SPRINGFIELD COMMERCE REPLAT ONE

LOTS 1, 2, AND 3

BEING A REPLATTING OF LOT 2, SPRINGFIELD COMMERCE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, LOCATED IN THE NORTH 1/2 OF THE NE 1/4 OF SECTION 23, T13N, R11E OF THE 6th P.M., SAID SARPY COUNTY.

FILED SARPY COUNTY NEBRASKA
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Deb Houghtaling
COUNTY CLERK/REGISTER OF DEEDS
By: jby
Submitter: JON MEYERS
PLAT

TD2 engineering & surveying
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
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td2co.com

APPROVAL OF THE SPRINGFIELD CITY ENGINEER

THIS PLAT OF SPRINGFIELD COMMERCE REPLAT ONE WAS APPROVED BY THE SPRINGFIELD CITY ENGINEER THIS 23rd DAY OF November, 2021.

SPRINGFIELD CITY ENGINEER

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF SPRINGFIELD COMMERCE REPLAT ONE WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS 1st DAY OF November, 2021.

MICHAEL R. SHARP — SURVEYOR — SARPY COUNTY, NEBRASKA — COUNTY SURVEYOR/ENGINEER

NOTES

1. THERE WILL BE NO DIRECT VEHICULAR ACCESS TO HIGHWAY 50 (144th STREET) FROM LOTS 2 AND 3.
2. THERE WILL BE NO DIRECT VEHICULAR ACCESS TO PLATTEVIEW ROAD FROM LOTS 1 AND 2.
3. DIMENSIONS IN PARENTHESIS REFERS TO THE EASEMENT.

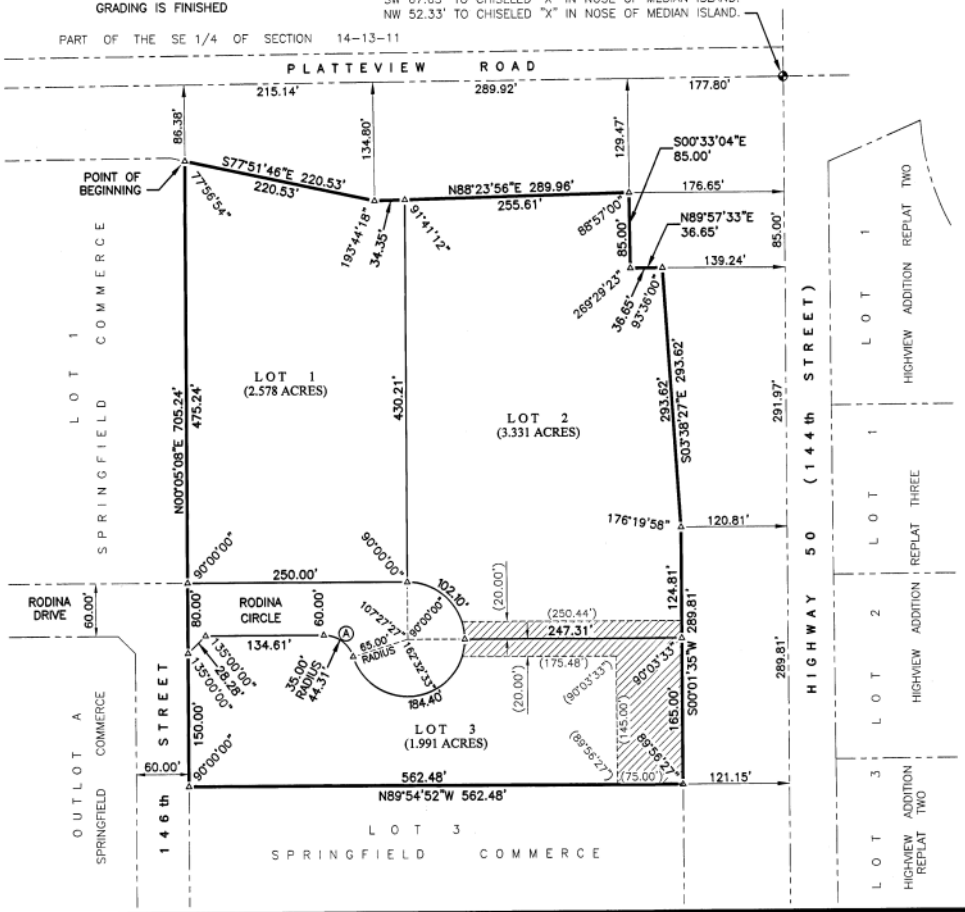
PROPERTY LINE CURVE INFORMATION				
CURVE #	DELTA	LENGTH	TANGENT	RADIUS
A	72°14'30"	44.31'	25.54 '	35.00'

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

SEWER AND DRAINAGE EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT

LEGEND
- ◆ CORNERS FOUND
- ▲ CORNERS TO BE SET WHEN GRADING IS FINISHED

NE CORNER OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 23, T13N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA. FOUND BRASS CAP
NE 77.79' TO "X" NAILS IN SOUTH FACE OF POWER POLE.
EAST 23.49' NAIL IN SAW JOINT IN NOSE OF MEDIAN ISLAND.
SW 67.65' TO CHISELED "X" IN NOSE OF MEDIAN ISLAND.
NW 52.33' TO CHISELED "X" IN NOSE OF MEDIAN ISLAND.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN WAS MADE UNDER MY DIRECT PERSONAL SUPERVISION AND THAT PERMANENT MARKERS WERE FOUND OR SET ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS SPRINGFIELD COMMERCE REPLAT ONE, BEING A REPLATTING OF LOT 2, SPRINGFIELD COMMERCE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NW CORNER OF SAID LOT 2;
THENCE S77°51'46"E (ASSUMED BEARING) 220.53 FEET ON THE NORTH LINE OF SAID LOT 2;
THENCE N88°23'56"E 289.96 FEET ON THE NORTH LINE OF SAID LOT 2 TO THE NE CORNER THEREOF;
THENCE S00°33'04"E 85.00 FEET ON THE EAST LINE OF SAID LOT 2;
THENCE N89°57'33"E 36.65 FEET ON THE EAST LINE OF SAID LOT 2;
THENCE S03°38'27"E 293.62 FEET ON THE EAST LINE OF SAID LOT 2;
THENCE S00°01'35"W 289.81 FEET ON THE EAST LINE OF SAID LOT 2 TO THE SE CORNER THEREOF;
THENCE N89°54'52"W 562.48 FEET ON THE SOUTH LINE OF SAID LOT 2 TO THE SW CORNER THEREOF;
THENCE N00°05'08"E 705.24 FEET ON THE WEST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

CONTAINING 8.488 ACRES MORE OR LESS

NEBRASKA REGISTERED LAND SURVEYOR LS.-308 JAMES D. WARNER

SEPTEMBER 1, 2021
DATE

JAMES D. WARNER,
NEBRASKA RLS 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, MADDAD 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 A STREET AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SPRINGFIELD COMMERCE REPLAT ONE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT TO THE PUBLIC, FOR PUBLIC USE, THE STREET AS SHOWN HEREON AND WE DO FUTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT LOT LINES; 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 LOT LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOT IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP OF LAND WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER.

PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, 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 GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

MADDAD LAND, LLC,
A NEBRASKA LIMITED LIABILITY COMPANY
BY: JON MEYERS, MEMBER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 9TH DAY OF Nov., 2021 BY JON MEYERS, MEMBER OF MADDAD LAND, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

GENERAL NOTARY - State of Nebraska
JAMES D. WARNER
My Comm. Exp. February 1, 2022

NOTARY PUBLIC

SARPY 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 10th DAY OF November, 2021.

SARPY COUNTY TREASURER

TREASURER'S SEAL
TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

APPROVAL OF THE SPRINGFIELD CITY PLANNING COMMISSION

THIS PLAT OF SPRINGFIELD COMMERCE REPLAT ONE WAS APPROVED BY THE SPRINGFIELD CITY PLANNING COMMISSION THIS 9th DAY OF November, 2021.

ATTEST: SECRETARY OF PLANNING COMMISSION

CHAIRPERSON

APPROVAL OF THE SPRINGFIELD CITY COUNCIL

THIS PLAT OF SPRINGFIELD COMMERCE REPLAT ONE WAS APPROVED BY THE CITY COUNCIL OF SPRINGFIELD, NEBRASKA THIS 16 DAY OF November, 2021.

ATTEST: CITY CLERK, KATHLEEN GOTTSCH

MAYOR, ROBERT ROSELAND

SPRINGFIELD COMMERCE REPLAT ONE
LOTS 1, 2 AND 3

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0' 50' 100'

Revision Dates

No.	Description	MM-DD-YY
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Job No.: D179-126D
Drawn By: RJR
Reviewed By: JDW
Date: SEPTEMBER 1, 2021
Book:
Page:

Sheet Title

SPRINGFIELD, NEBRASKA
SARPY COUNTY
FINAL PLAT

Sheet Number

SHEET 1 OF 1

11/8/2021 2:36 PM BOB ROHLFING H:\100\179-126 NE Riverhouse Springfield Site Set\Survey\Drawings\D179-1200.dwg