

I hereby certify that I have caused to be surveyed the subdivision to be known as BURLINGTON ESTATES. A subdivision composed of Lots 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867

Thence S 89°56'35" E, on the North Line of Lot 11, Block 15 "College Park Addition", for a distance of 123.17' to the Northeast Corner of said Lot 11; Thence N 89°57'59" E for a distance of 20.11' to the Northwest Corner of Lot 5, Block 15 "College Park Addition"; Thence N 89°56'10" E, on the North Line of Lot 5, Block 15 "College Park Addition", for a distance of 122.61' to the Northeast Corner of said Lot 5; Thence S 00°16'25" E, on the East Line of Lot 5, Block 15 "College Park Addition", for a distance of 9.62'; Thence with a curve turning to the left with an arc length of 124.51', with a radius of 100.00', with a chord bearing of S 35°56'32" E, with a chord distance of 116.62' to a point on the West Line of Block 14 "College Park Addition"; Thence N 00°16'25" W, on the West Line of Block 14 "College Park Addition", and on the West Line of Block 14 "College Park Addition" extended North, for a distance of 314.95' to a point on the centerline of Whittier Avenue;

Thence on the centerline of Whittier Avenue following the following course:  
S 89°57'40" E for a distance of 122.11';  
Thence N 85°59'26" W for a distance of 42.00' to a point on intersection with the East Line of Block 14 "College Park Addition" extended North; Thence S 00°16'57" E, on the Northerly extension of the East Line of Block 14 "College Park Addition", for a distance of 34.00' to a point on the Southerly Line of Whittier Avenue; Thence on the Southerly Line of Whittier Avenue and the Southerly Line of Taylor Street, the following courses  
N 89°59'26" E for a distance of 67.96';  
Thence with a curve turning to the left with an arc length of 277.7', with a radius of 506.92, with a chord bearing of N 74°05'04" E, with a chord distance of 274.32';  
Thence N 78°16'12" E for a distance of 69.93';  
Thence N 89°49'05" E for a distance of 171.07' to the Northwest Corner of the tract of land described in Quitclaim Deed 2022-01589;  
Thence S 00°10'09" E, on the West Line of the tract of land described in Quitclaim Deed 2022-01589, for a distance of 536.20' to the Southwest Corner of said Tract; Thence N 89°58'50" W for a distance of 232.44' to a point on the West Line of Locust Avenue; Thence S 89°58'50" W for a distance of 122.11' to a point on the West Line of Block 14 "College Park Addition"; Thence N 89°58'50" W for a distance of 122.11' to a point on the West Line of Block 14 "College Park Addition"; Thence S 89°42'33" W, on the North Line of Block 1 "Lorhop Heights Addition", for a distance of 914.81' to a point on the East 33' Line of Third Street; Thence N 00°04'00" W, on the East 33' Line of First Street, for a distance of 199.50' to a point on the South Line of Lot 9, Block 15 "College Park Addition"; Thence N 89°50'41" W, on the South Line of Lot 9, Block 15 "College Park Addition"; Thence N 00°04'00" W, on the East 33' Line of First Street, for a distance of 146.96 feet to the Point of Beginning, and having a calculated area of 12.89 acres more or less.

Subject to any and all easements and restrictions of record

1. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY UP TO 10 FEET.
2. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
3. SANITARY SEWER AND WATER LINES TO BE 8 INCH PIPE AND 6 INCH PVC PIPE RESPECTIVELY UNLESS OTHERWISE SHOWN AND TO BE BUILT TO CITY OF CRETE SPECIFICATIONS.
4. ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
5. EYES, OVERHANGS, WINDOW SINGS, DOOR SINGS, AIR CONDITIONER UNITS ETC. MAY ENCRATCH OVER THE SETBACK LINES. ENCROACHMENTS ARE NOT ALLOWED OVER PROPERTY LINES AND MUST CONFORM TO BUILDING AND LIFE SAFETY CODES.

1. THE EXISTING ZONING IS R-2, WITH A CHANGE OF ZONE ON BLOCK 2, LOT 1-4 FROM R-2 TO R-3.

2. TOTAL USE TABLE

a. SINGLE FAMILY LOTS	- 13
b. TOWNHOME LOTS	- 22
c. OUTLOTS	- 2
d. TOTAL LOTS	- 35

3. OUTLOTS AND USE

a. OUTLOT "A" - DRAINAGE WAY
b. OUTLOT "B" - JONES PLACE PARK & DRAINAGE WAY

4. LOTS AND USE TABLE

a. LOTS 1-4, BLK 2 - TOWNHOME LOTS
b. LOTS 5-10, BLK 2 - TOWNHOME LOTS
c. LOTS 11-22, BLK 2 - SINGLE FAMILY LOTS
d. LOTS 1-13, BLK 1 - TOWNHOME LOTS
e. LOTS 5, BLK 1 - SINGLE FAMILY LOT

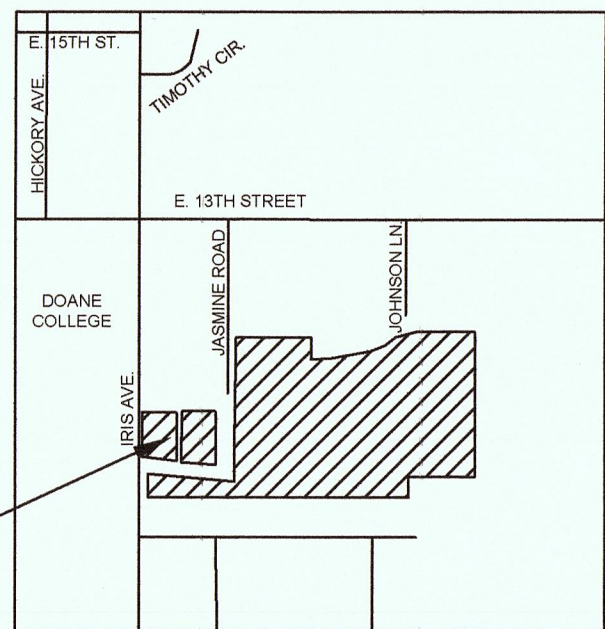
5. LOTS 6-16 AND 22, BLOCK 2 - ABUTTING THE DRAINAGE WAY SHALL HAVE A MINIMUM OPENING ELEVATION OF 1 FOOT ABOVE THE 100 YEAR FLOOD ELEVATION, AS SHOWN ON THE GRADING AND DRAINAGE PLAN SHEET.

6. BLANKET UTILITY EASEMENTS ARE GRANTED ON OUTLOTS "A" & "B".

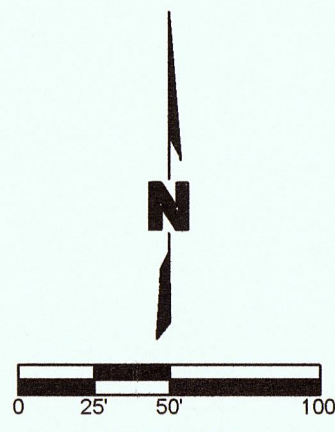
7. SINGLE FAMILY LOTS MAY BE USED AS AN ATTACHED SINGLE-FAMILY LOT PROVIDED THAT THE LOT MEETS THE MINIMUM LOT AREA REQUIREMENT, WIDTH AND SETBACKS FOR A TWO-FAMILY LOT LOCATED IN THE R-2 ZONE.

8. OUTLOT "B", JONES PLACE PARK WILL BE DEDICATED TO THE PUBLIC AND DEED TO THE CITY OF CRETE

FOR BLOCK 2, LOTS 1-4, TO HAVE A MINIMUM LOT WIDTH OF 32' AND A MINIMUM OF 4,000 SQ. FT.

PROJECT-  
LOCATION

### VICINITY MAP



	PRELIMINARY PLAT BOUNDARY
	PROPOSED CENTERLINE
	SETBACK LINE
	PROPOSED WATER MAIN
	PROPOSED SEWER MAIN
	FOUND PROPERTY CORNER
	SET PROPERTY CORNER
	SECTION CORNER AS NOTED IN TIES
	FOUND 5/8" PIN
	FOUND CAPPED REBAR
	FOUND 1" PIPE
	FOUND 3/4" PIPE
	TEMPORARY POINT
	SET 5'x24" REBAR WITH LS695 CAP
	FOUND X IN CONCRETE PAVING
	FOUND 3/8" REBAR IN CONCRETE
	EXISTING TREE
	TREE REMOVAL
	CHANGE OF ZONE R-2 TO R-3
	VACATION OF EXISTING RIGHT-OF-WAY

CARDINAL VENTURES, LLC  
2215 LOTHROP LAKE CIRCLE  
CRETE, NE 68333

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

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

SITE & UTILITY PLAN  
GRADING & DRAINAGE PLAN  
PRE-DEVELOPMENT DRAINAGE PLAN & TABLES  
POST DEVELOPMENT DRAINAGE PLAN & TABLES  
PRELIMINARY PAVING PROFILES

CURVE DATA						
CURVE #	RADIUS	ANGLE	TANGENT	LENGTH	CH DIST	CH BRG
C1	70.0'	90°26'02"	70.53'	110.49'	99.37'	N45°29'26"W
C2	100.0'	28°57'10"	25.82'	50.53'	50.00'	S74°48'58"W
C3	100.0'	28°35'44"	25.49'	49.91'	49.39'	S74°38'15"W
C4	100.0'	38°06'37"	34.54'	66.51'	65.30'	S69°52'49"W
C5	100.0'	51°07'34"	47.83'	89.23'	86.30'	S25°15'43"W

## REVISIONS

[illegible]

## SITE & UTILITY PLAN

BURLINGTON ESTATES  
PRELIMINARY PLAT

CRETE. NEBRASKA

drawn by:	ZKW
checked by:	JDC
approved by:	JDC
project no.:	2022-0128
drawing no.:	-
date:	10/24/2023

**SHEET**  
**1 OF 5**