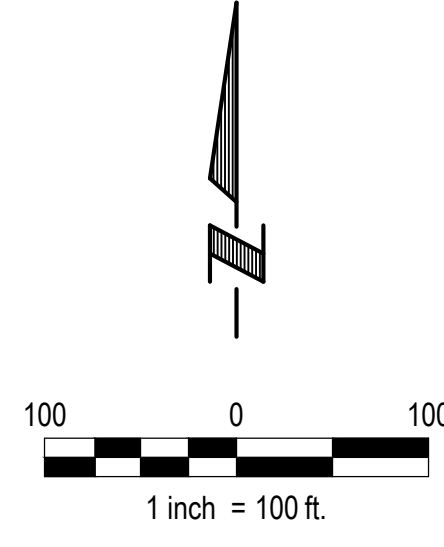
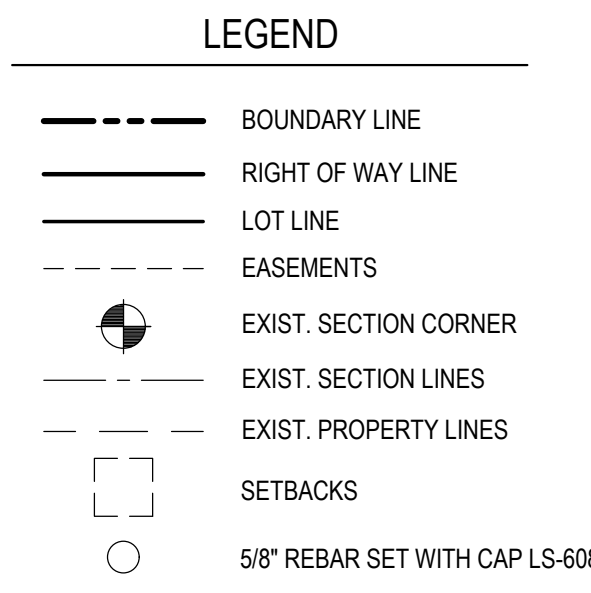


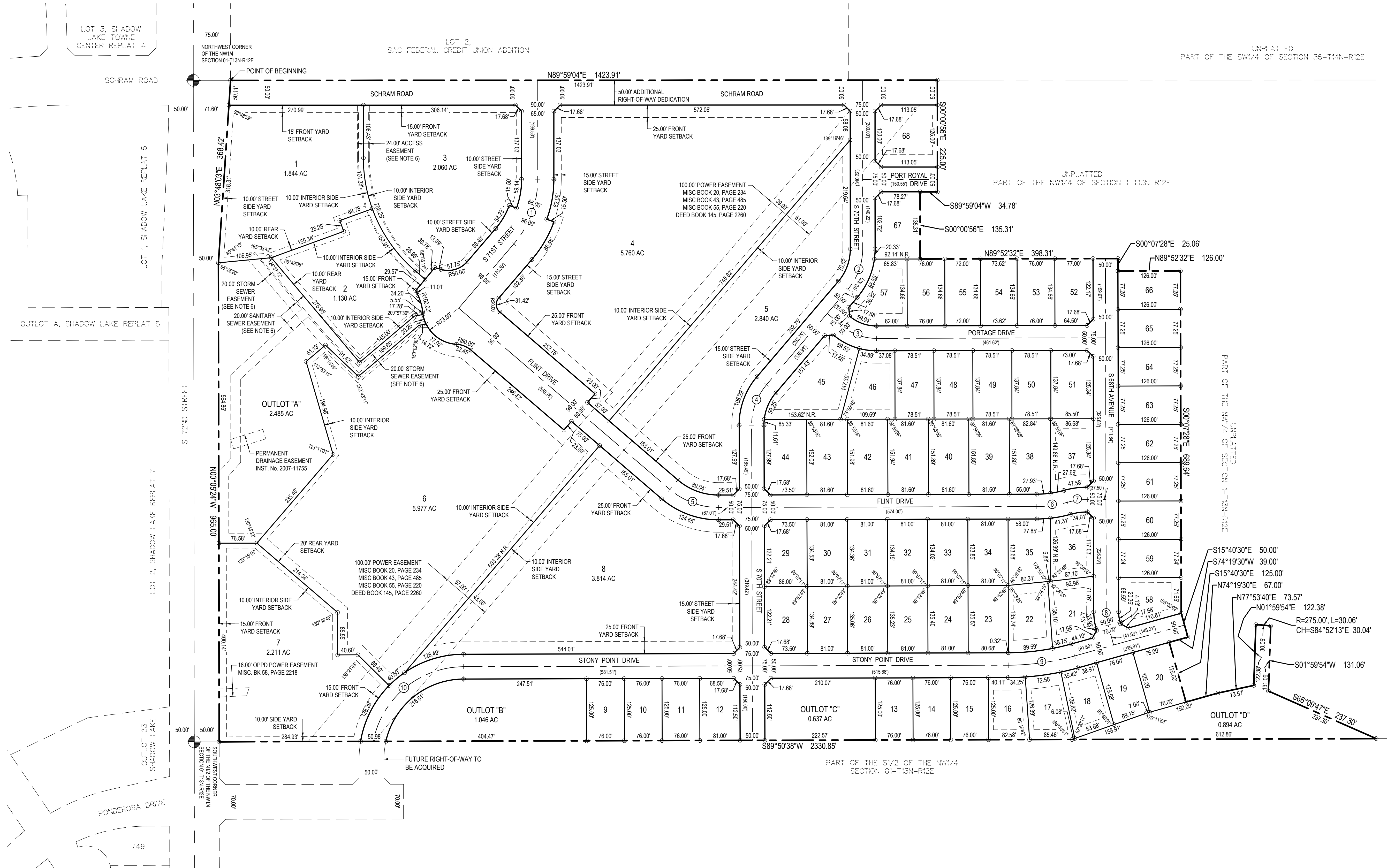
VICINITY MAP



SEVENTY TWO PLACE

LOTS 1 THRU 68 & OUTLOTS "A" THRU "D" INCLUSIVE

A TRACT OF LAND LOCATED IN PART OF THE NW1/4 OF THE NW1/4 AND PART OF THE NE1/4 OF THE NW1/4, LOCATED IN SECTION 01, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, PAPIO PARK, 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 AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SEVENTY TWO PLACE (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 AND AVENUES 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 LAND IS SURVEYED, PLATTED AND RECORDED. THE SUBDIVIDER SHALL GRANT PERPETUAL EASEMENTS TO THE CITY OF PAPILO AND/OR 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 (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 HEREIN GRANTED.

PAPIO PARK, LLC
 PETER KATT, MEMBER DATE

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF _____)
 ON THIS _____ DAY OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME PETER KATT, MEMBER OF PAPIO PARK, 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
 _____ DATE

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 SEVENTY TWO PLACE (THE LOTS NUMBERED AS SHOWN), A TRACT OF LAND LOCATED IN PART OF THE NW1/4 OF THE NW1/4 AND PART OF THE NE1/4 OF THE NW1/4, LOCATED IN SECTION 01, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, SAC FEDERAL CREDIT UNION, A SUBDIVISION LOCATED IN PART OF THE SW1/4 OF SECTION 36, TOWNSHIP 14 NORTH, SAID RANGE 12 EAST OF THE 6TH P.M., SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SAID NW1/4 OF SECTION 01, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF 72ND STREET; THENCE N89°59'04"E (ASSUMED BEARING) ALONG SAID NORTHERLY LINE OF THE NW1/4 OF SECTION 01, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 2, SAC FEDERAL CREDIT UNION, A DISTANCE OF 1423.91 FEET; THENCE S00°00'56"E, A DISTANCE OF 225.00 FEET; THENCE S89°59'04"W ALONG A LINE 3/4 SOUTH OF AND PARALLEL WITH SAID NORTHERLY LINE OF THE NW1/4 OF SECTION 01, A DISTANCE OF 34.78 FEET; THENCE S00°00'56"E, A DISTANCE OF 135.31 FEET; THENCE N89°52'32"E, A DISTANCE OF 398.31 FEET; THENCE S00°07'28"E, A DISTANCE OF 25.06 FEET; THENCE N89°52'32"E, A DISTANCE OF 126.00 FEET; THENCE S00°07'28"E, A DISTANCE OF 688.64 FEET; THENCE S15°40'30"E, A DISTANCE OF 50.00 FEET; THENCE S74°19'30"W, A DISTANCE OF 39.00 FEET; THENCE S15°40'30"E, A DISTANCE OF 125.00 FEET; THENCE S00°07'28"E, A DISTANCE OF 688.64 FEET; THENCE S15°40'30"E, A DISTANCE OF 50.00 FEET; THENCE N74°19'30"E, A DISTANCE OF 67.00 FEET; THENCE N77°53'40"E, A DISTANCE OF 73.57 FEET; THENCE N01°59'54"E, A DISTANCE OF 122.38 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 275.00 FEET, A DISTANCE OF 30.06 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S84°52'12"E, A DISTANCE OF 30.04 FEET; THENCE S01°59'54"W, A DISTANCE OF 131.06 FEET; THENCE S68°09'47"E, A DISTANCE OF 237.30 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHL/2 OF SAID NW1/4 OF SECTION 01; THENCE S89°59'38"W ALONG SAID SOUTHERLY LINE OF THE NORTHL/2 OF THE NW1/4 OF SECTION 01, A DISTANCE OF 2,330.85 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF 72ND STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF 72ND STREET ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE N00°05'24"W, A DISTANCE OF 965.00 FEET; (2) THENCE N03°48'03"E, A DISTANCE OF 388.42 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 2,419,710 SQUARE FEET OR 55,549 ACRES, MORE OR LESS.
 ERIC A. SCHABEN LS-608 DATE

APPROVAL BY PAPILO CITY COUNCIL
 THIS SUBDIVISION OF SEVENTY TWO PLACE WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PAPILO, NEBRASKA.
 DAVID P. BLACK, MAYOR DATE
 ATTEST
 NICOLE L. BROWN, CITY CLERK

APPROVAL OF PAPILO PLANNING COMMISSION
 THIS SUBDIVISION OF SEVENTY TWO PLACE WAS APPROVED BY THE PAPILO PLANNING COMMISSION.
 REBECCA HOCH, CHAIRPERSON, PAPILO PLANNING COMMISSION DATE

REVIEW BY SARPY COUNTY PUBLIC WORKS
 THIS PLAT OF SEVENTY TWO PLACE WAS REVIEWED BY THE SARPY COUNTY SURVEYORS.
 OFFICE THIS _____ DAY OF _____, 20____.
 COUNTY SURVEYOR / ENGINEER

APPROVAL OF PAPILO CITY ENGINEER
 THIS SUBDIVISION OF SEVENTY TWO PLACE WAS APPROVED BY THE PAPILO CITY ENGINEER THIS _____ DAY OF _____, 20____.
 JEFFREY L. THOMPSON, PE, OPECC, CFM, PAPILO CITY ENGINEER

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

R-4 ZONING SETBACK TABLE (LOTS 4 - 6 & 8 - 68 & OUTLOTS "B" - "D")				CC ZONING SETBACK TABLE (LOTS 1-3, 7 & OL "A")			
FRONT YARD	25'	FRONT YARD	15'				
INTERIOR SIDE YARD	10'	INTERIOR SIDE YARD	10'				
STREET SIDE YARD	15'	STREET SIDE YARD	10'				
REAR YARD	20'	REAR YARD	10'				

CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	200.07	141.97	74.12	40°40'14"
2	125.00	88.27	46.07	40°27'38"
3	108.37	76.74	40.06	40°34'10"
4	125.00	88.58	46.24	40°36'04"
5	150.00	106.84	55.80	40°48'40"
6	230.35	62.39	31.39	15°31'08"
7	150.31	40.79	20.52	15°33'02"
8	100.00	27.14	13.65	15°33'02"
9	500.00	135.43	68.13	15°31'08"
10	186.04	255.96	152.90	78°49'45"

- NOTES:**
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 72ND STREET FROM LOTS 1 & 7, AND OUTLOT "A". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO SCHRAM ROAD FROM LOTS 1, 3, 4 & 68, EXCEPT FOR THE PRIVATE DRIVE LOCATED IN BETWEEN LOTS 1 THRU 3. THE PRIVATE DRIVE LOCATED ON SCHRAM ROAD WILL BE LIMITED TO ONLY A RIGHT-IN/RIGHT-OUT ACCESS DUE TO THE PROXIMITY TO THE INTERSECTION OF S 72ND STREET AND SCHRAM ROAD.
 - AT THE INTERSECTION OF S 71ST STREET AND SCHRAM ROAD MAY BE RESTRICTED TO RIGHT-IN/RIGHT-OUT ACCESS ONLY, EFFECTIVE UPON EITHER: (1) THE WIDENING OF SCHRAM ROAD TO FOUR LANES OR MORE LANES OR (2) THE ORDER OF THE CITY ENGINEER SHOULD SUCH RESTRICTION BE DEEMED NECESSARY BY THE CITY ENGINEER FOR THE PROMOTION OF PUBLIC HEALTH, SAFETY, AND WELFARE. UNTIL THEN, SUCH ACCESS POINT MAY BE TEMPORARILY USE FOR FULL ACCESS.
 - 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 "A" THRU "D" ARE TO BE USED FOR PERMANENT PSCMP BASINS. PERMANENT STORM SEWER AND DRAINAGE EASEMENTS ARE GRANTED OVER ALL OF OUTLOTS "A" THRU "D". OUTLOT "A" SHALL BE OWNED BY THE SANITARY AND IMPROVEMENT DISTRICT & SHALL BE TRANSFERRED TO THE BUSINESS ASSOCIATION PRIOR TO ANNEXATION. OUTLOTS "B" THRU "D" SHALL BE OWNED BY THE SANITARY AND IMPROVEMENT DISTRICT & SHALL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION PRIOR TO ANNEXATION.
 - DRIVEWAYS OF LOTS 12 & 28 SHALL ONLY HAVE ACCESS TO STONY POINT DRIVE.
 - DRIVEWAYS OF LOTS 29 & 44 SHALL ONLY HAVE ACCESS TO FLINT DRIVE.
 - DRIVEWAYS OF LOTS 67 & 68 SHALL ONLY HAVE ACCESS TO PORTAGE DRIVE.
 - DRIVEWAYS OF LOTS 45 & 57 SHALL ONLY HAVE ACCESS TO PORTAGE DRIVE.

LOT AREAS	LOT AREAS	LOT AREAS	LOT AREAS
LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
1	80,311	18	10,448
2	49,229	19	9,658
3	89,755	20	9,500
4	250,884	21	11,566
5	123,732	22	11,593
6	260,380	23	10,968
7	96,299	24	10,974
8	166,124	25	10,960
9	9,500	26	10,947
10	9,500	27	10,933
11	9,500	28	11,515
12	10,647	29	11,499
13	9,500	30	10,890
14	9,500	31	10,876
15	9,500	32	10,863
16	9,825	33	10,849
17	10,725	34	10,835
		35	11,136
		36	11,146
		37	12,222
		38	12,557
		39	12,389
		40	12,393
		41	12,396
		42	12,400
		43	12,404
		44	12,996
		45	20,027
		46	12,631
		47	10,822
		48	10,822
		49	10,822
		50	10,822
		51	11,707
		52	10,291
		53	10,234
		54	9,914
		55	9,696
		56	10,234
		57	12,287
		58	11,054
		59	9,733
		60	9,734
		61	9,733
		62	9,733
		63	9,733
		64	9,733
		65	9,733
		66	9,733
		67	12,221
		68	15,538

E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services
 10909 Mill Valley Road, Suite 100, Omaha, NE 68154
 Phone: 402.895.4700 Fax: 402.895.9589
 www.eacg.com

E & A CONSULTING GROUP, INC.
 Engineering Answers

SEVENTY TWO PLACE
 LOTS 1 THRU 68 & OUTLOTS "A" THRU "D"
 PAPILO, NEBRASKA

FINAL PLAT

Rev	Date	Description
1	08/15/2020	REVISED PER CITY COMMENTS
2	11/03/20	REVISED PER CITY COMMENTS

Proj No: P2018-226-001
 Date: 08/15/2020
 Designed By: JRS
 Drawn By: EHN
 Scale: 1" = 100'
 Sheet: 1 of 1