

PRELIMINARY PLAT - WILES CROSSING

LOTS 1 THROUGH 20, INCLUSIVE, AND OUTLOTS A AND B, INCLUSIVE

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24 AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 25,
ALL IN TOWNSHIP 12 NORTH, RANGE 13 EAST OF THE 6TH P.M., CASS COUNTY, NEBRASKA

INDEX OF SHEETS

1. PRELIMINARY PLAT
2. PAVING PLAN
3. UTILITY PLAN
4. SANITARY SEWER IMPACT POINT STUDY
5. GRADING PLAN
6. STREET PROFILES

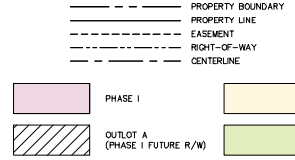
LOT SUMMARY

LOTS 1 THRU 20 - 20 LOTS (91.07 AC.)
OUTLOTS - A AND B (3.54 AC.)
R.O.W. - (8.16 AC.)
TOTAL = 103.77 AC.

PHASE I:
LOTS 1 THRU 10

PHASE II:
LOTS 11 THRU 20
AND OUTLOTS A AND B

LEGEND



LEGAL DESCRIPTION

A LEGAL DESCRIPTION OF LOT 54 IN THE SW 1/4 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 13 EAST OF THE 6TH P.M. AND LOTS 6 AND 7 IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 13 EAST OF THE 6TH P.M., CASS COUNTY, NEBRASKA AND MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF THE OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE: S88°40'30"W, (ASSUMED), ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 471.42' TO THE POINT OF BEGINNING; THENCE: S20°45'00"E, ON THE EAST LINE OF SAID LOT 6, A DISTANCE OF 859.85'; THENCE: S88°45'02"W, ON THE SOUTH LINE OF SAID LOT 5 AND 6 AND THE NORTH RIGHT-OF-WAY LINE OF EAST WILES ROAD, A DISTANCE OF 1998.43'; THENCE: N01°05'56"W, ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 75, A DISTANCE OF 788.90'; TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 04°49'42", A RADIUS OF 11,299.16', AN ARC LENGTH OF 952.21', A CHORD LENGTH OF 951.93' AND A CHORD BEARING N02°08'00"E; THENCE: ON SAID CURVE, A DISTANCE OF 952.21' TO THE POINT OF TANGENCY; THENCE: N03°43'10"E, ON SAID LINE, A DISTANCE OF 557.90'; THENCE: N88°43'10"E, ON THE NORTH LINE OF SAID LOT 54, A DISTANCE OF 1906.15'; THENCE: S01°05'32"E, ON THE EAST LINE OF SAID LOT 54, A DISTANCE OF 1326.18' TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 103.77 ACRES MORE OR LESS.

APPROVAL OF MAYOR

THIS PLAT OF WILES CROSSING IS HEREBY APPROVED BY THE MAYOR OF THE CITY OF PLATTSMOUTH, NEBRASKA, THIS DAY OF _____, A.D., PURSUANT TO THE PROVISIONS OF THE SUBDIVISION CHAPTER OF THE LAND DEVELOPMENT AND ORDINANCE OF THE CITY OF PLATTSMOUTH, NEBRASKA.

CITY CLERK _____

MAYOR _____

APPROVAL OF CITY PLANNING COMMISSION

THIS PLAT OF WILES CROSSING IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY PLANNING COMMISSION OF THE CITY OF PLATTSMOUTH, NEBRASKA, THIS DAY OF _____, A.D.

CHAIRPERSON _____

APPROVAL OF CITY ADMINISTRATING OFFICIAL

THIS PLAT OF WILES CROSSING IS HEREBY APPROVED BY THE CITY ADMINISTRATING OFFICIAL OF THE CITY OF PLATTSMOUTH, NEBRASKA, THIS DAY OF _____, A.D.

CITY ADMINISTRATING OFFICIAL _____

NOTES:

1. ALL EASEMENTS SHOWN ARE PERMANENT EASEMENTS GRANTED TO THE AGENCIES DESIGNATED UNLESS SHOWN OTHERWISE.
 2. ALL CURVE DATA IS BASED ON THE ARC DEFINITION.
 3. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
 4. ALL DIMENSIONS SHOWN IN () ARE EASEMENT DIMENSIONS.
 5. (NR) INDICATES A NON-RADIAL LINE.
 6. EXISTING ZONING IS AG; PROPOSED ZONING IS GC.
 7. NO DIRECT ACCESS SHALL BE ALLOWED ONTO HIGHWAY 75 FROM LOTS 6 THROUGH 8, LOTS 10 THROUGH 13 AND OUTLOT A.
 8. NO DIRECT ACCESS SHALL BE ALLOWED ONTO EAST WILES ROAD FROM LOT 1, LOTS 3 THROUGH 6, LOT 20, AND OUTLOT B.
 9. PER CITY OF PLATTSMOUTH ZONING ORDINANCE, A 5' SIDE YARD AND A 10' REAR YARD EASEMENT SHALL BE GRANTED ACROSS ALL LOTS.
- LOT SETBACKS ARE AS FOLLOWS:
FRONT YARD - 10'
REAR YARD - 10'
STREET SIDE YARD - 10'
INTERIOR SIDE YARD - 0'

OUTLOT AREA /USAGE TABLE

OUTLOT	AREA (AC.)	AREA (S.F.)	USAGE
A	0.80	34,772	OPEN SPACE/DRAINAGE/RETENTION
B	2.74	119,143	OPEN SPACE/DRAINAGE/RETENTION

CL CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	230.00'	288.39'	253.42'	N34°40'48"W
C2	230.00'	168.08'	162.50'	N86°17'47"W
C3	450.00'	143.21'	142.60'	S79°38'01"W
C4	200.00'	317.04'	284.87'	N45°50'12"W
C5	300.00'	256.81'	248.04'	N24°06'01"E
C6	300.00'	256.49'	248.75'	N24°07'51"E
C7	150.00'	135.28'	130.70'	N47°43'40"W
C8	500.00'	211.62'	210.04'	N61°26'25"E
C9	800.00'	932.65'	880.72'	N08°32'51"W
C10	150.00'	193.70'	180.52'	S53°25'45"E

ENGINEER

ED ENGINEERING, INC.
3803 N. 153RD STREET, SUITE 201
OMAHA, NEBRASKA 68116
PHONE: 402.505.4353
FAX: 402.505.4432

OWNER

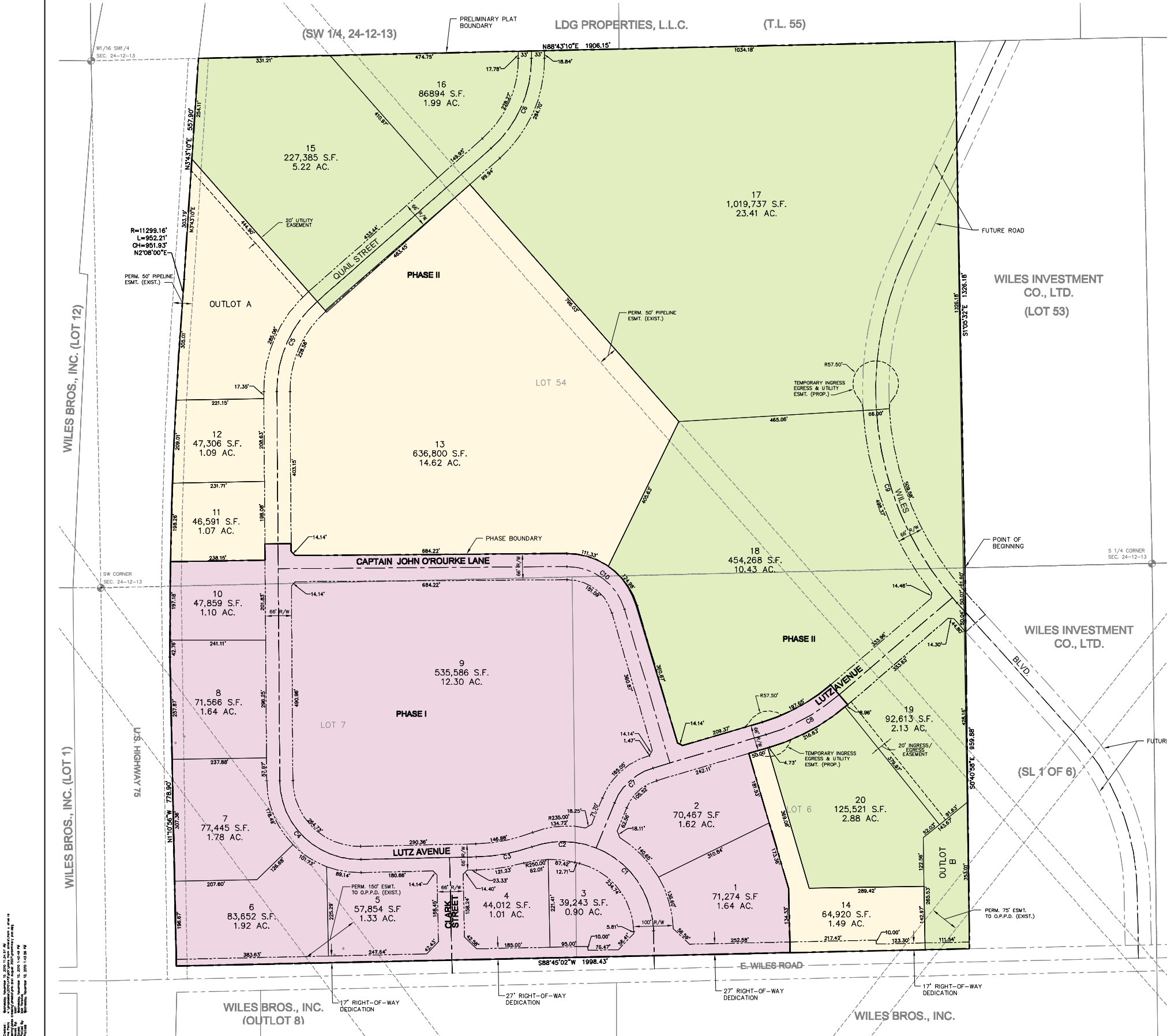
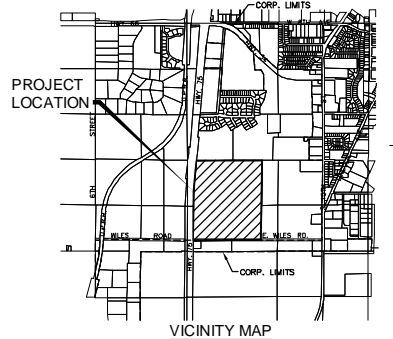
WILES CROSSING L.L.C.
606 WILES ROAD
PLATTSMOUTH, NEBRASKA 68048
PHONE: 402.298.8550

APPLICANT/DEVELOPER

WILES BROTHERS, INC.
606 WILES ROAD
PLATTSMOUTH, NEBRASKA 68048
PHONE: 402.298.8550

BENCHMARK

TOP OF 2" PIPE
@ SW COR. SECTION 24-12-13
E.L.=1158.90 (NGVD '29 DATUM)
PROVIDED BY CASS COUNTY SURVEYOR



NO.	DATE	REVISIONS	DESCRIPTION
1	8-22-07	1	REVISED PRELIMINARY PLAT PER PLANNING COMMISSION

APPROVED FOR THE CITY OF PLATTSMOUTH, NEBRASKA, THIS DAY OF _____, A.D.

WILES CROSSING
PLATTSMOUTH, NEBRASKA

REVISOR'S NAME AND TITLE
DATE OF REVISION
BY WHOM MADE
REASON FOR REVISION

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REASON FOR REVISION

PROJECT NO.: 016001-06	DATE: AUGUST, 2007	DESIGNED: AWY	DRAWN: CAB	CHECKED: RLD	SHEET NO.: 1 OF 6
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 366. All setbacks are as shown on the plat.
 367. All utility easements are as shown on the plat.
 368. All right-of-way lines are as shown on the plat.
 369. All lot areas are in square feet, unless otherwise noted.
 370. All acreages are in acres, unless otherwise noted.
 371. All bearings are true bearings, unless otherwise noted.
 372. All distances are in feet, unless otherwise noted.
 373. All curves are defined by their radius, length, and chord bearing.
 374. All easements are permanent, unless otherwise noted.
 375. All setbacks are as shown on the plat.
 376. All utility easements are as shown on the plat.
 377. All right-of