

# WILLA PRELIMINARY PLAT

LOCATED IN THE SOUTHWEST QUARTER OF  
SECTION 25, TOWNSHIP 14 NORTH, RANGE 11 EAST  
OF THE 6TH P.M.  
SARPY COUNTY, NEBRASKA

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C1	PRELIMINARY LOT LAYOUT
C2	EXISTING CONDITIONS
C3	PRELIMINARY SITE PLAN
C4	PRELIMINARY GRADING, DRAINAGE AND EROSION CONTROL PLAN
C5	PRELIMINARY UTILITY PLAN
L1	PRELIMINARY LANDSCAPE PLAN

LEGEND	
---	PROPERTY LINE
---	SECTION LINE
---	EASEMENT LINE

**PROPERTY OWNERS**

ROYAL LAND, INC.  
11615 I STREET, SUITE 200  
OMAHA, NE 68134

**DEVELOPER**

RYAN COMPANIES US, INC.  
CONTACT: ANDY MOFFITT  
515-309-8636  
ANDY.MOFFITT@RYANCOMPANIES.COM  
111 EAST GRAND, SUITE 200  
DES MOINES, IA 50309

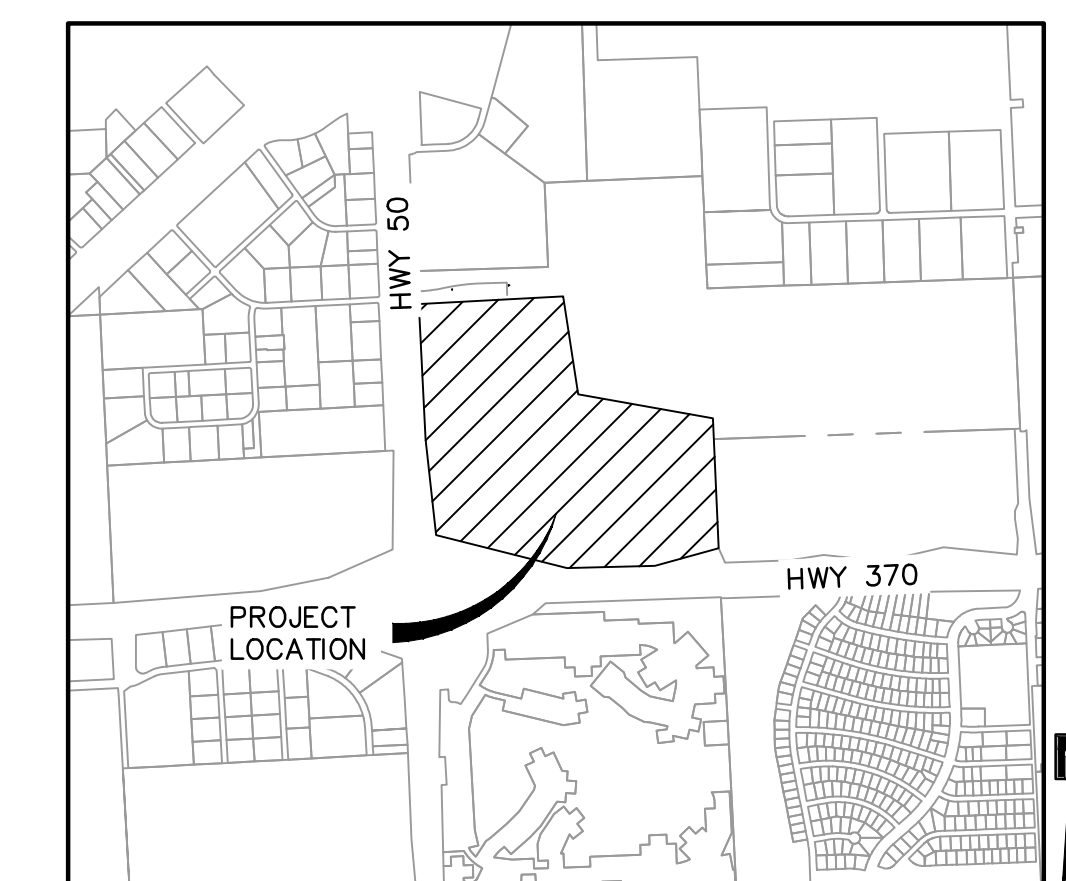
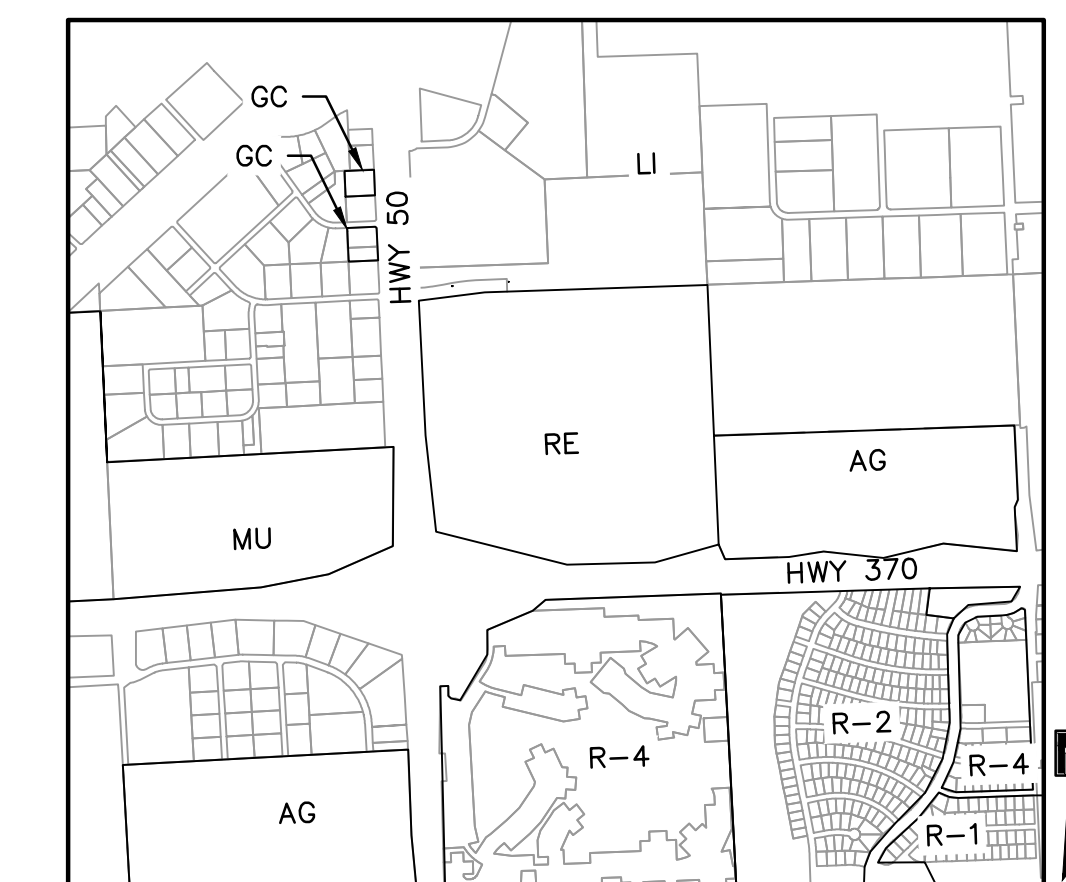
**ENGINEER**

OLSSON  
CONTACT: ERIC WILLIAMS  
402-341-1116  
EWILLIAMS@OLSSON.COM  
2111 S. 67TH STREET, SUITE 200  
OMAHA, NE 68106

**SURVEYOR**

OLSSON  
CONTACT: TERRY ROTHANZL  
402-341-1116  
TROTHANZL@OLSSON.COM  
2111 S. 67TH STREET, SUITE 200  
OMAHA, NE 68106

SITE INFORMATION TABLE	
LEGAL DESCRIPTION:	W1/2 SW1/4 25-14-11 PARCEL #010467106 E1/2 SW1/4 25-14-11 PARCEL #010467017
EXISTING ZONING:	RE
PROPOSED ZONING:	LI
OVERALL SITE AREA:	±5,789,330 SQ. FT. (132.90 ACRES)



**PROPOSED LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 25; THENCE ON THE EAST LINE OF THE SOUTHWEST QUARTER ON AN ASSUMED BEARING OF N02°30'52"W, 365.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 370, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON SAID NORTH RIGHT-OF-WAY LINE OF HIGHWAY 370 FOR THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) S74°24'40"W, 579.59 FEET; (2) S88°34'30"W, 769.33 FEET; (3) N75°51'57"W, 1183.23 FEET TO A POINT INTERSECTING SAID NORTH RIGHT-OF-WAY LINE OF HIGHWAY 370 AND THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 50; THENCE ON SAID EAST RIGHT-OF-WAY LINE OF HIGHWAY 50 FOR THE FOLLOWING FOUR (4) DESCRIBED COURSES: (1) N06°15'37"W, 846.95 FEET; (2) N01°16'48"E, 561.62 FEET; (3) N50°14'36"W, 58.74 FEET; (4) N02°32'08"W, 582.59 FEET TO A POINT INTERSECTING SAID EAST RIGHT-OF-WAY LINE OF HIGHWAY 50 AND A POINT OF CURVATURE ON THE SOUTH RIGHT-OF-WAY LINE OF PRAIRIE CORNERS ROAD; THENCE ON THE SOUTH RIGHT-OF-WAY LINE OF PRAIRIE CORNERS ROAD FOR THE FOLLOWING TWO DESCRIBED COURSES: (1) ON A 1531.78 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 241.45 FEET (LONG CHORD BEARS N82°42'46"E, 241.20 FEET) TO A POINT OF REVERSE CURVATURE; (2) ON A 1998.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 339.23 FEET (LONG CHORD BEARS N83°11'39"E, 338.82 FEET) TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 25; THENCE ON SAID NORTH LINE OF THE SOUTHWEST QUARTER N88°03'54"E, 1951.09 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 25; THENCE ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 25 S02°30'53"E, 2275.83 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 5,789,330.18 SQUARE FEET OR 132.905 ACRES, MORE OR LESS.

DWG: F:\2019\3501-4000\019-3982\40-Design\AutoCAD\Preliminary Plans\Sheets\GNVC\PLT\_0193982.dwg  
 DATE: Feb 07, 2020 2:29pm  
 USER: kgubrandson  
 C:\PTBLK\_0193982  
 C:\AERL\_0193982  
 C:\XBNIDY\_0193982  
 C:\PBAISE\_0193982

211 South 67th Street, Suite 200  
Omaha, NE 68106  
TEL: 402.341.1116  
www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION

PRELIMINARY LOT LAYOUT  
 PRELIMINARY PLAT

WILLA  
 S. 144TH STREET/HIGHWAY 50 & HIGHWAY 370  
 SARPY COUNTY, NEBRASKA

2020

drawn by: KJG  
 checked by: KRW  
 approved by: EW  
 GINOC by: EW  
 project no.: 019-3982  
 drawing no.:  
 date: 2-10-20

SHEET  
**C1**