

SCHEWE FARMS REPLAT 2

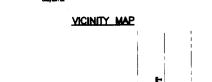
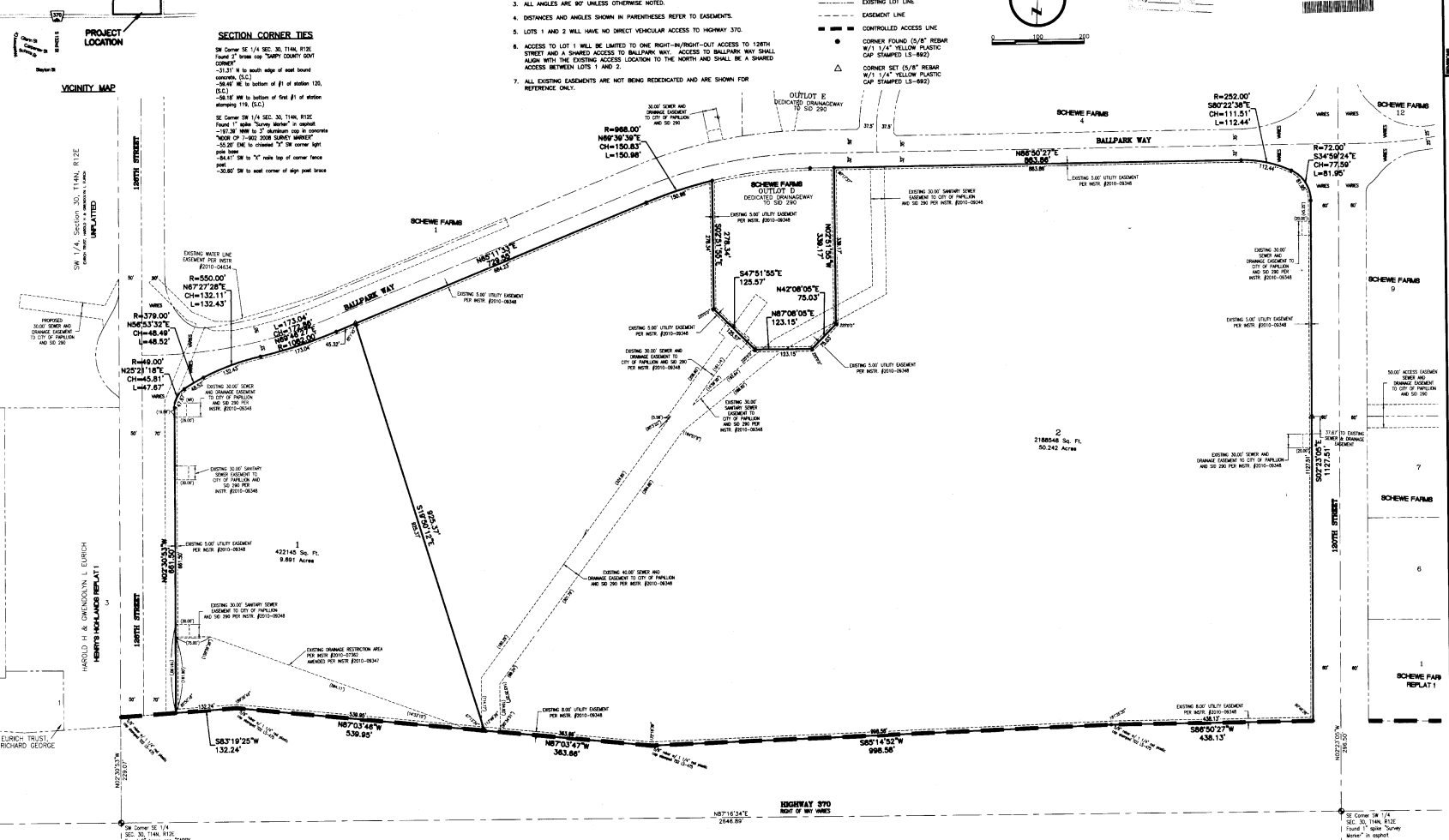
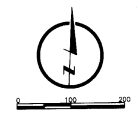
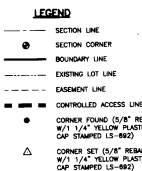
LOTS 1 & 2, SCHEWE FARMS REPLAT 2, BEING A SMALL SUBDIVISION OF LOT 2, SCHEWE FARMS, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARP COUNTY, NEBRASKA.

LOCATED IN:
 NW 1/4 SE 1/4 SEC. 30-14-12
 NE 1/4 SE 1/4 SEC. 30-14-12
 SW 1/4 SE 1/4 SEC. 30-14-12
 SE 1/4 SE 1/4 SEC. 30-14-12

FILED SARP COUNTY NEBRASKA
 INSTRUMENT NUMBER
 2016-32393
 12/13/2016 2:45:22 PM
Paul J. Dandis
 REGISTER OF DEEDS

ZONING NOTE
 THIS PROPERTY IS ZONED MIXED USE (MU) PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS OR OTHER AUTHORIZATION. ALL PROJECTS IN THE MU DISTRICT SHALL RECEIVE APPROVAL BY THE CITY COUNCIL THROUGH THE ADOPTION OF A MIXED-USE DEVELOPMENT AGREEMENT. AT THE DISCRETION OF THE PLANNING DIRECTOR, INDIVIDUAL PROJECTS WITHIN AN MU DISTRICT MAY BE APPROVED THROUGH THE ISSUANCE OF SPECIAL USE PERMITS PRIOR TO THE ADOPTION OF A MIXED-USE DEVELOPMENT AGREEMENT. THE ADOPTION OF A MIXED-USE DEVELOPMENT AGREEMENT SHALL BE BY RESOLUTION.
 SEE THE MIXED USE DEVELOPMENT AGREEMENT FOR SETBACKS IN MIXED USE ZONING.

- 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. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
 5. LOTS 1 AND 2 WILL HAVE NO DIRECT VEHICULAR ACCESS TO HIGHWAY 370.
 6. ACCESS TO LOT 1 WILL BE LIMITED TO ONE RIGHT-IN/RIGHT-OUT ACCESS TO 128TH STREET AND A SHARED ACCESS TO BALLPARK WAY. ACCESS TO BALLPARK WAY SHALL ALIGN WITH THE EXISTING ACCESS LOCATION TO THE NORTH AND SHALL BE A SHARED ACCESS BETWEEN LOTS 1 AND 2.
 7. ALL EXISTING EASEMENTS ARE NOT BEING REDETERMINED AND ARE SHOWN FOR REFERENCE ONLY.



SECTION CORNER TIES

SE Corner SW 1/4 SEC. 30, T14N, R12E, Found 1\"/>

APPROVAL OF PAVILLION CITY PLANNING DIRECTOR
 THIS PLAT OF SCHEWE FARMS REPLAT 2, LOTS 1 AND 2 WAS APPROVED AND ACCEPTED BY THE PAVILLION PLANNING DIRECTOR ON THIS _____ DAY OF _____ 2016.

SARP COUNTY TREASURER'S CERTIFICATE
 THIS IS TO CERTIFY THAT I FIND NO IRREGULAR NOR SPECIAL TAXES DUE OR DEFERRED AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND ENLARGED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE. THIS _____ DAY OF _____ 2016.

APPROVAL OF PAVILLION CITY ADMINISTRATOR
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REVIEW BY SARP COUNTY PUBLIC WORKS
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LAND SURVEYOR'S CERTIFICATE
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ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA) _____)
 COUNTY OF _____)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2016
 BY MARGARET LANGRISH, PRESIDENT OF SCHEWE FARMS, INC., A NEBRASKA CORPORATION ON BEHALF OF THE CORPORATION.
 SIGNATURE OF NOTARY PUBLIC

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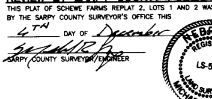
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LAMP RYNEARSON & ASSOCIATES
 4770 West Dodge Road, Suite 100
 Omaha, Nebraska 68154-2027
 402-496-2730
 www.LRA-inc.com

SMALL SUBDIVISION
 SCHEWE FARMS REPLAT 2 (LOTS 1 AND 2)
 PAVILLION, SARP COUNTY, NEBRASKA

SHEET 1 of 1