PRAIRIE HILLS

LOTS 1 THRU 118 AND OUTLOTS A THRU F

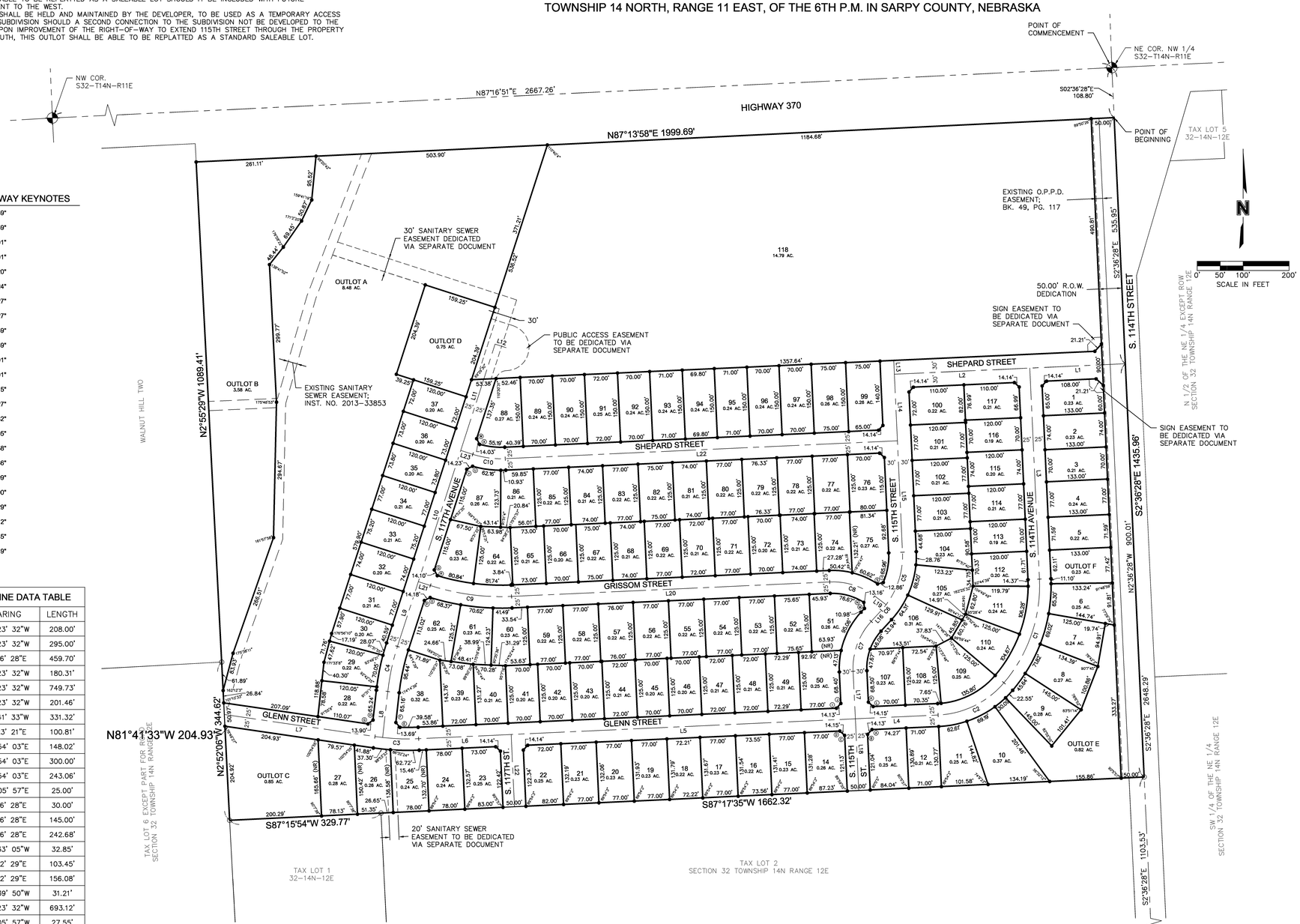
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 11 EAST, OF THE 6TH P.M. IN SARPY COUNTY, NEBRASKA

NOTES

1. ALL RIGHT-OF-WAY CHAMFERS ARE 45' UNLESS CALLED OUT BY SEPARATE KEYNOTE. SEE RIGHT-OF-WAY KEYNOTE TABLE FOR ADDITIONAL INFORMATION.
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. NO DIRECT ACCESS SHALL BE PERMITTED ONTO 114TH STREET FROM LOTS 1 THROUGH 6 AND LOT 118, AND OUTLOT E.
4. NO DIRECT ACCESS SHALL BE PERMITTED ONTO HIGHWAY 370 FROM LOT 118 AND OUTLOTS A AND B.
4. OUTLOTS D AND E SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF STORM WATER MANAGEMENT.
5. OUTLOTS A AND C SHALL BE FOR THE PURPOSE OF A LINEAR PARK AND SHALL BE DEEDED TO THE SID.
6. OUTLOT B SHALL BE HELD AND MAINTAINED BY THE DEVELOPER WITH THE INTENT THAT THE OUTLOT SHALL BE ABLE TO BE REPLATTED AS A SALEABLE LOT SHOULD IT BE INCLUDED WITH FUTURE DEVELOPMENT TO THE WEST.
7. OUTLOT F SHALL BE HELD AND MAINTAINED BY THE DEVELOPER, TO BE USED AS A TEMPORARY ACCESS INTO THE SUBDIVISION SHOULD A SECOND CONNECTION TO THE SUBDIVISION NOT BE DEVELOPED TO THE SOUTH. UPON IMPROVEMENT OF THE RIGHT-OF-WAY TO EXTEND 115TH STREET THROUGH THE PROPERTY TO THE SOUTH, THIS OUTLOT SHALL BE ABLE TO BE REPLATTED AS A STANDARD SALEABLE LOT.

RIGHT-OF-WAY KEYNOTES

(A)	134°56'59"
(B)	134°56'59"
(C)	135°03'01"
(D)	135°03'01"
(E)	130°11'20"
(F)	133°11'24"
(G)	134°02'27"
(H)	134°02'27"
(I)	134°56'59"
(J)	134°56'59"
(K)	135°03'01"
(L)	135°03'01"
(M)	131°08'15"
(N)	111°16'27"
(O)	139°23'32"
(P)	135°09'05"
(Q)	134°49'58"
(R)	129°23'36"
(S)	141°35'09"
(T)	115°01'00"
(U)	144°27'29"
(V)	135°21'12"
(W)	134°32'45"
(X)	123°58'49"



CENTERLINE DATA TABLE

NO.	BEARING	LENGTH
L1	S87° 23' 32"W	208.00'
L2	S87° 23' 32"W	295.00'
L3	S2° 36' 28"E	459.70'
L4	S87° 23' 32"W	180.31'
L5	S87° 23' 32"W	749.73'
L6	S87° 23' 32"W	201.46'
L7	N81° 41' 33"W	331.32'
L8	N6° 23' 21"E	100.81'
L9	N17° 54' 03"E	148.02'
L10	N17° 54' 03"E	300.00'
L11	N17° 54' 03"E	243.06'
L12	S72° 05' 57"E	25.00'
L13	S2° 36' 28"E	30.00'
L14	S2° 36' 28"E	145.00'
L15	S2° 36' 28"E	242.68'
L16	S42° 33' 05"W	32.85'
L17	S2° 42' 29"E	103.45'
L18	S2° 42' 29"E	156.08'
L19	N52° 39' 50"W	31.21'
L20	S87° 23' 32"W	693.12'
L21	N72° 05' 57"W	27.55'
L22	S87° 23' 32"W	854.18'
L22	S2° 36' 28"E	157.38'
L23	N72° 05' 57"W	27.55'

CURVE DATA TABLE

NO.	RADIUS	LENGTH	BEARING	CHORD
C1	325.00'	244.10'	S18° 54' 32"W	238.40'
C2	200.00'	163.95'	S63° 54' 32"W	159.39'
C3	500.00'	95.25'	N87° 09' 00"W	95.11'
C4	500.00'	100.46'	N12° 08' 42"E	100.29'
C5	175.00'	122.00'	S17° 21' 51"W	119.55'
C6	175.00'	15.93'	S39° 56' 38"W	15.92'
C7	150.00'	118.49'	S19° 55' 18"W	115.43'
C8	150.00'	104.57'	N72° 38' 09"W	102.47'
C9	500.00'	178.97'	N82° 21' 13"W	178.02'
C10	200.00'	71.59'	N82° 21' 13"W	71.21'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS MADE UNDER MY DIRECT SUPERVISION FOR THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF THE BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE END OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS PRAIRIE HILLS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 32; THENCE ON THE EAST LINE OF SAID NORTHWEST QUARTER, S02°36'28"E, 108.80 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NEBRASKA HIGHWAY NO. 370, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ON SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, S02°36'28"E, 1435.96 FEET TO THE NORTHEAST CORNER OF TAX LOT 2; THENCE ON THE NORTH LINE OF SAID TAX LOT 2, S87°17'35"W, 1612.32 FEET TO THE NORTHWEST CORNER OF TAX LOT 2, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TAX LOT 1; THENCE ON THE NORTH LINE OF SAID TAX LOT 1, S87°15'54"W, 329.77 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 1; THENCE N02°52'06"W, 344.62 FEET TO THE SOUTHEAST CORNER OF LOT 1, WALNUT HILL TWO, A PLATTED AND RECORDED SUBDIVISION IN SARPY COUNTY, NEBRSAKA; THENCE ON THE EAST LINE OF SAID LOT 1, WALNUT HILL TWO, N02°55'29"W, 1089.41 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF NEBRASKA HIGHWAY NO. 370; THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE, N87°13'58"E, 1999.69 FEET TO THE POINT OF BEGINNING.

SAID PRAIRIE HILLS LOTS 1 THROUGH 118 AND OUTLOTS A THROUGH F, CONTAIN A CALCULATED AREA OF 65.742 ACRES MORE OR LESS.

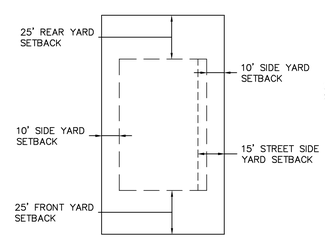
DATE

TERRY L. ROTHANZL
NEBRASKA R.L.S. 607

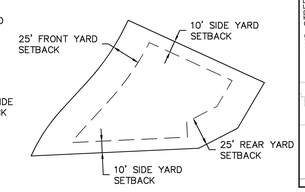
NEBRASKA REGISTERED LS-607 LAND SURVEYOR TERRY L. ROTHANZL

LEGEND

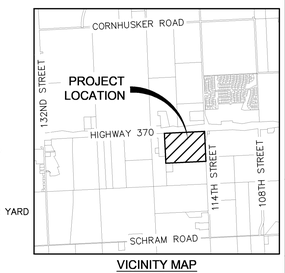
- PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SECTION LINE
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER



TYPICAL LOT SETBACKS
NOT TO SCALE



LOT 106 SETBACKS
NOT TO SCALE



VICINITY MAP
SCALE: 1"=2000'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, FULL CIRCLE VENTURES, INC., 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 PRAIRIE HILLS (LOTS NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT. PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, 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 AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A (5') FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND (8') EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 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. SAID 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. 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, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE CITY OF PAPILLION AND BLACK HILLS/NEBRASKA GAS UTILITY, LLC, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A (5') FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC 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.

IN WITNESS HEREOF, WE DO SET OUR HANDS.

FULL CIRCLE VENTURES, INC.

HERBERT L. FREEMAN
PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____

COUNTY OF _____

THIS FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OR _____, 2014 BY HERBERT L. FREEMAN, PRESIDENT OF FULL CIRCLE VENTURES, INC. A NEBRASKA CORPORATION, ON BE HALF OF THE CORPORATION.

NOTARY PUBLIC

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF PRAIRIE HILLS, WAS REVIEWED BY THE SARPY COUNTY PUBLIC WORKS OFFICE ON THIS _____ DAY OF _____, 2014.

COUNTY SURVEYOR/ENGINEER

SARPY COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT AS OF THIS _____ DAY OF _____, 2014.

SARPY COUNTY TREASURER

APPROVAL BY PAPILLION CITY ENGINEER

THE PLAT OF PRAIRIE HILLS WAS APPROVED BY THE PAPILLION CITY ENGINEER ON THIS_____ DAY OF _____, 2014.

JEFFREY L. THOMPSON, PE, CPESC, CFM

APPROVAL BY PAPILLION CITY COUNCIL

THE PLAT OF PRAIRIE HILLS WAS APPROVED AND ACCEPTED BY THE PAPILLION CITY COUNCIL ON THIS_____ DAY OF _____, 2014.

ELIZABETH BUTLER, CITY CLERK

DAVID P. BLACK, MAYOR

APPROVAL OF PAPILLION CITY PLANNING COMMISSION

THE PLAT OF PRAIRIE HILLS WAS APPROVED BY THE PAPILLION CITY PLANNING COMMISSION ON THIS_____ DAY OF _____, 2014.

MICHAEL MALLORY, PLANNING COMMISSION CHAIRMAN

OLSSON ASSOCIATES
2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116
FAX 402.341.5895
www.olssonassociates.com

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

FINAL PLAT

PRAIRIE HILLS
LOTS 1 THRU 118 AND OUTLOTS A THRU F

PAPILLION, NEBRASKA

2014

drawn by: MDB
checked by:
approved by:
QA/QC by:
project no.: 014-0631
drawing no.:
date: 9/17/2014

SHEET 1 OF 1

DWG: F:\Projects\014-0631_LDVP\Final_Plat\40631_PLAT.dwg USER: lweatherly
DATE: Sep 17, 2014 4:30pm XREFS: TERRY_ROTHANZL_LS_NE 40631_PBNDY