FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2021-06968
02/23/2021 02:35:57 PM
Recording fees paid: $52.00
Pages: 8
Deb Houghtaling
COUNTY CLERK/REGISTER OF DEEDS
By: counter1
PLAT

SPRINGFIELD COMMERCE

LOTS 1, 2, 3, AND 4 AND OUTLOTS A AND B

BEING A PLATTING OF PART OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 23, T13N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

SETBACK REQUIREMENTS				
ZONING	FRONT YARD	SIDE YARD	STREET SIDE YARD	REAR YARD
BH	75'	0'	15'	25'
LI	25'	0'	25'	15'

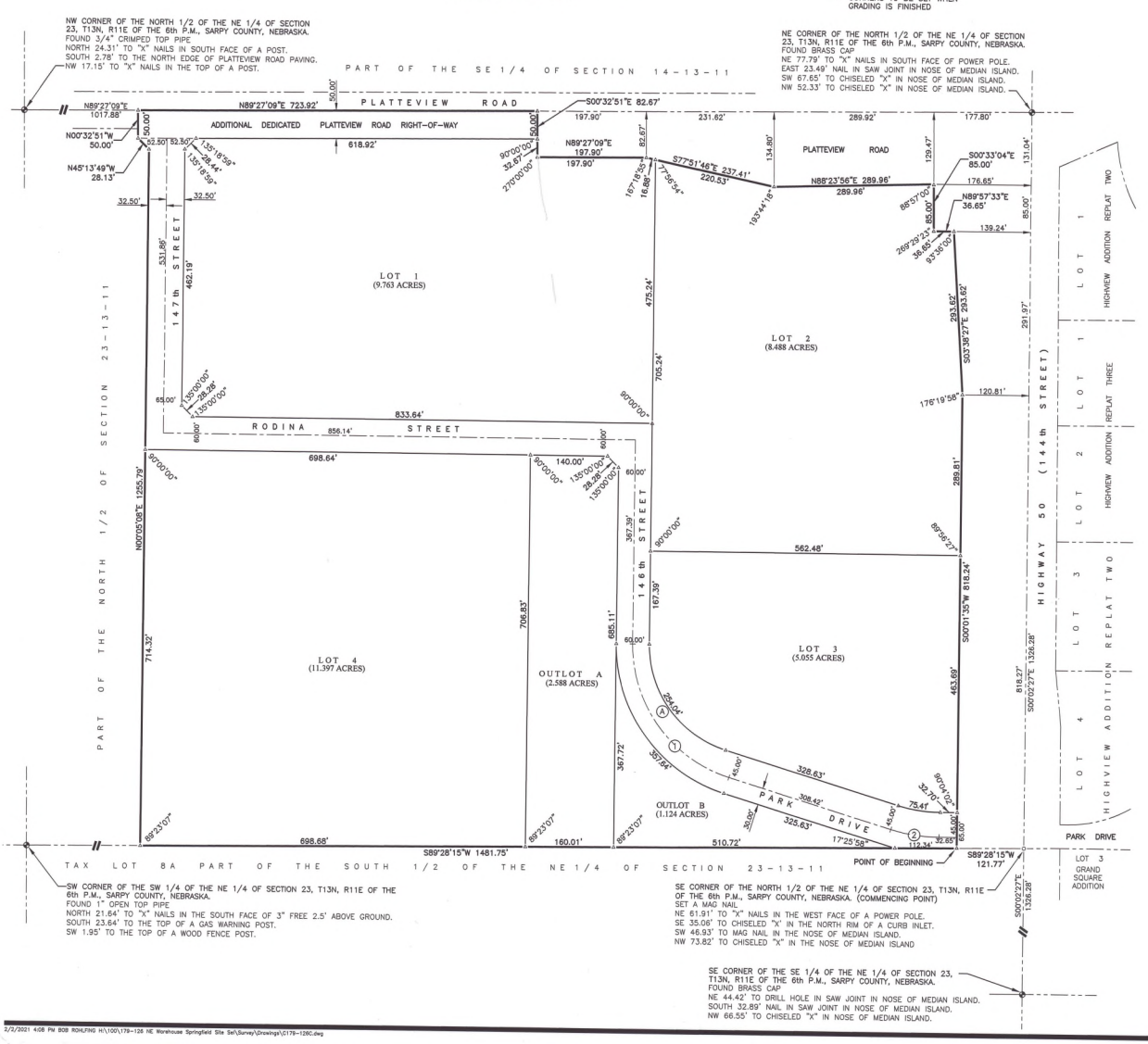
NOTES

1. THERE WILL BE NO DIRECT VEHICULAR ACCESS TO HIGHWAY 50 (144th STREET) FROM LOTS 2 AND 3.
2. THERE WILL BE NO DIRECT VEHICULAR ACCESS TO PLATTEVIEW ROAD FROM LOTS 1 AND 2.
3. OUTLOT A WILL PROVIDE POST CONSTRUCTION STORMWATER MANAGEMENT FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY THE SANITARY SEWER AND IMPROVEMENT DISTRICT.
4. OUTLOT B WILL BE MAINTAINED AS GREEN SPACE AND BE RESERVED FOR A FUTURE ACCESS POINT FROM THE ADJACENT PROPERTY TO THE SOUTH. IT WILL BE OWNED AND MAINTAINED BY THE SANITARY SEWER AND IMPROVEMENT DISTRICT.

CENTERLINE CURVE INFORMATION				
CURVE #	DELTA	LENGTH	TANGENT	RADIUS
1	73°10'56"	319.32'	185.61'	250.00'
2	16°56'40"	88.72'	44.69'	300.00'

PROPERTY LINE CURVE INFORMATION				
CURVE #	DELTA	LENGTH	TANGENT	RADIUS
A	73°10'56"	254.04'	147.66'	198.89'

LEGEND
- ⊕ CORNERS FOUND
- ○ CORNERS SET
- △ CORNERS TO BE SET WHEN GRADING IS FINISHED



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN WAS MADE UNDER MY DIRECT SUPERVISION AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT ONCE ALL GRADING HAS BEEN COMPLETED PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS SPRINGFIELD COMMERCE, LOTS 1, 2, 3 AND 4 AND OUTLOTS A AND B, BEING A PLATTING OF THAT PART OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 23, T13N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, COMMENCING AT THE SE CORNER OF SAID NORTH 1/2; THENCE S89°28'15"W (ASSUMED BEARING) 121.77 FEET ON THE SOUTH LINE OF SAID NORTH 1/2 TO THE WEST LINE OF HIGHWAY 50 AND THE POINT OF BEGINNING; THENCE CONTINUING S89°28'15"W 1481.75 FEET ON THE SOUTH LINE OF SAID NORTH 1/2; THENCE N00°05'08"E 1255.79 TO A POINT 70.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTH 1/2; THENCE N45°13'49"W 28.13 FEET TO A POINT 50.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTH 1/2; THENCE N00°32'51"W 50.00 FEET TO THE NORTH LINE OF SAID NE 1/4; THENCE N89°27'09"E 723.92 FEET ON THE NORTH LINE OF SAID NE 1/4; THENCE S00°32'51"E 82.67 FEET TO THE SOUTH LINE OF PLATTEVIEW ROAD; THENCE N89°27'09"E 197.90 FEET ON THE SOUTH LINE OF PLATTEVIEW ROAD; THENCE S77°51'46"E 237.41 FEET ON THE SOUTH LINE OF PLATTEVIEW ROAD; THENCE N88°23'56"E 289.96 FEET ON THE SOUTH LINE OF PLATTEVIEW ROAD TO THE WEST LINE OF HIGHWAY 50; THENCE S00°33'04"E 85.00 FEET ON THE WEST LINE OF HIGHWAY 50; THENCE N89°57'33"E 36.65 FEET ON THE WEST LINE OF HIGHWAY 50; THENCE S03°38'27"E 293.62 FEET ON THE WEST LINE OF HIGHWAY 50; THENCE S00°01'35"W 818.24 FEET ON THE WEST LINE OF HIGHWAY 50 TO THE POINT OF BEGINNING.

CONTAINING 42.866 ACRES MORE OR LESS

MAY 27, 2020
DATE

NEBRASKA REGISTERED LAND SURVEYOR LS-308 JAMES D. WARNER

JAMES D. WARNER, NEBRASKA RLS 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, MADDAD LAND, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SPRINGFIELD COMMERCE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK QC AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LOT LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOT IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP OF LAND WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER.

PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND 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-WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTAGES OF ALL LOTS.

NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

MADDAD LAND, LLC,
A NEBRASKA LIMITED LIABILITY COMPANY
BY: _____
JON MEYERS, MEMBER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF February, 2021 BY JON MEYERS, MEMBER OF MADDAD LAND, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

GENERAL NOTARY - State of Nebraska JAN L. SAHS My Comm. Exp. May 30, 2023

NOTARY PUBLIC

SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 11 DAY OF February 2021

SARPY COUNTY TREASURER

TREASURER'S SEAL
TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR DELINQUENT. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

APPROVAL OF THE SPRINGFIELD CITY PLANNING COMMISSION

THIS PLAT OF SPRINGFIELD COMMERCE WAS APPROVED BY THE SPRINGFIELD CITY PLANNING COMMISSION THIS 11 DAY OF February, 2021.

ATTEST: SECRETARY OF PLANNING COMMISSION

CHAIRPERSON

APPROVAL OF THE SPRINGFIELD CITY COUNCIL

THIS PLAT OF SPRINGFIELD COMMERCE WAS APPROVED BY THE CITY COUNCIL OF SPRINGFIELD, NEBRASKA THIS 12 DAY OF February 2021.

ATTEST: CITY CLERK, KATHLEEN GOTTSCH

MAYOR, ROBERT ROSELAND

APPROVAL OF THE SPRINGFIELD CITY ENGINEER

THIS PLAT OF SPRINGFIELD COMMERCE WAS APPROVED BY THE SPRINGFIELD CITY ENGINEER THIS 8th DAY OF February, 2021.

SPRINGFIELD CITY ENGINEER

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF SPRINGFIELD COMMERCE WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS 22nd DAY OF February, 2021.

MICHAEL R. SHARP SURVEYOR SARPY COUNTY, NEBRASKA

COUNTY SURVEYOR/ENGINEER

2021-06968

TD2 engineering & surveying
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SPRINGFIELD COMMERCE
LOTS 1, 2, 3, AND 4 AND OUTLOTS A AND B

N

Revision Dates

No.	Description	MM-DD-YY

Job No.: C179-126C
Drawn By: RJR
Reviewed By: JDW
Date: MAY 27, 2020
Book:
Page:

Sheet Title

SPRINGFIELD, NEBRASKA
SARPY COUNTY
FINAL PLAT

Sheet Number

SHEET 1 OF 1

2/3/2021 4:08 PM BOB ROHLFING H:\100\179-126 NE Warehouse Springfield Site Se\Survey\Drawings\C179-126C.dwg