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FILED SARPY COUNTY NEBRASKA
 INSTRUMENT NUMBER

2018-15884

07/11/2018 2:34:54 PM

Floyd J. Dowling

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 1803 that was passed and approved by the Papillion City Council on July 3, 2018.

WITNESS my hand and seal on this 5th day of July, 2018.



Nicole Brown
 Nicole Brown, City Clerk
 City of Papillion

ORDINANCE NO. 1803

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 TAX LOT 7 IN THE NW 1/4 OF THE NW 1/4 OF SECTION 35, T14N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, TOGETHER WITH PART OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 35, TOGETHER WITH THAT PART OF THE NE 1/4 OF SECTION 34, T14N, R11E OF THE 6TH P.M., SAID SARPY COUNTY, LYING SOUTH AND EAST OF THE INTERSTATE 80 RIGHT-OF-WAY, GENERALLY LOCATED SOUTH OF HIGHWAY 370, BETWEEN INTERSTATE 80 AND S 156TH STREET AS FOLLOWS: LOT 1 TO GENERAL COMMERCIAL (GC), AND LOTS 2 AND 3 AND OUTLOT A TO LIMITED INDUSTRIAL (LI); 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 south of Highway 370, between Interstate 80 and S 156th Street, is being platted into Steel Ridge South; 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 as follows: Lot 1 to General Commercial (GC), and Lots 2 and 3 and Outlot A to Limited Industrial (LI).

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 as follows: Lot 1 to General Commercial (GC), and Lots 2 and 3 and Outlot A to Limited Industrial (LI):

TAX LOT 7 IN THE NW 1/4 OF THE NW 1/4 OF SECTION 35, T14N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, TOGETHER WITH PART OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 35, TOGETHER WITH THAT PART OF THE NE 1/4 OF SECTION 34, T14N, R11E OF THE 6TH P.M., SAID SARPY COUNTY, LYING SOUTH AND

EAST OF THE INTERSTATE 80 RIGHT-OF-WAY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

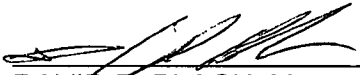
BEGINNING AT THE SOUTHEAST CORNER OF SAID NE 1/4; THENCE N03°00'52"W (ASSUMED BEARING) 1428.62 FEET ON THE EAST LINE OF SAID NE 1/4; THENCE NORTHEASTERLY ON A LINE 100.00 FEET NORTHWESTERLY OF AND CONCENTRIC WITH THE NORTHWEST LINE OF LOT 1, COMMERCE BUSINESS CENTRE REPLAT 5, A SUBDIVISION IN SAID SARPY COUNTY, ON A 550.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N26°31'34"E, CHORD DISTANCE 94.36 FEET AN ARC DISTANCE OF 94.47 FEET; THENCE N31°26'51"E 444.62 FEET ON A LINE 100.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE NORTHWEST LINE OF LOT 1, SAID COMMERCE BUSINESS CENTRE REPLAT 5; THENCE NORTHEASTERLY ON A LINE 100.00 FEET NORTHWESTERLY OF AND CONCENTRIC WITH THE NORTHWEST LINE OF LOT 1, SAID COMMERCE BUSINESS CENTRE REPLAT 5 ON A 550.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N39°06'02"E, CHORD DISTANCE 148.64 FEET AN ARC DISTANCE OF 149.10 FEET TO A SOUTHWEST CORNER OF LOT 1, COMMERCE BUSINESS CENTRE REPLAT SIX, A SUBDIVISION IN SAID SARPY COUNTY; THENCE N58°39'59"W 31.37 FEET ON THE SOUTHWESTERLY LINE OF LOT 1, SAID COMMERCE BUSINESS CENTRE REPLAT SIX TO A SOUTHWEST CORNER THEREOF; THENCE N31°20'01"E 609.03 FEET ON THE SOUTHEAST LINE OF SAID TAX LOT 7 TO THE SOUTHEAST RIGHT-OF-WAY LINE OF INTERSTATE 80; THENCE SOUTHWESTERLY ON THE SOUTHEAST RIGHT-OF-WAY LINE OF INTERSTATE 80 ON THE FOLLOWING DESCRIBED TWENTY COURSES; THENCE S87°47'05"W 140.75 FEET; THENCE SOUTHWESTERLY ON A 1000.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S45°11'46"W, CHORD DISTANCE 635.39 FEET AN ARC DISTANCE OF 646.59 FEET; THENCE S65°36'15"W 108.51 FEET TO THE EAST LINE OF SAID NE 1/4; THENCE S66°08'52"W 215.18 FEET; THENCE SOUTHEASTERLY ON A 1045.92 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S59°18'14"W, CHORD DISTANCE 72.86 FEET AN ARC DISTANCE OF 72.87 FEET; THENCE S54°58'16"W 82.00 FEET; THENCE S48°24'13"W 155.00 FEET; THENCE S41°33'09"W 96.00 FEET; THENCE S26°21'47"W 196.00 FEET; THENCE S15°52'35"W 295.66 FEET; THENCE S31°18'22"W 249.88 FEET; THENCE S33°30'23"W 118.00 FEET; THENCE S50°37'13"W 338.00 FEET; THENCE S31°29'40"W 190.00 FEET; THENCE S31°12'41"W 250.00 FEET; THENCE S30°19'30"W 93.00 FEET; THENCE S28°20'25"W 83.00 FEET; THENCE S26°22'55"W 66.00 FEET; THENCE S28°48'27"W 60.00 FEET; THENCE S25°48'33"W 171.77 FEET TO THE SOUTH LINE OF SAID NE 1/4; THENCE N87°09'42"E 1688.26 FEET ON THE SOUTH LINE OF SAID NE 1/4 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.

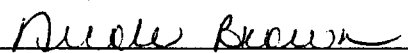
PASSED AND APPROVED this 3rd day of July, 2018.

CITY OF PAPILLION,



DAVID P. BLACK, Mayor

Attest:



NICOLE BROWN, City Clerk

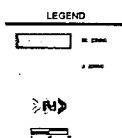
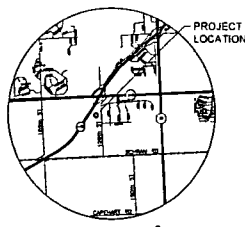
(SEAL)



Planning Commission: 01/31/2018
First Reading: 03/06/2018
Second Reading: 03/20/2018
Third Reading: 07/03/2018

STEEL RIDGE SOUTH LOTS 1, 2, 3 AND OUTLOT "A"

BEING A PLATTING OF TAX LOT 7 IN THE NW 1/4 OF THE NW 1/4 OF SECTION 18, T14N, R11E OF THE 48th P.M., SASKY COUNTY, NEBRASKA, TOGETHER WITH PART OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 18 TOGETHER WITH THAT PART OF THE NE 1/4 OF SECTION 14, T14N, R11E OF THE 48th P.M., SAID SASKY COUNTY, LYING SOUTH AND EAST OF THE INTERSTATE 40 RIGHT-OF-WAY



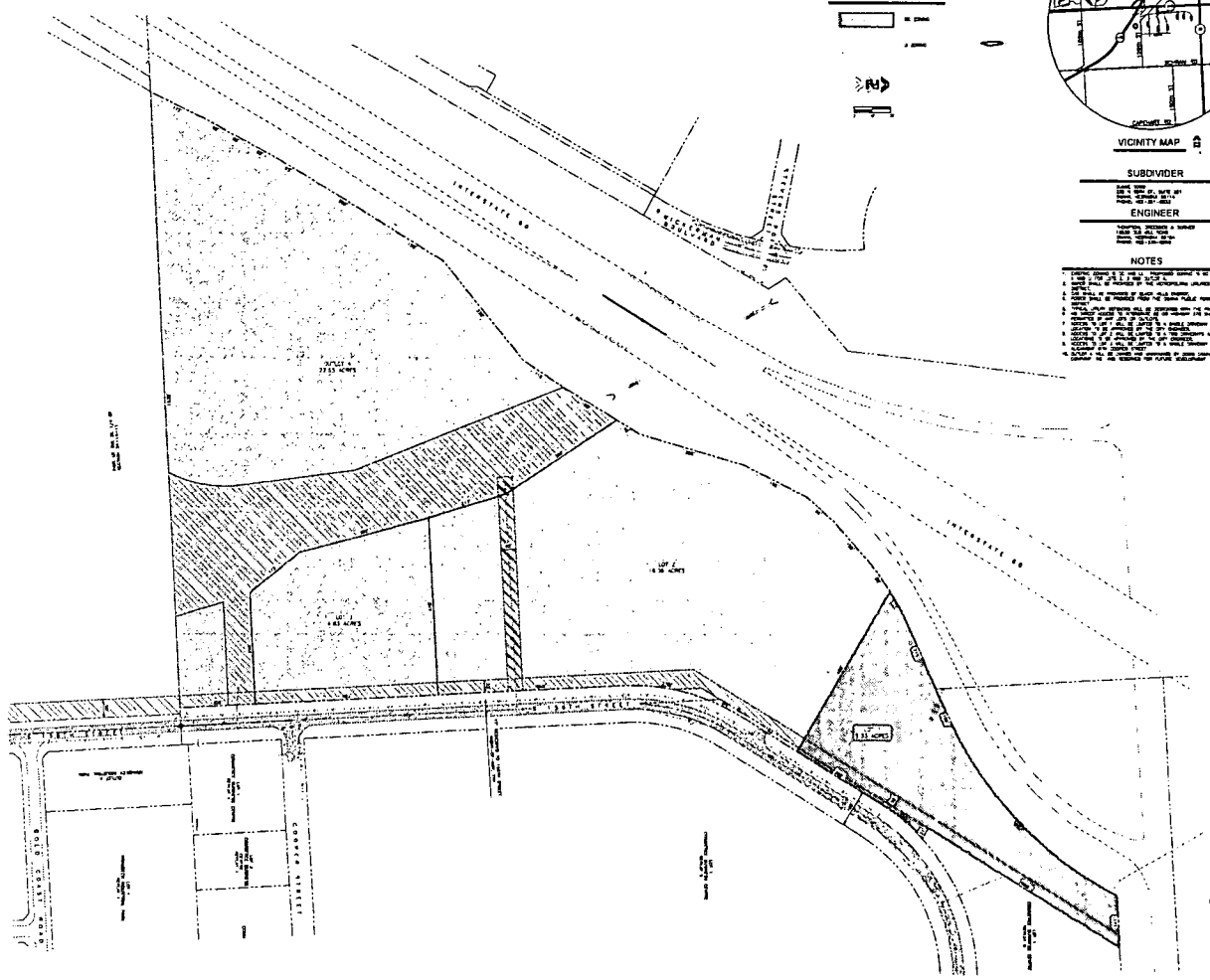
VICINITY MAP

SUBDIVIDER

ENGINEER

NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES.
3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
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Steel Ridge South

Dowd Grain Co.

Date	By	Check

Drawn By: MCM, Examined By: MCM, Date: 10/25/18

Zoning Map