

SPRINGFIELD COMMERCE

LOTS 1, 2, 3, AND 4 AND OUTLOTS A AND B

BEING A PLATTING OF PART OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 23, T13N, R11E OF THE 6th P.M., SARY COUNTY, NEBRASKA.

SETBACK REQUIREMENTS					
ZONING	FRONT YARD	SIDE YARD	STREET SIDE YARD	REAR YARD	
BH	75'	0'	15'	25'	
LI	25'	0'	25'	15'	

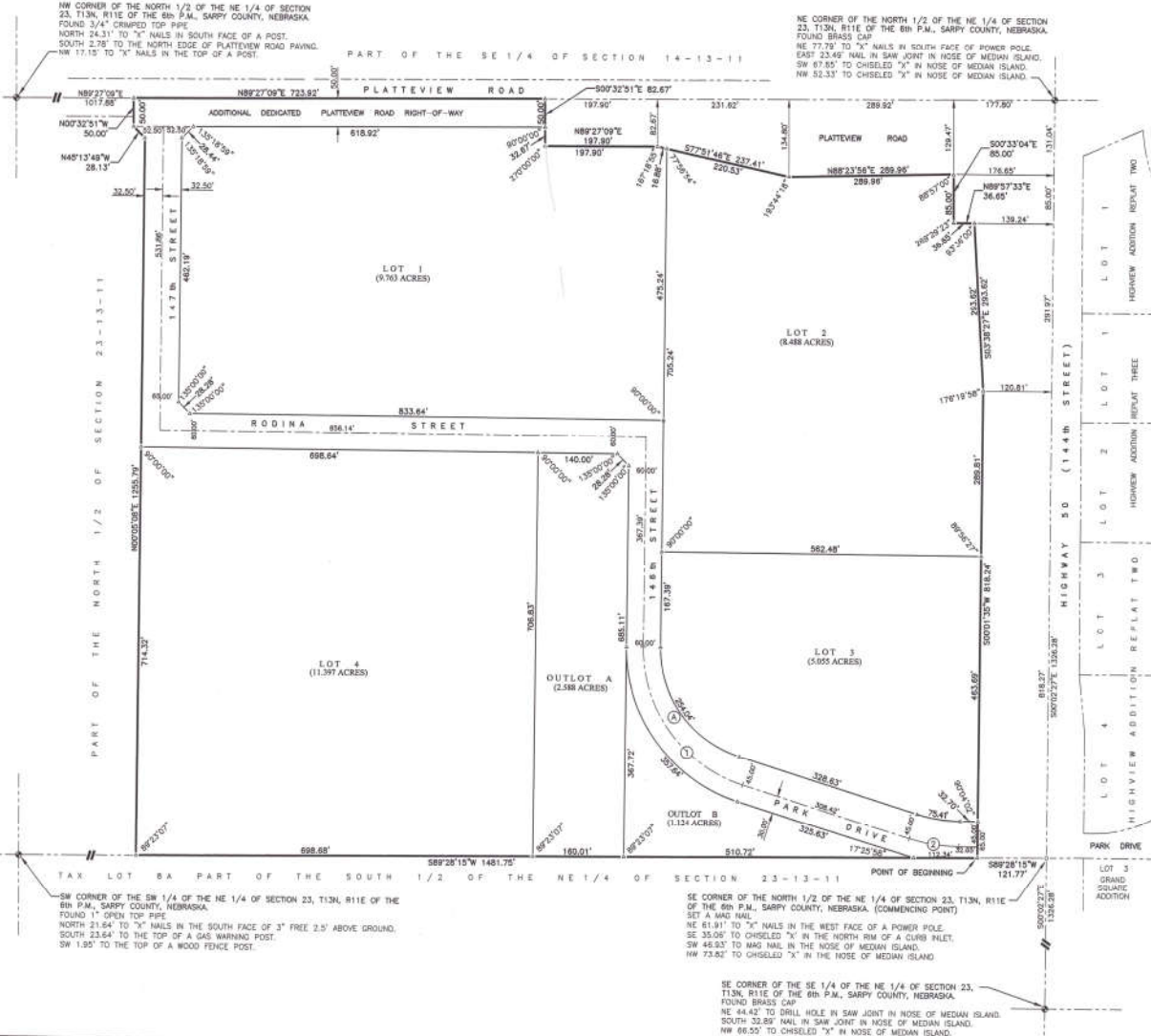
NOTES

- THERE WILL BE NO DIRECT VEHICULAR ACCESS TO HIGHWAY 50 (144th STREET) FROM LOTS 2 AND 3.
- THERE WILL BE NO DIRECT VEHICULAR ACCESS TO PLATTEVIEW ROAD FROM LOTS 1 AND 2.
- OUTLOT A WILL PROVIDE POST CONSTRUCTION STORMWATER MANAGEMENT FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY THE SANITARY SEWER AND IMPROVEMENT DISTRICT.
- OUTLOT B WILL BE MAINTAINED AS GREEN SPACE AND BE RESERVED FOR A FUTURE ACCESS POINT FROM THE ADJACENT PROPERTY TO THE SOUTH. IT WILL BE OWNED AND MAINTAINED BY THE SANITARY SEWER AND IMPROVEMENT DISTRICT.

CENTERLINE CURVE INFORMATION				
CURVE #	DELTA	LENGTH	TANGENT	RADIUS
1	72°12'38"	218.32'	188.61'	262.00'
2	16°56'40"	88.72'	44.83'	300.00'

PROPERTY LINE CURVE INFORMATION				
CURVE #	DELTA	LENGTH	TANGENT	RADIUS
A	72°12'38"	224.00'	147.66'	188.89'

- LEGEND**
- CORNERS FOUND
 - CORNERS SET
 - ◊ CORNERS TO BE SET WHEN GRADING IS FINISHED



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN WAS MADE UNDER MY DIRECT SUPERVISION AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT ONCE ALL GRADING HAS BEEN COMPLETED AND 4 AND OUTLOTS A AND B BEING THE PLATTING OF THAT PART OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 23, T13N, R11E OF THE 6th P.M., SARY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, COMMENCING AT THE SE CORNER OF SAID NORTH 1/2 OF THE POINT OF BEGINNING, THENCE CONTAINING 892'25"15" W 1481.75' FEET ON THE SOUTH LINE OF SAID NORTH 1/2; THENCE 800'00"0" S 55.79' TO A POINT 700.00' FEET SOUTH OF THE NORTH LINE OF SAID NORTH 1/2; THENCE 1481'12"49" W 208.13' FEET TO A POINT 50.00' FEET SOUTH OF THE NORTH LINE OF SAID NORTH 1/2; THENCE 1481'12"49" W 50.00' FEET TO THE NORTH LINE OF SAID NE 1/4; THENCE 1481'12"49" W 237.41' FEET ON THE SOUTH LINE OF PLATTEVIEW ROAD; THENCE 500'33"04" E 82.67' FEET TO THE SOUTH LINE OF PLATTEVIEW ROAD; THENCE 500'33"04" E 85.00' FEET ON THE WEST LINE OF HIGHWAY 50; THENCE 500'33"04" E 85.00' FEET ON THE WEST LINE OF HIGHWAY 50; THENCE 500'33"04" E 85.00' FEET ON THE WEST LINE OF HIGHWAY 50; THENCE 500'33"04" E 85.00' FEET ON THE WEST LINE OF HIGHWAY 50; THENCE 500'33"04" E 85.00' FEET ON THE WEST LINE OF HIGHWAY 50 TO THE POINT OF BEGINNING.



DATE: MAY 27, 2020

KNOW ALL MEN BY THESE PRESENTS THAT WE, MAGDAD LAND, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND LETTING AS SHOWN, SAID SUBDIVISION TO BE KNOWN AS SPRINGFIELD COMMERCE AND WE DO HEREBY AFFIRM AND APPROVE OF THE DEPOSITION OF OUR PROPERTY AS ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, AND OUR SUCCESSORS AND ASSIGNS, TO ERRECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, JOINT BOXES AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY OF SAID LOTS, AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY OF SAID LOTS AND ALL EXTERIOR LOTS, THE TERM EXTERIOR LOTS HEREIN MEANING ALL THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION, SAID SIXTEEN (16) FOOT WIDE EXEMPTION WILL BE REDUCED TO AN EIGHT (8) FOOT WIDE STRIP OF LAND WHEN THE ADJACENT LAND IS SUBMITTED, FILED AND RECORDED IF SAID SIXTEEN (16) FOOT EXEMPTION IS NOT OCCUPIED BY PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND OTHER RELATED FACILITIES AND EXTEND THROUGH PIPES FOR THE TRANSMISSION OF GAS AND WATER OIL THROUGH UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTAGES OF ALL LOTS.

NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR CONDENSERS, EXHAUSTS, SEWERLINES, DRAINAGES AND OTHER PURPOSES THAT DO NOT THEM OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

MAGDAD LAND, LLC
A NEBRASKA LIMITED LIABILITY COMPANY
By: [Signature] JON MEYERS, MEMBER

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF _____
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF February, 2021 BY JON MEYERS, MEMBER OF MAGDAD LAND, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

[Signature] Notary Public

SARY COUNTY TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 24th DAY OF February, 2021.

[Signature] SARY COUNTY TREASURER

APPROVAL OF THE SPRINGFIELD CITY PLANNING COMMISSION
THIS PLAT OF SPRINGFIELD COMMERCE WAS APPROVED BY THE SPRINGFIELD CITY PLANNING COMMISSION THIS 11th DAY OF February, 2021.

[Signature] ATTEST: SECRETARY OF PLANNING COMMISSION

APPROVAL OF THE SPRINGFIELD CITY COUNCIL
THIS PLAT OF SPRINGFIELD COMMERCE WAS APPROVED BY THE CITY COUNCIL OF SPRINGFIELD, NEBRASKA THIS 18th DAY OF February, 2021.

[Signature] ATTEST: CITY CLERK, KATHLEEN GOTTSCHE

APPROVAL OF THE SPRINGFIELD CITY ENGINEER
THIS PLAT OF SPRINGFIELD COMMERCE WAS APPROVED BY THE SPRINGFIELD CITY ENGINEER THIS 5th DAY OF February, 2021.

[Signature] SPRINGFIELD CITY ENGINEER

REVIEW BY SARY COUNTY PUBLIC WORKS
THIS PLAT OF SPRINGFIELD COMMERCE WAS REVIEWED BY THE SARY COUNTY SURVEYORS OFFICE THIS 12th DAY OF February, 2021.

[Signature] SARY COUNTY SURVEYORS



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SPRINGFIELD COMMERCE
LOTS 1, 2, 3, AND 4 AND OUTLOTS A AND B



Revision Dates		
No.	Description	MM-DD-YY
-	-	-
-	-	-
-	-	-

Job No.: C179-126C
Drawn By: RJR
Reviewed By: JDW
Date: MAY 27, 2020
Book:
Page:

SPRINGFIELD, NEBRASKA
SARY COUNTY
FINAL PLAT

Sheet Number

SHEET 1 OF 1

2021-06968