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FILED SARPY COUNTY NEBRASKA
 INSTRUMENT NUMBER

2017-14652

06/23/2017 2:35:35 PM

Clay J. Douding

REGISTER OF DEEDS



CERTIFICATE OF THE CITY CLERK
 CITY OF PAPIILLION

STATE OF NEBRASKA)
)ss.
 COUNTY OF SARPY)

I, Nicole Brown, City Clerk of the City of Papillion, a Municipal Corporation, within and for the County of Sarpy, State of Nebraska, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 1761 that was passed and approved by the Papillion City Council on March 21, 2017.

WITNESS my hand and seal on this 20th day of June, 2017.

Nicole Brown
 Nicole Brown, City Clerk for
 the City of Papillion



A

ORDINANCE NO. 1761

AN ORDINANCE TO APPROVE THE CHANGE OF ZONE OF CERTAIN REAL PROPERTY WITHIN THE ZONING JURISDICTION OF THE CITY OF PAPIILLION, SARPY COUNTY, NEBRASKA, LEGALLY DESCRIBED AS A PLATTING OF PART OF THE SOUTH 1/2 OF THE SE 1/4 AND PART OF THE SW 1/4 OF SECTION 26, T14N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA GENERALLY LOCATED NORTH OF HIGHWAY 370 BETWEEN I-80 AND HIGHWAY 50, FROM GC (GENERAL COMMERCIAL) AND RE (RURAL RESIDENTIAL ESTATES) TO MU (MIXED USE), TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF PAPIILLION BY CHANGING THE ZONING DISTRICT BOUNDARIES OF THE ZONING MAP IN ACCORDANCE WITH SECTION 205-32 OF PAPIILLION MUNICIPAL CODE, AND TO PROVIDE FOR AN EFFECTIVE DATE THEREOF.

WHEREAS, Neb. Rev. Stat. § 16-905 provides that the City may, by ordinance, designate its jurisdiction over territory outside of the corporate limits of the City under §16-901 or §16-902 of the Nebraska Revised Statutes by reference to an official zoning map; and

WHEREAS, pursuant to § 205-32 of the Papillion Municipal Code, the City of Papillion adopted a zoning map depicting boundaries of zoning districts established by the City, which map, together with legends, references, symbols, boundaries and other information, is prominently displayed in the City Council chambers; and

WHEREAS, the following described real property generally located north of Highway 370 between I-80 and Highway 50 is being platted into 370 North; and

WHEREAS, the City Council of the City of Papillion has received a recommendation from the Papillion Planning Commission to approve the Change of Zone Application to rezone the real property from GC (General Commercial) and RE (Rural Residential Estates) to MU (Mixed Use).

BE IT ORDAINED by the Mayor and City Council of the City of Papillion, Nebraska, as follows:

Section 1. That the Change of Zone Application be and the same is approved to rezone the following described real property from GC (General Commercial) and RE (Rural Residential Estates) to MU (Mixed Use):

A PLATTING OF PART OF THE SOUTH 1/2 OF THE SE 1/4 AND PART OF THE SW 1/4 OF SECTION 26, T14N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE SE CORNER OF SAID SW 1/4; THENCE N00°07'37"W (ASSUMED BEARING) 122.19 FEET ON THE EAST LINE OF SAID SW 1/4 TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH LINE OF HIGHWAY 370; THENCE N89°43'00"W 1312.40 FEET ON THE NORTH LINE OF HIGHWAY 370; THENCE S00°32'07"E 26.28 FEET ON THE NORTH LINE OF HIGHWAY

B

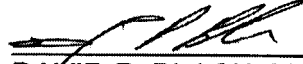
370; THENCE S89°17'06"W 388.57 FEET ON THE NORTH LINE OF HIGHWAY 370; THENCE N72°22'55"W 160.17 FEET ON THE NORTH LINE OF HIGHWAY 370; THENCE S89°16'44"W 183.29 FEET ON THE NORTH LINE OF HIGHWAY 370 TO THE EAST LINE OF INTERSTATE 80; THENCE NORTHEASTERLY ON THE FOLLOWING DESCRIBED NINE COURSES; THENCE N00°42'54"W 27.54 FEET; THENCE NORTHEASTERLY ON AN 1809.86 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N16°32'07"E, CHORD DISTANCE 1073.41 FEET, AN ARC DISTANCE OF 1089.80 FEET; THENCE NORTHEASTERLY ON A 5573.58 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N35°47'08"E, CHORD DISTANCE 389.03 FEET, AN ARC DISTANCE OF 389.11 FEET; THENCE N41°34'03"E 285.60 FEET; THENCE N42°06'53"E 378.68 FEET; THENCE N49°52'48"E 480.75 FEET; THENCE N52°44'48"E 202.20 FEET; THENCE N47°00'48"E 200.20 FEET; THENCE N49°44'54"E 126.16 FEET TO THE NORTH LINE OF SAID SW ¼; THENCE N89°31'10"E 283.79 FEET ON THE NORTH LINE OF SAID SW ¼ TO THE NE CORNER THEREOF; THENCE S00°06'52"E 1324.38 FEET ON THE EAST LINE OF SAID SW ¼ TO THE NW CORNER OF THE SOUTH ½ OF THE SE ¼ OF SAID SECTION 26; THENCE N89°33'55"E 2508.38 FEET ON THE NORTH LINE OF SAID SOUTH ½ TO THE WEST LINE OF HIGHWAY 50; THENCE SOUTHWESTERLY ON THE WEST LINE OF HIGHWAY 50 AND ON THE NORTH LINE OF HIGHWAY 370 ON THE FOLLOWING DESCRIBED FOUR COURSES; THENCE S02°56'55"W 862.62 FEET; THENCE S68°41'08"W 612.70 FEET; THENCE S81°23'36"W 603.90 FEET; THENCE S87°52'30"W 1294.17 FEET TO THE POINT OF BEGINNING.

Section 2. That the zoning district boundaries of the official zoning map, which is prominently displayed in the City Council chambers pursuant to § 205-32 of the Papillion Municipal Code, be and the same is changed, modified, and amended in accordance with § 205-32 of Papillion Municipal Code to reflect the change of zone for the above described property.

Section 3. Effective Date. This Ordinance shall be in full force and effect fifteen (15) days after its passage. The City Clerk is directed to effectuate the publishing of this Ordinance for at least one (1) week in a newspaper in general circulation within the City of Papillion, which publication must take place within fifteen days of the passage of this Ordinance by the City Council. The City Clerk shall cause this Ordinance to be published in book or pamphlet form. That this Ordinance shall have the same force and effect as though it had been published at large. That a copy of said Ordinance shall be filed for use and examination by the public in the office of the City Clerk.

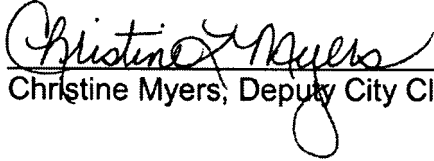
PASSED AND APPROVED this 21st day of March, 2017.

CITY OF PAPIILLION,



DAVID P. BLACK, Mayor

Attest:



Christine Myers, Deputy City Clerk

(SEAL)

Planning Commission: 02/24/16

First Reading: 01/03/17

Second Reading: 01/17/17

Third Reading: 03/21/17