

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 1083.69 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 985.53 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 161.09 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°18'20"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, Marc J. Raphael, Nebraska Registered Land Surveyor No. 695, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Land Surveyors Regulation Act in effect at the time of this survey.

Marc J. Raphael #695
Allied Surveying & Mapping
8535 Executive Woods Drive, Suite 200
Lincoln, NE 68512
Ph. (402)434-2686

Date _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, DENTON STORAGE, LLC, OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS, TO BE NUMBERED AND NAMED AS SHOWN. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS BUTTERFLY ACRES ADDITION, AND WE DO HEREBY DEDICATE TO THE PUBLIC, FOR USE, THE STREETS AS SHOWN ON THIS PLAT. WE DO FURTHER DEDICATE THE EASEMENTS SHOWN THEREON FOR THE LOCATION CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, REPAIR, OPERATION AND MAINTENANCE OF PUBLIC SERVICE UTILITIES, OVER UPON OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAT. THE CONSTRUCTION OR LOCATION OF ANY BUILDINGS OR TREES SHALL BE PROHIBITED IN SAID EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHT HEREIN GRANTED.

WITNESS MY HAND THIS _____ DAY OF _____, 2023.

BRUCE D. PESTER, MANAGING MEMBER
DENTON STORAGE, LLC

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
) COUNTY)

On this _____ day of _____, 20____, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Bruce Pester, Managing Member, Denton Storage, LLC, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

NOTARY PUBLIC

My commission expires the _____ day of _____, 20____.

APPROVAL OF CRETE CITY COUNCIL

THIS PLAT OF BUTTERFLY ACRES ADDITION WAS APPROVED BY THE CRETE CITY COUNCIL ON THIS _____ DAY OF _____, 2023.

ATTEST: _____
MAYOR

APPROVAL OF CRETE PLANNING BOARD

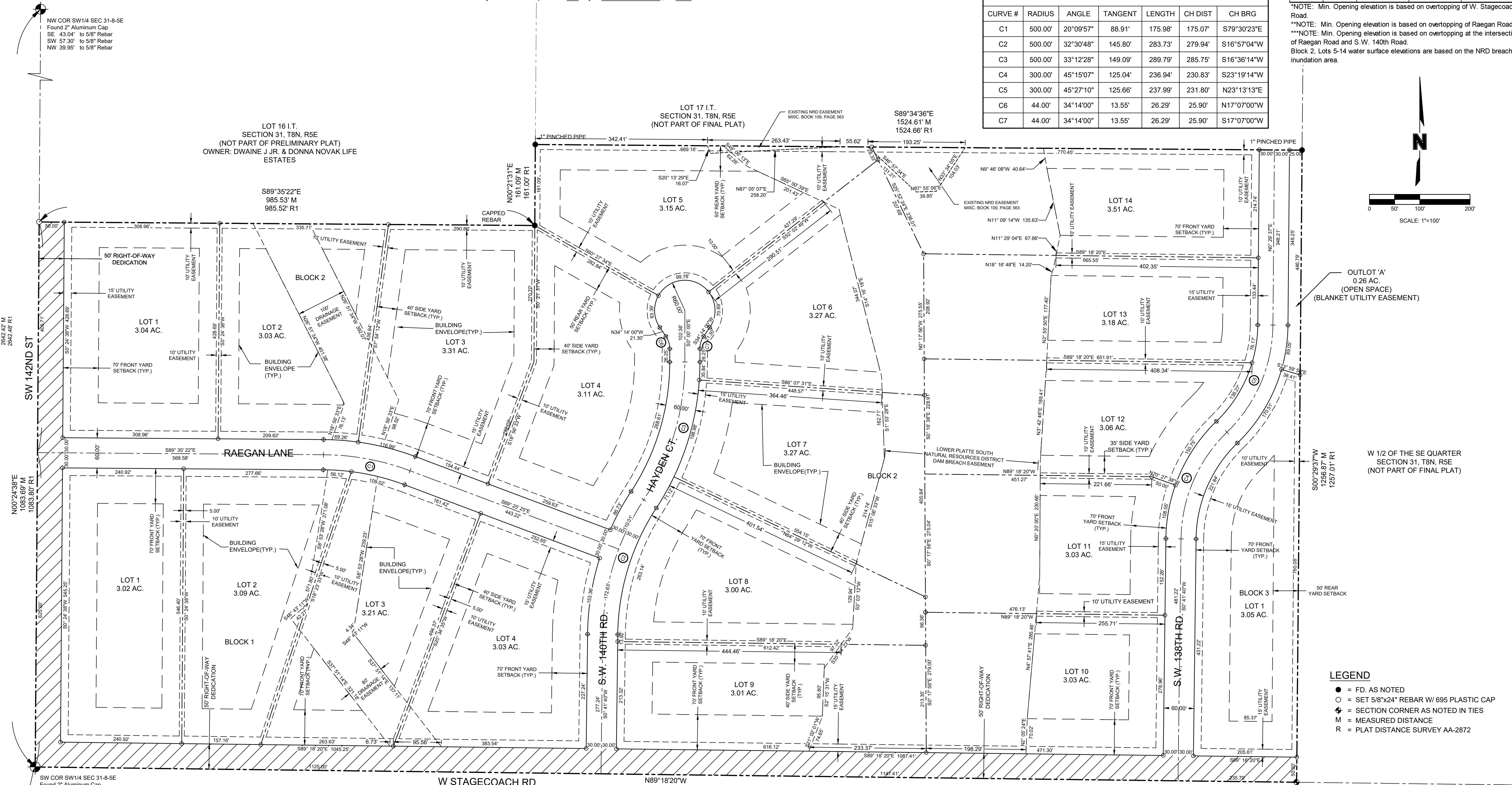
THIS PLAT OF BUTTERFLY ACRES ADDITION WAS APPROVED BY THE CRETE PLANNING BOARD ON THIS _____ DAY OF _____, 2023.

ATTEST: _____
MAYOR

MINIMUM OPENING/FLOOR ELEVATION SUMMARY				
BLOCK	LOT	100 YEAR WATER SURFACE	LOWEST FLOOR ELEVATION	MINIMUM OPENING ELEVATION
1	2*	-	-	1433.00
	3*	-	-	1433.00
	4*	-	-	1433.00
	5	1446.94	-	1451.25
2	6	1446.94	-	1451.25
	7	1447.72	-	1451.50
	8	1436.23	-	1438.50
	9	1422.31	-	1424.50
	10	1417.24	-	1419.50
	11	1415.00	-	1417.50
	12	1413.52	-	1416.00
	13	1415.76	-	1418.00
	14	1417.46	-	1419.50
	15	1417.87	-	1420.00
16	1419.23	-	1421.50	
17	1423.21	-	1425.50	

*NOTE: Min. Opening elevation is based on overtopping of W. Stagecoach Road.
**NOTE: Min. Opening elevation is based on overtopping of Raegen Road
***NOTE: Min. Opening elevation is based on overtopping at the intersection of Raegen Road and S.W. 140th Road.
Block 2, Lots 5-14 water surface elevations are based on the NRD breach inundation area.

CURVE DATA						
CURVE #	RADIUS	ANGLE	TANGENT	LENGTH	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
C4	300.00'	45°15'07"	125.04'	236.94'	230.83'	S23°19'14"W
C5	300.00'	45°27'10"	125.66'	237.99'	231.80'	N23°13'13"E
C6	44.00'	34°14'00"	13.55'	26.29'	25.90'	N17°07'00"W
C7	44.00'	34°14'00"	13.55'	26.29'	25.90'	S17°07'00"W



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 39.95' to 5/8" Rebar

SW COR SW1/4 SEC 31-8-5E
 Found 2" Aluminum Cap
 NE 46.57' to Capped Rebar
 SE 45.77' to 1" Iron Pipe
 NW 42.01' to 5/8" Rebar

CRETE, NEBRASKA

BUTTERFLY ACRES

FINAL PLAT

REVISIONS

NO.	DATE	DESCRIPTION

2023

drawn by: ###

checked by: ###

approved by: ###

project no.: 2022-0237

date: 7/26/2023

SHEET 1 OF 1

CIVIL DESIGN • SITE DEVELOPMENT • PLANNING AND ZONING

CONSULTING ENGINEERS • LAND USE PLANNERS

CIVIL DESIGN • SITE DEVELOPMENT • PLANNING AND ZONING

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