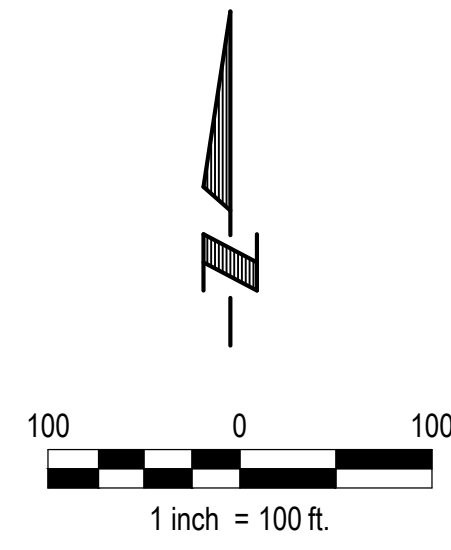


# GRANITE FALLS REPLAT 1

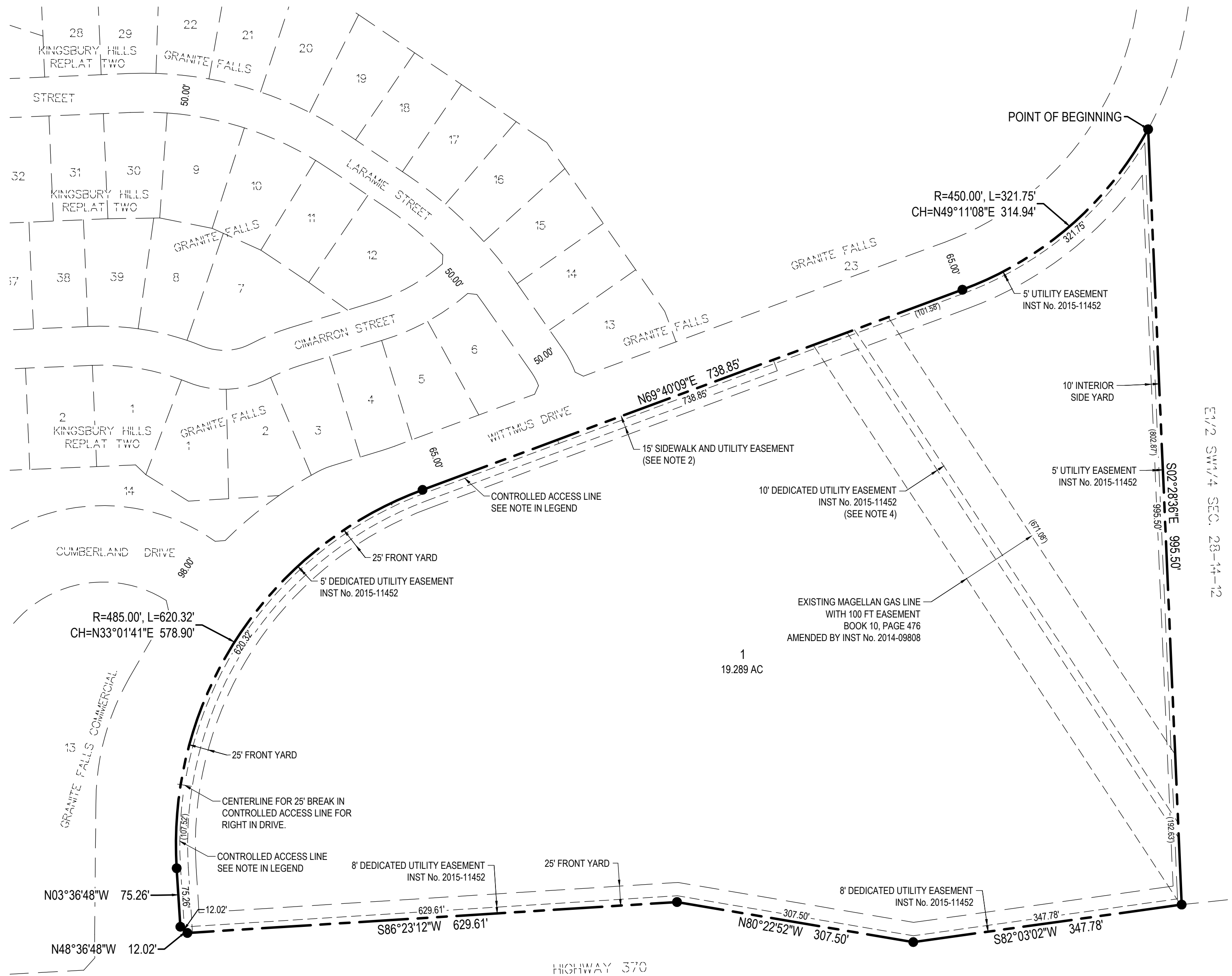
LOT 1

BEING A REPLATTING OF LOTS 24 AND OUTLOT "A", GRANITE FALLS, A SUBDIVISION LOCATED IN PART OF THE SW1/4, LOCATED IN SECTION 28, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



### LEGEND

- BOUNDARY LINE
- EASEMENTS
- EXIST. PROPERTY LINES
- CONTROLLED ACCESS LINE TO WITTMUS DRIVE, NO DRIVE WAYS OR STREETS PERMITTED
- PINS FOUND 5/8" REBAR WITH CAP #LS-608



### OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED AS OWNER'S OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

B.H.I. DEVELOPMENT, INC.

GERALD L. TORCZON, DATE \_\_\_\_\_  
MEMBER

### 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 GERALD L. TORCZON, PRESIDENT OF B.H.I. DEVELOPMENT, INC., 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 \_\_\_\_\_

### APPROVAL OF PAPILLION CITY ENGINEER

THIS SUBDIVISION OF GRANITE FALLS REPLAT 1 WAS APPROVED BY THE PAPILLION CITY ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

JEFFREY L. THOMPSON, PE, CPESC, CFM  
PAPILLION 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 \_\_\_\_\_

### NOTES:

- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO HIGHWAY 370 FROM LOT 1, GRANITE FALLS REPLAT 1.
- ALL EASEMENTS THAT ARE NOT LABELED WITH RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
- ALL DIMENSIONS SHOWN IN PARENTHESES ARE FOR EASEMENT LOCATION.
- EXISTING PERMANENT UTILITIES EASEMENT GRANTED TO ALL OF THE COMPANIES IN THE DEDICATION FOR THE PLAT OF "GRANITE FALLS" INSTRUMENT NO. 2015-11452 (EXISTING COMMON INTERIOR LOT LINE EASEMENT BETWEEN LOT 24 & OUTLOT "A", GRANITE FALLS IS TO BE RELEASED)

### 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 GRANITE FALLS REPLAT 1 (THE LOTS NUMBERED AS SHOWN), BEING A REPLATTING OF LOTS 24 AND OUTLOT "A", GRANITE FALLS, A SUBDIVISION LOCATED IN PART OF THE SW1/4, LOCATED IN SECTION 28, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT "A", GRANITE FALLS, SAID POINT ALSO BEING ON THE EASTERLY LINE OF THE SW1/4 OF SAID SW1/4 OF SECTION 28, SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WITTMUS DRIVE; THENCE S02°28'36"E (ASSUMED BEARING) ALONG THE EASTERLY LINE OF SAID LOT 24 AND OUTLOT "A", GRANITE FALLS, SAID LINE ALSO BEING SAID EASTERLY LINE OF THE SW1/4 OF THE SW1/4 OF SECTION 28, A DISTANCE OF 995.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 24, GRANITE FALLS, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE HIGHWAY 370; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 24, GRANITE FALLS, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 370 ON THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) THENCE S82°03'02"W, A DISTANCE OF 347.78 FEET; (2) THENCE N80°22'52"W, A DISTANCE OF 307.50 FEET; (3) THENCE S86°23'12"W, A DISTANCE OF 629.61 FEET TO THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 370 AND SAID EASTERLY RIGHT-OF-WAY LINE OF WITTMUS DRIVE; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 24 AND OUTLOT "A", GRANITE LAKE, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF WITTMUS ROAD ON THE FOLLOWING FIVE DESCRIBED COURSES: (1) THENCE N48°36'48"W, A DISTANCE OF 12.02 FEET; (2) THENCE N03°36'48"W, A DISTANCE OF 75.26 FEET; (3) THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 485.00 FEET, A DISTANCE OF 620.32 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N33°01'41"E, A DISTANCE OF 578.90 FEET; (4) THENCE N69°40'09"E, A DISTANCE OF 738.85 FEET; (5) THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 450.00 FEET, A DISTANCE OF 321.75 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N49°11'08"E, A DISTANCE OF 314.94 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 840,242 SQUARE FEET OR 19.289 ACRES, MORE OR LESS.

ERIC A. SCHABEN LS-608 DATE \_\_\_\_\_

### APPROVAL OF PAPILLION PLANNING DIRECTOR

THIS SUBDIVISION OF GRANITE FALLS REPLAT 1 WAS APPROVED BY THE PAPILLION PLANNING DIRECTOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MARK STURSMAN, AICP  
PAPILLION PLANNING DIRECTOR

### APPROVAL BY PAPILLION CITY ADMINISTRATOR

THIS SUBDIVISION OF GRANITE FALLS REPLAT 1 WAS APPROVED BY THE PAPILLION CITY ADMINISTRATOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CHRISTINE L. MYERS  
PAPILLION CITY ADMINISTRATOR

### REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF GRANITE FALLS REPLAT 1 WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

COUNTY SURVEYOR / ENGINEER \_\_\_\_\_

**E & A CONSULTING GROUP, INC.**  
Engineering • Planning • Environmental & Field Services



GRANITE FALLS REPLAT 1  
PAPILLION, NEBRASKA

ADMINISTRATIVE LOT  
CONSOLIDATION

Revisions	Description	Date

Proj No:	P2019.126.001	Date:	07/22/2019
Designed By:	MAV	Drawn By:	TRH
Scale:	1" = 100'	Sheet:	1 of 1

10/15/2019 3:00 PM K:\Projects\2019\20191015\19Planning & Field Services\Final\19PL-1AYOUT-RPT-000.dwg Rigo Perez