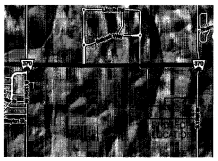
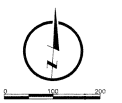
2015-31360

ASHBURY CREEK

LOTS 1 THROUGH 86, INCLUSIVE AND OUTLOTS A THROUGH I, INCLUSIVE, ASHBURY CREEK, BEING A PLATTING OF PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



VICINITY MAP



FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2015-31360

12/22/2015 1:50:39 PM

REGISTER OF DEEDS

LOCATED IN:
SW 1/4 NW 1/4 SEC. 32-14-12
SE 1/4 NW 1/4 SEC. 32-14-12

LEGEND

BOUNDARY LINE	SB	SOLID BAR	
LOT LINE	M	MEASURED DIMENSION	
SECTION LINE	C	COMPUTED DIMENSION	
EASEMENT LINE	P	PLAT DIMENSION	
SECTION CORNER	R1	RECORD DIMENSIONS PER SURVEY BY: RODERICK P. SUHER AND LS-358 DATED 8-7-1997	
CORNERS FOUND (5/8" REBAR UNLESS OTHERWISE NOTED)	R2	RECORD DIMENSIONS PER SURVEY BY: NORMAN P. WITNEY LS-203 DATED 8-2-1972	
CORNERS SET (5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED "LS-692")		FLOOD PLAIN	
OPEN TOP PIPE	OT	FLOODWAY	
		STREET DEDICATION	

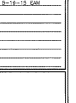
SECTION CORNER TIES

NW CORNER NW 1/4 SEC. 32, T14N, R12E
FOUND 2" BRASS CAP "SARPY COUNTY GOVT CORNER"
-N 23.84' TO SOUTH EDGE OF EASTBOUND DRIVING LANES OVERY 370'
-NOW 69.47' TO PUNCH HOLE ON TOP OF NE BOLT CAP OF TRAFFIC LIGHT
-SW 18.74' TO NAIL IN NOSE OF TRAFFIC ISLAND
-E 68.40' TO PUNCH HOLE IN TOP OF NW BOLT CAP OF TRAFFIC LIGHT

NE CORNER NW 1/4 SEC. 32, T14N, R12E
FOUND 2" BRASS CAP "SARPY COUNTY 2001 GOVT. CORNER"
-N 46.15' FEET TO SOUTH EDGE OF EASTBOUND CONC.
-NNE 49.18' TO NAIL AT CORNER OF RTN & SOUTH EDGE OF CONC.
-E 43.87' TO PUCH HOLE IN NW LIGHT POLE BASE BOLT CAP
-77.14' TO BORTON #1 SFA 172

SW CORNER NW 1/4 SEC. 32, T14N, R12E
0.7'X1.0' LIME STONE
-W 7.50' TO "X" NAILS IN TOP OF FENCE POST
-W 0.20' 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

SE CORNER NW 1/4 SEC. 32, T14N, R12E
3/8" REBAR
-ENE 31.40' TO "X" NAILS IN SW FACE GATE POST, 0.5' A.G.
-WNW 38.60' TO "X" NAILS NW FACE GATE POST 0.5' A.G.
-SW 44.50' TO 1/2D NAIL IN TOP OF GATE POST

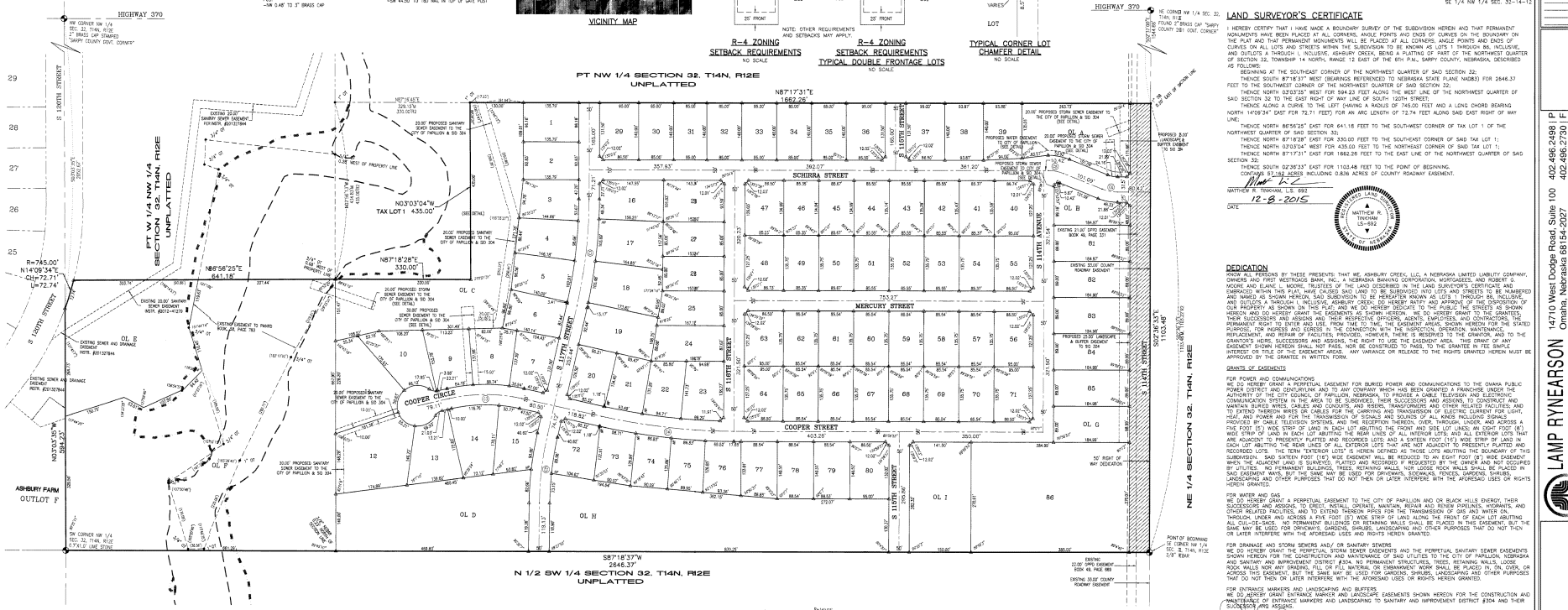


R-4 ZONING SETBACK REQUIREMENTS
NO SCALE

NOTE: OTHER REQUIREMENTS AND SETBACKS MAY APPLY.

R-4 ZONING SETBACK REQUIREMENTS TYPICAL DOUBLE FRONTAGE LOTS
NO SCALE

TYPICAL CORNER LOT CHAMFER DETAIL
NO SCALE



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS LOTS 1 THROUGH 86, INCLUSIVE, AND OUTLOTS A THROUGH I, INCLUSIVE, ASHBURY CREEK, BEING A PLATTING OF PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 32;
THENCE SOUTH 87°18'37" WEST (BEARINGS REFERENCED TO NEBRASKA STATE PLANE NAD83) FOR 2646.37 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 32;
THENCE NORTH 0°03'04" WEST FOR 594.23 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 TO THE EAST RIGHT OF WAY LINE OF SOUTH 120TH STREET;
THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 745.00 FEET AND A LONG CHORD BEARING NORTH 14°09'34" EAST FOR 72.71 FEET) FOR AN ARC LENGTH OF 72.74 FEET ALONG SAID EAST RIGHT OF WAY LINE;
THENCE NORTH 86°56'25" EAST FOR 641.18 FEET TO THE SOUTHWEST CORNER OF TAX LOT 1 OF THE NORTHWEST QUARTER OF SAID SECTION 32;
THENCE NORTH 87°18'28" EAST FOR 330.00 FEET TO THE SOUTHEAST CORNER OF SAID TAX LOT 1;
THENCE NORTH 0°03'04" WEST FOR 435.00 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 1;
THENCE NORTH 87°17'31" EAST FOR 1662.26 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32;
THENCE SOUTH 0°26'33" EAST FOR 1103.48 FEET TO THE POINT OF BEGINNING.
CONTAINING 57.162 ACRES INCLUDING 0.826 ACRES OF COUNTY ROADWAY EASEMENT.

MATTHEW R. TINKHAM, L.S. 692
12-8-2015
DATE

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, ASHBURY CREEK, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNERS AND FIRST NATIONAL BANK, A NEBRASKA BANKING CORPORATION, MORTGAGEES, AND ROBERT G. MOORE AND ELAINE L. MOORE, TRUSTEES OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS LOTS 1 THROUGH 86, INCLUSIVE, AND OUTLOTS A THROUGH I, INCLUSIVE, ASHBURY CREEK, AND DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON AND NOT HERETOFORE DEDICATED, AND THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO INSTALL, INCLUSIVE, ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES AND EQUIPMENT, WHICHEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT PERMANENT RIGHT SHALL NOT PASS, NOR SHALL ANY EASEMENT BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS
WE DO HEREBY GRANT A PERPETUAL EASEMENT FOR BURIED POWER AND COMMUNICATIONS TO THE OMAHA PUBLIC POWER DISTRICT AND CENTURYLINK AND TO ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE UNDER THE AUTHORITY OF THE CITY COUNCIL OF PAPILLION, NEBRASKA, TO PROVIDE A CABLE TELEVISION AND ELECTRONIC COMMUNICATION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO CONSTRUCT AND MAINTAIN BURIED WIRES, CABLES AND CONDUITS, AND PEDESTALS, TRANSFORMERS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY CABLE TELEVISION SYSTEMS, AND THE RECEPTION THEREON, OVER, THROUGH, UNDER, AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE FRONT AND SIDE LOT LINES; AN EIGHT FOOT (8') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE REAR LINES OF ALL INTERIOR LOTS; AND ALL EXTERIOR LOTS THAT ARE ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE REAR LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS; THE SIXTEEN FOOT (16') WIDE AREA AS THE LOTS ABUTTING THE BOUNDARY OF THIS SUBDIVISION. SAID SIXTEEN FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE EASEMENT WHEN THE ADJACENT PROPERTY IS PLATTED AND RECORDED. THE EASEMENTS AS SET FORTH HEREIN SHALL BE OCCUPIED BY UNDERGROUND CABLES AND CONDUITS. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS, LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR DRIVEWAYS, SIDEWALKS, FENCES, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

FOR WATER AND GAS
WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE CITY OF PAPILLION AND OR BLACK HILLS ENERGY, 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 (5') WIDE STRIP OF LAND ALONG THE FRONT OF EACH LOT ABUTTING ALL CUL-DE-SACS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THIS EASEMENT, BUT THE SAME MAY BE USED FOR DRIVEWAYS, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS HEREIN GRANTED.

FOR DRAINAGE AND STORM SEWERS AND/ OR SANITARY SEWERS
WE DO HEREBY GRANT PERPETUAL STORM SEWER EASEMENTS AND THE PERPETUAL SANITARY SEWER EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF SAID UTILITIES TO THE CITY OF PAPILLION, NEBRASKA AND SANITARY AND IMPROVEMENT DISTRICT #304. NO PERMANENT STRUCTURES, TREES, RETAINING WALLS, LOOSE ROCK WALLS NOR ANY GRADING, FILL OR FILL MATERIAL OR EMBANKMENT WORK SHALL BE PLACED IN, ON, OVER, OR ACROSS THIS EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

FOR ENTRANCE MARKERS AND LANDSCAPING AND BUFFERS
WE DO HEREBY GRANT ENTRANCE MARKER AND LANDSCAPE EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF ENTRANCE MARKERS AND LANDSCAPING TO SANITARY AND IMPROVEMENT DISTRICT #304 AND THEIR SUCCESSORS AND ASSIGNS.

ASHBURY CREEK, LLC, A NEBRASKA LIMITED LIABILITY COMANY, OWNER
JOHN C. ALLEN
MANAGER

FIRST NATIONAL BANK, INC., A NEBRASKA BANKING CORPORATION, MORTGAGEE
MARC WISDOM
PRESIDENT

ROBERT G. MOORE
TRUSTEE

ELAINE L. MOORE
TRUSTEE

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA } SS
COUNTY OF SARPY }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
9th DAY OF December 2015
BY JOHN C. ALLEN, MANAGER OF ASHBURY CREEK, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
MAGGIE P. VARUT
My Comm. Exp. July 12, 2016

STATE OF NEBRASKA } SS
COUNTY OF SARPY }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
9th DAY OF December 2015
BY MARC WISDOM, PRESIDENT OF FIRST NATIONAL BANK, INC., A NEBRASKA BANKING CORPORATION, ON BEHALF OF SAID BANK.

SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
PAIGE L. SIMMONS
My Comm. Exp. October 15, 2016

STATE OF NEBRASKA } SS
COUNTY OF SARPY }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
11th DAY OF December 2015
BY ROBERT G. MOORE, TRUSTEE.

SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
PATRICK J. SULLIVAN
My Comm. Exp. Oct. 26, 2016

STATE OF NEBRASKA } SS
COUNTY OF SARPY }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
14th DAY OF December 2015
BY ELAINE L. MOORE, TRUSTEE.

SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
PATRICK J. SULLIVAN
My Comm. Exp. Oct. 26, 2016

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS
11th DAY OF December 2015.

SARPY COUNTY TREASURER

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHERDUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF LOTS 1 THROUGH 86, INCLUSIVE, AND OUTLOTS A THROUGH I, INCLUSIVE, ASHBURY CREEK WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS
8th DAY OF December 2015.

SARPY COUNTY SURVEYOR/ENGINEER

NEBRASKA REGISTERED PROFESSIONAL LAND SURVEYOR LS-421 LOUIS WHISONANT

CITY ENGINEER'S CERTIFICATE

THIS PLAT OF LOTS 1 THROUGH 86, INCLUSIVE, AND OUTLOTS A THROUGH I, INCLUSIVE, ASHBURY CREEK WAS APPROVED AND ACCEPTED BY THE CITY ENGINEER OF PAPILLION, NEBRASKA ON THIS
14th DAY OF December 2015.

JEFFREY W. THOMPSON, PE, CPESC, CFM
CITY ENGINEER

APPROVAL OF PAPILLION PLANNING COMMISSION

THIS PLAT OF LOTS 1 THROUGH 86, INCLUSIVE, AND OUTLOTS A THROUGH I, INCLUSIVE, ASHBURY CREEK WAS APPROVED AND ACCEPTED BY THE PAPILLION PLANNING COMMISSION ON THIS
10th DAY OF November 2015.

MICHAEL MALLORY
CHAIRMAN, PAPILLION PLANNING COMMISSION

APPROVAL OF PAPILLION CITY COUNCIL

THIS PLAT OF LOTS 1 THROUGH 86, INCLUSIVE, AND OUTLOTS A THROUGH I, INCLUSIVE, ASHBURY CREEK WAS APPROVED BY THE CITY COUNCIL OF PAPILLION, NEBRASKA ON THIS
18th DAY OF December 2015.

DAVID P. BLACK
MAYOR

ATTESTED BY KENNETH BUTLER
CITY CLERK

SEAL

EASEMENT DETAILS
NO SCALE

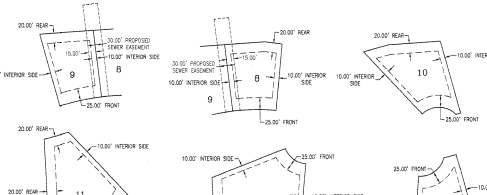
NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. ALL CUL-DE-SAC RADII ARE 50 FEET UNLESS NOTED OTHERWISE.
7. ALL CUL-DE-SAC LOTS ARE PIE SHAPED UNLESS NOTED OTHERWISE.
8. DIRECT VEHICULAR ACCESS TO S 114TH STREET IS ONLY PERMITTED ON OUTLOT G AND LOT 86 AS IT EXISTS TODAY. REDEVELOPMENT OF LOT 86 AND OUTLOT G SHALL NOT MAKE DIRECT VEHICULAR ACCESS TO S 114TH STREET.
9. DIRECT VEHICULAR ACCESS ACROSS OUTLOTS A THROUGH F AND OUTLOTS H AND I SHALL NOT BE PERMITTED.
10. OUTLOT G SHALL BE HELD AND MAINTAINED BY THE DEVELOPER TO BE USED AS A TEMPORARY EGHICULAR ACCESS TO S 114TH STREET UNTIL SUCH TIME THAT A SECOND CONNECTION TO S 114TH STREET IS PROVIDED. UPON IMPROVEMENT OF A SECOND CONNECTION TO S 114TH STREET, THE OUTLOT SHALL BE ABLE TO BE REPLATTED AS A DEVELOPABLE LOT AND ACCESS TO S 114TH STREET SHALL BE PROHIBITED.
11. ADDITIONAL ACCESS RESTRICTIONS WILL BE DETAILED WITHIN THE SUBDIVISION AGREEMENT.
12. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
13. ALL PROPOSED EASEMENTS WILL BE RECORDED VIA SEPARATE RECORDED INSTRUMENTS.
14. OUTLOT D IS A TEMPORARY ACCESS EASEMENT FOR OUTLOT F. EASEMENT WILL BE RELEASED ENCE THE DEDICATED PARK HAS ACCESS TO RIGHT OF WAY.
15. ACCESS TO OUTLOT C WILL BE ALLOWED THROUGH OUTLOT F.

PARCEL AREA TABLE		PARCEL AREA TABLE	
PARCEL #	AREA (SF)	PARCEL #	AREA (SF)
1	13090	46	11502
2	12855	47	12788
3	13730	48	12981
4	13512	49	11588
5	13859	50	11629
6	13135	51	11613
7	13945	52	11613
8	14251	53	11613
9	14533	54	11599
10	17295	55	12680
11	24856	56	12680
12	20070	57	11613
13	17050	58	11613
14	17311	59	11613
15	18120	60	11613
16	15307	61	11613
17	11578	62	11613
18	18988	63	12680
19	13975	64	12680
20	12777	65	11613
21	11908	66	11613
22	12317	67	11613
23	14436	68	11612
24	15242	69	11612
25	13843	70	11612
26	13062	71	12680
27	12998	72	13713
28	10483	73	11674
29	13284	74	11268
30	11905	75	11128
31	11900	76	11674
32	11900	77	12108
33	11900	78	12441
34	11900	79	12441
35	11900	80	13213
36	15294	81	16442
37	13284	82	16443
38	13142	83	16443
39	12809	84	16443
40	12998	85	16443
41	11588	86	1640980
42	11580		
43	11668		
44	11885		
45	11588		

CENTERLINE CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	1200.00	2414.6	2153.83	12°30'47"
C2	800.00	1609	1415.37	12°51'33"
C3	400.00	178.70	177.22	25°35'48"
C4	1500.00	337.62	328.87	12°53'50"
C5	100.00	38.96	38.42	22°19'05"
C6	100.00	38.96	38.42	22°19'05"

OUTLOT AREA/ PURPOSE/ OWNERSHIP TABLE			
OUTLOT #	AREA (SF)	PURPOSE	OWNERSHIP
A	28545	WATER QUALITY BASIN	SID UNTIL ANNEXED/ HOMEOWNERS ASSOCIATION
B	13828	LANDSCAPE AREA	DEVELOPER/ HOMEOWNERS ASSOCIATION
C	108142	WATER QUALITY BASIN	SID UNTIL ANNEXED/ HOMEOWNERS ASSOCIATION
D	80482	FUTURE DEVELOPMENT	DEVELOPER
E	93650	WATER QUALITY BASIN	SID UNTIL ANNEXED/ HOMEOWNERS ASSOCIATION
F	346321	PARK AREA	SID UNTIL ANNEXED/ CITY OF PAPILLION
G	16463	TEMPORARY S 114TH STREET ACCESS	DEVELOPER
H	123087	FUTURE DEVELOPMENT	DEVELOPER
I	40571	FUTURE DEVELOPMENT	DEVELOPER



NON STANDARD LOT SETBACK REQUIREMENTS
NO SCALE

LAMP RYNEARSON & ASSOCIATES
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
402.496.2498 | P.
402.496.2730 | F.
www.LRA-Inc.com

ASHBURY CREEK (LOTS 1 – 86, INCLUSIVE AND OUTLOTS A – I, INCLUSIVE)
PAPILLION, SARPY COUNTY, NEBRASKA

FINAL PLAT

drawn by: EAM
designed by:
reviewed by: MRT
filename: 0113040.01.dwg

references
0113040.00 BOUNDARY-REVISED

revisions
8-1-15 | 15- EAM

job number-tasks
0113040.01-003
book page
date
12-8-2014
sheet
1 of 1

2015-31360