

2015-15403

LOCATED IN:  
SW 1/4 SW 1/4 SEC. 29-14-12

### SCHEWE FARMS REPLAT 1

LOTS 1 & 2, SCHEWE FARMS REPLAT 1, BEING REPLATING OF LOTS 5 AND 8, SCHEWE FARMS, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SAPPY COUNTY, NEBRASKA, TOGETHER WITH VACATED STATE OF NEBRASKA HIGHWAY 370 RIGHT OF WAY AS DESCRIBE IN A QUIT CLAIM DEED AND RECORDED AS INSTRUMENT NUMBER 2014-08988 IN SAPPY COUNTY NEBRASKA.

FILED SAPPY COUNTY NEBRASKA  
INSTRUMENT NUMBER

2015-15403

06/29/2015 04:18:49 PM

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 FROM 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 PERMIT PRIOR TO THE ADOPTION OF A MIXED-USE DEVELOPMENT AGREEMENT. THE ADOPTION OF A MIXED-USE DEVELOPMENT AGREEMENT SHALL BE BY RESOLUTION.

#### LEGEND

- CORNER FOUND (5/8" REBAR #1/4" YELLOW PLASTIC CAP STAMPED LS-692)
- CORNER SET (5/8" REBAR #1/4" YELLOW PLASTIC CAP STAMPED LS-692)
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- RIGHT OF WAY VACATION PER INSTR. #2014-08988
- CONTROLLED ACCESS LINE



#### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN FOUND OR PLACED AT ALL CORNERS OF SAID SUBDIVISION AND AT ALL CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS LOTS 1 AND 2, SCHEWE FARMS REPLAT 1 BEING REPLATING OF LOTS 5 AND 8, SCHEWE FARMS, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SAPPY COUNTY, NEBRASKA, TOGETHER WITH VACATED STATE OF NEBRASKA HIGHWAY 370 RIGHT OF WAY AS DESCRIBE IN A QUIT CLAIM DEED AND RECORDED AS INSTRUMENT NUMBER 2014-08988 IN SAPPY COUNTY NEBRASKA. THE ENTIRE PARCEL IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR WITH 1/4" YELLOW PLASTIC CAP STAMPED LS 692 AT THE SOUTHWEST CORNER OF LOT 6, SAID SCHEWE FARMS;

THENCE NORTH 87°36'50" EAST (BEARINGS REFERENCED TO THE FINAL PLAT OF SCHEWE FARMS) FOR 225.00 FEET TO A 5/8" REBAR WITH 1/4" YELLOW PLASTIC CAP STAMPED LS 692 AT THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE NORTH 02°23'05" WEST FOR 18.12 FEET TO A 5/8" REBAR WITH 1/4" YELLOW PLASTIC CAP STAMPED LS 692 AT THE SOUTHWEST CORNER OF LOT 9, SAID SCHEWE FARMS;

THENCE NORTH 87°36'50" EAST FOR 704.81 FEET TO A 5/8" REBAR WITH 1/4" YELLOW PLASTIC CAP STAMPED LS 692 AT THE NORTHEAST CORNER OF SAID LOT 8;

THENCE SOUTH 11°45'30" EAST FOR 177.83 FEET TO A 5/8" REBAR WITH 1/4" YELLOW PLASTIC CAP STAMPED LS 692 AT THE SOUTHWEST CORNER OF SAID LOT 8, AND THE NORTH RIGHT OF WAY LINE OF THE STATE OF NEBRASKA HIGHWAY 370;

THENCE SOUTH 79°14'30" WEST FOR 83.71 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO A 5/8" REBAR WITH 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE SOUTH 11°45'30" EAST FOR 428.45 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO A 5/8" REBAR WITH 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE SOUTH 87°36'50" WEST FOR 449.56 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO A 5/8" REBAR WITH 1/4" YELLOW PLASTIC CAP STAMPED LS 692 AT THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF SOUTH 120TH STREET;

THENCE NORTH 02°23'05" WEST FOR 213.99 FEET TO POINT OF BEGINNING.

CONTAINS 4.761 ACRES.



MATTHEW R. TORZONI, L.S. 692  
1-27-2015  
DATE

#### DEDICATION

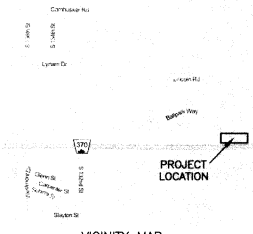
KNOW ALL PERSONS BY THESE PRESENTS THAT WE, WESTERN SPRINGS LAND CORPORATION, OWNERS AND FIRST WESTROADS BANK, MORTGAGEES OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMPLOYED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN HEREON. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS LOTS 1 AND 2, SCHEWE FARMS REPLAT 1, DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE FROM TIME TO TIME, THE EASEMENT AREAS, SHOW HEREON FOR THE STATED PURPOSES, FOR ACCESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES PROVIDED; HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA, THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREON MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

WESTERN SPRINGS LAND CORPORATION, OWNER  
Gerald L. Torzoni, President

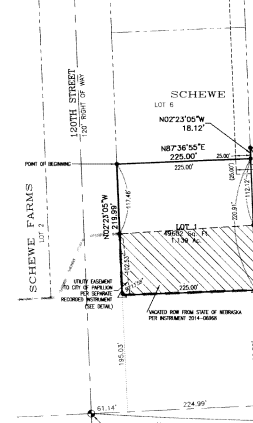
FIRST WESTROADS BANK, MORTGAGEE  
Steve Robinson, President

#### ACKNOWLEDGEMENT OF NOTARIES

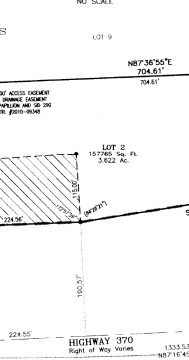
STATE OF NEBRASKA )  
COUNTY OF SAPPY )  
SS: \_\_\_\_\_ JSS  
COUNTY OF SAPPY )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015 BY \_\_\_\_\_ OF \_\_\_\_\_, NEBRASKA.  
WITNESS MY HAND AND SEAL THE DATE AFORESAID.  
SIGNATURE OF NOTARY PUBLIC



#### VICINITY MAP



#### CITY OF PAVILLION UTILITY EASEMENT DETAIL



#### NOTES

1. DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
4. LOTS 1 AND 2 WILL HAVE NO DIRECT VEHICULAR ACCESS TO HIGHWAY 370.
5. LOT 1 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 120TH STREET.
6. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.

#### SECTION CORNER TIES

SW CORNER SW 1/4 SEC. 30, T14N, R12E FOUND 1" SPIRE SURVEY MARKER IN ASPHALT - 19.22' NAD TO 1" ALUMINUM CAP IN CONCRETE 'NOR OF 7-302 2008 SURVEY MARKER' - 50.02' ENE TO CORNER LIGHT POLE BASE - 84.41' SW TO 'X' MARK TOP OF CORNER LIGHT POST - 30.00' SW TO EAST CORNER OF SIGN POST BRACE

SE CORNER N 1/2 SW 1/4 SEC. 29, T14N, R12E FOUND 5/8" REBAR WITH 1/4" YELLOW PLASTIC CAP STAMPED LS 692 - 25.99' N TO A 1/2" GALV. IN ASPHALT SHOULDER OF EAST BOUND HWY 370 - 15.00' W TO A 5/8" RB - 15.00' E TO A 5/8" RB

#### SAPPY 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 EMPLOYED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE. THIS

5th DAY OF June 2015

JAMES ARNESSEN AND LEVITA FOR THE CURRENT FISCAL YEAR REGISTER DUE TO PAID. THE JURISDICTIONARY TO MAY 15, 2015

SAPPY COUNTY TREASURER

#### APPROVAL OF PAVILLION CITY ADMINISTRATOR

THIS PLAT OF LOTS 1 AND 2, SCHEWE FARMS REPLAT 1, WAS APPROVED BY THE CITY ADMINISTRATOR OF PAVILLION, NEBRASKA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

City Administrator

#### APPROVAL OF PAVILLION CITY PLANNING DIRECTOR

THIS PLAT OF LOTS 1 AND 2, SCHEWE FARMS REPLAT 1, WAS APPROVED AND ACCEPTED BY THE PAVILLION PLANNING DIRECTOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

MARK STURSONA, ACP  
PAVILLION PLANNING DIRECTOR

#### PAVILLION CITY ENGINEER'S CERTIFICATE

THIS PLAT OF LOTS 1 AND 2, SCHEWE FARMS REPLAT 1, WAS APPROVED AND ACCEPTED BY THE CITY ENGINEER OF PAVILLION, NEBRASKA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

JERRY L. THOMPSON, P.E., C.E.S.C., C.M.A.A.  
CITY ENGINEER

#### REVIEW BY SAPPY COUNTY PUBLIC WORKS

THIS PLAT OF LOTS 1 AND 2, SCHEWE FARMS REPLAT 1, WAS REVIEWED BY THE SAPPY COUNTY SURVEYOR'S OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

12th DAY OF March 2015

SAPPY COUNTY SURVEYOR/ENGINEER



Drawn by	RAM
Designed by	MBT
Reviewed by	MBT
Scale	AS SHOWN
Revision	

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LAMP RYNEARSON & ASSOCIATES

SCHEWE FARMS REPLAT 1 (LOTS 1 AND 2)  
PAVILLION, SAPPY COUNTY, NEBRASKA

SMALL SUBDIVISION

job number-taak  
0169050-02-005  
book page  
date 5-19-2014  
sheet 1 of 1