

LEGAL DESCRIPTION:

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION, TO BE KNOWN AS "BUTTERFLY ACRES", A SUBDIVISION COMPOSED OF LOT 12 IRREGULAR TRACTS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 5 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SOUTHWEST QUARTER OF SAID SECTION 31, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 12 IRREGULAR TRACTS; THENCE NORTH, ON THE WEST LINE OF THE SOUTHWEST QUARTER AND ON THE WEST LINE OF LOT 12 IRREGULAR TRACTS, ON AN ASSUMED BEARING OF N00°24'38"E, FOR A DISTANCE OF 1083.89 FEET TO THE SOUTHWEST CORNER OF LOT 16 IRREGULAR TRACTS; THENCE S89°35'22"E ON THE SOUTH LINE OF LOT 16 IRREGULAR TRACTS, FOR A DISTANCE OF 385.53 FEET TO THE SOUTHEAST CORNER OF LOT 16 IRREGULAR TRACTS; THENCE N00°21'31"E ON THE EAST LINE OF LOT 16 IRREGULAR TRACTS, FOR A DISTANCE OF 161.08 FEET TO A POINT ON THE SOUTH LINE OF LOT 17 IRREGULAR TRACTS; THENCE S89°34'36"E ON THE SOUTH LINE OF LOT 17 IRREGULAR TRACTS, FOR A DISTANCE OF 1524.61 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17, SAID POINT ALSO BEING ON THE EAST LINE OF THE SOUTHWEST QUARTER; THENCE S00°29'37"W ON THE EAST LINE OF THE SOUTHWEST QUARTER, AND ON THE EAST LINE OF LOT 12 IRREGULAR TRACTS, FOR A DISTANCE OF 1256.87 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 12 IRREGULAR TRACTS; THENCE N89°10'20"W ON THE SOUTH LINE OF THE SOUTHWEST QUARTER, AND ON THE SOUTH LINE OF LOT 12 IRREGULAR TRACTS, FOR A DISTANCE OF 2508.20 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 68.41 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY WAS ACCURATELY MADE UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

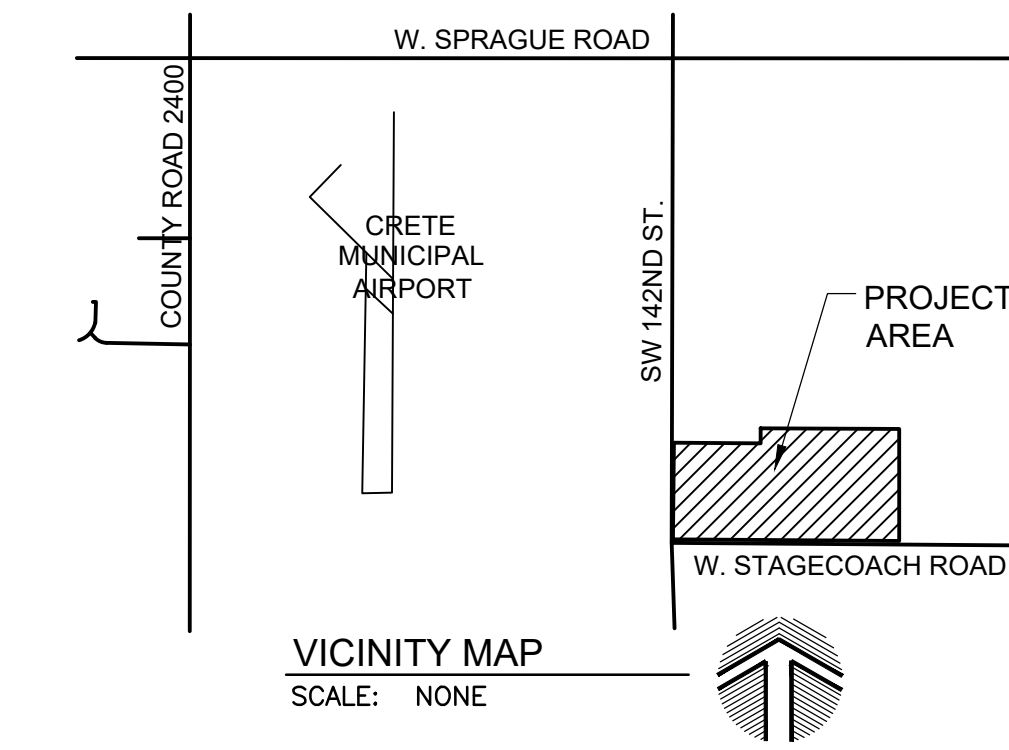
Marc Raphael #695

GENERAL NOTES:

- THIS PRELIMINARY PLAT CONTAINS 68.41 ACRES MORE OR LESS.
- THE EXISTING ZONE IS A-1 AND LOCATED WITHIN LANCASTER COUNTY, NEBRASKA AND WITHIN THE 3-MILE EXTRA TERRITORIAL JURISDICTION OF CRETE, NEBRASKA.
- THIS PRELIMINARY PLAT PERMITS 19 SINGLE FAMILY LOTS. EACH LOT SHALL CONTAIN A MAXIMUM OF ONE SINGLE FAMILY RESIDENCE, LOCATED WITHIN THE BUILDING ENVELOPES AS SHOWN AND/OR NOTED.
- THE DEVELOPER/OWNER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPES SHOWN.
- THE DEVELOPER PROPOSES THE USE OF INDIVIDUAL WELLS FOR POTABLE WATER SUPPLY.
- THE DEVELOPER PROPOSES THE USE OF INDIVIDUAL WASTE WATER SYSTEMS. IF PERCOLATION TEST DO NOT PERMIT SUB SURFACE LATERAL FIELDS, LAGOONS SHALL BE INSTALLED. WASTE WATER SYSTEMS SHALL BE APPROVED BY THE LANCASTER COUNTY HEALTH DEPARTMENT.
- THE DEVELOPER SHALL CONSTRUCT AND SURFACE THE PUBLIC ROADWAY WITH 3" OF CRUSHED ROCK AND 1" OF GRAVEL IN ACCORDANCE WITH THE LANCASTER COUNTY STANDARDS THE COUNTY SHALL BE NOTIFIED PRIOR TO THE LAYING OF THE ROCK. ALL INTERIOR SURFACING RADII INTERSECTIONS SHALL BE 30 FEET. THE DEVELOPER RESERVES THE RIGHT TO INSTALL ASPHALTIC PAVEMENT OR CONCRETE PAVEMENT IN LIEU OF ROCK.
- ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.
- DIRECT VEHICULAR ACCESS IS HEREBY RELINQUISHED ALONG W. STAGECOACH ROAD AND S.W. 142ND STREET AS SHOWN.
- ALL TOPOGRAPHIC CONTOURS ARE AT NAVD 88 DATUM.
- DEVELOPERS SHALL BE RESPONSIBLE FOR INSTALLING STREET IDENTIFICATION SIGNS, STOP SIGNS AND NO OUTLET SIGNS AS REQUIRED.
- ALL PRIVATE IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- PERMANENT EASEMENTS SHALL BE SHOWN ON FINAL PLATS FOR CULVERT PIPES THAT EXTEND PAST THE RIGHT-OF-WAY.
- ALL CULVERTS SHALL HAVE A FLARED-END SECTION OR CONCRETE HEADWALL ON THE INLET END.
- IF ASPHALT OR CONCRETE PAVEMENT IS USED THE DEVELOPER SHALL INSTALL SURVEY CONTROL MONUMENT BOXES AS SPECIFIED BY LANCASTER COUNTY STANDARDS.
- THE PRIVATE WATER WELLS AND SEWER ONSITE SEPTIC SYSTEMS SHALL MEET ALL STATE, COUNTY, LOCAL CODES THAT REGULATE THE MINIMUM SEPARATION DISTANCES BETWEEN WELLS AND WASTEWATER SYSTEMS.

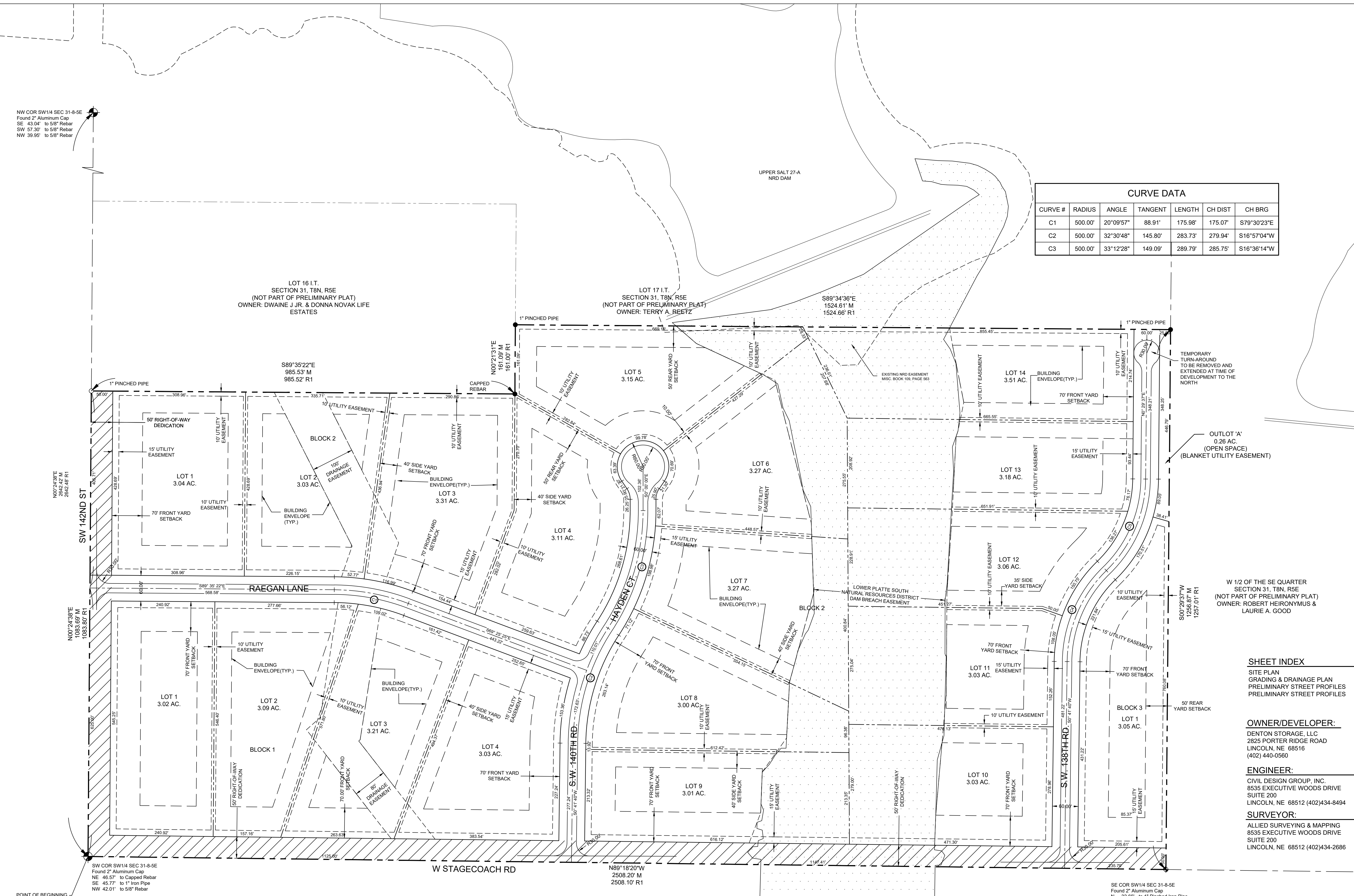
BUTTERFLY ACRES

PRELIMINARY PLAT



NW COR SW1/4 SEC 31-8-5E
Found 2" Aluminum Cap
SE 43.04' to 5/8" Rebar
SW 57.30' to 5/8" Rebar
NW 39.99' to 5/8" Rebar

SW COR SW1/4 SEC 31-8-5E
Found 2" Aluminum Cap
NE 46.07' to Capped Rebar
SE 45.77' to 1" Iron Pipe
NW 42.01' to 5/8" Rebar



CURVE DATA					
CURVE #	RADIUS	ANGLE	TANGENT	CH DIST	CH BRG
C1	500.00'	20°09'57"	88.91'	175.98'	175.07' S79°30'23"E
C2	500.00'	32°30'48"	145.80'	283.73'	279.94' S16°57'04"W
C3	500.00'	33°12'28"	149.09'	289.79'	285.75' S16°36'14"W

SHEET INDEX

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OWNER/DEVELOPER:
DENTON STORAGE, LLC
2825 PORTER RIDGE ROAD
LINCOLN, NE 68516
(402) 440-0560

ENGINEER:
CIVIL DESIGN GROUP, INC.
8535 EXECUTIVE WOODS DRIVE
SUITE 200
LINCOLN, NE 68512 (402)434-8494

SURVEYOR:
ALLIED SURVEYING & MAPPING
8535 EXECUTIVE WOODS DRIVE
SUITE 200
LINCOLN, NE 68512 (402)434-2686

SE COR SW1/4 SEC 31-8-5E
Found 2" Aluminum Cap
N 32.00' to 1" Pinched Iron Pipe
NE 50.85' to 5/8" Rebar
SW 46.03' to 5/8" Rebar

REVISIONS

NO.	DATE	DESCRIPTION

SITE PLAN

BUTTERFLY ACRES

CRETE, NEBRASKA

drawn by: .
checked by: .
approved by: .
project no.: 2022-0237
drawing no.:
date: 07/24/2023

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 DATE: Jul 25, 2023 9:27 am
 XREF: 20220237_Bolm
 ZCUST: Aduke