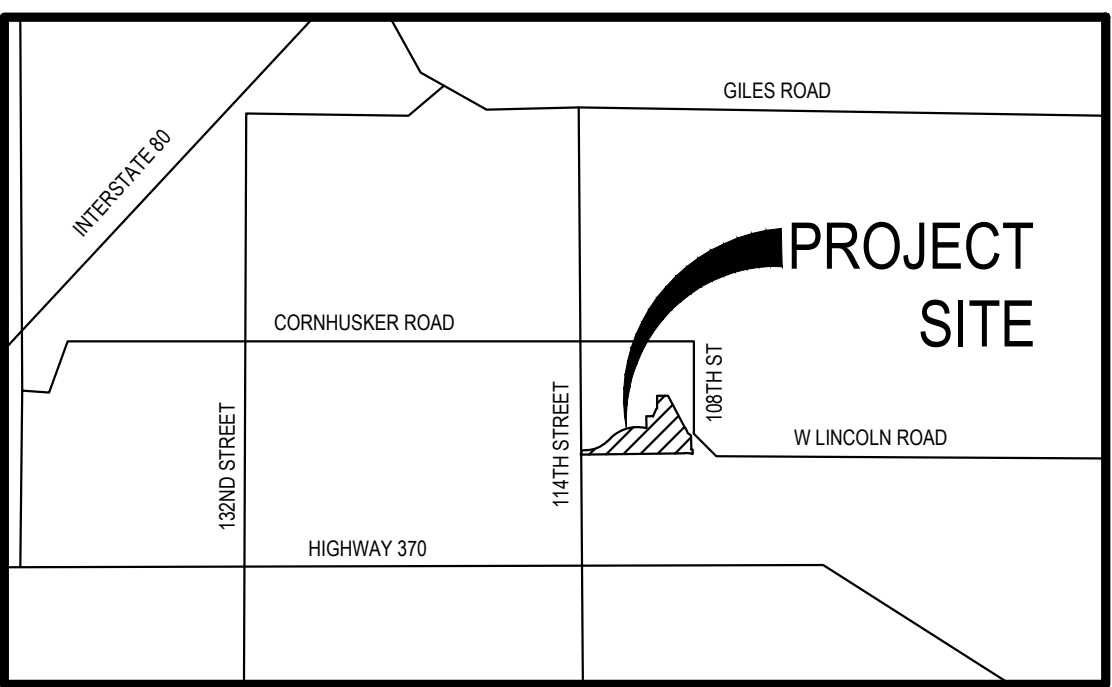


GRANITE FALLS NORTH

LOTS 1 - 80 INCLUSIVE AND OUTLOTS "A" THRU "F"

BEING A TRACT OF LAND LOCATED IN PART OF THE SW1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 29, AND TOGETHER WITH LINCOLN ROAD RIGHT-OF-WAY LOCATED IN PART OF THE NE1/4 OF THE SE1/4 AND THE NW1/4 OF THE SE1/4 OF SAID SECTION 29, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:



VICINITY MAP

SURVEYOR'S CERTIFICATE

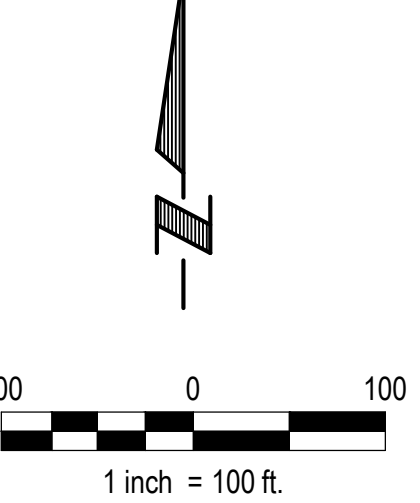
I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN GRANITE FALLS NORTH (THE LOTS NUMBERED AS SHOWN) A TRACT OF LAND LOCATED IN PART OF THE SW1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 29, AND TOGETHER WITH LINCOLN ROAD RIGHT-OF-WAY LOCATED IN PART OF THE NE1/4 OF THE SE1/4 AND THE NW1/4 OF THE SE1/4 OF SAID SECTION 29, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NE1/4 OF SECTION 29, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SE1/4 OF SECTION 29, THENCE S92°25'52"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE1/4 OF SECTION 29 A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 23, GRANITE FALLS, A SUBDIVISION LOCATED IN SECTION 28, SAID TOWNSHIP 14 NORTH, RANGE 12 EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF OUTLOT "A", KINGSBURY HILLS REPLAT TWO, A SUBDIVISION LOCATED IN SAID SECTION 29, SAID POINT ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID LINCOLN ROAD, THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LINCOLN ROAD, SAID LINE ALSO BEING THE NORTH LINE OF SAID OUTLOT "A", KINGSBURY HILLS REPLAT TWO, ON A CURVE WITH A RADIUS OF 1275.86 FEET, A DISTANCE OF 199.01 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS N87°50'43"W, A DISTANCE OF 198.81 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "A", KINGSBURY HILLS REPLAT TWO, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 32, KINGSBURY HILLS REPLAT ONE, A SUBDIVISION LOCATED IN SAID SECTION 29, THENCE ALONG THE NORTH LINE OF KINGSBURY HILLS, A SUBDIVISION LOCATED IN SAID SECTION 29, SAID LINE ALSO BEING THE NORTH LINE OF SAID KINGSBURY HILLS REPLAT ONE, SAID LINE ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF LINCOLN ROAD ON THE FOLLOWING TWO (2) COURSES: (1) THENCE S87°14'59"W, A DISTANCE OF 241.84 FEET, (2) THENCE S42°22'12"W, A DISTANCE OF 7.09 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF LINCOLN ROAD AND THE EAST RIGHT-OF-WAY LINE OF 14TH STREET, THENCE N02°30'33"W ALONG SAID EAST RIGHT-OF-WAY LINE OF 14TH STREET, A DISTANCE OF 38.00 FEET TO A POINT ON THE NORTH LINE OF SAID SE1/4 OF SECTION 29, SAID POINT ALSO BEING THE SOUTH LINE OF SAID NE1/4 OF SECTION 29, THENCE N87°14'59"E ALONG SAID NORTH LINE OF THE SE1/4 OF SECTION 29, SAID LINE ALSO BEING SAID SOUTH LINE OF THE NE1/4 OF SECTION 29, A DISTANCE OF 10.00 FEET, THENCE N02°30'33"W ALONG THE EAST RIGHT-OF-WAY LINE OF 14TH STREET, A DISTANCE OF 87.00 FEET, THENCE N87°14'59"E, A DISTANCE OF 118.37 FEET, THENCE NORTHEASTERLY ON A RADIUS OF 700.00 FEET, A DISTANCE OF 532.18 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N65°28'11"E, A DISTANCE OF 519.45 FEET, THENCE N43°41'24"E, A DISTANCE OF 134.39 FEET, THENCE NORTHEASTERLY ON A RADIUS OF 900.00 FEET, A DISTANCE OF 900.95 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N72°22'06"E, A DISTANCE OF 863.80 FEET, THENCE N02°30'19"W, A DISTANCE OF 277.57 FEET, THENCE N87°29'41"E, A DISTANCE OF 119.63 FEET, THENCE SOUTHEASTERLY ON A RADIUS OF 100.00 FEET, A DISTANCE OF 38.89 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S81°01'07"E, A DISTANCE OF 39.69 FEET, THENCE S88°39'22"E, A DISTANCE OF 20.04 FEET, THENCE N02°30'19"W, A DISTANCE OF 134.72 FEET, THENCE N01°48'16"W, A DISTANCE OF 50.00 FEET, THENCE N02°30'19"W, A DISTANCE OF 115.33 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH 1/2 OF THE NE1/4 OF SAID SECTION 29, THENCE N87°15'24"E ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NE1/4 OF SAID SECTION 29, A DISTANCE OF 261.37 FEET, THENCE S33°09'41"E, A DISTANCE OF 863.89 FEET, THENCE N81°01'07"E, A DISTANCE OF 8.34 FEET, THENCE S29°01'52"E, A DISTANCE OF 131.89 FEET, THENCE S54°52'34"E, A DISTANCE OF 89.65 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 108TH STREET, THENCE S02°51'54"E ALONG SAID WEST RIGHT-OF-WAY LINE OF 108TH STREET, A DISTANCE OF 331.83 FEET, THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 1375.86 FEET, A DISTANCE OF 33.33 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS S84°40'10"E, A DISTANCE OF 33.33 FEET TO A POINT ON THE EAST LINE OF SAID NE1/4 OF SECTION 29, THENCE S02°51'54"E ALONG SAID EAST LINE OF NE1/4 OF SECTION 29, A DISTANCE OF 51.23 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,640,034 SQUARE FEET OR 37.650 ACRES, MORE OR LESS.

ERIC A. SCHAEN L.S. 808

DATE



LEGEND

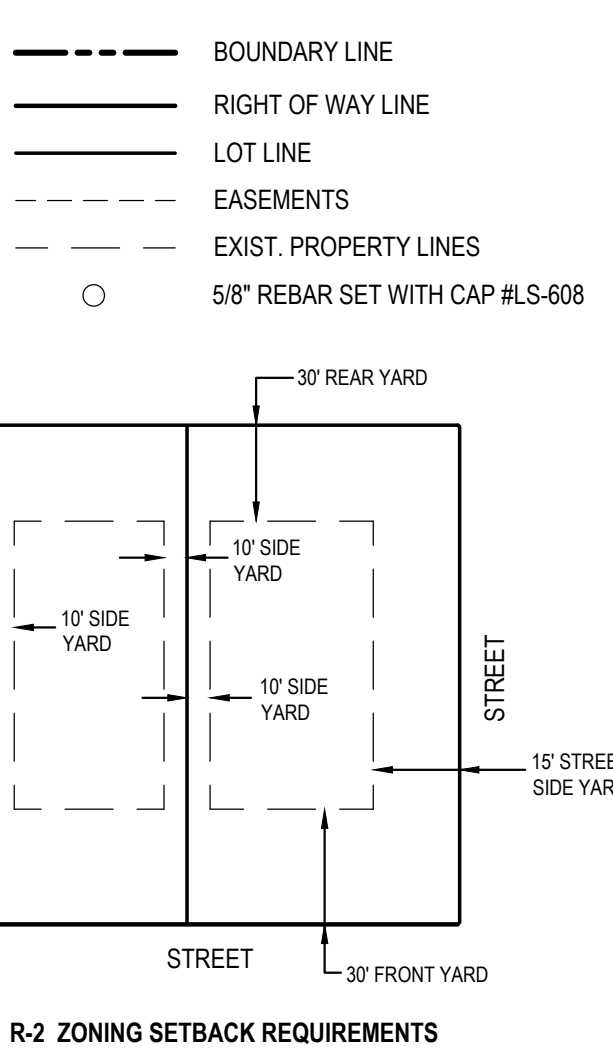
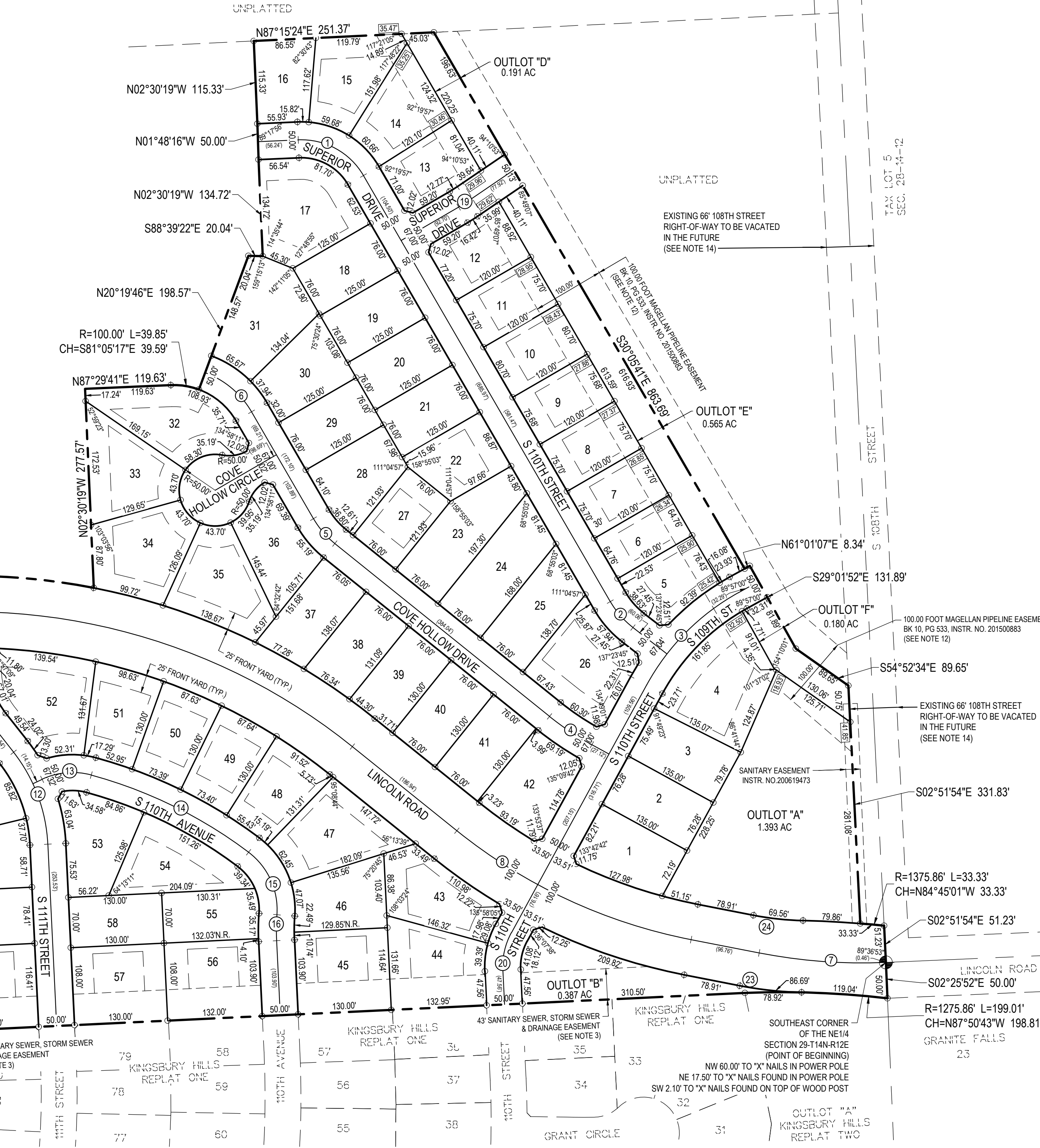


Table with columns: CURVE, RADIUS, LENGTH, TANGENT, DELTA. Contains center-line curve data.

Table with columns: CURVE, RADIUS, LENGTH, TANGENT, DELTA. Contains right-of-way curve data.

Table with columns: LOT NO., SQ. FOOTAGE. Lists lot areas for lots 1 through 20.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, STONE CREEK PLAZA, LLC, BEING THE RESPECTIVE OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY 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 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 THE PLAT, AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, DRIVES 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, CENTURYLINK AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, 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 THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5) WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT-FOOT (8) WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN-FOOT (16) 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. SAID SIXTEEN-FOOT (16) WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8) WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED, AND WE FURTHER GRANT A PERPETUAL EASEMENT TO THE CITY OF PAPPILLION AND BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, 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-FOOT (5) WIDE STRIP OF LAND ABUTTING ALL STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEM OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREBY GRANTED. A PERMANENT STORM WATER DRAINAGE EASEMENT IS GRANTED OVER ALL PROPERTIES EXCEPT WHERE HOUSE STRUCTURES EXIST TO PROVIDE FOR THE POSITIVE FLOW OF WATER DRAINAGE FROM ONE PROPERTY TO ANOTHER.

GERALD L. TORCCON, MANAGER DATE
STONE CREEK PLAZA, LLC

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. TORCCON, MANAGER, STONE CREEK PLAZA, 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 AS SUCH MANAGER OF SAID COMPANY.

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

NOTARY PUBLIC

APPROVAL OF PAPPILLION CITY ENGINEER

THIS SUBDIVISION OF GRANITE FALLS NORTH WAS APPROVED BY THE PAPPILLION CITY ENGINEER THIS DAY OF 20__.

JEFFREY L. THOMPSON, PE, CPESC, CFM
PAPPILLION CITY ENGINEER

APPROVAL OF PAPPILLION PLANNING COMMISSION

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

MICHAEL MALLORY DATE
CHAIRPERSON, PAPPILLION PLANNING COMMISSION

APPROVAL BY PAPPILLION CITY COUNCIL

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

DAVID P. BLACK, MAYOR DATE

ELIZABETH BUTLER, CITY CLERK

SARPY 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.

SARPY 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

E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services. 10000 Mill Valley Road, Suite 100 Omaha, NE 68154. Phone: 402.895.1700 Fax: 402.895.3999 www.eacg.com

GRANITE FALLS NORTH LOTS 1 - 80 & OUTLOTS "A" THRU "F" PAPPILLION, NEBRASKA

FINAL PLAT

- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER SHALL BE RECORDED BY A SEPARATE DOCUMENT.
4. TEMPORARY TURNAROUNDS SHALL BE CONSTRUCTED AT ALL DEAD END STREETS.
5. THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT EIGHT AND A HALF FEET (8.5) RADI FROM THE INTERSECTION OF RIGHT-OF-WAY LINES.
6. DIRECT VEHICULAR ACCESS IS PROHIBITED TO LINCOLN ROAD FROM LOTS 1, 34 THRU 43, 47 THRU 52, 64, AND LOTS 69 THRU 74. GRANITE FALLS NORTH WITH THE EXCEPTION OF VEHICULAR ACCESS FOR EASEMENT SERVICES FOR OUTLOTS "A", "B" AND "C".
7. STANDARD UTILITY EASEMENTS SHALL BE PROVIDED AS DESCRIBED IN THE "DEDICATION". LOTS 5 THRU 14, GRANITE FALLS NORTH SHALL BE FRONTED FOR POWER, CABLE TV, AND COMMUNICATION LINES.
8. OUTLOT "A" IS INTENDED TO BE USED FOR A PERMANENT PCSMP BASIN. A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOT "A". OUTLOT "A" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION.

- 9. OUTLOT "B" IS A PARCEL OF LAND DEEMED UNBUILDABLE DUE TO DIMENSIONS, SETBACK REQUIREMENTS AND ENCUMBRANCE WITH EXISTING EASEMENTS. OUTLOT "B" SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. OUTLOT "C" IS A PARCEL OF LAND DEEMED UNBUILDABLE DUE TO THE PRESENCE OF AN EXISTING OPDP POWER TRANSMISSION LINE EASEMENT. OUTLOT "C" SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
11. OUTLOTS "D", "E", AND "F" ARE INTENDED TO BE USED AS UNBUILDABLE AREA PRESERVED TO PROVIDE BUFFER AND PROTECTION FROM THE EXISTING MAGELLAN GAS PIPELINE. OUTLOTS "D", "E", AND "F" SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. ALL DIMENSIONS SHOWN IN BOXES ARE USED FOR THE LOCATION OF THE MAGELLAN PIPELINE EASEMENT FROM THE LOT CORNER.
13. ALL DIMENSIONS SHOWN IN PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
14. EXISTING 66' 108TH STREET RIGHT-OF-WAY SHALL BE VACATED IN THE FUTURE WHEN THE CONSTRUCTION OF LINCOLN ROAD FROM 16TH STREET TO 14TH STREET AND THE CONSTRUCTION OF WITTMUS DRIVE FROM LINCOLN ROAD TO CORNHUSKER ROAD IS COMPLETED.
15. STANDARD UTILITIES SHALL NOT BE LOCATED WITHIN THE MAGELLAN PIPELINE EASEMENT LOCATED ON LOTS 4 & 15.

MORTGAGE table with columns: Lender, Description, Date. Includes Great Western Bank, Beneficiary and Trustee.

Project information: Proj No: P2013.06.001, Date: 9-07-15, Design By: JHA, Drawn By: JHA, Scale: 1" = 100', Sheet: 1 of 1.