SIDE YARD	10'
STREET SIDE YARD	15'
REAR YARD	30'

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, RICHARD HOMES, LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS GRANITE FALLS NORTH (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, AND CENTURYLINK ACROSS FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FEET WIDE WHEN THE ADJACENT LOTS IS SURVEYED, PLATTED AND RECORDED. THE SUBDIVIDER SHALL GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT AND/OR BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS TO ERCT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID OR RIGHTS HEREAFTER GRANTED.

RICHARD HOMES, LLC

GERALD L. TORCZON, MANAGER DATE

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA )  
COUNTY OF SARPY )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME GERALD L. TORCZON, MANAGER OF RICHARD HOMES, LLC, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

- NOTES:**
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO CORNHUSKER ROAD FROM LOTS 193 THRU 202 AND OUTLOTS "L", "M" AND "S". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 114TH STREET FROM LOTS 180 THRU 192 AND OUTLOT "L".
  - LOTS 185 & 186 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S 113TH STREET. LOTS 199 & 200 DRIVEWAYS SHALL ONLY HAVE ACCESS WINDWARD AVENUE. LOT 278 DRIVEWAY SHALL ONLY HAVE ACCESS TO S 111TH AVENUE.
  - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
  - ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
  - ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
  - THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT TWELVE AND HALF FEET (12.5) RADI FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
  - OUTLOTS "L" AND "S" ARE TO BE USED FOR A PERMANENT PCSPM BASIN, A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED OVER ALL OF OUTLOTS "L" AND "S". OUTLOTS "L" AND "S" ARE TO BE OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION.
  - OUTLOTS "M", "N", "O", "P", AND "Q" ARE PARCELS OF LAND DEEMED UNBUILDABLE DUE TO THE PRESENCE OF AN EXISTING OPPO POWER TRANSMISSION LINE EASEMENT. OUTLOTS "M", "N", "O", "P", AND "Q" WILL CONTAIN A PUBLIC TRAIL AND THEREFORE THESE LOTS ARE TO BE OWNED AND MAINTAINED BY THE SANITARY AND IMPROVEMENT DISTRICT.

**SURVEYORS CERTIFICATION**

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN GRANITE FALLS NORTH (THE LOTS NUMBERED AS SHOWN). A TRACT OF LAND LOCATED IN PART OF THE NW1/4 OF THE NE1/4 AND ALSO PART OF THE NE1/4 OF THE NE1/4, ALL LOCATED IN SECTION 29, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 81, GRANITE FALLS NORTH, A SUBDIVISION LOCATED IN SAID NE1/4 OF SECTION 29, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE N1/2 OF SAID NE1/4 OF SECTION 29, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF 114TH STREET, THENCE N02°30'33"W (ASSUMED BEARING) ALONG SAID EAST RIGHT-OF-WAY LINE OF 114TH STREET, A DISTANCE OF 1,224.51 FEET TO THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF 114TH STREET AND THE SOUTH RIGHT-OF-WAY LINE OF CORNHUSKER ROAD, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF CORNHUSKER ROAD ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE N36°04'12"E, A DISTANCE OF 64.48 FEET; (2) THENCE N87°15'50"E, A DISTANCE OF 1,254.81 FEET TO THE NORTHWEST CORNER OF OUTLOT T, SAID GRANITE FALLS NORTH, THENCE ALONG THE WESTERLY LOT LINE OF OUTLOT T ALONG THE FOLLOWING SIX (6) DESCRIBED COURSES: (1) THENCE S33°05'41"E, A DISTANCE OF 216.30 FEET; (2) THENCE S05°15'00"W, A DISTANCE OF 216.68 FEET; (3) THENCE S02°09'10"E, A DISTANCE OF 194.29 FEET; (4) THENCE S07°18'31"W, A DISTANCE OF 207.53 FEET; (5) THENCE S11°54'01"W, A DISTANCE OF 149.52 FEET; (6) THENCE S15°33'03"W, A DISTANCE OF 149.93 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PINTAL DRIVE, THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF PINTAL DRIVE ALONG THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) THENCE S71°34'53"W, A DISTANCE OF 39.58 FEET; (2) THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 100.00 FEET A DISTANCE OF 27.77 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S79°32'10"W, A DISTANCE OF 27.88 FEET; (3) THENCE S87°29'27"W, A DISTANCE OF 9.41 FEET; THENCE S02°30'33"E ALONG THE WESTERLY LOT LINE OF OUTLOT R, SAID GRANITE FALLS NORTH, A DISTANCE OF 177.02 FEET TO A POINT ON SAID SOUTH LINE OF THE N1/2 OF THE NE1/4 OF SECTION 29, SAID LINE ALSO BEING THE NORTH LINE OF OUTLOT K, SAID GRANITE FALLS NORTH; THENCE S87°15'24"W ALONG SAID SOUTH LINE OF THE N1/2 OF SECTION 29, SAID LINE ALSO BEING SAID NORTH LINE OF GRANITE FALLS NORTH, A DISTANCE OF 1,173.59 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,678,370 SQUARE FEET OR 38.530 ACRES, MORE OR LESS.

ERIC A. SCHABEN LS-608 DATE

**APPROVAL OF PAPILLON CITY ENGINEER**

THIS SUBDIVISION OF GRANITE FALLS NORTH WAS APPROVED BY THE PAPILLON CITY ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ALEX EVANS, PE  
PAPILLON DEPUTY CITY ENGINEER

**APPROVAL OF PAPILLON PLANNING COMMISSION**

THIS SUBDIVISION OF GRANITE FALLS NORTH WAS APPROVED BY THE PAPILLON PLANNING COMMISSION.

REBECCA HOCH DATE  
CHAIRPERSON, PAPILLON PLANNING COMMISSION

**APPROVAL BY PAPILLON CITY COUNCIL**

THIS SUBDIVISION OF GRANITE FALLS NORTH WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PAPILLON, NEBRASKA.

DAVID P. BLACK, MAYOR DATE  
ATTEST:  
NICOLE L. BROWN, CITY CLERK

**COUNTY TREASURER'S CERTIFICATE**

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER DATE

**REVIEW BY SARPY COUNTY PUBLIC WORKS**

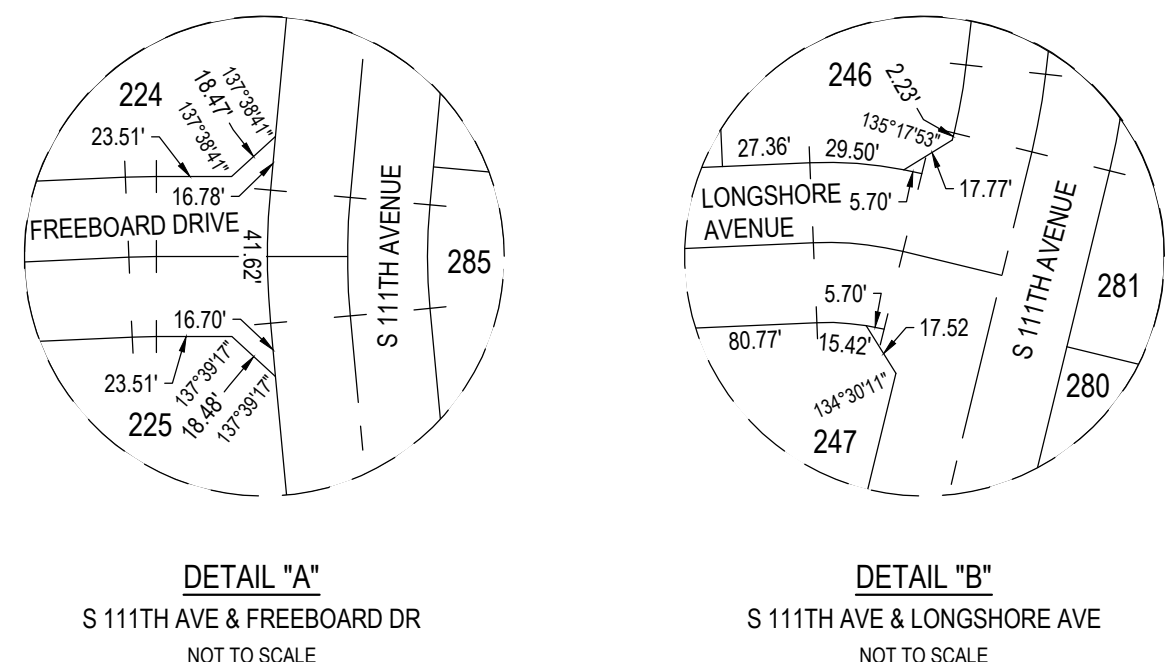
THIS PLAT OF GRANITE FALLS NORTH WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY SURVEYOR / ENGINEER

LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
180	9,195	196	10,590	212	9,938	228	10,182	244	9,981	260	10,296	276	9,561
181	9,256	197	10,671	213	13,257	229	10,182	245	9,981	261	9,495	277	9,538
182	9,256	198	10,654	214	11,194	230	10,182	246	11,201	262	9,647	278	11,996
183	9,256	199	11,232	215	10,449	231	10,209	247	11,951	263	9,647	279	9,714
184	9,256	200	11,280	216	10,449	232	10,484	248	10,249	264	9,647	280	9,724
185	9,850	201	10,744	217	10,389	233	10,450	249	10,249	265	9,647	281	9,862
186	10,724	202	13,159	218	10,309	234	10,459	250	10,249	266	11,472	282	9,699
187	9,630	203	14,389	219	10,275	235	11,262	251	10,249	267	10,985	283	9,665
188	9,630	204	10,048	220	10,275	236	11,262	252	10,274	268	10,386	284	10,724
189	9,630	205	10,048	221	10,275	237	10,517	253	10,474	269	10,360	285	10,896
190	9,506	206	10,048	222	10,275	238	10,517	254	10,450	270	10,366	286	9,776
191	9,506	207	10,048	223	10,236	239	10,483	255	10,450	271	9,697	287	9,414
192	10,550	208	10,048	224	11,262	240	10,013	256	11,574	272	9,653	288	12,097
193	13,356	209	10,075	225	10,650	241	9,981	257	11,609	273	9,630	289	15,045
194	10,523	210	9,440	226	10,182	242	9,981	258	10,584	274	9,607		
195	10,545	211	9,938	227	10,182	243	9,981	259	10,584	275	9,584		

**CENTERLINE CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00'	157.08'	100.00'	90°00'00"
2	125.00'	213.30'	143.21'	97°46'03"
3	200.00'	37.00'	18.55'	10°35'56"
4	200.00'	41.58'	20.87'	11°54'44"
5	200.00'	24.62'	12.33'	7°03'15"
6	140.00'	39.42'	19.84'	16°08'05"
7	200.00'	8.65'	4.33'	2°28'42"
8	100.00'	28.16'	14.17'	16°09'05"



**E & A CONSULTING GROUP, INC.**  
Engineering • Planning • Environmental & Field Services

10909 Mill Valley Road, Suite 100, Omaha, NE 68154  
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www.eagroup.com

**E & A CONSULTING GROUP, INC.**  
Engineering Answers

GRANITE FALLS NORTH  
PAPILLON, NEBRASKA

LOTS 180 THRU 289 INCLUSIVE AND OUTLOTS "L" THRU "Q" AND OUTLOT "S"

FINAL PLAT

Proj No: P2015061001  
Date: 12/13/2021  
Designed By: MAW  
Drawn By: ECL  
Scale: 1" = 100'  
Sheet: 1 of 1