

SPRINGFIELD COMMERCE

LOTS 5 AND 6

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.

FILED SARPY COUNTY NEBRASKA
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PLAT

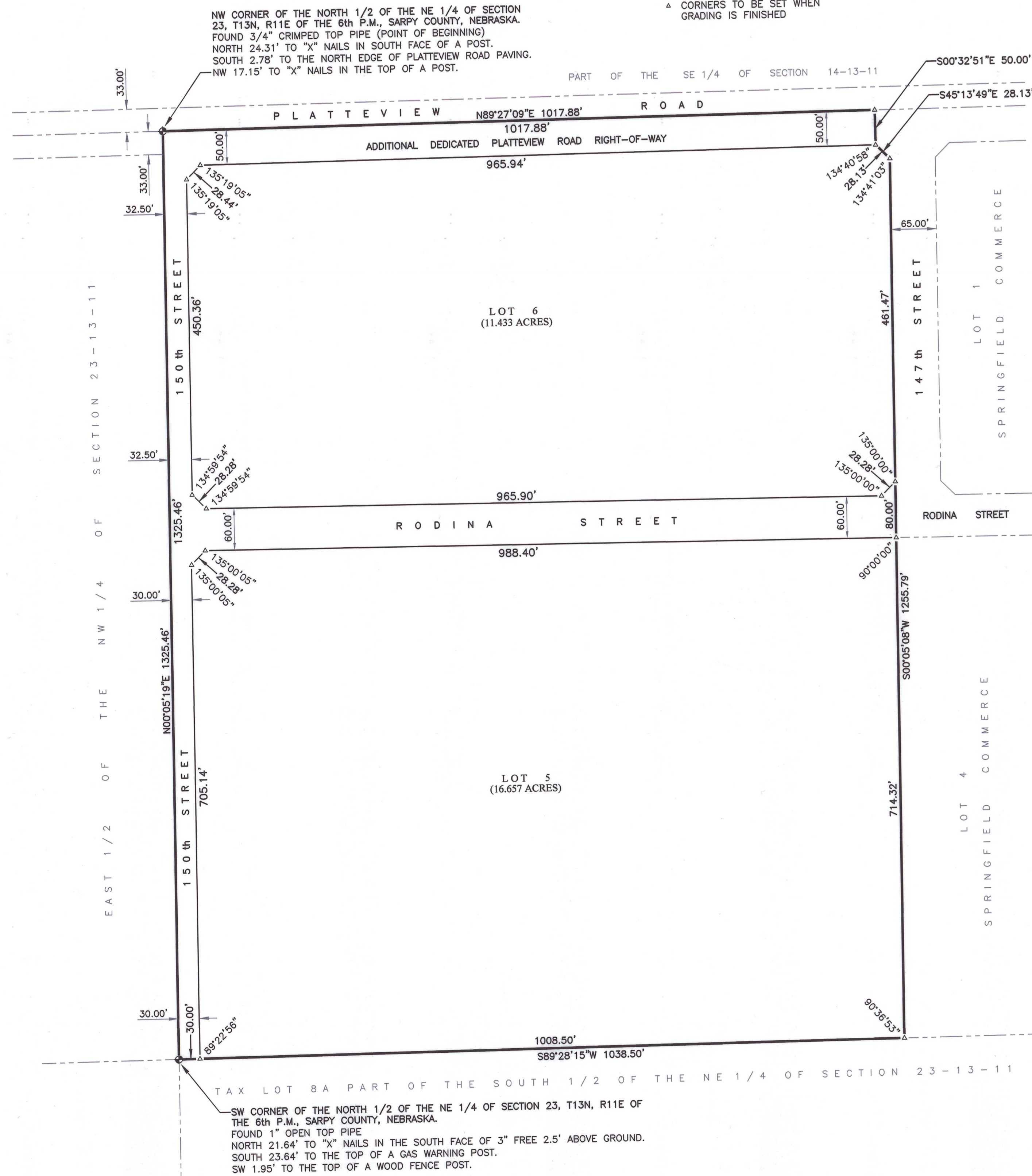


thompson, dreessen & dorner, inc.
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SETBACK REQUIREMENTS				
ZONING	FRONT YARD	SIDE YARD	STREET SIDE YARD	REAR YARD
BH	75'	0'	15'	25'
LI	25'	0'	25'	15'

NOTES
1. THERE WILL BE NO DIRECT VEHICULAR ACCESS TO PLATTEVIEW ROAD FROM LOT 6.

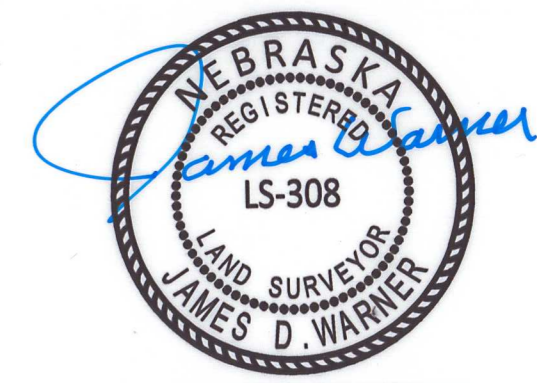
LEGEND
◆ CORNERS FOUND
▲ CORNERS TO BE SET WHEN GRADING IS FINISHED



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 5 AND 6, 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, BEGINNING AT THE NW CORNER OF SAID NORTH 1/2:

THENCE N89°27'09"E (ASSUMED BEARING) 1017.88 FEET ON THE NORTH LINE OF SAID NORTH 1/2 TO THE NW CORNER OF PLATTEVIEW ROAD AS DEDICATED IN THE FINAL PLAT OF SPRINGFIELD COMMERCE RECORDED AS INSTRUMENT NO. 2021-08968 OF THE SARPY COUNTY, RECORDS;
THENCE S00°32'51"E 50.00 FEET ON THE WEST LINE OF SAID SPRINGFIELD COMMERCE AND THE WEST LINE OF 147th STREET;
THENCE S45°13'49"E 28.13 FEET ON THE WEST LINE OF SAID SPRINGFIELD COMMERCE AND THE WEST LINE OF 147th STREET;
THENCE S00°05'08"W 1255.79 FEET ON THE WEST LINE OF SAID SPRINGFIELD COMMERCE AND THE WEST LINE OF 147th STREET TO THE SOUTH LINE OF SAID NORTH 1/2;
THENCE S89°28'15"W 1038.50 FEET ON THE SOUTH LINE OF SAID NORTH 1/2 TO THE SW CORNER THEREOF;
THENCE N00°05'19"E 1325.46 FEET ON THE WEST LINE OF SAID NORTH 1/2 TO THE POINT OF BEGINNING.

FEBRUARY 15, 2022
DATE



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 AND LOTS TO BE NAMED AND NUMBERED 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 DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN HEREON AND WE FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT 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.

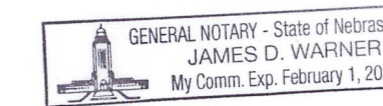
NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

MADDAD LAND, LLC,
A NEBRASKA LIMITED LIABILITY COMPANY

BY: *Jon Meyers*
JON MEYERS, MEMBER

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF Sept, 2022 BY JON MEYERS, MEMBER OF MADDAD LAND, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.



James Warner
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 27 DAY OF Sept, 2022.

Michael R. Sharp
SARPY COUNTY TREASURER

TREASURER'S SEAL
TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S 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 8th DAY OF November, 2021. 2022

David J. Kulem
ATTEST: SECRETARY OF PLANNING COMMISSION

David J. Kulem
CHAIRPERSON

APPROVAL OF THE SPRINGFIELD CITY COUNCIL
THIS PLAT OF SPRINGFIELD COMMERCE WAS APPROVED BY THE CITY COUNCIL OF SPRINGFIELD, NEBRASKA THIS 9th DAY OF Nov, 2022.

Kathleen Gottsch
ATTEST: CITY CLERK, KATHLEEN GOTTSCH

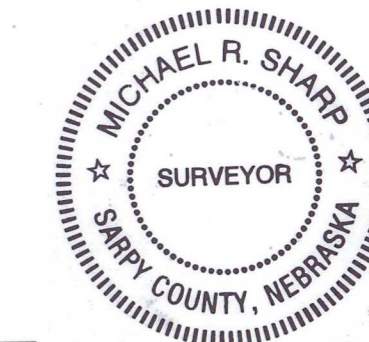
Robert Roseland
MAYOR, ROBERT ROSELAND

APPROVAL OF THE SPRINGFIELD CITY ENGINEER
THIS PLAT OF SPRINGFIELD COMMERCE WAS APPROVED BY THE SPRINGFIELD CITY ENGINEER THIS 3rd DAY OF November, 2022.

Brian Schuch
SPRINGFIELD CITY ENGINEER

REVIEW BY SARPY COUNTY PUBLIC WORKS
THIS PLAT OF SPRINGFIELD COMMERCE WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS 28th DAY OF September, 2022.

Michael R. Sharp
COUNTY SURVEYOR/ENGINEER



2022-29525

SPRINGFIELD COMMERCE
LOTS 5 AND 6



No.	Description	MM-DD-YY
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Job No.: E179-126E
Drawn By: RJR
Reviewed By: JDW
Date: FEBRUARY 15, 2022
Book:
Page:

Sheet Title
SPRINGFIELD, NEBRASKA
SARPY COUNTY
FINAL PLAT

Sheet Number
SHEET 1 OF 1