



# ASHBURY FARM

Lots 1 through 121, inclusive and Outlets A through F, inclusive, ASHBURY FARM, being a platting of Tax Lots 3, 4, 5 and 6 in the West 1/2 of the Northeast Quarter, TOGETHER WITH part of the East 1/2 of the Northeast Quarter, all in Section 31, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska.

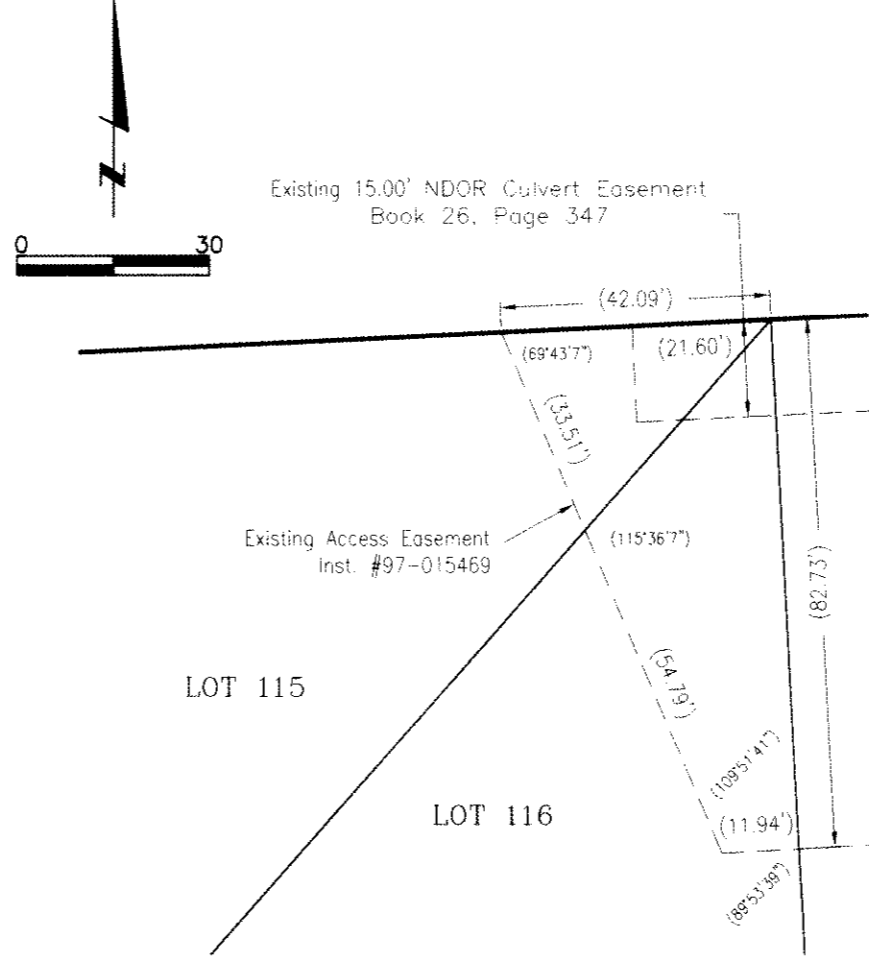
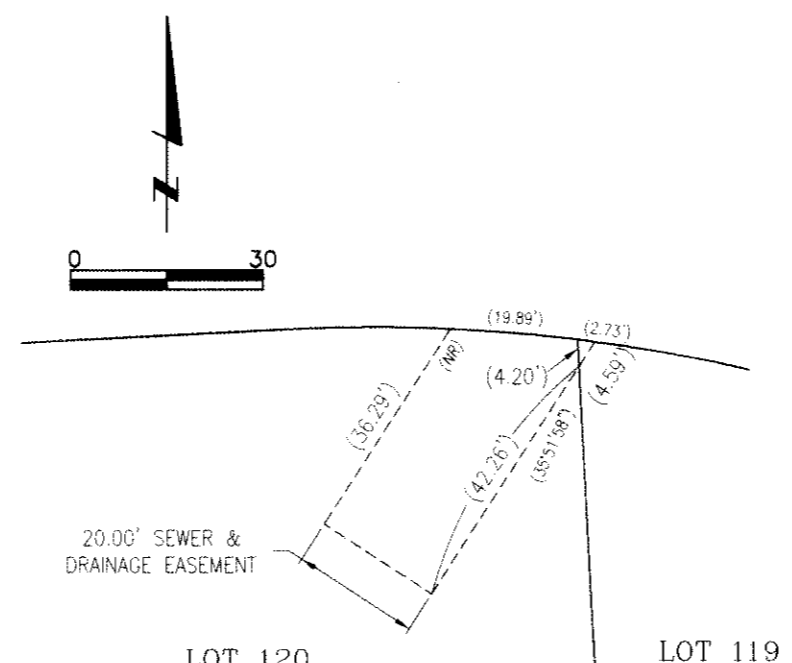
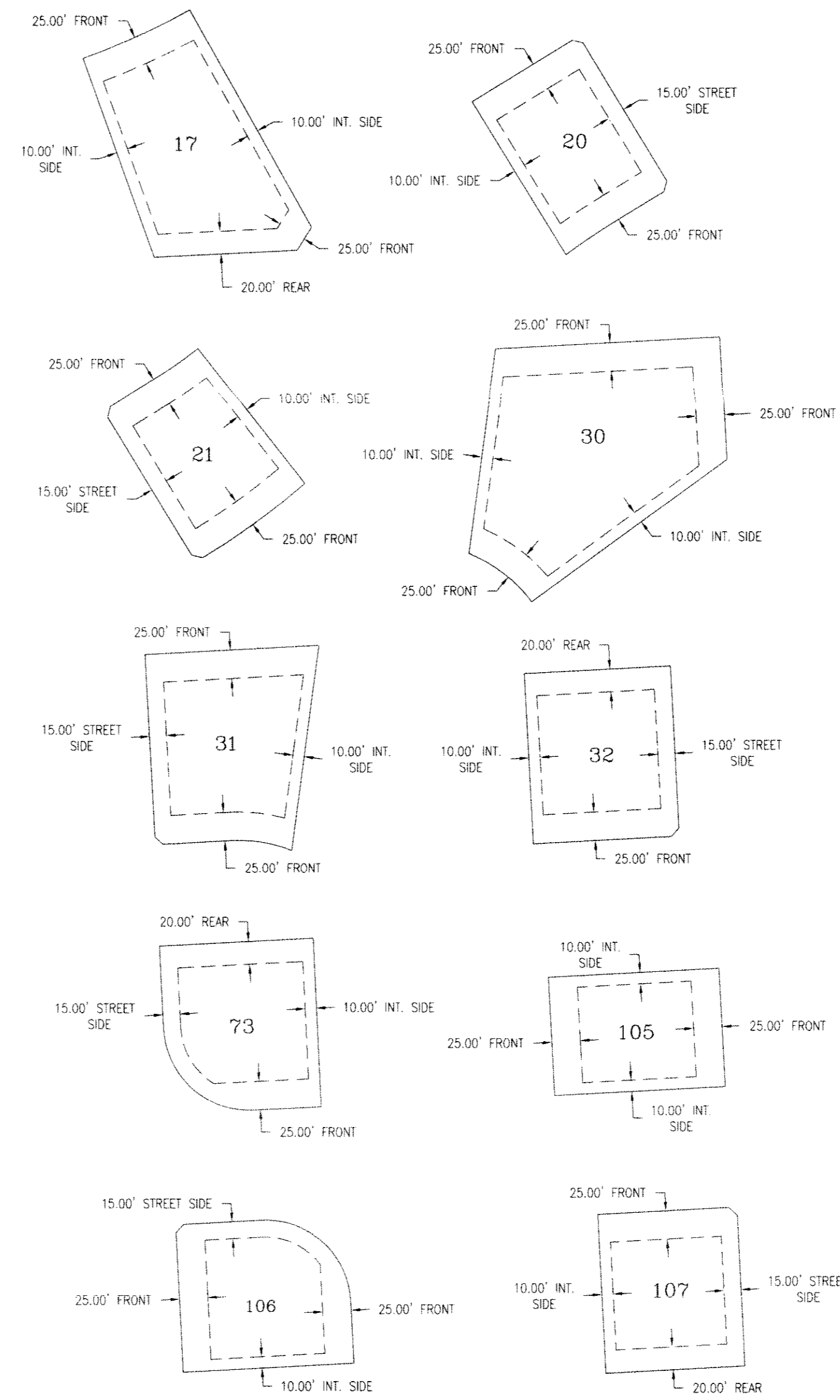
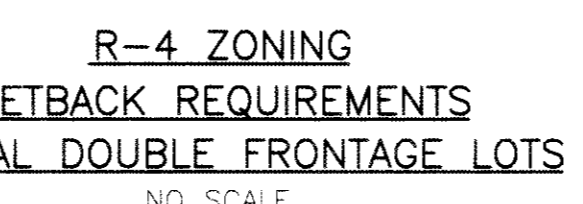
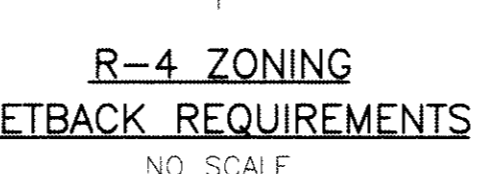
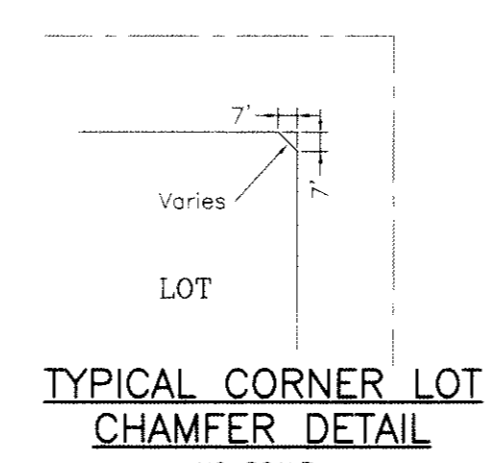
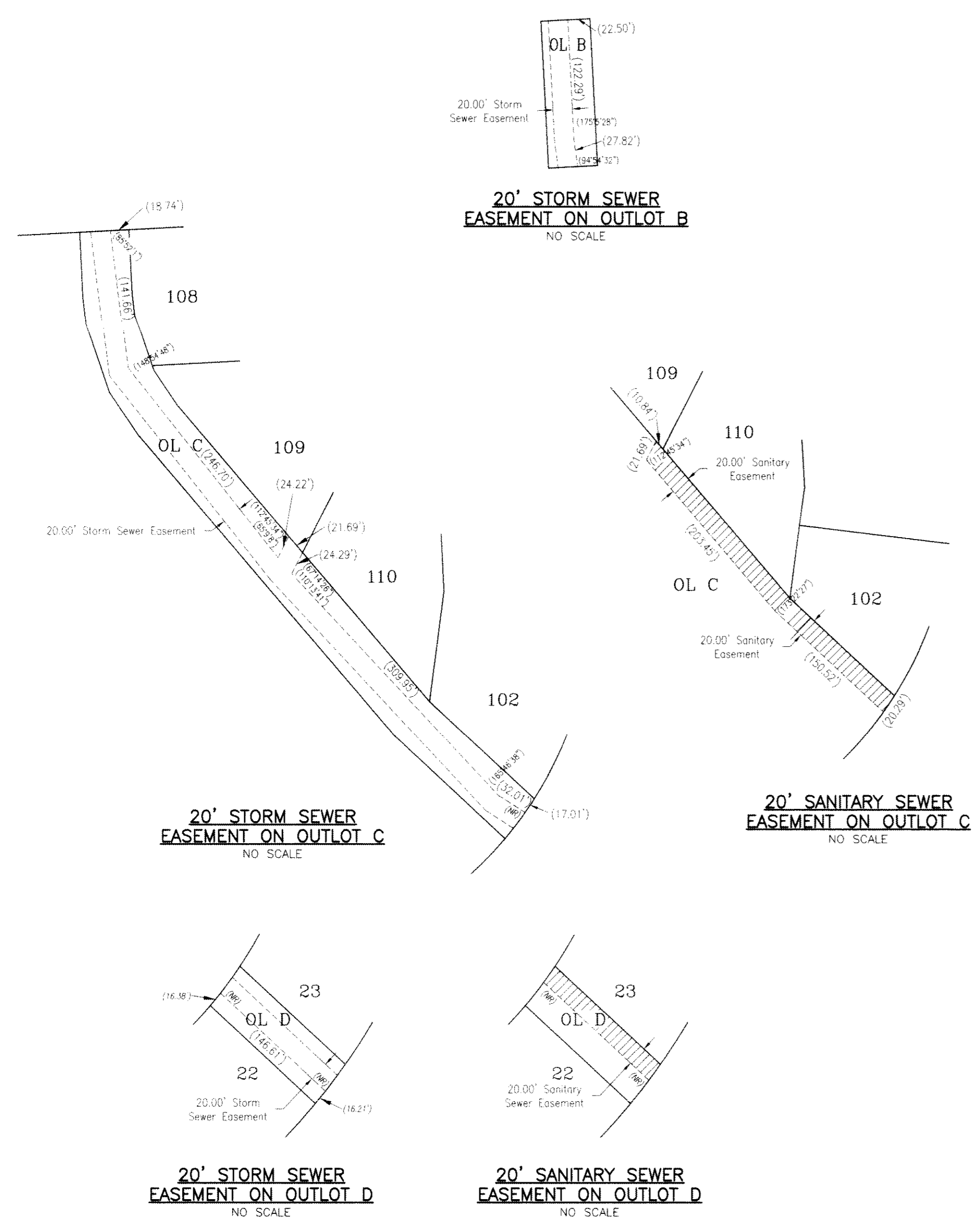
LOCATED IN:  
 NW 1/4 NE 1/4 SEC. 31-14-12  
 NE 1/4 NE 1/4 SEC. 31-14-12  
 SW 1/4 NE 1/4 SEC. 31-14-12  
 SE 1/4 NE 1/4 SEC. 31-14-12

FILED SARPY COUNTY NEBRASKA  
 INSTRUMENT NUMBER  
 2013-27844  
 08/30/2013 11:57:40 AM  
*Joseph J. Roubing*  
 REGISTER OF DEEDS

Drawn by  
 EAM  
 Designed by  
 Followed by  
 MET

Reference  
 10432101 - FINAL, exp.

revisions



**CENTERLINE CURVE DATA**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	300.00'	232.04'	226.30'	44°19'00"
C2	300.00'	232.64'	226.85'	44°25'52"
C3	100.00'	157.08'	141.42'	90°00'00"
C4	400.00'	429.27'	408.97'	61°28'20"
C5	600.00'	301.83'	298.65'	28°49'20"
C6	100.00'	156.74'	141.18'	89°48'11"
C7	500.00'	100.54'	100.37'	11°31'14"
C8	400.00'	262.63'	257.94'	37°37'10"
C9	250.00'	48.91'	48.83'	11°12'34"
C10	250.00'	86.98'	86.54'	19°56'03"
C11	200.00'	109.80'	108.42'	31°27'17"
C12	400.00'	260.46'	255.88'	37°18'29"
C13	1000.00'	158.01'	157.84'	9°03'12"
C14	700.00'	754.36'	718.38'	61°44'42"
C15	600.00'	261.61'	259.54'	24°58'56"

Parcel Table		Parcel Table	
Parcel #	Area (SF)	Parcel #	Area (SF)
1	19246	71	17300
2	17000	72	17281
3	17000	73	18850
4	17000	74	18785
5	17000	75	16540
6	19833	76	15552
7	21723	77	16460
8	35659	78	19124
9	16371	79	18949
10	15008	80	15936
11	15007	81	16681
12	15008	82	19022
13	15005	83	19368
14	16480	84	22158
15	17994	85	18973
16	19939	86	15571
17	25219	87	17508
18	21708	88	17206
19	17958	89	16503
20	17076	90	17976
21	16771	91	17513
22	14444	92	18410
23	14888	93	21050
24	15464	94	14702
25	15999	95	13057
26	16124	96	13470
27	15758	97	14526
28	15758	98	14839
29	25602	99	14897
30	36862	100	15288
31	23160	101	18500
32	19240	102	17860
33	17200	103	15072
34	13921	104	15629
35	15052	105	19629
36	15052	106	18268
37	15052	107	17079
38	15056	108	17568
39	15055	109	22930
40	16055	110	23662
41	15055	111	43560
42	15052	112	43560
43	15052	113	43560
44	15052	114	43560
45	20815	115	43560
46	19423	116	43560
47	16739	117	87114
48	15855	118	115301
49	14999	119	402141
50	17908	120	863753
51	17758	121	486008
52	17719		
53	19719		
54	19122		
55	15848		
56	16449		
57	14985		
58	14878		
59	19963		
60	12298		
61	14000		
62	14000		
63	14366		
64	20506		
65	17573		
66	17500		
67	13453		
68	17982		
69	17969		
70	17347		

Outlet #	Area (SF)
A	87120
B	7500
C	37608
D	7334
E	35725
F	148712

**NOTES**

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (N.R.).
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
- LOTS 111 THROUGH 118 AND OUTLET A WILL HAVE NO DIRECT VEHICULAR ACCESS TO HIGHWAY 370.
- LOTS 17 THROUGH 30, LOT 118, LOT 119 AND OUTLET D WILL HAVE NO DIRECT VEHICULAR ACCESS TO S 120TH STREET.
- DIRECT VEHICULAR ACCESS TO GLENN STREET FROM ANY LOT SHALL NOT BE PERMITTED, EXCEPT LOT 119 PROVIDED THAT SUCH ACCESS IS ALIGNED WITH S 120TH AVENUE.
- NO VEHICULAR ACCESS ACROSS ANY OUTLOT SHALL BE PERMITTED.
- ALL OUTLOTS ARE DEDICATED DRAINAGEWAYS.
- N 1/2 OF E 1/2 OF NE 1/4 OF SECTION 31-14-12 SUBJECT TO BLANKET ACCESS AND UTILITY EASEMENT PER INST. #0096-17148 (TO BE VACATED.)
- ADDITIONAL ACCESS RESTRICTIONS WILL BE DETAILED WITHIN THE SUBDIVISION AGREEMENT.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS OR OTHER AUTHORIZATION, ALL PROJECTS IN THE MU DISTRICT SHALL RECEIVE APPROVAL BY THE CITY COUNCIL THROUGH THE ADOPTION OF A MIXED-USE DEVELOPMENT AGREEMENT. AT THE DISCRETION OF THE PLANNING DIRECTOR, INDIVIDUAL PROJECTS WITHIN AN MU DISTRICT MAY BE APPROVED THROUGH THE ISSUANCE OF SPECIAL USE PERMIT PRIOR TO THE ADOPTION OF A MIXED-USE DEVELOPMENT AGREEMENT. THE ADOPTION OF A MIXED-USE DEVELOPMENT AGREEMENT SHALL BE BY RESOLUTION.
- IT IS ANTICIPATED THAT THE MU SETBACKS TO FOLLOW THE CC ZONING SETBACKS; HOWEVER, SUCH SETBACKS ARE PRELIMINARY AND WILL BE FINALIZED AS PART OF THE MIXED USE DEVELOPMENT AGREEMENT.

**ZONING**

EXISTING: AG  
 PROPOSED: R-4  
 LOTS 1 THROUGH 110 AND OUTLOTS B THROUGH F 51.619 ACRES  
 MU  
 LOTS 111 THROUGH 121 AND OUTLOT A 46.521 ACRES  
 PUBLIC RIGHT OF WAY 19.207 ACRES  
 TOTAL AREA 117.347 ACRES

**SECTION CORNER TIES**

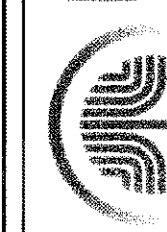
NW Corner NE 1/4 SEC. 31, T14N, R12E  
 Found 1" Open Top  
 -N 31.27' to south edge of eastbound driving lanes ( Hwy. 370 )  
 -E 47.60' to nail in nose of traffic island  
 -SSW 23.98' to chisel "X" in top of NE ball cap of traffic light near 120th Street and Hwy. 370

NE Corner NE 1/4 SEC. 31, T14N, R12E  
 Found 2" brass cap "SARPY COUNTY GOVT CORNER"  
 -N 23.98' to south edge of eastbound driving lanes ( Hwy. 370 )  
 -WSW 68.47' to punch hole in top of NE ball cap of traffic light  
 -SW 16.74' to nail in nose of traffic island  
 -E 66.43' to punch hole in top of NW ball cap of traffic light

SW Corner NE 1/4 SEC. 31, T14N, R12E  
 Found 1 1/2" Open Top  
 -WSW 22.07' to "X" nails 1.0' A.G., NE face  
 -SW 16.7' to 2" metal fence post  
 -SE 20.74' to "X" nails 2.0' A.G., NW face  
 -ESE 34.66' to "X" nails 3.0' A.G., north face  
 -E 15' deciduous tree

SE Corner NE 1/4 SEC. 31, T14N, R12E  
 0.7x1.0' lime stone  
 -W 7.50' to "X" nails in top of fence post  
 -W 0.90' to "X" nails at grade east face fence post  
 -S 8.42' to "X" nails 0.5' A.G., east face fence post  
 -NW 0.48' to 3" brass cap

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FINAL PLAT