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FILED SARPY COUNTY NEBRASKA
 INSTRUMENT NUMBER

2019-06269

04/04/2019 1:38:49 PM

J. Koughstalin
 COUNTY CLERK/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 1801 that was passed and approved by the Papillion City Council on March 19, 2019.

WITNESS my hand and seal on this 29th day of March, 2019.

Nicole Brown
 Nicole Brown, City Clerk
 City of Papillion



RTR City of Papillion

ORDINANCE NO. 1801

AN ORDINANCE TO APPROVE THE CHANGE OF ZONE OF CERTAIN REAL PROPERTY IN PHASES WITHIN THE ZONING JURISDICTION OF THE CITY OF PAPIILLION, SARPY COUNTY, NEBRASKA, LEGALLY DESCRIBED AS A TRACT OF LAND BEING LOCATED IN PART OF TAX LOT 6, A TAX LOT LOCATED IN PART OF THE SE ¼ OF THE SW ¼ AND PART OF THE NE ¼ OF THE SW ¼, SECTION 21, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NE, GENERALLY LOCATED NORTHEAST OF WITTMUS DRIVE AND CORNHUSKER ROAD, FROM AGRICULTURAL (AG) TO MULTIPLE-FAMILY RESIDENTIAL WITH A PUD-2 OVERLAY (R-4 PUD-2), 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 THE 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, it is anticipated that the following described real property generally located northeast of Wittmus Drive and Cornhusker Road will be platted in to Lots 270 – 299 and Outlots M, O, and P, Granite Lake; and

WHEREAS, the Mayor and City Council of the City of Papillion, Nebraska approved Ordinance #1762 for the phased rezoning of Granite Lake subject to the requirement that the City Council of the City of Papillion deem that the Final Plat for each respective phase of Granite Lake conforms to the corresponding portion of the Granite Lake Preliminary Plat approved by RES. #R17-0008; and

WHEREAS, the City Council of the City of Papillion deems the Final Plat for that part of Phase 3 of Granite Lake as legally described in Section 1 of this Ordinance shall not conform to the corresponding portion of the Granite Lake Preliminary Plat approved by RES. #R17-0008 as evidenced by the application submitted for a revised preliminary plat for the real property described in Section 1; and

WHEREAS, a separate Change of Zone Application for the real property described in Section 1 was received and presented to the Papillion Planning Commission pursuant to Section 2 of Ordinance #1762; and

WHEREAS, the City Council of the City of Papillion has received a recommendation from the Papillion Planning Commission to approve the Change of Zone Application to rezone the real property from Agricultural (AG) to Multiple-Family Residential with a PUD-2 Overlay (R-4 PUD-2).

BE IT ORDAINED by the Mayor and City Council of the City of Papillion, Nebraska, as follows:

Section 1. That the Granite Lake Change of Zone Application be and the same is approved to rezone the following described real property from Agricultural (AG) to Multiple-Family Residential with a PUD-2 Overlay (R-4 PUD-2):

A TRACT OF LAND BEING LOCATED IN PART OF TAX LOT 6, A TAX LOT LOCATED IN PART OF THE SE1/4 OF THE SW1/4 AND PART OF THE NE1/4 OF THE SW1/4, LOCATED IN SECTION 21, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SW1/4 OF SECTION 21, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TAX LOT 6, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TAX LOT 8B1, A TAX LOT LOCATED IN THE SE1/4 OF SAID SECTION 21, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF TAX LOT 1, A TAX LOT LOCATED IN THE NW1/4 OF SECTION 28, SAID TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M.; THENCE S87°28'59"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF THE SW1/4 OF SECTION 21, SAID LINE ALSO BEING THE SOUTH LINE OF SAID TAX LOT 6, SAID LINE ALSO BEING THE NORTH LINE OF TAX LOT 1, A DISTANCE OF 248.82 FEET TO THE POINT OF BEGINNING; THENCE S87°28'59"W ALONG SAID SOUTH LINE OF THE SW1/4 OF SECTION 21, SAID LINE ALSO BEING SAID SOUTH LINE OF SAID TAX LOT 6, SAID LINE ALSO BEING SAID NORTH LINE OF TAX LOT 1, A DISTANCE OF 592.69 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 6, SAID POINT ALSO BEING THE SOUTHEAST CORNER TAX LOT 5, A TAX LOT LOCATED IN SAID SE1/4 OF SECTION 21; THENCE N02°46'21"W ALONG THE WEST LINE OF SAID TAX LOT 6, SAID LINE ALSO BEING THE EAST LINE OF SAID TAX LOT 5, A DISTANCE OF 1,928.63 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 6, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TAX LOT 5, SAID POINT BEING ON THE SOUTH LINE OF TAX LOT 7A, A TAX LOT LOCATED IN SAID SE1/4 OF SECTION 21; THENCE ALONG THE NORTHERLY LINE OF SAID TAX LOT 6, SAID LINE ALSO BEING SAID SOUTH LINE OF TAX LOT 7A, SAID LINE ALSO BEING THE SOUTHERLY LINE OF TAX LOT 7C, A TAX LOT LOCATED IN SAID SW1/4 OF SECTION 21, ON THE FOLLOWING THIRTY-ONE (31) DESCRIBED COURSES: (1) THENCE

S83°43'04"E, A DISTANCE OF 9.43 FEET;(2) THENCE S66°19'38"E, A DISTANCE OF 65.45 FEET; (3) THENCE S61°47'57"E, A DISTANCE OF 29.21 FEET; (4) THENCE S35°32'47"E, A DISTANCE OF 64.35 FEET; (5) THENCE S71°03'44"E, A DISTANCE OF 26.12 FEET; (6) THENCE S51°59'05"E, A DISTANCE OF 15.90 FEET; (7) THENCE S58°47'47"E, A DISTANCE OF 21.90 FEET; (8) THENCE N75°25'20"E, A DISTANCE OF 9.70 FEET; (9) THENCE S72°48'44"E, A DISTANCE OF 53.96 FEET; (10) THENCE S65°30'14"E, A DISTANCE OF 23.69 FEET; (11) THENCE S76°23'25"E, A DISTANCE OF 27.81 FEET; (12) THENCE S64°44'04"E, A DISTANCE OF 63.74 FEET; (13) THENCE S74°27'24"E, A DISTANCE OF 33.42 FEET; (14) THENCE S75°07'38"E, A DISTANCE OF 26.84 FEET; (15) THENCE S10°49'32"W, A DISTANCE OF 55.86 FEET; (16) THENCE S25°57'57"W, A DISTANCE OF 61.76 FEET; (17) THENCE S37°55'26"W, A DISTANCE OF 16.41 FEET; (18) THENCE S56°35'42"W, A DISTANCE OF 103.43 FEET; (19) THENCE S29°11'31"W, A DISTANCE OF 36.05 FEET; (20) THENCE S05°42'16"E, A DISTANCE OF 30.42 FEET; (21) THENCE S58°45'02"E, A DISTANCE OF 96.98 FEET; (22) THENCE S76°47'18"E, A DISTANCE OF 71.07 FEET; (23) THENCE S51°47'10"E, A DISTANCE OF 76.21 FEET; (24) THENCE S46°04'42"E, A DISTANCE OF 82.62 FEET; (25) THENCE S53°55'24"E, A DISTANCE OF 89.48 FEET; (26) THENCE S86°47'11"E, A DISTANCE OF 37.77 FEET; (27) THENCE N56°21'27"E, A DISTANCE OF 56.70 FEET; (28) THENCE N70°52'03"E, A DISTANCE OF 23.16 FEET; (29) THENCE S83°36'57"E, A DISTANCE OF 37.29 FEET; (30) THENCE S34°04'50"E, A DISTANCE OF 126.54 FEET; (31) THENCE S28°01'05"E, A DISTANCE OF 126.98 FEET TO THE NORTHEASTERLY CORNER OF SAID TAX LOT 6, SAID POINT ALSO BEING ON THE WEST LINE OF SAID TAX LOT 8B1; THENCE S02°46'21"E ALONG THE EAST LINE OF SAID TAX LOT 6, SAID LINE ALSO BEING SAID WEST LINE OF TAX LOT 8B1, A DISTANCE OF 337.11 FEET; THENCE S87°13'39"W, A DISTANCE OF 207.20 FEET; THENCE S57°13'39"W, A DISTANCE OF 85.79 FEET; THENCE S02°46'21"E, A DISTANCE OF 295.99 FEET; THENCE S87°13'39"W, A DISTANCE OF 130.00 FEET; THENCE S02°46'21"E, A DISTANCE OF 32.45 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 75.00 FEET, A DISTANCE OF 55.85 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S24°06'15"E, A DISTANCE OF 54.56 FEET; THENCE S45°26'08"E, A DISTANCE OF 159.53 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 132.50 FEET, A DISTANCE OF 99.25 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S23°58'35"E, A DISTANCE OF 96.95 FEET; THENCE S02°31'01"E, A DISTANCE OF 76.68 FEET 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.

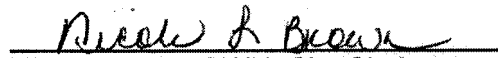
PASSED AND APPROVED this 19th day of March, 2019.

CITY OF PAPIILLION,



DAVID P. BLACK, Mayor

ATTEST:



NICOLE L. BROWN, City Clerk

(SEAL)



Planning Commission: 11/29/2017
First Reading: 02/20/2018
Second Reading: 03/06/2018
Third Reading: 03/19/2019

2019-06269 (5)