

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

APPROVE FINAL PLAT – LITTLE PRAIRIE, LOTS 12-24

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2012), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103 (Reissue 2012), the powers of the County as a body are exercised by the County Board of Commissioners (County Board); and,

WHEREAS, the County Board has the authority to adopt Subdivision Regulations, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-374 (Reissue 2012); and,

WHEREAS, said Subdivision Regulations require the County Board to approve applications for final plats; and

WHEREAS, the applicant, John Larkin applied for approval of a final plat of the second phase (Lots 12-24) of the subdivision known as Little Prairie, generally located at 192nd and Cornish Road and legally described as follows:

Part of the Northeast ¼ of Section 7, Township 12 North, Range 11 East of the 6th P.M. Sarpy County, Nebraska.

WHEREAS, the Sarpy County Planning Department staff reviewed the application of the final plat of a subdivision to be known as Little Prairie, Lots 12-24, for compliance with the Subdivision Regulations; and

WHEREAS, the Planning Department staff made a recommendation of approval as noted in Exhibit A, attached hereto and incorporated by reference, which Exhibit A includes the Planning Department report, the aerial map of the subject property and a copy of the final plat of the subdivision to be known as Little Prairie, Lots 12-24.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT this County Board makes the following findings of fact:

- I. A public hearing regarding the approval of the final plat was held on March 18, 2014 before the Sarpy County Planning Commission. The Planning Commission provided their recommendation to the County Board.
- II. A public hearing regarding the approval of the final plat was held by this County Board.
- III. Notice of each of the public hearings described above was published at least ten (10) day period prior to each respective public hearing as required by Neb. Rev. Stat. §23-164 (Reissue 2012), and the proof of publication has been filed in the Office of the Sarpy County Clerk.

IV. The proposed final plat of a subdivision to be known as Little Prairie Lots 12-24 is in conformity with the Zoning Regulations, the Subdivision Regulations and the Sarpy County Comprehensive Plan.

BE IT FURTHER RESOLVED THAT the final plat of a subdivision to be known Little Prairie, Lots 12-24 and as further described in the attached Exhibit A is hereby approved.

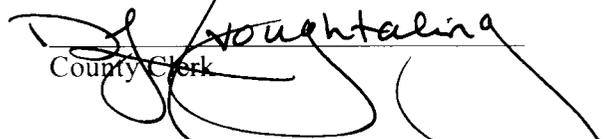
The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 8th day of April, 2014.

Attest

SEAL




Sarpy County Board Chairman


County Clerk

Sarpy County Board of Commissioners
Exhibit "A"
Planning Department Report
County Board Meeting Date: April 8, 2014

| Subject | Type | By |
|---|-----------------------------|--|
| Application for Final Plat of Little Prairie, Lots 12-24 generally located southwest of 192 nd and Cornish Road, legally described as part of the Northeast ¼ of Section 7, Township 12 North, Range 11 East of the 6 th P.M. Sarpy County, Nebraska. | Public Hearing & Resolution | Donna Lynam Zoning Administrator Planning & Building |

➤ **Summary and Purpose of Requests:**

- This application is for the approval of a Final Plat for the second phase of a residential estate subdivision to be known as Little Prairie, Lots 12-24 located in the Northeast ¼ of Section 7, Township 12 North, Range 11 East of the 6th P.M. Sarpy County, Nebraska at the northwest corner of 192nd Street and Giles Road.

➤ **Background and Analysis:**

- The detailed staff report on this application was presented to the Planning Commission at their March 18, 2014 meeting and is attached for your information and review. Phase II proposes 12 residential estate lots, for a total of 22 platted lots.
- The Preliminary Plat was approved by the Sarpy County Board of Commissioners in 2006.
- The zoning of AGR/RE1 (Agricultural Residential/Residential Estates) with a Conservation Overlay was approved by Sarpy County Board of Commissioners in May 2006, by Resolution 2006-0148, with an effective date consistent with the recording of the Final Plat.
- The Final Plat is still consistent with the original approved preliminary plat and the Sarpy County Comprehensive Plan.
- Conservation Easement requirements have been met with the total acreage of Outlots A and B located in Phase I.
- Roadway easement shown on the northern edge of the property will be required to be improved for access to proposed lots 16 and 17. Such easement will be known as Cornish Road. All other lots will be addressed using Little Prairie Lane.

➤ **Staff Recommendation:**

- Staff recommends **APPROVAL** of the Final Plat for the proposed Little Prairie, Lots 12-24 with the condition that the private access road on the northern edge of the property be improved, as it is in conformance with the Sarpy County Comprehensive Development Plan and is consistent with the approved Preliminary Plat which was approved in May 2006 by Resolution 2006-0149 as it met the general requirements of the Sarpy County Subdivision Regulations.

➤ **Planning Commission Recommendation:**

- On March 18, 2014 the Planning Commission voted 8-0 to recommend **APPROVAL** of the Final Plat of Phase II of the residential estates subdivision to be known as Little Prairie, Lots 12-24.

MOTION: Lichter moved, seconded by Malmquist, to recommend approval of the Final Plat for Little Prairie, Lots 12-24 with the condition that the private access road on the northern edge of the property be improved. This recommendation is being made as it is in conformance with the Sarpy County Comprehensive Development Plan and is consistent with the approved Preliminary Plat which was approved in May 2006 by Resolution 2006-0149 as it met the general requirements of the Sarpy County Subdivision Regulations. **Ballot:** Ayes – Lichter, Huddleston, Davis, Ackley, Whitfield, Malmquist, Torczon and Farrell. Nays: None. Abstain: None. Absent: Bliss, Mohr and Fenster. **Motion carried.**



SARPY COUNTY PLANNING & BUILDING DEPARTMENT

RECOMMENDATION REPORT

FINAL PLAT (FP 14-0002)

APPLICANT: JOHN LARKIN

PHASE II - RESIDENTIAL SUBDIVISION KNOWN AS LITTLE PRAIRIE, LOTS 12-24
PLANNING COMMISSION HEARING OF: MARCH 18, 2014

I. GENERAL INFORMATION

A. APPLICANT:

John Larkin
4814 Douglas Street
Omaha, NE 68132

B. PROPERTY OWNERS:

John Larkin
4814 Douglas Street
Omaha, NE 68132

C. **SUBJECT PROPERTY LOCATION:** 192nd and Cornish Road.

D. **LEGAL DESCRIPTION:** Part of the northeast ¼ of Section 7, Township 12 North, Range 11 East of the 6th P.M. Sarpy County, Nebraska.

E. **SUBJECT PROPERTY SIZE:** approximately 73 acres.

F. **EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:**

- Future Land Use Designations: Conservation Residential
- Zoning: AGR/RE2 Agricultural Farming District w/Conservation Development Overlay District as approved by Resolution 1 (becomes effective with the recording of the Final Plat)

G. **REQUESTED ACTION(S):** To approve a Final Plat of the second phase of the subdivision known as Little Prairie, Lots 12-24 proposing 13 new lots, two of which are being replatted, for a total of 22 acreage lots. Change of Zone was approved in May 2006 by Resolution 2006-0148.

II. BACKGROUND INFORMATION

A. **EXISTING CONDITION OF SITE:** Undeveloped ground

B. **GENERAL VICINITY AND LAND USE**

- North and West: Undeveloped farm ground with some farm residences and buildings
- South: Undeveloped farm ground with some farm residences and buildings
- East: Little Prairie, Phase I - three parcels currently improved with single-family residences

C. **RELEVANT CASE INFORMATION:**

- Parcels would be served by private wells and private septic systems.

D. APPLICABLE REGULATIONS:

- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations: Section 11, AGR Agricultural Residential District
- Sarpy County Zoning Regulations: Section 13, RE2 Residential Estates District
- Sarpy County Subdivision Regulations

III. ANALYSIS / STAFF COMMENTS

A. COMPREHENSIVE PLAN:

- The Comprehensive Plan designates the area as Conservation Residential.

B. TRAFFIC AND ACCESS:

- Access to the proposed parcels will be via a private roadway system that was approved and is consistent with the previously approved preliminary plat.
- Any street or road improvements required will be the developer's responsibility and must be coordinated with the Sarpy County Public Works Department.

C. OTHER AGENCY REVIEW/COMMENTS: The applications were sent to each of the five cities in Sarpy County as well as jurisdictional agencies or departments that may have an interest.

- Comments were received from:
 - **Sarpy County Public Works** – Please see attached comments regarding the PCSWP.
 - **Sarpy County GIS** – Addressing of parcels
 - **Papio Missouri River Natural Resource District** – No comment
 - **Other responses** received indicated they had no comments or objections to the application.

D. GENERAL COMMENTS:

- **Change of Zone**
 - AGR/RE2 Agricultural Farming District w/Conservation Development Overlay District as approved by Resolution 2006-0148 (becomes effective with the recording of the Final Plat)
- **Final Plat:**
 - Little Prairie currently has 11 platted lots. This plat is proposing 11 additional lots, two of which have been replatted, for a total of 224 residential lots.
 - Conservation Easement requirements are included in the total acreage of Outlots A and B located in Phase I.
 - Roadway easement shown on the northern edge of the property will be required to be improved for access to proposed lots 16 and 17. Such easement will be known as Cornish Road. All other lots will be addressed using Little Prairie Lane.

IV. STAFF RECOMMENDATIONS:

Staff recommends **APPROVAL** of the Final Plat for the proposed Little Prairie, Lots 12-24 with the condition that the private access road on the northern edge of the property be improved, as it is in conformance with the Sarpy County Comprehensive Development Plan and is consistent with the approved Preliminary Plat which was approved in May 2006 by Resolution 2006-0149 as it met the general requirements of the Sarpy County Subdivision Regulations.

V. PLANNING COMMISSION RECOMMENDATION:

MOTION: Lichter moved, seconded by Malmquist, to recommend approval of the Final Plat for Little Prairie, Lots 12-24 with the condition that the private access road on the northern edge of the property be improved. This recommendation is being made as it is in conformance with the Sarpy County Comprehensive Development Plan and is consistent with the approved Preliminary Plat which was approved in May 2006 by Resolution 2006-0149 as it met the general requirements of the Sarpy County Subdivision Regulations.

Ballot: *Ayes – Lichter, Huddleston, Davis, Ackley, Whitfield, Malmquist, Torczon and Farrell. Nays: None. Abstain: None. Absent: Bliss, Mohr and Fenster. Motion carried.*

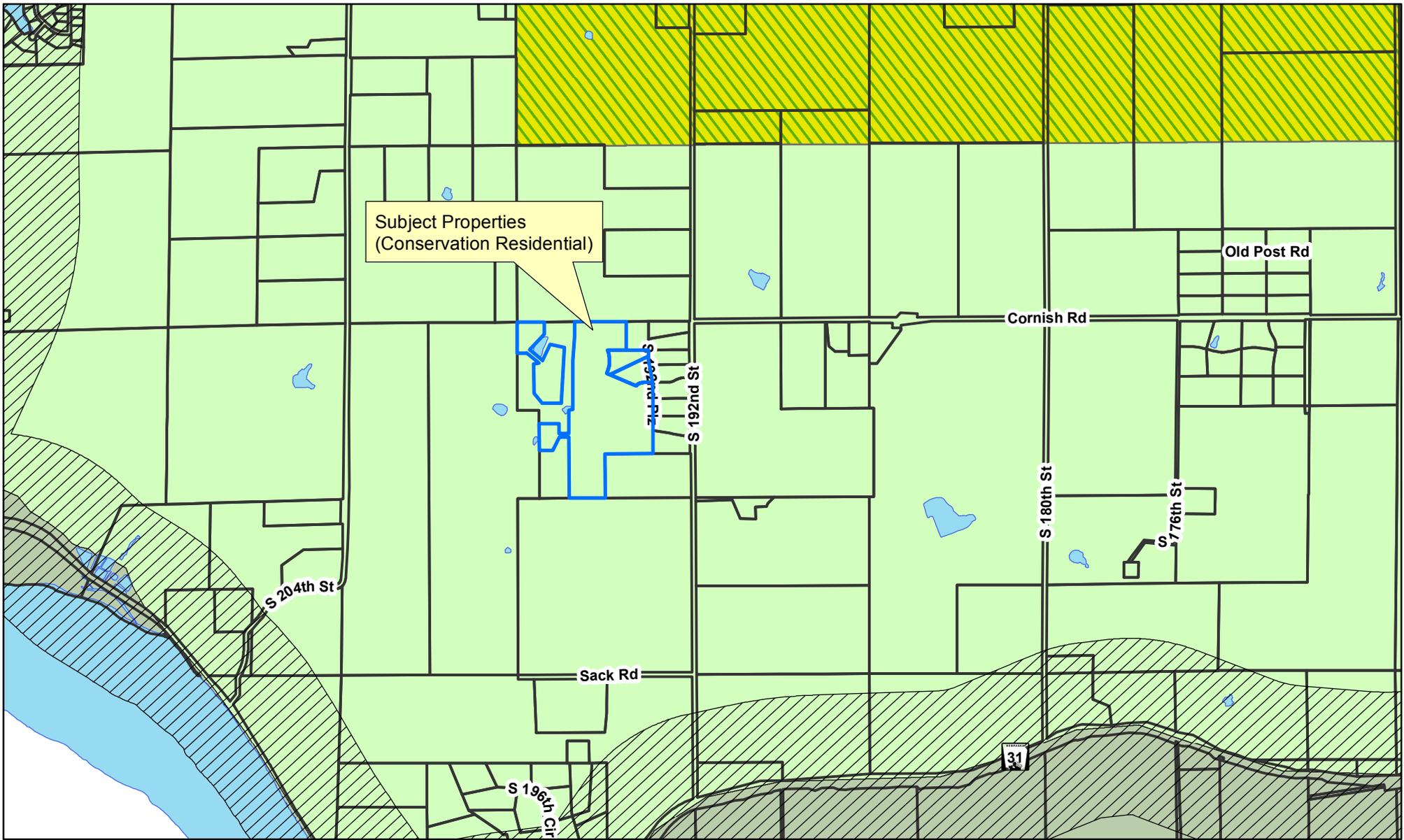
VI. ATTACHMENTS TO REPORT:

1. Current Zoning Map (showing subject property area)
2. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)
3. Request for Comments cover sheet
4. Comments received from jurisdictional agencies or departments having an interest
5. Copy of Resolutions 2006-0148 & 0149
6. Proposed Final Plat as submitted
7. Final Plat Application

VII. COPIES OF REPORT SENT TO:

1. John Larkin (applicant and owner)
2. Doug Kellner, TD2 (applicant's engineering consultant)
3. Public Upon Request

Report prepared by: Donna Lynam, Zoning Administrator
Reviewed, edited & approved by: Bruce Fountain, Planning Director



Current FLU - Sarpy Co

0 0.175 0.35 0.7 Miles



Final Plat - Little Prairie Lots 12-24 (Phase II)

Comprehensive Development Plan
Figure 5.1: Development Structure Plan
 Sarpy County, Nebraska

Legend

- | | | |
|--------------------------|---------------------------------|-----------------------|
| Highway Corridor Overlay | Long Term Residential Growth | Cross County Arterial |
| Land Use Proposed | Mixed Use | City Limit |
| Bellevue Future Growth | Mixed Use Center | City ETJ |
| Business Park | New Richfield Village | |
| Civic | Park/School Site | |
| Conservation Residential | Plug Interchange Development | |
| Estate Residential | Residential - Community Systems | |
| Greenway | Urban Residential | |
| Industrial | Urban Residential II | |
| Light Industrial/Storage | | |



Sarpy County Planning Department

Bruce Fountain, AICP, EDFP - Director Phone: (402)593-1555 Fax: (402) 593-1558

Sarpy County Administration Offices
 1210 Golden Gate Drive #1240
 Papillion, NE 68046
 www.sarpy.com

PLANNING/ZONING REVIEW

DATE: February 5, 2014

TYPE OF APPLICATION: Final Plat – Little Prairie, Lots 12 – 24 (Phase II)

PROJECT DESCRIPTION: John Larkin has submitted an application for consideration of a Final Plat of a subdivision to be known as Little Prairie, Lots 12 – 24 (Phase II), being a platting of Part of the NE ¼ of Section 7, Township 12N, Range 11E of the 6th P.M. in Sarpy County, NE. The property is generally located southwest of 192nd and Cornish Road. This application is slated for a March 18, 2014 Public Hearing before the Sarpy County Planning Commission, therefore we would like to have any comments back prior to February 19, 2014. If additional information is required to complete your review, please contact our office by e-mail with a description of the information needed.

| | | | | | |
|--|-----------------------|--|-----------------------|---|-----------------------|
| Sarpy County Admin. – Mark Wayne Deputy Adm. – Scott Bovick Fiscal – Brian Hanson GIS – Eric Herbert GIS – Nikki Lampe | X X X X X | Sewer Omaha – Bob Stubbe Gretna – Steve Perry | X X X X X | Municipalities Bellevue – Chris Shewchuck Gretna – Kris Faris La Vista – Chris Solberg Papillion – Brian Craig Springfield – Kathleen Gottsch | X X X X X |
| Sarpy County Engineer Denny Wilson Pat Dowse | X X | Water MUD – Jeff Schovanec Lincoln – Jerry Obrist | | School District Springfield Platteview | X |
| Sarpy County Attorney Nicole O’Keefe | X | OPPD Steve Fanslau | X | Fire District Springfield – Jason Lutz | X |
| Sarpy County Sherriff Jeff Davis | X | Papio Missouri NRD Lori Laster Amanda Grint | X X | NE Humane Society Kelli Brown Kristie Biodrowski State Department of AG Dr. Dennis Hughes | |

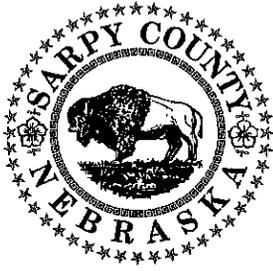
Please provide any comments or recommendations you have to the Sarpy County Planning Department no later than **February 19, 2014**. Comments may be submitted to:

Bruce Fountain or Donna Lynam
 Sarpy County Planning
 1210 Golden Gate Drive
 Papillion NE 68046

E-MAIL to:
 bfountain@sarpy.com
 dlynam@sarpy.com
Telephone: 402/593-1555

Fax to:
 402-592-1558

If we do not receive your comments by February 19, 2014, the Planning Department will assume you have no position on this matter and will proceed accordingly.



SARPY COUNTY

Dennis L. Wilson, P.E., PhD
Sarpy County Engineer

PUBLIC WORKS DEPARTMENT
15100 South 84th Street • Papillion, NE 68046-2895
Phone (402) 537-6900 • FAX (402) 537-6955 • www.sarpy.com

MEMO

TO: Donna Lynam, Zoning Administrator / Code Enforcement

FROM: Patrick M. Dowse, P.E., Engineering Manager *PMO*

DATE: February 18, 2014

RE: Final Plat of Little Prairie, Lots 12-24

Sarpy County Public Works has reviewed the January 7, 2014 submittal by John Larkin and has the following comments:

POST CONSTRUCTION REQUIREMENTS

Public Works has reviewed the April 13, 2007 Drainage Study completed by Thompson, Dreesen & Dorner, and is in general agreement with the findings produced. As the study notes, the runoff flows were computed using the SCS Runoff Method developed by the Natural Resources Conservation Service (NRCS) in which the catchment area is assigned a Curve Number (CN) based upon the composite use of the land in the pre-developed and post-developed conditions. As stated in the study, the CN is generally lower in the post-developed condition, as the proposed development is generally converting the land from a row-crop/wood-grass/farmstead use to an acreage (approximately 3 acre or larger lots) use. Given the equations to calculate the flow using the SCS Runoff Method, a lower CN will increase the soil water storage potential (S), which will decrease the anticipated flow in the developed condition, even though the Time of Concentration (T_c) is lower in nearly every case in this study.

As the runoff generated from the site appears to lower in the post-developed conditions, Public Works would not anticipate requiring a PCSWP per 38.20 of the Sarpy County Zoning Regulations.

Please let me know if you have any questions.

LITTLE PRAIRIE

LOTS 12 THROUGH 24

BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 7, T12N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, AND A REPLATTING OF LOTS 10 AND 11, LITTLE PRAIRIE, A SUBDIVISION IN SAID SARPY COUNTY.

NOTE :

DIMENSIONS AND ANGLES SHOWN IN PARENTHESIS PERTAIN TO EASEMENTS.

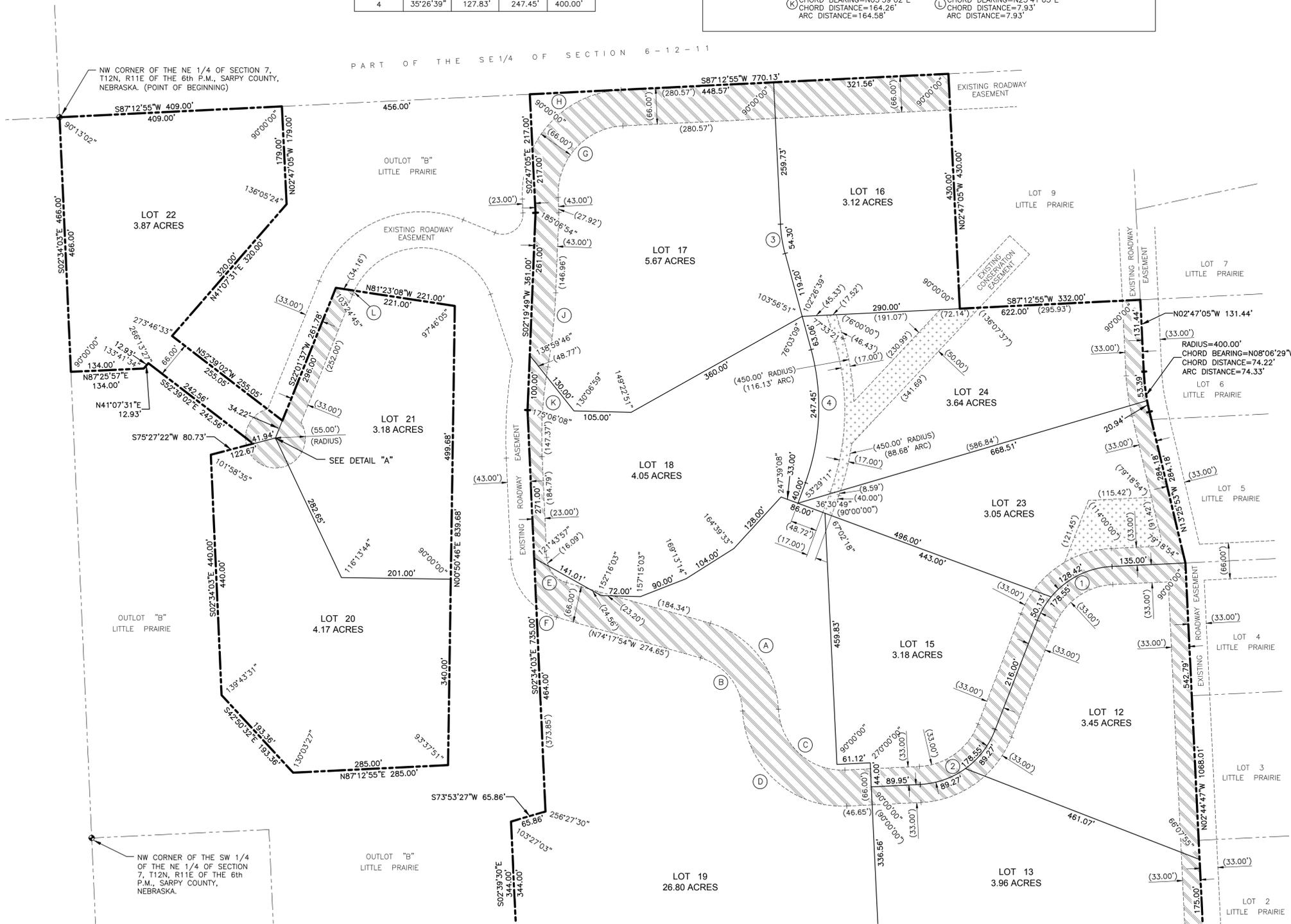
| PROPERTY LINE CURVE INFORMATION | | | | |
|---------------------------------|-----------|---------|---------|---------|
| CURVE NO. | DELTA | TANGENT | LENGTH | RADIUS |
| 1 AND 2 | 66°00'00" | 100.66' | 178.55' | 155.00' |
| 3 | 12°26'39" | 27.26' | 54.30' | 250.00' |
| 4 | 35°26'39" | 127.83' | 247.45' | 400.00' |

EASEMENT CURVE INFORMATION

| | | |
|--|--|---|
| <p>RADIUS=171.78'</p> <p>CHORD BEARING=N38°31'20"W</p> <p>CHORD DISTANCE=200.85'</p> <p>ARC DISTANCE=214.52'</p> | <p>RADIUS=105.78'</p> <p>CHORD BEARING=N38°31'20"W</p> <p>CHORD DISTANCE=123.68'</p> <p>ARC DISTANCE=132.09'</p> | <p>RADIUS=117.00'</p> <p>CHORD BEARING=N47°44'47"W</p> <p>CHORD DISTANCE=165.46'</p> <p>ARC DISTANCE=183.78'</p> |
| <p>RADIUS=183.00'</p> <p>CHORD BEARING=N47°44'47"W</p> <p>CHORD DISTANCE=258.80'</p> <p>ARC DISTANCE=287.46'</p> | <p>RADIUS=49.99'</p> <p>CHORD BEARING=38°25'58"W</p> <p>CHORD DISTANCE=58.58'</p> <p>ARC DISTANCE=62.59'</p> | <p>RADIUS=115.99'</p> <p>CHORD BEARING=N63°56'03"W</p> <p>CHORD DISTANCE=41.73'</p> <p>ARC DISTANCE=41.96'</p> |
| <p>RADIUS=125.00'</p> <p>CHORD BEARING=N42°12'55"E</p> <p>CHORD DISTANCE=176.78'</p> <p>ARC DISTANCE=196.35'</p> | <p>RADIUS=191.00'</p> <p>CHORD BEARING=N56°25'10"E</p> <p>CHORD DISTANCE=195.58'</p> <p>ARC DISTANCE=205.32'</p> | <p>RADIUS=1033.00'</p> <p>CHORD BEARING=N06°05'43"E</p> <p>CHORD DISTANCE=135.98'</p> <p>ARC DISTANCE=136.08'</p> |
| <p>RADIUS=758.24'</p> <p>CHORD BEARING=N03°39'02"E</p> <p>CHORD DISTANCE=164.26'</p> <p>ARC DISTANCE=164.58'</p> | <p>RADIUS=137.00'</p> <p>CHORD BEARING=N23°41'05"E</p> <p>CHORD DISTANCE=7.93'</p> <p>ARC DISTANCE=7.93'</p> | |

ROADWAY EASEMENT (SEE RECORDED INSTRUMENT)

CONSERVATION EASEMENT RECORDED AS INSTRUMENT NUMBER 2006-35094



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS MADE FOR THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS LITTLE PRAIRIE, LOTS 12 THROUGH 24, BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 7, T12N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, AND A REPLATTING OF LOTS 10 AND 11, LITTLE PRAIRIE, A SUBDIVISION IN SAID SARPY COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID NE 1/4;
 THENCE S02°34'03"E (ASSUMED BEARING) 466.00 FEET ON THE WEST LINE OF SAID NE 1/4 TO THE NORTH LINE OF OUTLOT B, SAID LITTLE PRAIRIE;
 THENCE ON THE LINES OF SAID OUTLOT B ON THE FOLLOWING DESCRIBED 13 COURSES:
 THENCE N87°25'57"E 134.00 FEET; THENCE N41°07'31"E 12.93 FEET;
 THENCE S52°39'02"E 242.56 FEET; THENCE S75°27'22"W 80.73 FEET;
 THENCE S02°34'03"E 440.00 FEET; THENCE S42°50'32"E 193.36 FEET;
 THENCE N87°12'55"E 285.00 FEET; THENCE N00°50'46"E 839.68 FEET;
 THENCE N81°23'08"W 221.00 FEET; THENCE S22°01'37"W 261.78 FEET;
 THENCE N52°39'02"W 255.05 FEET; THENCE N41°07'31"E 320.00 FEET;
 THENCE N02°47'05"W 179.00 FEET TO THE NORTH LINE OF SAID NE 1/4;
 THENCE S87°12'55"W 409.00 FEET ON THE NORTH LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING.

TOGETHER WITH

THAT PART OF SAID NE 1/4 DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, LITTLE PRAIRIE, A SUBDIVISION IN SAID SARPY COUNTY;
 THENCE NORTHERLY ON THE WEST LINES OF LOTS 1 THROUGH 6, SAID LITTLE PRAIRIE ON THE FOLLOWING DESCRIBED 4 COURSES;
 THENCE N02°44'47"W (ASSUMED BEARING) 1068.01 FEET;
 THENCE N13°25'53"W 284.18 FEET;
 THENCE NORTHWESTERLY ON A 400.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N08°06'29"W, CHORD DISTANCE 74.22 FEET AN ARC DISTANCE OF 74.33;
 THENCE N02°47'05"W 131.44 FEET TO THE SOUTHWEST CORNER OF LOT 9, SAID LITTLE PRAIRIE;
 THENCE S87°12'55"W 332.00 FEET ON THE SOUTH LINE OF SAID LOT 9 TO THE SOUTHWEST CORNER THEREOF;
 THENCE N02°47'05"W 430.00 FEET ON THE WEST LINE OF SAID LOT 9 TO THE NORTHWEST CORNER THEREOF;
 THENCE S87°12'55"W 770.13 FEET ON THE NORTH LINE OF SAID NE 1/4 TO THE NORTHEAST CORNER OF OUTLOT B, SAID LITTLE PRAIRIE;
 THENCE SOUTHWESTERLY ON THE EAST AND SOUTH LINES OF SAID OUTLOT B ON THE FOLLOWING DESCRIBED 8 COURSES;
 THENCE S02°47'05"E 217.00 FEET; THENCE S02°19'49"W 361.00 FEET;
 THENCE S02°34'03"E 735.00 FEET; THENCE S73°53'27"W 65.86 FEET;
 THENCE S02°39'30"E 344.00 FEET; THENCE S87°20'30"W 145.00 FEET;
 THENCE N02°39'30"W 150.00 FEET;
 THENCE S87°20'30"W 300.00 FEET TO THE WEST LINE OF SAID NE 1/4;
 THENCE S02°39'30"E 399.76 FEET ON THE WEST LINE OF SAID NE 1/4 TO THE NORTHWEST CORNER OF OUTLOT A, SAID LITTLE PRAIRIE;
 THENCE SOUTHEASTERLY ON THE NORTH AND EAST LINES OF SAID OUTLOT A ON THE FOLLOWING DESCRIBED 4 COURSES;
 THENCE N87°22'03"E 200.00 FEET; THENCE N24°22'23"E 222.23 FEET;
 THENCE N87°22'03"E 144.00 FEET;
 THENCE S02°39'30"E 918.00 FEET TO THE SOUTH LINE OF SAID NE 1/4;
 THENCE N87°22'03"E 544.70 FEET ON THE SOUTH LINE OF SAID NE 1/4 TO THE WEST LINE OF THE SOUTH 20.00 ACRES OF THE SE 1/4 OF SAID NE 1/4;
 THENCE N02°39'30"W 661.40 FEET ON THE WEST LINE OF THE SOUTH 20.00 ACRES OF THE SE 1/4 OF SAID NE 1/4;
 THENCE N87°22'03"E 716.60 FEET ON THE NORTH LINE OF THE SOUTH 20 ACRES OF THE SE 1/4 OF SAID NE 1/4 TO THE POINT OF BEGINNING.

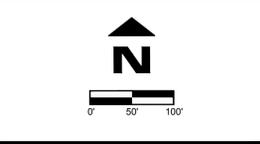


DECEMBER 27, 2013
 DATE:

LITTLE PRAIRIE
 LOTS 12 THROUGH 24



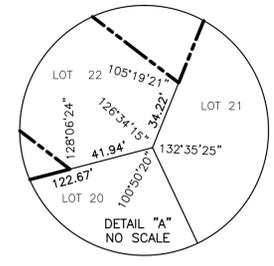
thompson, dreessen & dornier, inc.
 10836 Old Mill Rd
 Omaha, NE 68154
 p.402.330.8860 f.402.330.5866
 td2co.com



Revision Dates

| No. | Description | MM-DD-YY |
|-----|-------------|----------|
| -- | -- | -- |
| -- | -- | -- |
| -- | -- | -- |

Job No.: A1415-102-3A
 Drawn By: RJR
 Reviewed By: DHN
 Date: DEC. 27, 2013
 Book:
 Page:



Sheet Title

SARPY COUNTY
 FINAL PLAT

Sheet Number

1/6/2014 3:04 PM ANDREW KOSTER H:\1400\1415-102 John Larkin, Little Prairie\Drawings\A14151023A.dwg

LITTLE PRAIRIE

LOTS 12 THROUGH 24

BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 7, T12N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, AND A REPLATTING OF LOTS 10 AND 11, LITTLE PRAIRIE, A SUBDIVISION IN SAID SARPY COUNTY.



| PROPERTY LINE CURVE INFORMATION | | | | |
|---------------------------------|-----------|---------|---------|---------|
| CURVE NO. | DELTA | TANGENT | LENGTH | RADIUS |
| 2 | 66°00'00" | 100.66' | 178.55' | 155.00' |

| EASEMENT CURVE INFORMATION | | | |
|----------------------------|----------------|---------------------------|------------------------|
| Ⓒ | RADIUS=117.00' | CHORD BEARING=N47°44'47"W | CHORD DISTANCE=165.46' |
| Ⓓ | RADIUS=183.00' | CHORD BEARING=N47°44'47"W | CHORD DISTANCE=258.80' |
| | | ARC DISTANCE=183.78' | ARC DISTANCE=287.46' |

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE JOHN F. LARKIN, II, TRUSTEE OF THE JOHN F. LARKIN, II, REVOCABLE TRUST DATED FEBRUARY 24, 2003, AND SHERRI L. LARKIN, TRUSTEE OF THE SHERRI L. LARKIN REVOCABLE TRUST DATED FEBRUARY 24, 2003, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS LITTLE PRAIRIE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK QC AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING THE SIXTY SIX (66') FOOT WIDE ROADWAY EASEMENT SHOWN ON THE PLAT, A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL SIDE LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LINES OF ALL LOTS. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

JOHN F. LARKIN, II, REVOCABLE TRUST
DATED FEBRUARY 24, 2003

SHERRI L. LARKIN REVOCABLE TRUST
DATED FEBRUARY 24, 2003

BY:
JOHN F. LARKIN, II, TRUSTEE

BY:
SHERRI L. LARKIN TRUSTEE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2014 BY JOHN F. LARKIN II, TRUSTEE OF THE JOHN F. LARKIN, II, REVOCABLE TRUST DATED FEBRUARY 24, 2003, ON BEHALF OF SAID REVOCABLE TRUST.

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2014 BY SHERRI L. LARKIN, TRUSTEE OF THE SHERRI L. LARKIN REVOCABLE TRUST DATED FEBRUARY 24, 2003, ON BEHALF OF SAID REVOCABLE TRUST.

NOTARY PUBLIC

SARPY COUNTY TREASURER'S CERTIFICATE

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

SARPY COUNTY TREASURER

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF LITTLE PRAIRIE WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____, 2014.

CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

APPROVAL OF SARPY COUNTY PLANNING COMMISSION

THIS PLAT OF LITTLE PRAIRIE WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2014.

CHAIRMAN, SARPY COUNTY PLANNING COMMISSION

APPROVAL OF SARPY COUNTY PLANNING DEPARTMENT

THIS PLAT OF LITTLE PRAIRIE WAS APPROVED BY THE SARPY COUNTY PLANNING DIRECTOR THIS _____ DAY OF _____, 2014.

BRUCE FOUNTAIN
SARPY COUNTY PLANNING DIRECTOR

REVIEW BY SARPY COUNTY PUBLIC WORKS

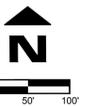
THIS PLAT OF LITTLE PRAIRIE WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS _____ DAY OF _____, 2014.

COUNTY SURVEYOR/ENGINEER



thompson, dreessen & dornier, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

LITTLE PRAIRIE
LOTS 12 THROUGH 24



Revision Dates

| No. | Description | MM-DD-YY |
|-----|-------------|----------|
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Job No.: A1415-102-3A
Drawn By: RJR
Reviewed By: DHN
Date: DEC. 27, 2013
Book:
Page:

Sheet Title

SARPY COUNTY
FINAL PLAT

Sheet Number

SHEET 2 OF 2



SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE, #1240
PAPILLION, NE 68046
PHONE: 402-593-1555 FAX: 402-593-1558
E-MAIL: PLANNING@SARPY.COM

FINAL PLAT APPLICATION

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Submit complete Final Plat Application
2. Submit Non-Refundable Fee of \$ 630 made payable to Sarpy County
3. Two (2) full sized, folded plat drawings
4. One (1) reduced size site plan drawing (8.5 x 11)
5. One (1) electronic copy of the plat drawing in PDF form
6. One (1) electronic copy in autoCAD format as required by the County GIS Section (for subdivisions of 20+ lots)
7. **Please review Sections 7 and 8 of the Sarpy County Subdivision Regulations for a complete list of Final Plat process and submittal requirements.**

APPLICATION FILING FEES – see Sarpy County Master Fee Schedule for the Planning and Building Department

PLANNING STAFF USE ONLY:

APPLICATION #: EP 14-0002
 DATE RECEIVED: 1-7-14
 CP DESIGNATION: Conservation Residential
 CURRENT ZONING DESIGNATION: AG + RE2
 PROPOSED ZONING DESIGNATION: RE2 + AGD
 APPLICATION FEE: \$ 630 RECEIPT NO. 2049
 RECEIVED BY: Lisa Smith
 NOTES: _____

APPLICANT INFORMATION:

NAME: John Larkin E-MAIL: jflarkinianw@gmail.com
 ADDRESS: 4814 Douglas St. CITY/STATE/ZIP: Omaha, NE, 68132
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 712-574-9800 FAX: _____

PROPERTY OWNER INFORMATION: (If multiple owners, please attach separate sheet)

NAME: John Larkin E-MAIL: jflarkinianw@gmail.com
 ADDRESS: 4814 Douglas St. CITY/STATE/ZIP: Omaha, NE, 68132
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 712-574-9800 FAX: _____

ENGINEERING/SURVEYING PROFESSIONAL'S INFORMATION:

NAME: Thompson, Dreesen & Dorner, Inc. E-MAIL: dkellner@td2co.com
 ADDRESS: 10836 Old Mill Road CITY/STATE/ZIP: Omaha, NE 68154
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 402-330-8860 FAX: 402-330-5866

PROJECT DESCRIPTION: Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary.

PLEASE NOTE: A detailed project description is essential to the reviewing process of this request.

To subdivide agricultural land for the purpose of developing lots into residential properties.

PLAT INFORMATION: Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

PLAT NAME: Little Prairie - Lots 12 through 24

ASSESSOR'S PARCEL NUMBER: 010421637 ADDITIONAL PARCEL NUMBERS 011590209

GENERAL LOCATION: 192nd St and Cornish Road

(example 189th & Giles Rd)

LEGAL DESCRIPTION: (Describe property to wit:) Part of the NE 1/4 of Section 7, T12N, R11E of the 6th P.M., Sarpy County, Nebraska

SIZE OF PROPERTY: 73 acres CURRENT ZONING: RE2 REQUESTED ZONING: _____

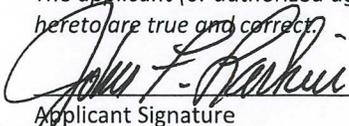
SOURCE OF UTILITY SERVICES: Water - Private Wells Sewer - Septic Systems
Gas - N/A Electric - OPPD

ADDITIONAL INFORMATION: Please use this space to provide any other information you feel is appropriate for Sarpy County to consider during review of your application. Attach extra sheets if necessary.

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the Planning Commission and County Board.
2. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
3. The County Board will hold a public hearing and make a final decision on the Final Plat application.
4. All necessary agreements/drawings are to be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.
5. Upon approval of the Final Plat, a certification of approval by the Board shall be endorsed thereon by the County Clerk, and eight (8) copies of the Final Plat shall be filed with the Register of Deeds office within 90 days. (3 mylar and 5 paper copies with signatures).
6. If a Change of Zoning application is applied for concurrently with the Preliminary Plat or Final Plat, the conditional approval of the plat also allows for conditional approval of the rezoning request, however, the rezoning does NOT become official until the Final Plat is approved and filed with the Register of Deeds office.

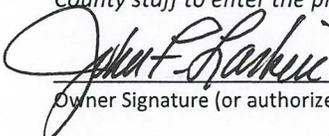
The applicant (or authorized agent) has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.



Applicant Signature

7 JAN 2014
Date

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process of the Planning Commission and County Board is complete. I further understand the Final Plat process as stated above and I authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.



Owner Signature (or authorized agent)

7 JAN 2014
Date

Owner Signature (or authorized agent)

Date

LITTLE PRAIRIE

LOTS 12 THROUGH 24

BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 7, T12N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, AND A REPLATTING OF LOTS 10 AND 11, LITTLE PRAIRIE, A SUBDIVISION IN SAID SARPY COUNTY.

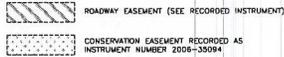
NOTE:

DIMENSIONS AND ANGLES SHOWN IN PARENTHESES PERTAIN TO CALCULATIONS.

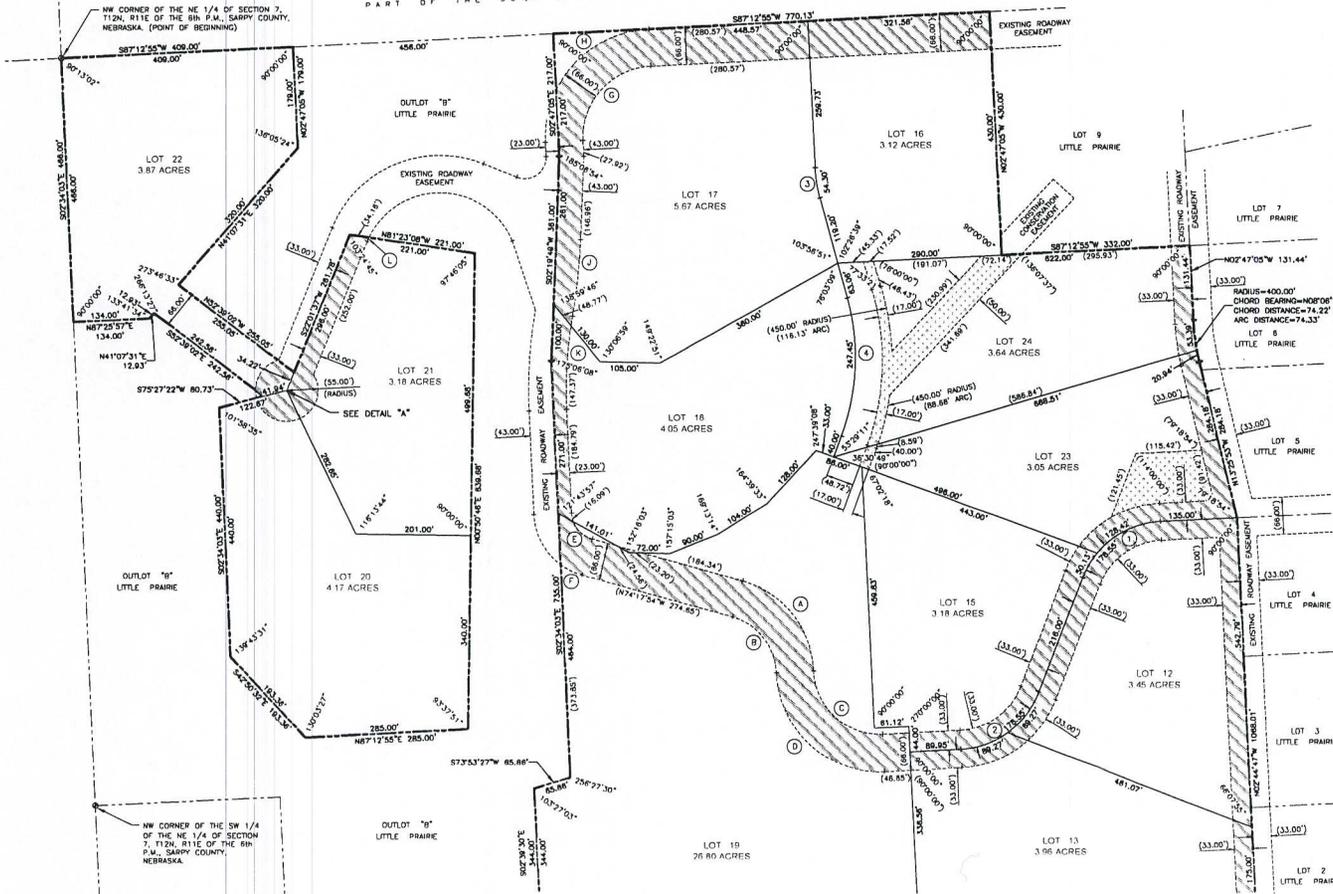
| PROPERTY LINE CURVE INFORMATION | | | | |
|---------------------------------|-----------|---------|---------|---------|
| CURVE NO. | DELTA | TANGENT | LENGTH | RADIUS |
| 1 AND 2 | 66°00'00" | 100.66' | 178.55' | 155.00' |
| 3 | 12°28'39" | 27.26' | 54.30' | 250.00' |
| 4 | 35°28'39" | 127.83' | 247.45' | 400.00' |

EASEMENT CURVE INFORMATION

| | | |
|---|---|---|
| RADIUS=171.78' CHORD BEARING=N38°31'20"W CHORD DISTANCE=200.83' ARC DISTANCE=91.52' | RADIUS=105.78' CHORD BEARING=N36°31'20"W CHORD DISTANCE=123.68' ARC DISTANCE=52.00' | RADIUS=117.00' CHORD BEARING=N47°44'47"W CHORD DISTANCE=185.46' ARC DISTANCE=78.78' |
| RADIUS=183.00' CHORD BEARING=N47°44'47"W CHORD DISTANCE=258.80' ARC DISTANCE=287.46' | RADIUS=49.90' CHORD BEARING=S87°29'58"W CHORD DISTANCE=88.58' ARC DISTANCE=41.86' | RADIUS=115.99' CHORD BEARING=N83°58'03"W CHORD DISTANCE=141.13' ARC DISTANCE=61.06' |
| RADIUS=125.00' CHORD BEARING=N42°12'55"E CHORD DISTANCE=176.78' ARC DISTANCE=198.35' | RADIUS=191.00' CHORD BEARING=N56°25'10"E CHORD DISTANCE=193.58' ARC DISTANCE=205.32' | RADIUS=103.30' CHORD BEARING=N87°05'43"E CHORD DISTANCE=135.98' ARC DISTANCE=136.08' |
| RADIUS=758.24' CHORD BEARING=N63°39'02"E CHORD DISTANCE=184.26' ARC DISTANCE=184.58' | RADIUS=137.00' CHORD BEARING=N23°41'05"E CHORD DISTANCE=7.93' ARC DISTANCE=7.63' | |



PART OF THE SE 1/4 OF SECTION 6-12-11



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS MADE FOR THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS LITTLE PRAIRIE, LOTS 12 THROUGH 24, BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 7, T12N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, AND A REPLATTING OF LOTS 10 AND 11, LITTLE PRAIRIE, A SUBDIVISION IN SAID SARPY COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID NE 1/4;

THENCE S02°34'03"E (ASSUMED BEARING) 486.00 FEET ON THE WEST LINE OF SAID NE 1/4 TO THE NORTH LINE OF OUTLET B, SAID LITTLE PRAIRIE;

THENCE ON THE LINES OF SAID OUTLET B ON THE FOLLOWING DESCRIBED 13 COURSES:

THENCE N87°25'59"E 134.00 FEET; THENCE N41°07'31"E 12.93 FEET;

THENCE S52°39'02"E 242.38 FEET; THENCE S73°27'22"W 80.73 FEET;

THENCE S02°34'03"E 440.00 FEET; THENCE S42°50'32"E 193.36 FEET;

THENCE N87°12'55"E 285.00 FEET; THENCE N02°50'48"E 839.88 FEET;

THENCE N81°23'08"W 221.00 FEET; THENCE S22°01'37"W 281.78 FEET;

THENCE NS2°39'02"W 255.05 FEET; THENCE N41°07'31"E 320.00 FEET;

THENCE N02°47'05"W 178.00 FEET TO THE NORTH LINE OF SAID NE 1/4;

THENCE S87°12'55"W 408.00 FEET ON THE NORTH LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING.

TOGETHER WITH

THAT PART OF SAID NE 1/4 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, LITTLE PRAIRIE, A SUBDIVISION IN SAID SARPY COUNTY;

THENCE NORTHERLY ON THE WEST LINES OF LOTS 1 THROUGH 6, SAID LITTLE PRAIRIE ON THE FOLLOWING DESCRIBED 4 COURSES:

THENCE N02°44'47"W (ASSUMED BEARING) 1088.01 FEET;

THENCE N12°25'33"W 284.18 FEET;

THENCE NORTHWESTERLY ON A 400.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N08°08'29"W, CHORD DISTANCE 74.22 FEET AN ARC DISTANCE OF 74.33 FEET;

THENCE N02°47'05"W 131.44 FEET TO THE SOUTHEAST CORNER OF LOT 9, SAID LITTLE PRAIRIE;

THENCE S87°12'55"W 332.00 FEET ON THE SOUTH LINE OF SAID LOT 9 TO THE SOUTHWEST CORNER THEREOF;

THENCE N02°47'05"W 430.00 FEET ON THE WEST LINE OF SAID LOT 9 TO THE NORTHWEST CORNER THEREOF;

THENCE S87°12'55"W 770.13 FEET ON THE NORTH LINE OF SAID NE 1/4 TO THE NORTHEAST CORNER OF OUTLET B, SAID LITTLE PRAIRIE;

THENCE SOUTHWESTERLY ON THE EAST AND SOUTH LINES OF SAID OUTLET B ON THE FOLLOWING DESCRIBED 8 COURSES:

THENCE S02°47'05"E 217.00 FEET; THENCE S02°19'45"W 361.00 FEET;

THENCE S02°34'03"E 735.00 FEET; THENCE S73°53'27"W 65.86 FEET;

THENCE S02°39'30"E 344.00 FEET; THENCE S87°20'30"W 145.00 FEET;

THENCE N02°39'30"E 150.00 FEET;

THENCE S87°20'30"W 300.00 FEET TO THE WEST LINE OF SAID NE 1/4;

THENCE S02°39'30"E 399.78 FEET ON THE WEST LINE OF SAID NE 1/4 TO THE NORTHWEST CORNER OF OUTLET A, SAID LITTLE PRAIRIE;

THENCE SOUTHEASTERLY ON THE NORTH AND EAST LINES OF SAID OUTLET A ON THE FOLLOWING DESCRIBED 4 COURSES:

THENCE N87°22'03"E 200.00 FEET; THENCE N24°22'23"E 222.23 FEET;

THENCE N87°22'03"E 144.00 FEET;

THENCE S02°39'30"E 918.00 FEET TO THE SOUTH LINE OF SAID NE 1/4;

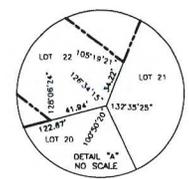
THENCE N87°22'03"E 344.70 FEET ON THE SOUTH LINE OF SAID NE 1/4 TO THE WEST LINE OF THE SOUTH 20.00 ACRES OF THE SE 1/4 OF SAID NE 1/4;

THENCE N02°39'30"E 881.40 FEET ON THE SOUTH LINE OF THE SOUTH 20.00 ACRES OF THE SE 1/4 OF SAID NE 1/4;

THENCE N87°22'03"E 718.60 FEET ON THE NORTH LINE OF THE SOUTH 20 ACRES OF THE SE 1/4 OF SAID NE 1/4 TO THE POINT OF BEGINNING.



DECEMBER 27, 2013
DATE:



Thompson, dressen & dornier, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

LITTLE PRAIRIE
LOTS 12 THROUGH 24



Revision Dates

| No. | Description | MM-DD-YY |
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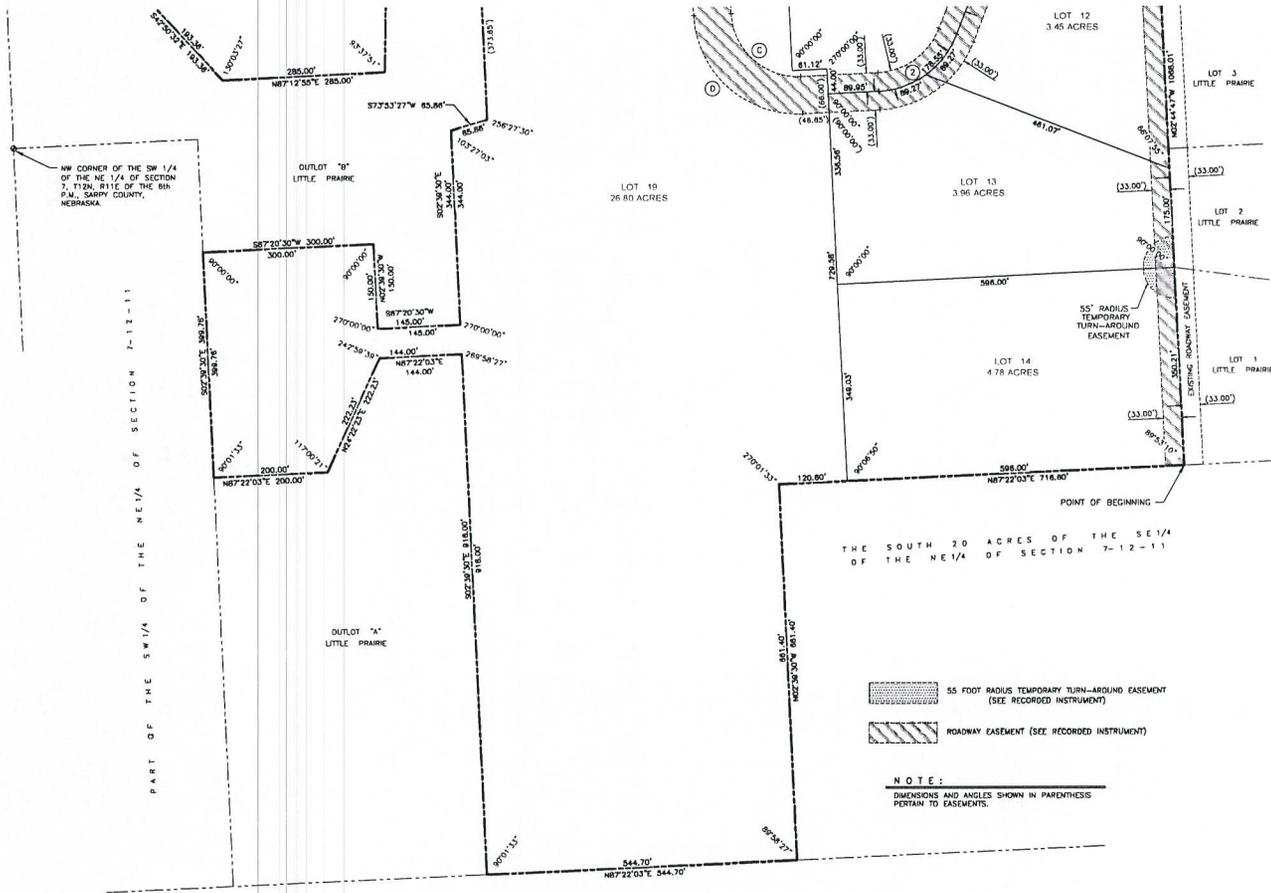
Job No.: A1415-102-3A
Drawn By: RJR
Reviewed By: DHN
Date: DEC. 27, 2013
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SARPY COUNTY
FINAL PLAT

LITTLE PRAIRIE

LOTS 12 THROUGH 24

BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 7, T12N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, AND A REPLATTING OF LOTS 10 AND 11, LITTLE PRAIRIE, A SUBDIVISION IN SAID SARPY COUNTY.



| PROPERTY LINE CURVE INFORMATION | | | | |
|---------------------------------|-----------|---------|---------|---------|
| CURVE NO. | DELTA | TANGENT | LENGTH | RADIUS |
| 2 | 68°00'00" | 100.68' | 178.35' | 155.00' |

| EASEMENT CURVE INFORMATION | | | |
|----------------------------|---------------------------|---------------------------|---------------------------|
| RADIUS=117.00' | CHORD BEARING=N47°44'47"W | CHORD BEARING=N47°44'47"W | CHORD BEARING=N47°44'47"W |
| CHORD BEARING=N47°44'47"W | CHORD BEARING=N47°44'47"W | CHORD BEARING=N47°44'47"W | CHORD BEARING=N47°44'47"W |
| CHORD DISTANCE=185.48' | CHORD DISTANCE=185.48' | CHORD DISTANCE=258.80' | CHORD DISTANCE=258.80' |
| ARC DISTANCE=185.76' | ARC DISTANCE=185.76' | ARC DISTANCE=287.48' | ARC DISTANCE=287.48' |

55 FOOT RADIUS TEMPORARY TURN-AROUND EASEMENT (SEE RECORDED INSTRUMENT)

ROADWAY EASEMENT (SEE RECORDED INSTRUMENT)

NOTE:
DIMENSIONS AND ANGLES SHOWN IN PARENTHESES PERTAIN TO EASEMENTS.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, THAT WE JOHN F. LARKIN, II, TRUSTEE OF THE JOHN F. LARKIN, II, REVOCABLE TRUST DATED FEBRUARY 24, 2003, AND SHERRI L. LARKIN, TRUSTEE OF THE SHERRI L. LARKIN REVOCABLE TRUST DATED FEBRUARY 24, 2003, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS LITTLE PRAIRIE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK CO AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING THE SIXTY SIX (66) FOOT WIDE ROADWAY EASEMENT SHOWN ON THE PLAT, A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL SIDE LOT LINES, AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR LINES OF ALL LOTS, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR LAWNS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

JOHN F. LARKIN, II, REVOCABLE TRUST DATED FEBRUARY 24, 2003
BY: JOHN F. LARKIN, II, TRUSTEE

SHERRI L. LARKIN REVOCABLE TRUST DATED FEBRUARY 24, 2003
BY: SHERRI L. LARKIN TRUSTEE

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2014 BY JOHN F. LARKIN, II, TRUSTEE OF THE JOHN F. LARKIN, II, REVOCABLE TRUST DATED FEBRUARY 24, 2003, ON BEHALF OF SAID REVOCABLE TRUST.

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2014 BY SHERRI L. LARKIN, TRUSTEE OF THE SHERRI L. LARKIN REVOCABLE TRUST DATED FEBRUARY 24, 2003, ON BEHALF OF SAID REVOCABLE TRUST.

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

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS
THIS PLAT OF LITTLE PRAIRIE WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____, 2014.

APPROVAL OF SARPY COUNTY PLANNING COMMISSION
THIS PLAT OF LITTLE PRAIRIE WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2014.

APPROVAL OF SARPY COUNTY PLANNING DEPARTMENT
THIS PLAT OF LITTLE PRAIRIE WAS APPROVED BY THE SARPY COUNTY PLANNING DIRECTOR THIS _____ DAY OF _____, 2014.

REVIEW BY SARPY COUNTY PUBLIC WORKS
THIS PLAT OF LITTLE PRAIRIE WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS _____ DAY OF _____, 2014.



thompson, dressan & dornier, inc.
10836 Old Mill Rd
Omaha, NE 68154
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td2co.com

LITTLE PRAIRIE
LOTS 12 THROUGH 24



| Revision Dates | | |
|----------------|-------------|----------|
| No. | Description | MM-DD-YY |
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| | | |

Job No.: A1415-102-3A
Drawn By: RJR
Reviewed By: DHN
Date: DEC. 27, 2013
Book:
Page:

Sheet Title
SARPY COUNTY
FINAL PLAT

Sheet Number

SHEET 2 OF 2

AFFIDAVIT OF PUBLICATION

STATE OF NEBRASKA }
 } SS.
County of Sarpy }

Being duly sworn, upon oath, Shon Barenklau deposes and says that he is the Publisher or Anne Lee deposes and says that he is the Business Manager of the **Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor**, legal newspapers of general circulation in Sarpy County, Nebraska, and published herein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to this personal knowledge, the advertisement, a copy of which is hereto attached, was printed in the said newspaper once each week, the first insertion having been on:

Wednesday, March 5, 2014

Bellevue Leader
Gretna Breeze
Papillion Times
Springfield Monitor

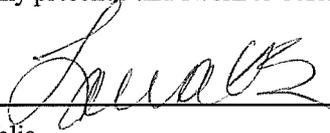
And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.



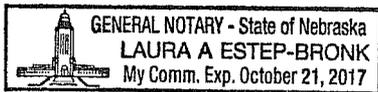
Shon Barenklau OR Anne Lee
Publisher Business Manager

Today's Date 03-04-2014

Signed in my presence and sworn to before me:



Notary Public



Printer's Fee \$ 25.80
Customer Number: 40638
Order Number: 0001731994

**NOTICE OF PUBLIC HEARING
SARPY COUNTY PLANNING
COMMISSION**
Notice is hereby given that a regular meeting of the Sarpy County Planning Commission will be held on Tuesday, March 18, 2014, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Bldg., 1210 Golden Gate Drive, Papillion, Nebraska.
Antiquity Outdoor Supply Co. has submitted an application for consideration of a Special Use Permit to allow for a contractor's office and yard including the display and sales of outdoor products such as natural stone, concrete pavers, mulch, bulk rock, small hand tools, and grills/accessories at 15353 Chandler Road, legally described as Tax Lot 2 14-14-11, Sarpy County, NE.
Jeff R Chace dba Chace Firearms LLC, has submitted an application for con-

sideration of a Special Use Permit to allow a home-based internet firearms business at 8801 South 234th Street, legally described as Lot 2 Sunset Ridge, Sarpy County, NE.

George Venteicher has submitted an application for a Change of Zone from BG (General Business District) to RG-15 (General Residential District) to allow for Multi-Family Development on Lots 5-7, Sunridge Replat Two as surveyed, platted and recorded in Sarpy County, Nebraska. Generally located northeast of 183rd and Gertrude Streets.

John Larkin has submitted an application for consideration of a Final Plat of a subdivision to be known as Little Prairie, Lots 12-24 (Phase II), being a platting of Part of the NE 1/4 of Section 7, Township 12N, Range 11E of the 6th P.M. in Sarpy County, NE. This property is generally located southwest of 192nd St. and Cornish Road.

LKM Investments, LLC has submitted application for consideration of a Final Plat of a subdivision to be known as Plambeck Addition Replat 1 being a platting of Lots 1 and 2, Plambeck Addition all in Section 16, Township 14N, Range 11E of the 6th P.M Sarpy County, NE. Generally located on the southeast corner of 180th & Harrison Streets.

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office.

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3-5-14

**THE DAILY RECORD
OF OMAHA**

**LYNDA K. HENNINGSEN, Publisher
PROOF OF PUBLICATION**

**UNITED STATES OF AMERICA, }
The State of Nebraska, } ss.
District of Nebraska,
County of Douglas,
City of Omaha,**

J. BOYD

being duly sworn, deposes and says that she is

LEGAL EDITOR

of **THE DAILY RECORD**, of Omaha, a legal newspaper, printed and published daily in the English language, having a bona fide paid circulation in Douglas County in excess of 300 copies, printed in Omaha, in said County of Douglas, for more than fifty-two weeks last past; that the printed notice hereto attached was published in **THE DAILY RECORD**, of Omaha, on _____

March 5, 2014

That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.

 GENERAL NOTARY - State of Nebraska
ELLEN FREEMAN
My Comm. Exp. Dec. 11, 2017

Subscribed in my presence and sworn to before

Publisher's Fee \$ 38.30 me this 5th day of
Additional Copies \$ _____ March 20 14
Total \$ 38.30

**Notary Public in and for Douglas County,
State of Nebraska**

AFFIDAVIT OF PUBLICATION

STATE OF NEBRASKA }
 } SS.
County of Sarpy }

Being duly sworn, upon oath, Shon Barenklau deposes and says that he is the Publisher or Anne Lee deposes and says that he is the Business Manager of the **Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor**, legal newspapers of general circulation in Sarpy County, Nebraska, and published therein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to this personal knowledge, the advertisement, a copy of which is hereto attached, was printed in the said newspaper once each week, the first insertion having been on:

Wednesday, March 26, 2014

Bellevue Leader
Gretna Breeze
Papillion Times
Springfield Monitor

And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.

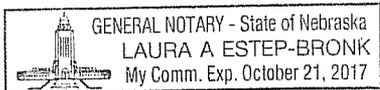
[Signature]

Shon Barenklau OR Anne Lee
Publisher Business Manager

Today's Date 03-27-2014
Signed in my presence and sworn to before me:

[Signature]

Notary Public



Printer's Fee \$ 26.23
Customer Number: 40638
Order Number: 0001738798

**NOTICE OF PUBLIC HEARING
SARPY COUNTY BOARD OF
COMMISSIONERS**

Notice is hereby given that a regular meeting of the Sarpy County Board of Commissioners will be held on Tuesday, April 8, 2014, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Building, 1210 Golden Gate Drive, Papillion, NE.

Antiquity Outdoor Supply Co. has submitted an application for consideration of a Special Use Permit to allow for a contractor's office and yard including the display and sales of outdoor products such as nat-

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3-26-14

**THE DAILY RECORD
OF OMAHA**

**LYNDA K. HENNINGSEN, Publisher
PROOF OF PUBLICATION**

UNITED STATES OF AMERICA,
The State of Nebraska,
District of Nebraska,
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March 26, 2014

That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.

GENERAL NOTARY - State of Nebraska
CONNIE L. NOVACEK
My Comm. Exp. November 10, 2015

Subscribed in my presence and sworn to before
Publisher's Fee \$ 38.90 me this 26th day of

Additional Copies \$ _____ March 20 14

Total \$ 38.90

Connie Novacek
**Notary Public in and for Douglas County,
State of Nebraska**

03-27-14A10:12 RCVD