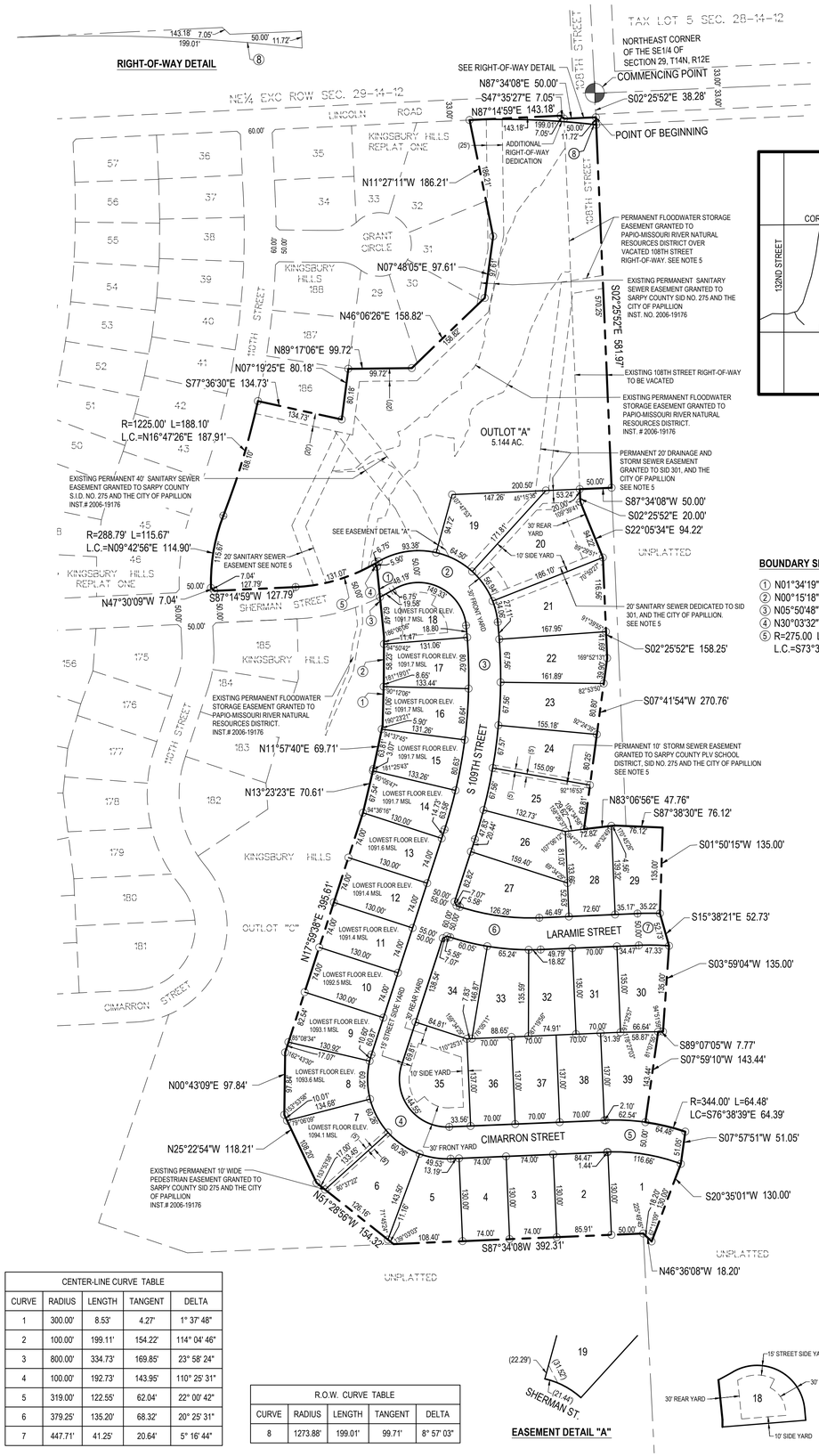
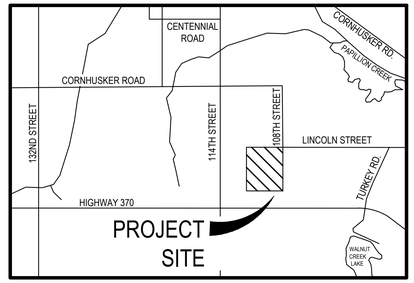
KINGSBURY HILLS REPLAT TWO

LOTS 1 THRU 39 & OUTLOT "A" INCLUSIVE

BEING A REPLAT OF KINGSBURY HILLS LOTS 202-209,LARAMIE STREET, 109TH STREET, CIMARRON STREET, PART OF 108TH STREET AND PART OF SHERMAN STREET AND KINGSBURY HILLS REPLAT ONE LOTS 1-28, LOCATED IN PART OF THE NW1/4 OF THE SW1/4, PART OF THE SW1/4 OF THE SW1/4, ALL LOCATED IN SECTION 28, AND ALSO PART OF THE NE1/4 OF THE SE1/4, PART OF THE SE1/4 OF THE SE1/4, ALL LOCATED IN SECTION 29, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA





VICINITY MAP

100 0 100

1 inch = 100 ft.

LEGEND

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

BOUNDARY SEGMENT TABLE

1. N01°34'19"E 69.71'
2. N00°15'18"E 69.70'
3. N05°50'48"W 110.20'
4. N30°03'32"W 5.90'
5. R=275.00 L=131.07' L.C.=S73°35'43"W 129.83'

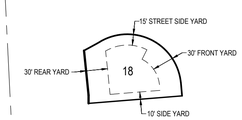
LOT AREAS	
LOT NO.	SQ. FOOTAGE
1	11,580
2	11,168
3	9,620
4	9,620
5	12,181
6	12,320
7	12,196
8	12,161
9	10,014
10	9,620
11	9,620
12	9,620
13	9,620
14	9,633
15	9,791
16	9,768
17	9,785
18	10,430
19	11,762
20	19,331

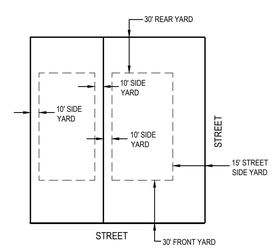
LOT AREAS	
LOT NO.	SQ. FOOTAGE
21	15,234
22	12,357
23	11,695
24	11,423
25	11,523
26	10,554
27	12,916
28	9,909
29	10,340
30	10,064
31	9,450
32	9,691
33	10,716
34	11,810
35	14,555
36	9,590
37	9,590
38	9,590
39	10,751

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	300.00'	8.53'	4.27'	1° 37' 48"
2	100.00'	199.11'	154.22'	114° 04' 46"
3	800.00'	334.73'	169.85'	23° 58' 24"
4	100.00'	192.73'	143.95'	110° 25' 31"
5	319.00'	122.55'	62.04'	22° 00' 42"
6	379.25'	135.20'	68.32'	20° 25' 31"
7	447.71'	41.25'	20.64'	5° 16' 44"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
8	1273.88'	199.01'	99.71'	8° 57' 03"

EASEMENT DETAIL "A"





R-2 ZONING SETBACK REQUIREMENTS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, BHI DEVELOPMENT INC. AND SID 275, 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 KINGSBURY HILLS REPLAT TWO (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 PAPILLION 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 THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN 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.

BHI DEVELOPMENT INC. SID 275, SARPY COUNTY

JERRY TORCZON, DATE — MANAGING MEMBER

NEIL SMITH DATE — CHAIRMAN

STONE CREEK PLAZA, LLC

JERRY TORCZON, DATE — MANAGING MEMBER

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 JERRY TORCZON,MANAGING MEMBER OF BHI DEVELOPMENT INC. AND 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 OFFICER OF SAID CORPORATION.

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

NOTARY PUBLIC

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 NEIL SMITH, CHAIRMAN OF SID 275, 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 OFFICER OF SAID CORPORATION.

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

NOTARY PUBLIC

APPROVAL OF PAPILLION CITY ENGINEER

THIS SUBDIVISION OF KINGSBURY HILLS REPLAT TWO WAS APPROVED BY THE PAPILLION CITY ENGINEER THIS _____DAY OF _____20___.

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

APPROVAL OF PAPILLION PLANNING COMMISSION

THIS SUBDIVISION OF KINGSBURY HILLS REPLAT TWO WAS APPROVED BY THE PAPILLION PLANNING COMMISSION.

MICHAEL MALLORY
CHAIRPERSON, PAPILLION PLANNING COMMISSION DATE

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF KINGSBURY HILLS REPLAT TWO WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE THIS _____ DAY OF _____, 20_____.

COUNTY SURVEYOR / ENGINEER

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AS KINGSBURY HILLS REPLAT TWO A TRACT OF LAND LOCATED IN PART OF THE NW1/4 OF THE SW1/4, PART OF THE SW1/4 OF THE SW1/4, ALL LOCATED IN SECTION 28, AND ALSO PART OF THE NE1/4 OF THE SE1/4, PART OF THE SE1/4 OF THE SE1/4, ALL LOCATED IN SECTION 29, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SE1/4 OF SECTION 29, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID SW1/4 OF SECTION 28, AND ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF 108TH STREET; THENCE S02°25'52"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SECTION 29, SAID LINE ALSO BEING THE WEST LINE OF SAID SECTION 28, SAID LINE ALSO BEING ALONG SAID EAST RIGHT-OF-WAY LINE OF 108TH STREET, A DISTANCE OF 38.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S02°25'52"E ALONG SAID EAST LINE OF SECTION 29, SAID LINE ALSO BEING SAID WEST LINE OF SECTION 28, SAID LINE ALSO BEING SAID EAST RIGHT-OF-WAY LINE OF 108TH STREET, A DISTANCE OF 581.97 FEET; THENCE S87°34'08"W, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID 108TH STREET; THENCE S02°25'52"E ALONG SAID WEST RIGHT-OF-WAY LINE OF 108TH STREET, A DISTANCE OF 20.00 FEET; THENCE S22°05'34"E, A DISTANCE OF 94.22 FEET; THENCE S02°25'52"E, A DISTANCE OF 158.25 FEET; THENCE S07°41'54"W, A DISTANCE OF 270.76 FEET; THENCE N83°06'56"E, A DISTANCE OF 47.76 FEET; THENCE S87°38'30"E, A DISTANCE OF 76.12 FEET; THENCE S01°50'15"W, A DISTANCE OF 135.00 FEET; THENCE S15°38'21"E, A DISTANCE OF 52.73 FEET; THENCE S03°59'04"W, A DISTANCE OF 135.00 FEET; THENCE S89°07'05"W, A DISTANCE OF 7.77 FEET; THENCE S07°59'10"W, A DISTANCE OF 143.44 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 344.00 FEET, A DISTANCE OF 64.48 FEET, SAID CURVE HAVING A LONG CORD WHICH BEARS S76°38'39"E, A DISTANCE OF 64.39 FEET; THENCE S07°57'51"W, A DISTANCE OF 51.05 FEET; THENCE S20°35'01"W, A DISTANCE OF 130.00 FEET; THENCE N46°36'08"W, A DISTANCE OF 18.20 FEET TO A POINT ON SAID EAST LINE OF SECTION 29, SAID POINT ALSO BEING ON SAID WEST LINE OF SECTION 28, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY OF 108TH STREET AND THE SOUTH RIGHT-OF-WAY LINE OF SAID 108TH STREET; THENCE S87°34'08"W ALONG SAID SOUTH RIGHT-OF-WAY OF 108TH STREET, SAID LINE ALSO BEING THE SOUTH LINE OF LOTS 9 THRU 13, KINGSBURY HILLS REPLAT ONE, A SUBDIVISION LOCATED IN SAID SECTION 29, A DISTANCE OF 392.31 FEET; THENCE ALONG THE WEST LINE OF LOTS 13 THRU 28, KINGSBURY HILLS REPLAT ONE: SAID LINE ALSO BEING THE EAST LINE OF OUTLOT "B", KINGSBURY HILLS, A SUBDIVISION LOCATED IN SAID SECTION 29, ON THE FOLLOWING EIGHT (8) COURSES: THENCE N51°28'56"W, A DISTANCE OF 154.32 FEET; THENCE N25°22'54"W, A DISTANCE OF 118.21 FEET; THENCE N00°43'09"E, A DISTANCE OF 97.84 FEET; THENCE N17°59'38"E, A DISTANCE OF 395.61 FEET; THENCE N13°23'23"E, A DISTANCE OF 70.61 FEET; THENCE N11°57'40"E, A DISTANCE OF 69.71 FEET; THENCE N01°34'19"E, A DISTANCE OF 69.71 FEET; THENCE N00°15'18"E, A DISTANCE OF 69.70 FEET; THENCE N05°50'48"W ALONG THE WEST LINE OF LOTS 28 & 29, SAID KINGSBURY HILLS REPLAT ONE, SAID LINE ALSO BEING SAID EAST LINE OF OUTLOT "C", SAID KINGSBURY HILLS, AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 110.20 FEET; THENCE N30°03'32"W A DISTANCE OF 5.90 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SHERMAN STREET, SAID POINT ALSO BEING ON THE SOUTH LINE OF OUTLOT "D", SAID KINGSBURY HILLS; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF SHERMAN STREET, SAID LINE ALSO BEING SAID SOUTH LINE OF OUTLOT "D", SAID KINGSBURY HILLS, ON THE FOLLOWING TWO (2) COURSES: THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 275.00 FEET, A DISTANCE OF 131.07 FEET, SAID CURVE HAVING A LONG CORD WHICH BEARS S73°35'43"W, A DISTANCE OF 129.83 FEET; THENCE S87°14'59"W, A DISTANCE OF 127.79 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF SHERMAN STREET AND THE EAST RIGHT-OF-WAY LINE OF 110TH STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF 110TH STREET, SAID LINE ALSO BEING THE WEST LINE OF SAID OUTLOT "D", KINGSBURY HILLS, ON THE FOLLOWING THREE (3) COURSES: THENCE N47°30'09"W, A DISTANCE OF 7.04 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 288.79 FEET, A DISTANCE OF 115.67 FEET, SAID CURVE HAVING A LONG CORD WHICH BEARS N09°42'56"E, A DISTANCE OF 114.90 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 1225.00 FEET, A DISTANCE OF 188.10 FEET, SAID CURVE HAVING A LONG CORD WHICH BEARS N16°47'26"E, A DISTANCE OF 187.91 FEET TO THE SOUTHWEST CORNER OF LOT 186, SAID KINGSBURY HILLS; THENCE S77°36'30"E ALONG THE SOUTH LINE OF SAID LOT 186, KINGSBURY HILLS, SAID LINE ALSO BEING THE NORTH LINE OF SAID OUTLOT "D", KINGSBURY HILLS, A DISTANCE OF 134.73 FEET; THENCE ALONG THE EAST LINE OF SAID LOT 186, KINGSBURY HILLS, SAID LINE ALSO BEING THE EAST LINE OF LOTS 29 THRU 32, SAID KINGSBURY HILLS REPLAT ONE, AND ALSO BEING THE NORTHERLY LINE OF SAID OUTLOT "D", KINGSBURY HILLS, ON THE FOLLOWING FIVE (5) COURSES: THENCE N07°19'25"E, A DISTANCE OF 80.18 FEET; THENCE N89°17'06"E, A DISTANCE OF 99.72 FEET; THENCE N46°06'26"E, A DISTANCE OF 158.82 FEET; THENCE N07°48'05"E, A DISTANCE OF 97.61 FEET; THENCE N11°27'11"W, A DISTANCE OF 186.21 FEET TO THE NORTHEAST CORNER OF SAID LOT 32, KINGSBURY HILLS REPLAT ONE, SAID POINT ALSO BEING THE NORTHWEST MOST CORNER OF SAID OUTLOT "D", KINGSBURY HILLS, SAID POINT ALSO BEING ON SAID SOUTH RIGHT-OF-WAY LINE OF LINCOLN ROAD; THENCE ALONG THE NORTH LINE SAID OUTLOT "D" KINGSBURY HILLS, SAID LINE ALSO BEING SAID SOUTH LINE OF SAID LINCOLN ROAD ON THE FOLLOWING TWO (2) COURSES; THENCE N87°14'59"E A DISTANCE OF 143.18 FEET; THENCE S47°35'27"E A DISTANCE OF 7.05 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF LINCOLN ROAD AND SAID WEST RIGHT-OF-WAY LINE OF 108TH STREET; THENCE N87°34'08"E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LINCOLN ROAD, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF 108TH STREET, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 747,759 SQUARE FEET, OR 17.166 ACRES, MORE OR LESS.

ERIC A. SCHABEN LS-608 DATE

APPROVAL BY PAPILLION CITY COUNCIL

THIS SUBDIVISION OF KINGSBURY HILLS REPLAT TWO WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PAPILLION, NEBRASKA.

DAVID P. BLACK, MAYOR DATE

ATTEST_____
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

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
3. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT EIGHT AND HALF FEET (8.5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
4. OUTLOT "A" IS DESIGNATED FOR USE AS A PARK, AND TEMPORARY AND PERMANENT STORMWATER DETENTION AND WILL BE OWNED AND MAINTAINED,BY SID 275, INCLUDING MOWING, TREE REMOVAL AND OTHER VEGETATION CONTROL. IF A TEMPORARY OR PERMANENT STORMWATER BASIN, OR OTHER STORMWATER CONVEYANCE FACILITY, IS CONSTRUCTED ON THE EAST SIDE OF THE CREEK ON OUTLOT "A" IT WILL BE MAINTAINED PER THE TERMS OF AN INTERLOCAL AGREEMENT BETWEEN SID 275 AND PAPILLION-LAVISTA SCHOOLS.
5. ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.
6. ALL LOT CORNERS, CURVE PC'S AND CURVE PT'S ON PROPERTY LINES HAVE BEEN MONUMENTED WITH 1/2" IRON PINS.

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
330 North 117th Street Omaha, NE 68154
Phone: 402.895.4700 Fax: 402.895.3399
www.eacg.com

Engineering Answers

KINGSBURY HILLS REPLAT TWO
PAPILLION, NEBRASKA

FINAL PLAT

No.	Date	Revisions Description

Proj No: P2004.225.008
Date: 05/12/2014
Designed By: MAW
Drawn By: TRH
Scale: 1"=100'
Sheet: 1 of 1

Thomas Freed 10/7/2014 9:41 AM K:\Projects\2004\225p01\Plat\Final Design\FINAL_PLAT_REPLAT 2_001.dwg