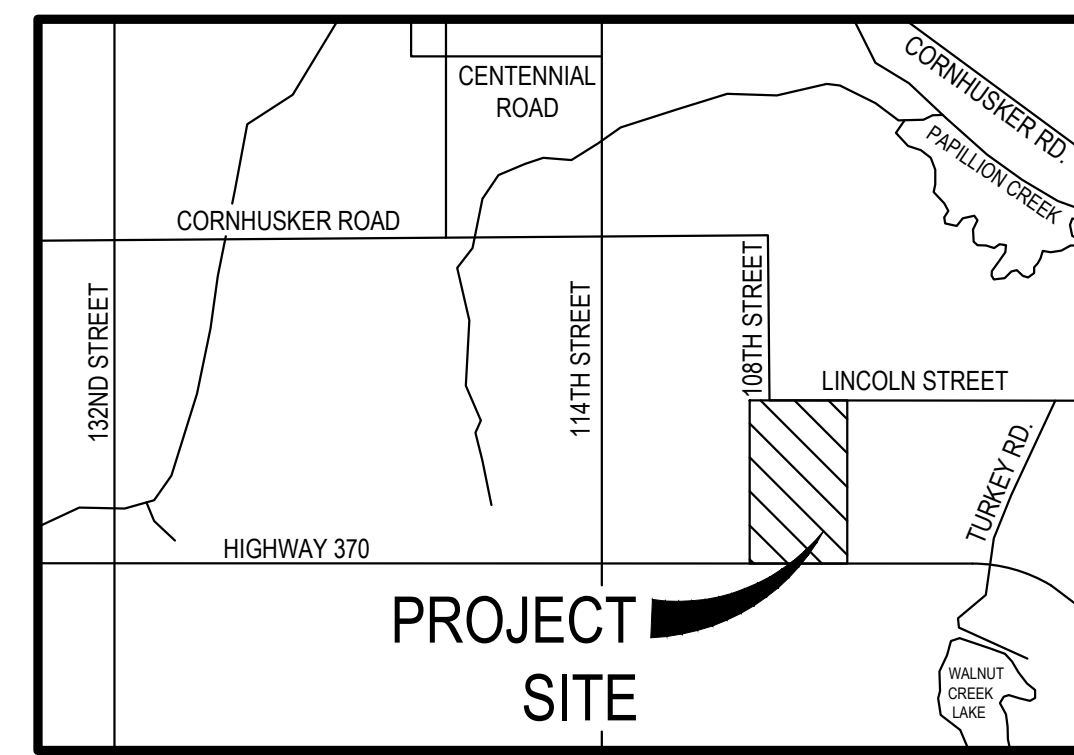


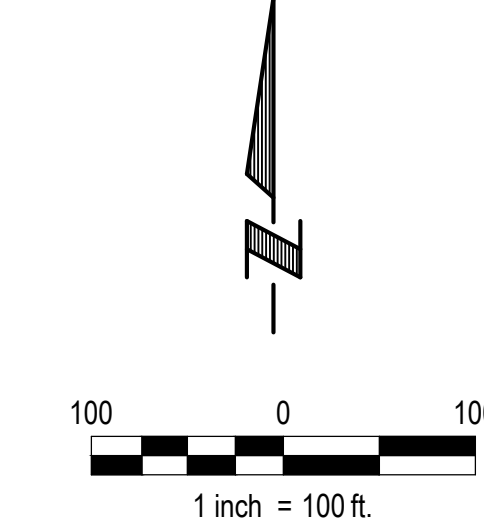
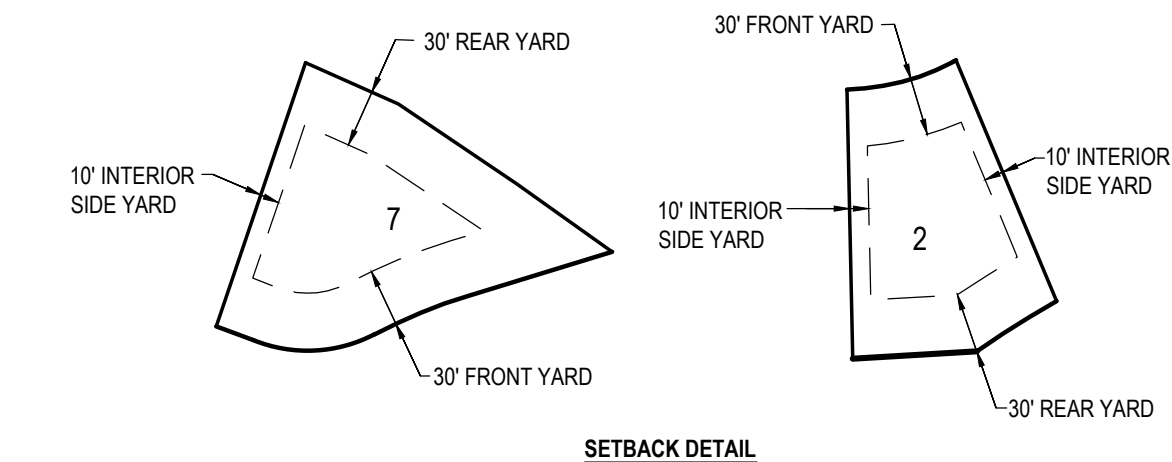
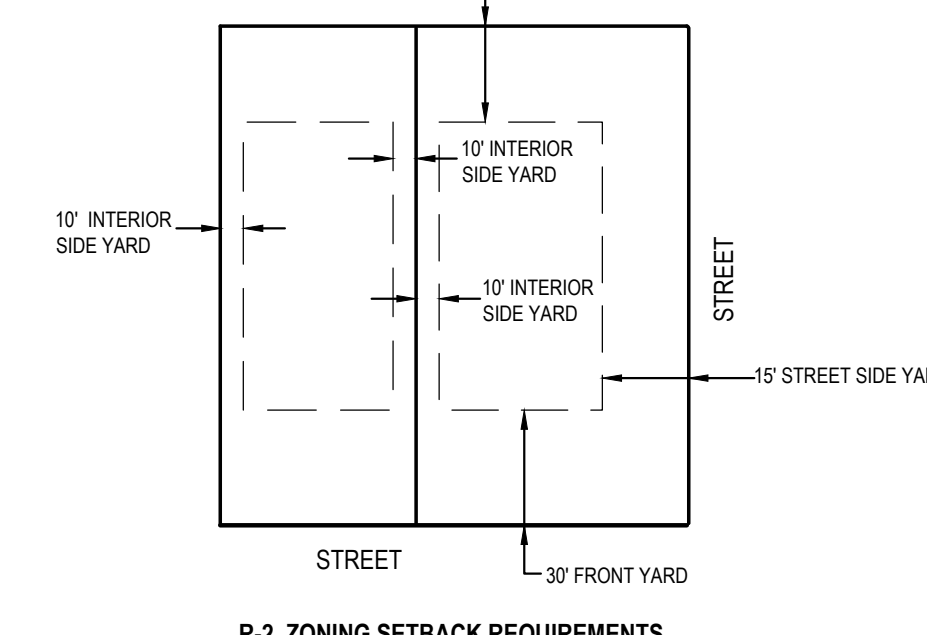
GRANITE FALLS

LOTS 1 THRU 24 & OUTLOT "A"

A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF THE SW1/4, PART OF THE SE1/4 OF THE SW1/4, PART OF THE SW1/4 OF THE SW1/4, PART OF THE NE1/4 OF THE SW1/4 OF THE SE1/4, ALL LOCATED IN SECTION 28, AND ALSO PART OF THE SE1/4 OF THE SE1/4, PART OF THE NE1/4 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



PROJECT SITE
VICINITY MAP



- LEGEND**
- BOUNDARY LINE
 - - - RIGHT OF WAY LINE
 - LOT LINE
 - - - EASEMENTS
 - - - EXIST. SECTION CORNER
 - - - EXIST. PROPERTY LINES
 - - - CONTROLLED ACCESS LINE TO WITTMUS DRIVE, NO DRIVE WAYS OR STREETS PERMITTED
 - 5/8" REBAR SET WITH CAP #LS-608

CENTER LINE CURVE TABLE

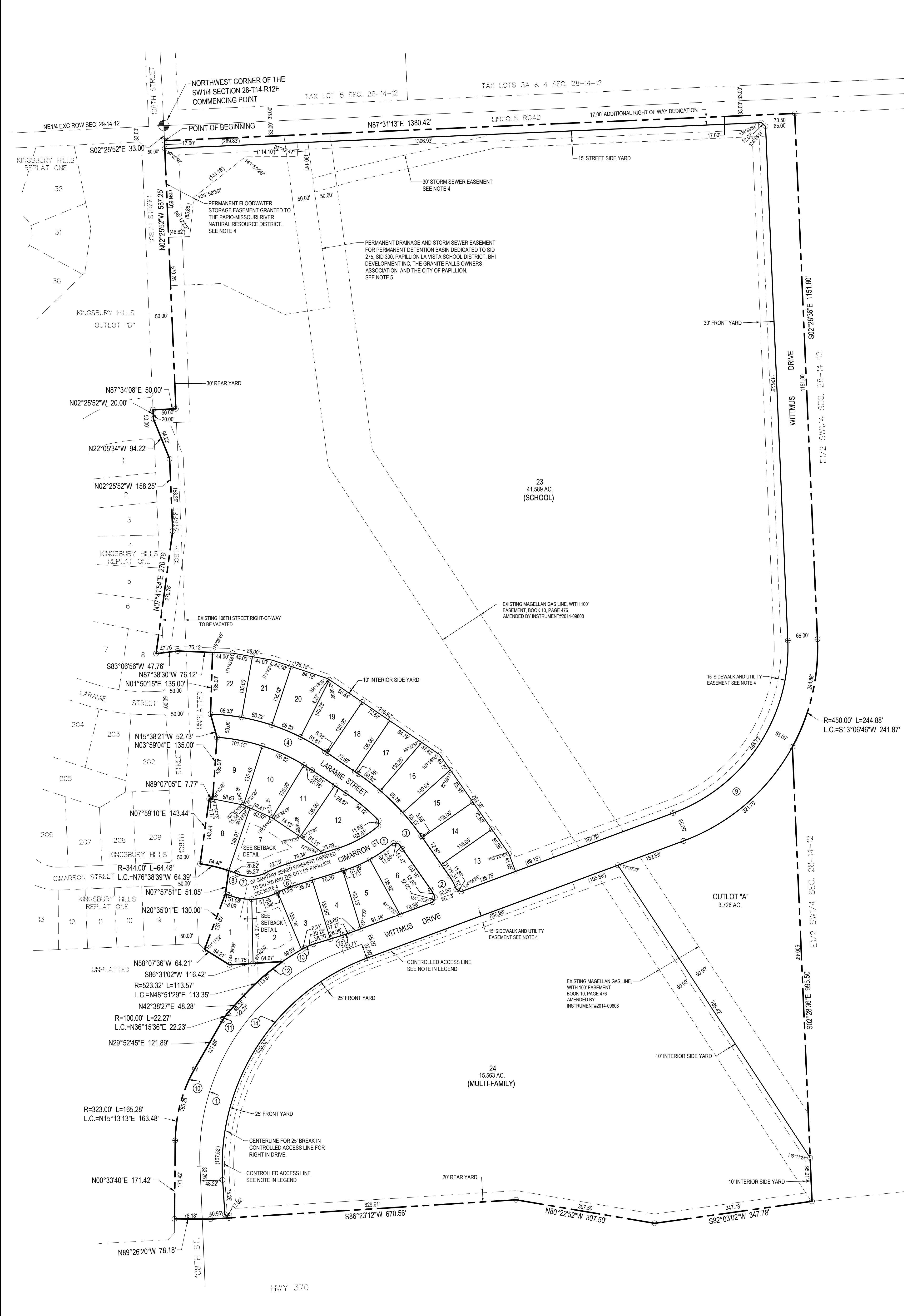
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	480.00'	604.03'	349.38'	72° 06' 01"
2	100.00'	25.53'	12.84'	14° 37' 40"
3	507.21'	184.72'	93.40'	20° 52' 00"
4	447.71'	244.79'	125.54'	31° 19' 37"
5	276.00'	113.82'	57.73'	23° 37' 41"
6	260.00'	48.16'	24.15'	10° 36' 46"
7	100.00'	86.93'	46.42'	49° 48' 22"
8	319.00'	14.37'	7.18'	2° 34' 49"
9	417.50'	525.71'	304.14'	72° 08' 45"

R.O.W. CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
10	323.00'	165.28'	84.49'	29° 19' 05"
11	100.00'	22.27'	11.18'	12° 45' 42"
12	523.32'	170.97'	86.25'	18° 43' 07"
13	100.00'	20.26'	10.16'	11° 36' 30"
14	485.00'	620.32'	360.73'	73° 16' 57"
15	300.00'	17.27'	8.64'	3° 17' 54"

LOT AREAS

LOT NO.	SQ. FOOTAGE
1	12,008
2	12,052
3	9,966
4	9,419
5	10,354
6	11,559
7	16,310
8	11,320
9	11,585
10	11,546
11	10,466
12	13,880
13	12,046
14	9,801
15	10,564
16	11,127
17	10,484
18	9,801
19	10,610
20	10,726
21	10,588
22	10,588
23	1,811,600
24	677,934



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, BHI DEVELOPMENT INC., STONE CREEK PLAZA, LLC, SID 275, SARPY COUNTY & PAVILLION-LAVISTA SCHOOL DISTRICT, 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 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 ERRECT, 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, IS HEREBY 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 PAVILLION AND BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, 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. PAVILLION-LAVISTA SCHOOL DISTRICT

JERRY TORCZON DATE DOUG LEWIS DATE
MANAGING MEMBER ASST. SUPERINTENDENT FOR BUSINESS AND FINANCE

STONE CREEK PLAZA, LLC SID 275, SARPY COUNTY

JERRY TORCZON DATE NEIL SMITH DATE
MANAGING MEMBER CHAIRMAN

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, 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.

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 DOUG LEWIS, ASST. SUPERINTENDENT, PAVILLION-LAVISTA SCHOOL DISTRICT, 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.

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, 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.

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF GRANITE FALLS WAS REVIEWED BY THE SARPY COUNTY SURVEYORS' OFFICE THIS _____ DAY OF _____, 20____.

COUNTY SURVEYOR / ENGINEER

SURVEYOR'S CERTIFICATE

A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF THE SW1/4, PART OF THE SE1/4 OF THE SW1/4, PART OF THE SW1/4 OF THE SW1/4, PART OF THE NE1/4 OF THE SW1/4, ALL LOCATED IN SECTION 28, AND ALSO PART OF THE SE1/4 OF THE SE1/4, PART OF THE NE1/4 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 NORTHWEST CORNER OF SAID SW1/4 OF SECTION 28, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SE1/4 OF SECTION 29, AND ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF 108TH STREET; THENCE S02°25'52"E (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SECTION 28, SAID LINE ALSO BEING THE EAST LINE OF SAID SECTION 29, AND ALSO SAID EAST RIGHT-OF-WAY LINE OF 108TH STREET, A DISTANCE OF 33.00 FEET TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF LINCOLN ROAD AND SAID EAST RIGHT-OF-WAY LINE OF 108TH STREET; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N87°31'13"E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LINCOLN ROAD, A DISTANCE OF 1380.42 FEET; THENCE S02°28'36"E, A DISTANCE OF 1151.80; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 450.00 FEET, A DISTANCE OF 244.88 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S13°06'46"W, A DISTANCE OF 241.87 FEET TO A POINT ON THE EAST LINE OF THE W1/2 OF SAID SE1/4 OF SECTION 28; THENCE S02°28'36"E ALONG SAID EAST LINE OF THE W1/2 OF THE SE1/4 OF SECTION 28, A DISTANCE OF 995.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 370; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF HIGHWAY 370 ON THE FOLLOWING FOUR (4) CURVES; THENCE S92°30'27"W, A DISTANCE OF 347.78 FEET; THENCE N80°22'52"W, A DISTANCE OF 307.50 FEET; THENCE S88°23'21"W, A DISTANCE OF 870.56 FEET; THENCE N89°26'20"W, A DISTANCE OF 78.18 FEET; THENCE N00°33'40"E, A DISTANCE OF 171.42 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 323.00 FEET, A DISTANCE OF 165.28 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N13°13'12", A DISTANCE OF 153.48 FEET; THENCE N29°52'45"E, A DISTANCE OF 121.89 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 100.00 FEET, A DISTANCE OF 22.27 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N36°15'36"E, A DISTANCE OF 22.23 FEET; THENCE M42°38'27"E, A DISTANCE OF 48.28 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 54.66 FEET, A DISTANCE OF 113.57 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N48°51'29"W, A DISTANCE OF 113.35 FEET; THENCE S86°31'02"W, A DISTANCE OF 116.42 FEET; THENCE N58°07'36"E, A DISTANCE OF 64.21 FEET; THENCE N20°35'01"E, A DISTANCE OF 130.00 FEET; THENCE N07°59'10"E, A DISTANCE OF 143.44 FEET; THENCE N89°07'05"E, A DISTANCE OF 7.77 FEET; THENCE N03°59'04"E, A DISTANCE OF 135.00 FEET; THENCE N15°38'21"W, A DISTANCE OF 52.73 FEET; THENCE N01°50'15"E, A DISTANCE OF 150.00 FEET; THENCE N87°38'30"W, A DISTANCE OF 76.12 FEET; THENCE N89°08'30"W, A DISTANCE OF 47.78 FEET; THENCE N07°14'54"E, A DISTANCE OF 270.78 FEET; THENCE N02°25'52"W, A DISTANCE OF 158.25 FEET; THENCE N20°05'34"W, A DISTANCE OF 94.22 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID 108TH STREET; THENCE N02°25'52"W ALONG SAID WEST RIGHT-OF-WAY LINE OF 108TH STREET, A DISTANCE OF 20.00 FEET; THENCE N87°34'08"E, A DISTANCE OF 50.00 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF 108TH STREET; SAID POINT ALSO BEING ON SAID WEST LINE OF SECTION 28, SAID POINT ALSO BEING ON SAID EAST LINE OF SECTION 29; THENCE N02°25'52"W ALONG SAID EAST RIGHT-OF-WAY LINE OF 108TH STREET, SAID LINE ALSO BEING SAID WEST LINE OF SECTION 28, SAID LINE ALSO BEING SAID EAST LINE OF SECTION 29, A DISTANCE OF 587.25 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 3,202.100 SQUARE FEET, OR 73.510 ACRES, MORE OR LESS.

ERIC A. SCHABEN LS-608 DATE

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

APPROVAL BY PAVILLION CITY COUNCIL

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

DAVID P. BLACK, MAYOR DATE

ATTEST:
ELIZABETH BUTLER, CITY CLERK

APPROVAL OF PAVILLION CITY ENGINEER

THIS SUBDIVISION OF GRANITE FALLS WAS APPROVED BY THE PAVILLION CITY ENGINEER THIS _____ DAY OF _____, 20____.

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

APPROVAL OF PAVILLION PLANNING COMMISSION

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

MICHAEL MALLORY
CHAIRPERSON, PAVILLION PLANNING COMMISSION DATE

NOTES:

- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO HWY 370 OR LINCOLN ROAD FROM ANY LOT ABUTTING SAID HIGHWAY OR STREET. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO WITTMUS DRIVE FROM ANY SINGLE-FAMILY RESIDENTIAL LOT ABUTTING SAID DRIVE.
- THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT (8.5) RADI FROM THE INTERSECTION OF RIGHT-OF-WAY LINES.
- OUTLOT "A" IS INTENDED FOR USE AS FUTURE SINGLE FAMILY RESIDENTIAL LOTS, HOWEVER AT THIS TIME THE IRRREGULAR CONFIGURATION OF OUTLOT "A" DOES NOT PRODUCE AN EFFICIENT LOT LAYOUT DUE TO THE EXISTING GAS PIPELINE AND THE EASTERLY PROPERTY LINE. AT SUCH TIME AS THE PROPERTY TO THE EAST IS DEVELOPED, OUTLOT "A" WILL BE REPLATTED INTO SINGLE FAMILY RESIDENTIAL LOTS WITH AN EFFICIENT AND CUSTOMARY LOT LAYOUT. OUTLOT "A" WILL BE OWNED AND MAINTAINED PRIVATELY BY THE DEVELOPER UNTIL SUCH TIME AS IT IS REPLATTED.
- ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.
- THE PERMANENT DETENTION BASIN LOCATED IN THE PERMANENT EASEMENT IN THE NORTHWEST CORNER OF LOT 23 SHALL BE USED FOR PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT.
- ALL LOT CORNERS, CURVE PCS AND CURVE PTS ON PROPERTY LINES HAVE BEEN MONUMENTED WITH 1/2" IRON PINS.
- ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
330 North 11th Street, Omaha, NE 68154
Phone: 402.895.1700 Fax: 402.895.3599
www.eacg.com

Engineering Answers

GRANITE FALLS
PAVILLION, NEBRASKA

FINAL PLAT

Revisions	Description	Date
1	07/07/2014	

Pro No: P2013.245.01
Date: 07/07/2014
Designed By: MML
Drawn By: TRH
Scale: 1"=100'
Sheet: 1 of 1

11/20/2014 1:39 PM K:\Projects\2013\245\01\Final\Final Design\Final Design.dwg (PLT) (R) (A)