

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2017-23106

09/25/2017 10 06:28 AM

Floyd J. Dowling

REGISTER OF DEEDS



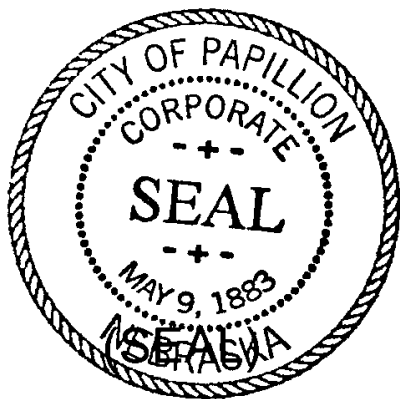
COUNTER	<u>JB</u>	C.E.	<u>JB</u>
VERIFY	<u>JB</u>	D.E.	<u>JB</u>
PROOF	<u>CB</u>		
FEE \$	<u>34.00</u>		
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CERTIFICATE OF THE CITY CLERK
CITY OF PAPIILLION

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 1770 that was passed and approved by the Papillion City Council on September 5, 2017.

WITNESS my hand and seal on this 19th day of September, 2017.



Nicole Brown
Nicole Brown, City Clerk
City of Papillion

ORDINANCE NO. 1770

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 TRACT OF LAND LOCATED IN THE W1/2 OF THE SE1/4 OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, GENERALLY LOCATED ON THE NE CORNER OF 114TH STREET AND SCHRAM ROAD, FROM AGRICULTURAL (AG) TO MULTIPLE-FAMILY RESIDENTIAL (R-4), 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 on the NE Corner of 114th Street and Schram Road is being platted in phases into Southern Pointe; and

WHEREAS, the City Council of the City of Papillion has received a recommendation from the Papillion Planning Commission to approve a Change of Zone Application to rezone the real property from Agricultural (AG) to Multiple-Family Residential (R-4).

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 Agricultural (AG) to Multiple-Family Residential (R-4):

PARCEL 1:

THE SOUTH FIFTY-FIVE (55) ACRES OF THE WEST HALF OF THE SOUTHEAST QUARTER (W $\frac{1}{2}$ SE $\frac{1}{4}$) OF SECTION THIRTY-TWO, TOWNSHIP FOURTEEN (14) NORTH OF RANGE TWELVE (12) EAST OF THE 6TH P.M., IN SARPY COUNTY, NEBRASKA, EXCEPT THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER (W $\frac{1}{2}$ SE $\frac{1}{4}$) OF SECTION THIRTY-TWO (32), TOWNSHIP FOURTEEN (14) NORTH, RANGE TWELVE (12) EAST OF THE 6TH P.M., SARPY

COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION THIRTY-TWO (32); THENCE N87°19'45"E (BEARINGS REFERENCED TO NEBRASKA STATE PLANE NAD83) FOR 33.00 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION THIRTY-TWO (32); THENCE N02°36'36"W FOR 33.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N02°36'36"W FOR 1,290.14 FEET ON A LINE PARALLEL WITH AND 33.00 FEET EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION THIRTY-TWO (32); THENCE N02°37'17"W FOR 490.96 FEET CONTINUING ALONG A LINE PARALLEL WITH AND 33.00 FEET EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION THIRTY-TWO (32); THENCE N87°39'46" EAST FOR 17.00 FEET; THENCE S02°37'17" EAST FOR 81.86 FEET ON A LINE PARALLEL WITH AND 50.00 FEET EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION THIRTY-TWO (32); THENCE N87°22'43" EAST FOR 49.00 FEET; THENCE S02°00'51"W FOR 37.12 FEET; THENCE S62°01'38"W FOR 21.02 FEET; THENCE S04°06'50" EAST FOR 192.06 FEET; THENCE S01°36'59" EAST FOR 57.01 FEET; THENCE S50°04'03"W FOR 26.41 FEET; THENCE S34°57'11"W FOR 16.40 FEET; THENCE S02°37'17" EAST FOR 85.02 FEET ON A LINE PARALLEL WITH AND 50.00 FEET EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION THIRTY-TWO (32); THENCE S02°36'36" EAST FOR 415.99 FEET CONTINUING ON A LINE PARALLEL WITH AND 50.00 FEET EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION THIRTY-TWO (32); THENCE S11°13'35" EAST FOR 66.75 FEET; THENCE S11°11'31" EAST FOR 53.60 FEET; THENCE S00°59'06" EAST FOR 141.06 FEET; THENCE S04°58'56"W FOR 30.28 FEET; THENCE S05°17'54"W FOR 72.68 FEET; THENCE S02°36'36" EAST FOR 464.00 FEET CONTINUING ON A LINE PARALLEL WITH AND 50.00 FEET EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION THIRTY-TWO (32); THENCE S66°16'25" EAST FOR 16.04 FEET; THENCE S89°52'42" EAST FOR 41.05 FEET; THENCE S02°40'15" EAST FOR 14.00 FEET; THENCE N87°19'45" EAST FOR 576.00 FEET ON A LINE PARALLEL WITH AND 50.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION THIRTY-TWO (32); THENCE N54°35'38" EAST FOR 33.29 FEET; THENCE N82°31'45" EAST FOR 131.46 FEET; THENCE S88°47'33" EAST FOR 118.27 FEET; THENCE S68°08'00" EAST FOR 50.57 FEET; THENCE N87°19'45" EAST FOR 269.81 FEET ON A LINE PARALLEL WITH AND 50.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION THIRTY-TWO (32) TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW¼ SE¼) OF SAID SECTION THIRTY-TWO (32); THENCE S02°20'15" EAST FOR 17.00 FEET ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW¼ SE¼) OF SAID SECTION THIRTY-TWO (32), THENCE

S87°19'45"W FOR 1,286.14 FEET ON A LINE PARALLEL WITH AND 33.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION THIRTY-TWO (32) TO THE POINT OF BEGINNING.

PARCEL 2:

THE NORTH TWENTY-FIVE (25) ACRES OF THE WEST HALF OF THE SOUTHEAST QUARTER (W½ SE¼) OF SECTION THIRTY-TWO (32), TOWNSHIP FOURTEEN (14) NORTH OF RANGE TWELVE (12) EAST OF THE 6TH P.M., IN SARPY COUNTY, NEBRASKA, EXCEPT THAT PART OF THE NORTH TWENTY-FIVE ACRES OF THE WEST HALF OF THE SOUTHEAST QUARTER (W½ SE¼) OF SECTION THIRTY-TWO (32), TOWNSHIP FOURTEEN (14) NORTH, RANGE TWELVE (12) EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION THIRTY-TWO (32); THENCE N87°19'22" EAST (BEARINGS REFERENCED TO NEBRASKA STATE PLANE NAD83) FOR 33.00 FEET ON THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER (W½ SE¼) OF SAID SECTION THIRTY-TWO (32) TO THE TRUE POINT OF BEGINNING; THENCE N87°19'22" EAST FOR 17.00 FEET CONTINUING ON SAID NORTH LINE; THENCE S02°37'17" EAST FOR 383.31 FEET ON A LINE PARALLEL WITH AND 50.00 EAST OF THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER (W½ SE¼) OF SAID SECTION THIRTY-TWO (32); THENCE N87°22'43" EAST FOR 9.00 FEET; THENCE S10°12'58" EAST FOR 60.53 FEET; THENCE S07°23'06" EAST FOR 84.29 FEET; THENCE S68°59'32" EAST FOR 17.46 FEET; THENCE S01°36'59" EAST FOR 57.01 FEET; THENCE N71°34'55"W FOR 41.79 FEET; THENCE S02°37'17" EAST FOR 256.14 FEET ON A LINE PARALLEL WITH AND 50.00 EAST OF THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER (W½ SE¼) OF SAID SECTION THIRTY-TWO (32) TO THE SOUTH LINE OF THE NORTH TWENTY-FIVE ACRES OF THE WEST HALF OF THE SOUTHEAST QUARTER (W½ SE¼) OF SAID SECTION THIRTY-TWO (32); THENCE S87°39'46"W FOR 17.00 FEET ON SAID SOUTH LINE; THENCE N02°37'17"W FOR 832.35 FEET ON A LINE PARALLEL WITH AND 33.00 FEET EAST OF THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER (W½ SE¼) OF SAID SECTION THIRTY-TWO (32) 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.

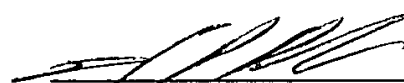
Section 3. Effective Date. This Ordinance shall be in full force and effect fifteen (15) days after its passage. The City Clerk is directed to effectuate the publishing of this Ordinance for at least one (1) week in a newspaper in general circulation within the City

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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 5th day of September, 2017.

CITY OF PAPIILLION,



DAVID P. BLACK, Mayor

Attest:



NICOLE L. BROWN, City Clerk

(SEAL)



Planning Commission: December 7, 2016

First Reading: February 21, 2017

Second Reading: March 7, 2017

Third Reading: September 5, 2017