SUMMERFIELD 2ND ADDITION REPLAT 4

LOTS 1 AND 2

BEING A REPLAT OF LOT 8, SUMMERFIELD 2ND ADDITION REPLAT 1, A SUBDIVISION LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

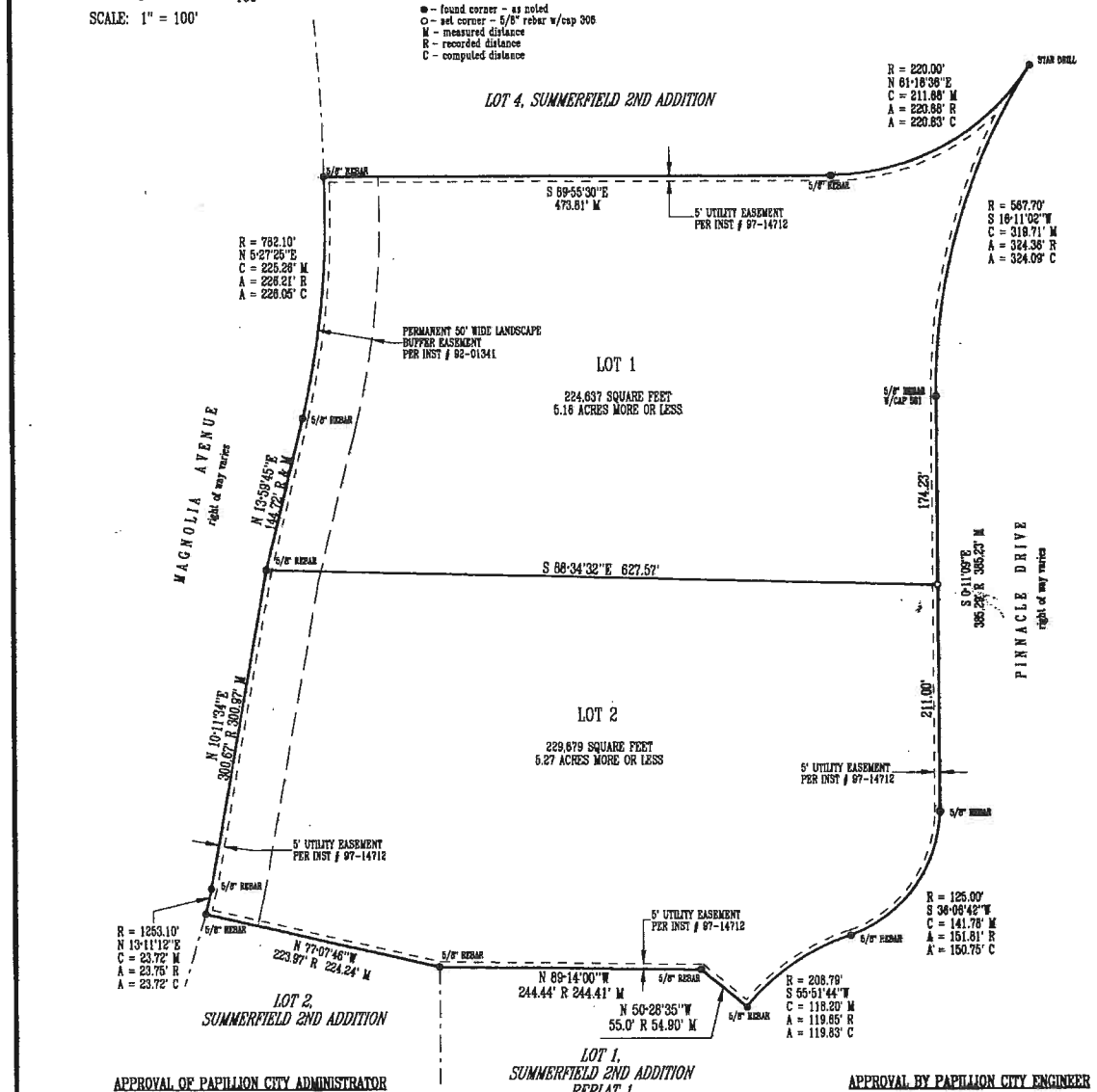
COUNTER C.E.
VERIFY C.E.
PROOF
FEES $ 28.00
CHECK #
CHG CASH 28.00
REFUND CREDIT
SHORT OVER

Zoning Note:
CC – Community Commercial District
Front Setback – 15 feet
Interior Side Setback – 10 feet
Street Side Setback – 10 feet**
Rear Yard – 10 feet

** – Lots border by two arterial streets shall maintain full front yard setbacks on both arterials

LEGEND
● – found corner – as noted
○ – set corner – 5/8" rebar w/cap 306
M – measured distance
R – recorded distance
C – computed distance

0' 100'
SCALE: 1" = 100'



NOTES:

1. Existing easements are shown for reference only and are not being rededicated.
2. Access to Lot 1 along Magnolia Avenue shall align with Magnolia Court
3. Access to Lot 2 along Magnolia Avenue shall align with Bryn Mawr Drive
4. Access to Lots 1 and 2 along Pinnacle Drive shall align with the existing drives along the east side of Pinnacle Drive and may be limited by the City Engineer to one driveway for each lot base on the proposed use.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, BCR PROPERTIES LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SUMMERFIELD 2ND ADDITION REPLAT 4, LOT 1 AND LOT 2 (LOTS NUMBERED AS SHOWN).

BCR PROPERTIES LIMITED PARTNERSHIP

Robert L Roth
ROBERT L. ROTH – OWNER

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2016-16965
07/14/2016 4:00:11 PM
Floyd J. Dowling
REGISTER OF DEEDS

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska
COUNTY OF Sarpy

THIS FOREGOING OWNER DEDICATION WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC THIS 15th DAY OF March 2016, BY ROBERT L. ROTH ON BEHALF OF BCR PROPERTIES LIMITED PARTNERSHIP.

Andrea M. Blevins
NOTARY PUBLIC

ANDREA M BLEVINS
State of Nebraska-General Notary
My Commission Expires
January 13, 2019

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS MADE UNDER MY DIRECT SUPERVISION FOR THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE END OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS SUMMERFIELD 2ND ADDITION REPLAT 4, LOT 1 AND LOT 2, BEING A REPLATTING OF LOT 8, SUMMERFIELD 2ND ADDITION REPLAT 1, A SUBDIVISION LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

Clarence Roger Carrell
CLARENCE ROGER CARRELL / LS 306
DATE: 3-12-16

NEBRASKA REGISTERED LS-306 LAND SURVEYOR CLARENCE ROGER CARRELL

APPROVAL OF PAPILLION CITY ADMINISTRATOR

THIS PLAT OF SUMMERFIELD 2ND ADDITION REPLAT 4, LOT 1 AND LOT 2, WAS APPROVED BY THE CITY ADMINISTRATOR OF THE CITY OF PAPILLION, NEBRASKA ON THIS 18th DAY OF July 2016

CITY ADMINISTRATOR: DAN HOINS

APPROVAL BY PAPILLION CITY ENGINEER

THIS PLAT OF SUMMERFIELD 2ND ADDITION REPLAT 4, LOT 1 AND LOT 2, WAS APPROVED BY THE PAPILLION CITY ENGINEER ON THIS 11th DAY OF July 2016

CITY ENGINEER: JEFFREY L. THOMPSON, PE, CPESC, CFM

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF SUMMERFIELD 2ND ADDITION REPLAT 4, LOT 1 AND LOT 2, WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS 10th DAY OF MARCH 2016

COUNTY SURVEYOR/ENGINEER

NEBRASKA REGISTERED LS-421 LAND SURVEYOR LOUIS WHISONANT

APPROVAL BY THE PAPILLION PLANNING DIRECTOR

THIS PLAT OF SUMMERFIELD 2ND ADDITION REPLAT 4, LOT 1 AND LOT 2, WAS APPROVED BY THE PAPILLION PLANNING DIRECTOR ON THIS 8th DAY OF July 2016

PLANNING DIRECTOR: MARK STURSMA, AICP

SARPY COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT, AS OF THIS 5 DAY OF JULY 2016.

SARPY COUNTY TREASURER

[redacted]

drawn by jwc
work completed by jlc/ms
file name AC15868.ZAK

ARMSTRONG CONSULTANTS, INC. LAND DEVELOPMENT CONSULTANTS (402) 291-8200 Omaha, Nebraska www.armstrongconsultants.com

SUMMERFIELD 2ND ADDITION REPLAT 4
PAPILLION, SARPY COUNTY, NEBRASKA

job number AC 15868
date June 30, 2015

sheet 1 OF 1

2016 – 16965