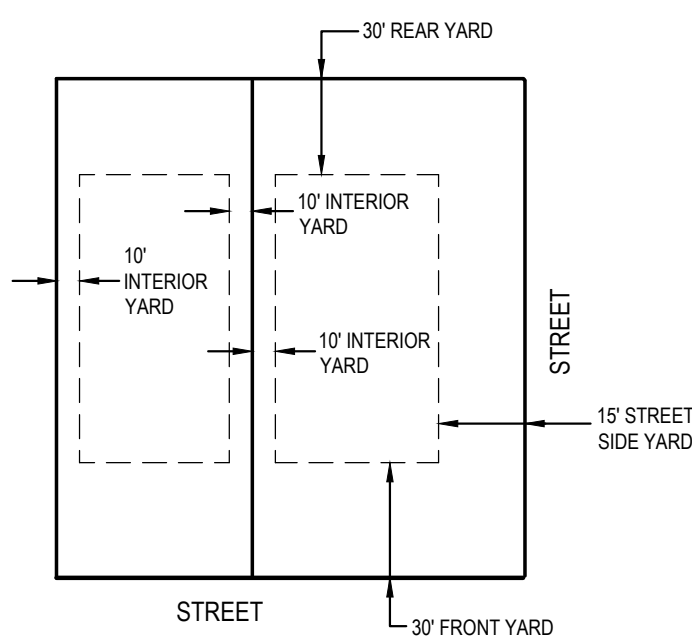
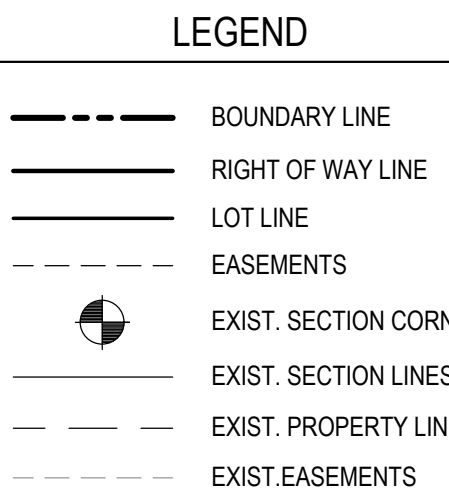
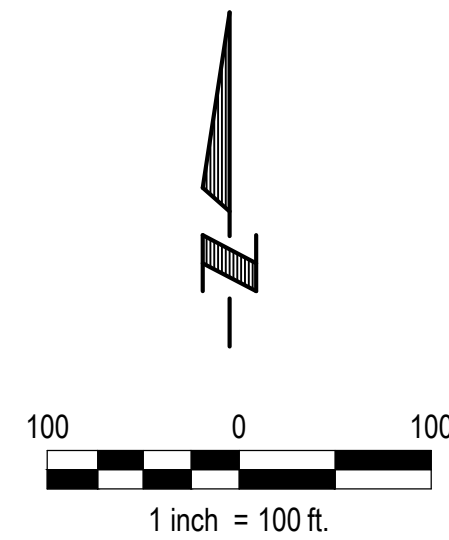


THE RESERVE AT SCHRAM POINT

LOTS 1 THRU 33 & OUTLOTS "A" THRU "C" INCLUSIVE

A TRACT OF LAND BEING TAX LOT 15, A TAX LOT LOCATED IN THE SW1/4 OF THE SW1/4 AND ALSO THE SE1/4 OF THE SW1/4 OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, EXCEPT THAT PART TAKEN FOR SCHRAM ROAD RIGHT-OF-WAY AS RECORDED IN INSTRUMENT NO. 2016-17976.



R-2 ZONING SETBACK REQUIREMENTS

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	150.00'	108.67'	56.85'	41°30'38"
2	300.00'	312.32'	171.98'	59°38'57"
3	150.00'	206.40'	123.30'	78°50'25"
4	100.00'	73.11'	38.27'	41°53'18"

RIGHT-OF-WAY CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
5	125.00'	70.94'	36.45'	32°30'57"
6	50.04'	66.43'	39.14'	76°03'44"

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 THE RESERVE AT SCHRAM POINT (THE LOTS NUMBERED AS SHOWN), A TRACT OF LAND BEING TAX LOT 15, A TAX LOT LOCATED IN THE SW1/4 OF THE SW1/4 AND ALSO THE SE1/4 OF THE SW1/4 OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, EXCEPT THAT PART TAKEN FOR SCHRAM ROAD RIGHT-OF-WAY AS RECORDED IN INSTRUMENT NO. 2016-17976, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE N87°20'07"E (ASSUMED BEARING), ALONG THE SOUTH LINE OF SAID SW1/4 OF SECTION 33, A DISTANCE OF 79.29 FEET; THENCE N02°39'53"W, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID SCHRAM ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N02°38'47"W, A DISTANCE OF 3.23 FEET; THENCE N38°54'33"E, A DISTANCE OF 794.03 FEET; THENCE S81°26'50"E, A DISTANCE OF 958.45 FEET; THENCE S02°37'04"E, A DISTANCE OF 410.79 FEET TO A POINT ON THE SAID NORTH RIGHT-OF-WAY LINE OF SCHRAM ROAD; THENCE S87°20'07"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF SCHRAM ROAD, A DISTANCE OF 1466.71 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 631,975 SQUARE FEET OR 14.508 ACRES, MORE OR LESS.

JOHN W. VON DOLLEN LS-572 _____ DATE _____

APPROVAL OF PAVILLION CITY ENGINEER

THIS SUBDIVISION OF THE RESERVE AT SCHRAM POINT 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 THE RESERVE AT SCHRAM POINT WAS APPROVED BY THE PAVILLION PLANNING COMMISSION.

MICHAEL MALLORY _____ DATE _____
CHAIRPERSON, PAVILLION PLANNING COMMISSION

APPROVAL BY PAVILLION CITY COUNCIL

THIS SUBDIVISION OF THE RESERVE AT SCHRAM POINT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PAVILLION, NEBRASKA.

DAVID P. BLACK, MAYOR _____ DATE _____

ATTEST:
NICOLE BROWN, CITY CLERK

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF THE RESERVE AT SCHRAM POINT WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS ____ DAY OF ____ 20__.

COUNTY SURVEYOR / ENGINEER

LOT AREAS		LOT AREAS		LOT AREAS	
LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
1	15,347	12	14,783	23	12,926
2	13,176	13	12,504	24	11,213
3	14,587	14	12,504	25	11,155
4	14,244	15	18,355	26	11,148
5	13,580	16	13,235	27	11,142
6	17,888	17	14,768	28	11,671
7	25,469	18	11,485	29	13,903
8	28,641	19	11,209	30	13,720
9	12,705	20	11,774	31	14,525
10	12,296	21	13,697	32	11,200
11	14,549	22	12,967	33	11,864

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, DYNASTY HOMES 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 HEREINAFTER KNOWN AS THE RESERVE AT SCHRAM POINT (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, AVENUES 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 (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 CITY OF PAVILLION 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.

DYNASTY HOMES LLC

RODNEY K. SCHRAM, MEMBER _____ DATE _____

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 RODNEY K. SCHRAM, MEMBER OF DYNASTY HOMES 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 _____

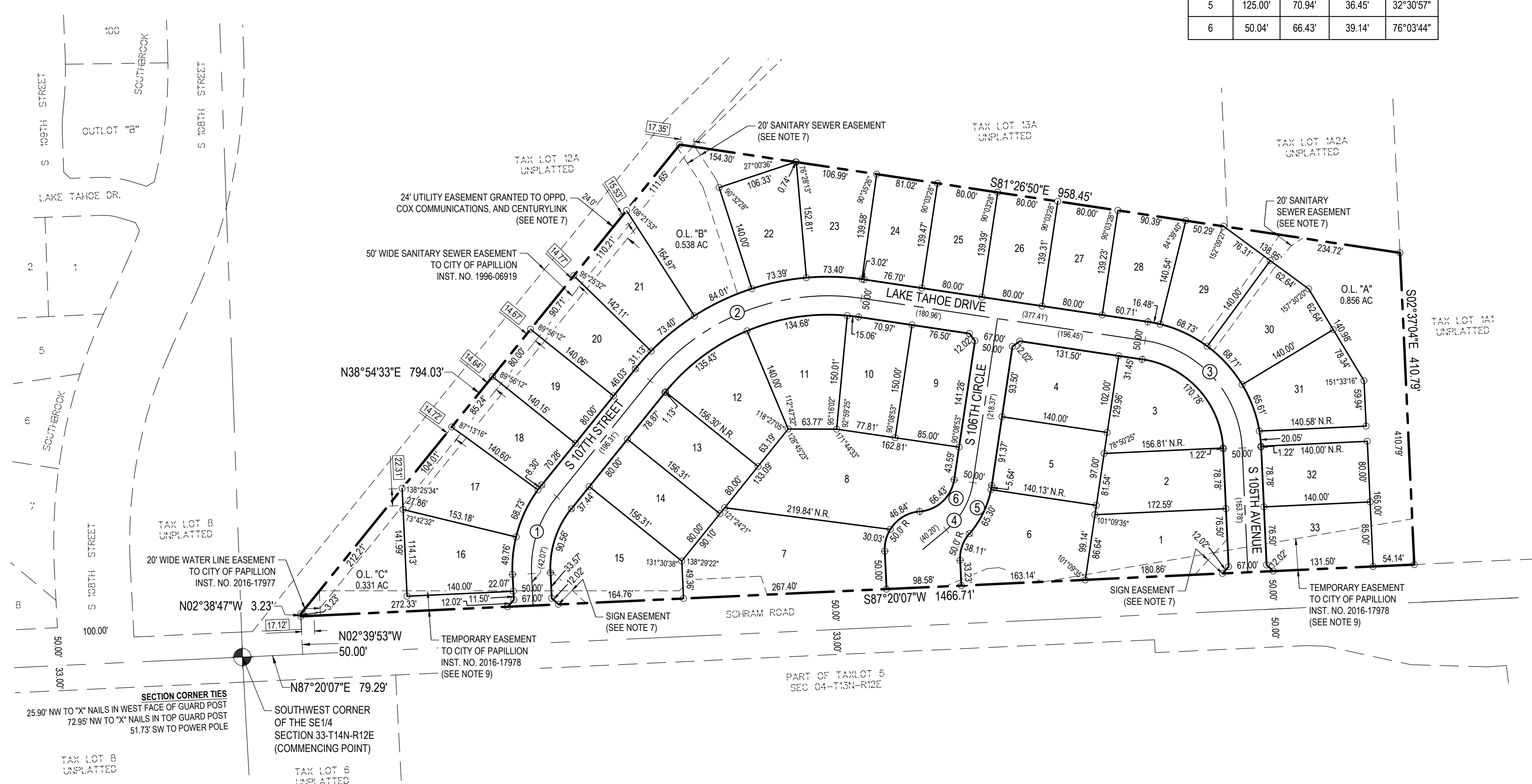
COUNTY TREASURER'S CERTIFICATE

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.

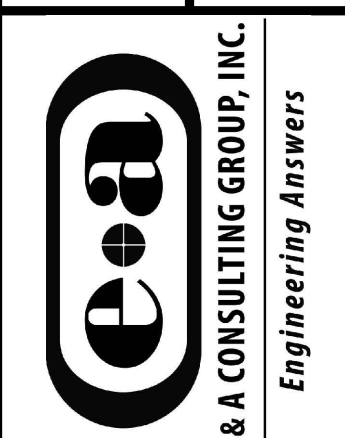
COUNTY TREASURER _____ DATE _____

NOTES:

- 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.
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO SCHRAM ROAD FROM LOTS 1, 6, 7, 15, 16, 33, AND OUTLOTS "A" & "C"; "S 106TH CIRCLE" SHALL HAVE NO DIRECT VEHICULAR ACCESS TO SCHRAM ROAD.
- 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.
- OUTLOTS "A", "B", AND "C" SHALL BE USED FOR PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT FACILITIES. THESE OUTLOTS SHALL BE OWNED AND MAINTAINED PRIVATELY BY THE DEVELOPER OR HOMEOWNERS ASSOCIATION.
- ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
- TEMPORARY EASEMENT TO BE RELEASED BY THE CITY OF PAVILLION UPON COMPLETION OF GRADING FOR SCHRAM ROAD IMPROVEMENTS.
- ALL DIMENSIONS SHOWN IN BOXES ARE USED FOR THE LOCATION OF THE 50.0 FOOT SANITARY SEWER EASEMENT FROM THE LOT CORNER TO THE EASEMENT LINE.



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10909 Hill Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.895.4700 • Fax: 402.895.3599
www.eacg.com



THE RESERVE AT SCHRAM POINT
LOTS 1 THRU 33 INCLUSIVE & OUTLOTS "A" THRU "C"
PAVILLION, NEBRASKA

EXHIBIT "B"
FINAL PLAT

Revisions	Description	Date	Date
1	MAV	06/02/2017	
2	JRS		

Scale: 1" = 100'
 Sheet: 1 of 1
 Date: 06/02/2017
 Drawn By: JRS
 Designed By: MAV
 P20131614001
 10/10/2017 1:24 PM K:\Projects\2016\1601\PAV\Final Design\Final.dwg