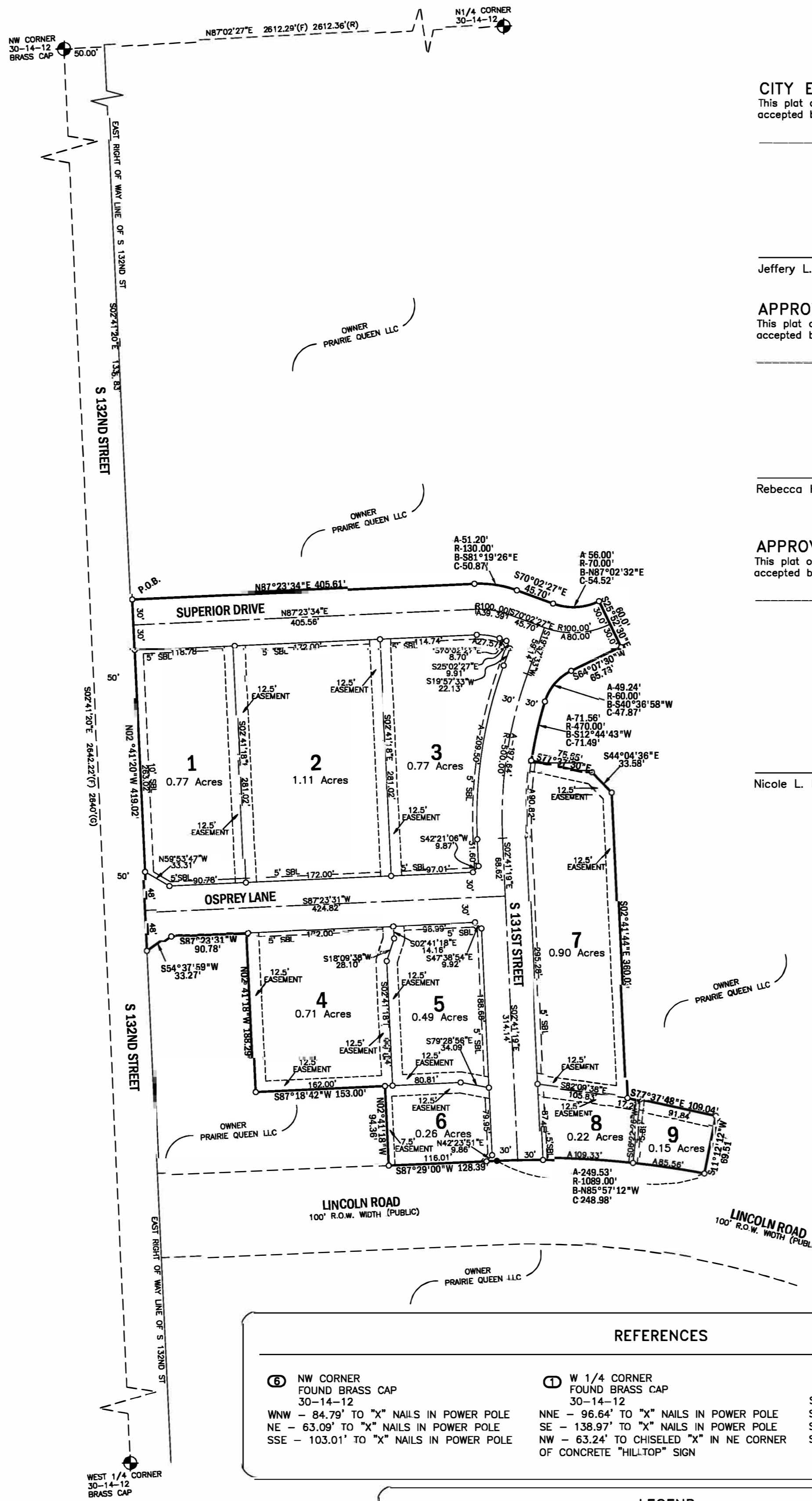


SCALE - 1" = 100'

FINAL PLAT PRAIRIE QUEEN LOTS 1 THROUGH 9, INCLUSIVE LOCATED IN THE NORTHWEST 1/4 OF SEC 30, T14N, R12E, OF THE 6TH P.M. SARPY COUNTY, NEBRASKA



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M. SARPY COUNTY, NEBRASKA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 30; THENCE N87°02'27"E ON THE NORTH LINE OF THE NORTHWEST 1/4, A DISTANCE OF 50.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTH 132ND STREET; THENCE S02°41'20"E, ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH 132ND STREET, A DISTANCE OF 1335.83 FEET TO THE POINT OF BEGINNING; THENCE N87°23'34"E A DISTANCE OF 405.61 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 51.20 FEET, WITH A RADIUS OF 130.00 FEET, WITH A CHORD BEARING OF S81°19'26"E, WITH A CHORD LENGTH OF 50.87 FEET; THENCE S70°02'27"E A DISTANCE OF 45.70 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 56.00 FEET, WITH A RADIUS OF 70.00 FEET, WITH A CHORD BEARING OF N87°02'32"E, WITH A CHORD LENGTH OF 54.52 FEET; THENCE S25°52'30"E A DISTANCE OF 60.00 FEET; THENCE S64°07'30"W A DISTANCE OF 65.73 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 49.24 FEET, WITH A RADIUS OF 60.00 FEET, WITH A CHORD BEARING OF S40°36'58"W, WITH A CHORD LENGTH OF 47.87 FEET; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 71.56 FEET, WITH A RADIUS OF 470.00 FEET, WITH A CHORD BEARING OF S12°44'43"W, WITH A CHORD LENGTH OF 71.49 FEET; THENCE S77°37'30"E A DISTANCE OF 75.65 FEET; THENCE S44°04'38"E A DISTANCE OF 33.58 FEET; THENCE S02°41'44"E A DISTANCE OF 360.03 FEET; THENCE S77°37'48"E A DISTANCE OF 109.04 FEET; THENCE S11°12'12"W A DISTANCE OF 69.51 FEET TO THE NORTH LINE OF LINCOLN ROAD; THENCE, ON SAID NORTH LINE, WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 249.53 FEET, WITH A RADIUS OF 1089.00 FEET, WITH A CHORD BEARING OF N85°57'12"W, WITH A CHORD LENGTH OF 248.98 FEET; THENCE S87°29'00"W, ON SAID NORTH LINE, A DISTANCE OF 128.39 FEET; THENCE N02°41'18"W A DISTANCE OF 94.36 FEET; THENCE S87°18'42"W A DISTANCE OF 153.00 FEET; THENCE N02°41'18"W A DISTANCE OF 188.29 FEET; THENCE S87°23'31"W A DISTANCE OF 90.78 FEET; THENCE S54°37'59"W A DISTANCE OF 33.27 FEET TO THE EAST LINE OF 132ND STREET; THENCE N02°41'20"W, ON SAID EAST LINE, A DISTANCE OF 419.02 FEET BACK TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 7.566 ACRES MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, PRAIRIE QUEEN LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS PRAIRIE QUEEN FIRST SUBDIVISION, LOTS 1 THROUGH 9, INCLUSIVE, DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS, AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA, IN THE EVENT THAT THE GRANTEE ENTERS THE EASEMENT AREA FOR THE PURPOSES OF MAINTENANCE OF REPAIR, THE GRANTEE SHALL COMPENSATE GRANTOR FOR ANY DAMAGE TO AUTHORIZED USES WITHIN SAID EASEMENTS. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

PRAIRIE QUEEN LLC, A NEBRASKA LIMITED LIABILITY COMPANY

PRINCIPAL OFFICER, PRAIRIE QUEEN LLC

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
)SS
County of _____)
The foregoing instrument was acknowledged before me this _____ day of _____, 20____.

by _____ of PRAIRIE QUEEN LLC

Signature of Notary Public

CITY ENGINEER'S CERTIFICATE

This plat of PRAIRIE QUEEN FIRST SUBDIVISION, Lots 1 through 9 inclusive was approved and accepted by the City Engineer of Papillion, Nebraska on this _____ day of _____, 20____.

Jeffery L. Thompson, PE, CPESC, CFM

APPROVAL OF PAPIILLION PLANNING COMMISSION

This plat of PRAIRIE QUEEN FIRST SUBDIVISION, Lots 1 through 9 inclusive was approved and accepted by the Papillion Planning Commission on this _____ day of _____, 20____.

Rebecca Hoch, Chairwoman

APPROVAL OF CITY COUNCIL OF PAPIILLION

This plat of PRAIRIE QUEEN FIRST SUBDIVISION, Lots 1 through 9 inclusive was approved and accepted by the City Council of Papillion, Nebraska on this _____ day of _____, 20____.

Nicole L. Brown, City Clerk

David P. Black, Mayor

SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Legal Description and embraced in this plat, as shown by the records of this office, this _____ day of _____, 20____.

Sarpy County Treasurer

REVIEW BY SARPY COUNTY PUBLIC WORKS

This plat of PRAIRIE QUEEN FIRST SUBDIVISION, Lots 1 through 9 inclusive was reviewed by the Sarpy County Surveyor's Office this _____ day of _____, 20____.

Sarpy County Surveyor/Engineer

REFERENCES		
Ⓢ NW CORNER FOUND BRASS CAP 30-14-12	Ⓢ W 1/4 CORNER FOUND BRASS CAP 30-14-12	Ⓢ N 1/4 CORNER FOUND BRASS CAP 30-14-12
WNW - 84.79' TO "X" NAILS IN POWER POLE	NNE - 90.64' TO "X" NAILS IN POWER POLE	SE - 46.01' TO "X" NAILS IN FENCE POST
NE - 63.09' TO "X" NAILS IN POWER POLE	SE - 138.97' TO "X" NAILS IN POWER POLE	SE - 55.42' TO "X" NAILS IN 8" TREE
SSE - 103.01' TO "X" NAILS IN POWER POLE	NW - 63.24' TO CHISELED "X" IN NE CORNER	SW - 319.58' TO "X" NAILS IN POWER POLE
	FOUND CORNER AS NOTED	SW - 114.50' TO "X" NAILS IN POWER POLE OF CONCRETE "HILT-TO" SIGN

LEGEND	
P.O.B. - POINT OF BEGINNING	SBL - SET BACK LINE
CALC - CALCULATED POINT	FIR - FOUND IRON REBAR
(F) - AS PER MEASURED BY FRANKLIN	FIP - FOUND IRON PIPE
(G) - AS PER GOVERNMENT MEASUREMENT	SIR - SET IRON REBAR 5/8"x24"
(R) - AS PER RECORDED DISTANCE	SIR - SET IRON REBAR 5/8" WITH PLASTIC CAP
P.C. - PLASTIC CAP	○ - FOUND CORNER AS NOTED
	○ - FOUND SECTION CORNER AS NOTED

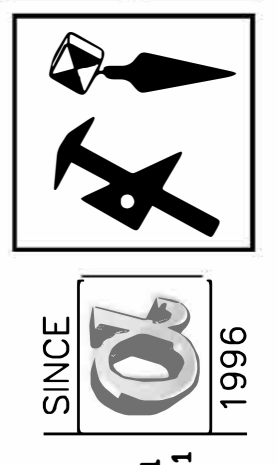
SURVEYOR'S NOTES
1. NO DIRECT ACCESS WILL BE PERMITTED FROM ANY LOTS TO SOUTH 132ND STREET AND LINCOLN ROAD.

CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.
DATE: 9-26-2017
FRED M. FRANKLIN R.L.S. 525



ALPHA LAND SURVEYING
FINAL PLAT

DATE: 07-17-2017
DRAWN BY: AJP
CHECKED BY: FMF
JOB NO.: 2016050



Alpha Land Surveying
SOUTH SIOUX CITY, NEBRASKA (402) 494-2122
OAKLAND, NEBRASKA (402) 885-8814 BLAIR, NEBRASKA (402) 371-7571
NORFOLK, NEBRASKA (402) 371-7571 OMAHA, NEBRASKA (402) 371-7571
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