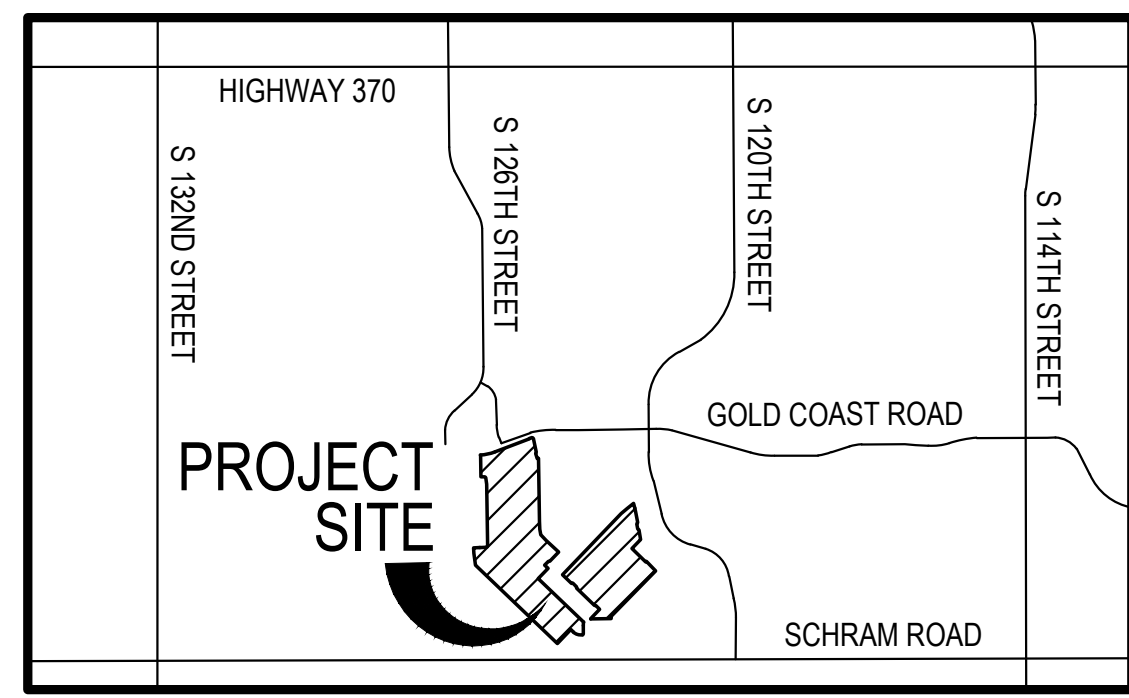


ASHBURY HILLS

LOTS 205 THRU 343 AND OUTLOTS "J" THRU "L" INCLUSIVE

A TRACT OF LAND BEING PART OF THE SE1/4 OF THE SE1/4, PART OF THE SW1/4 OF THE SE1/4, PART OF THE NW1/4 OF THE SE1/4, PART OF THE NE1/4 OF THE SE1/4 OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

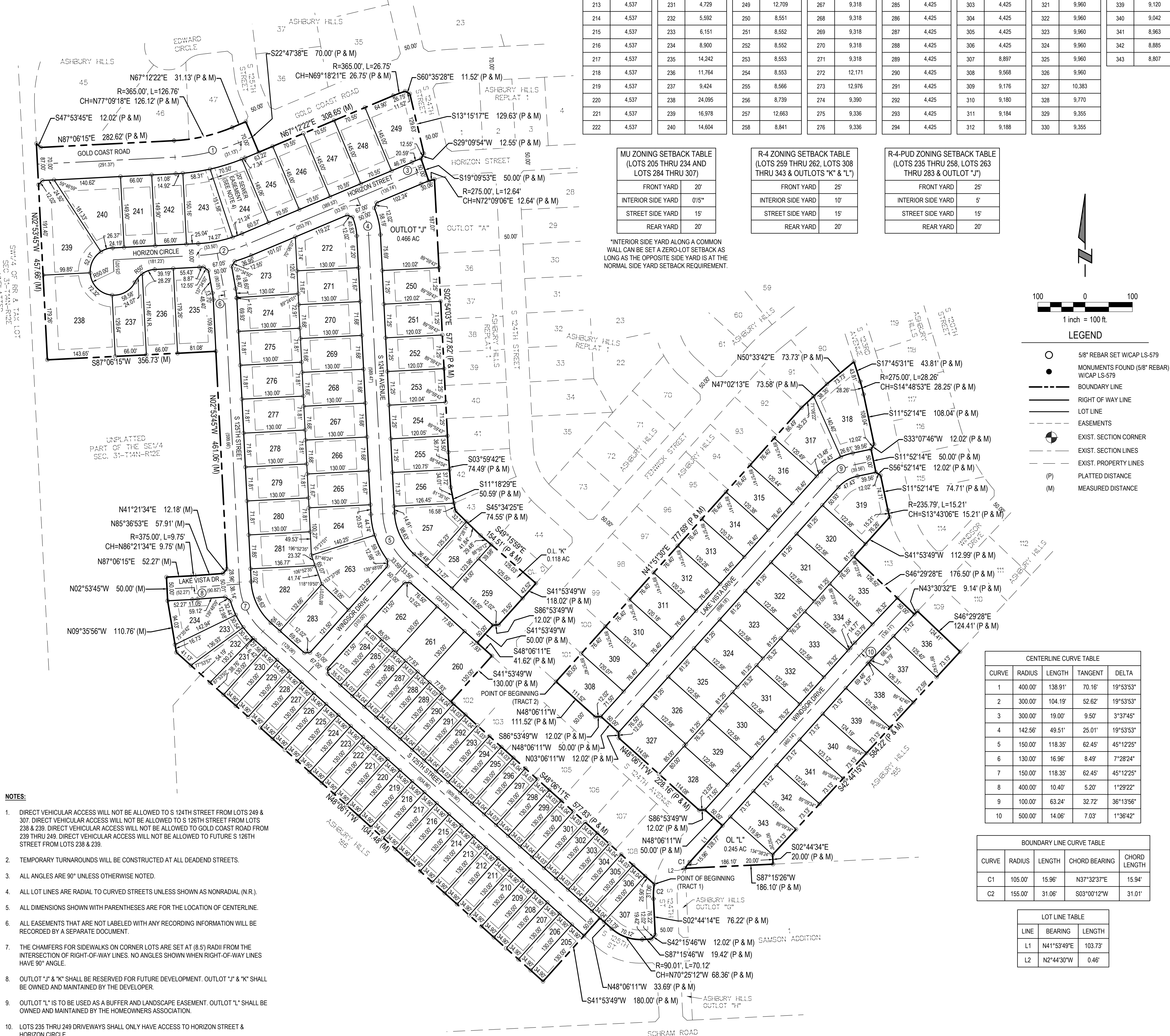


VICINITY MAP

LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
205	4.537	223	4.537	241	9.894	259	10.464	277	9.336	295	4.425	313	9.192
206	4.537	224	4.537	242	9.895	260	10.131	278	9.336	296	4.425	314	9.195
207	4.537	225	4.537	243	11.951	261	10.131	279	9.336	297	4.425	315	9.199
208	4.537	226	4.537	244	11.228	262	11.014	280	9.336	298	4.425	316	9.203
209	4.537	227	4.537	245	10.231	263	14.522	281	9.416	299	4.425	317	11.731
210	4.537	228	4.537	246	10.230	264	10.914	282	13.457	300	4.425	318	14.915
211	4.537	229	4.537	247	10.230	265	9.318	283	10.207	301	4.425	319	12.752
212	4.537	230	4.537	248	10.230	266	9.318	284	5.688	302	4.425	320	9.960
213	4.537	231	4.729	249	12.709	267	9.318	285	4.425	303	4.425	321	9.960
214	4.537	232	5.592	250	8.551	268	9.318	286	4.425	304	4.425	322	9.960
215	4.537	233	6.151	251	8.552	269	9.318	287	4.425	305	4.425	323	9.960
216	4.537	234	8.900	252	8.552	270	9.318	288	4.425	306	4.425	324	9.960
217	4.537	235	14.242	253	8.553	271	9.318	289	4.425	307	8.897	325	9.960
218	4.537	236	11.764	254	8.553	272	12.171	290	4.425	308	9.568	326	9.960
219	4.537	237	9.424	255	8.556	273	12.976	291	4.425	309	9.176	327	10.363
220	4.537	238	24.095	256	8.739	274	9.300	292	4.425	310	9.180	328	9.770
221	4.537	239	16.978	257	12.663	275	9.336	293	4.425	311	9.184	329	9.355
222	4.537	240	14.604	258	8.841	276	9.336	294	4.425	312	9.188	330	9.355

LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
223	4.537	241	9.894	259	10.464	277	9.336	295	4.425
224	4.537	242	9.895	260	10.131	278	9.336	296	4.425
225	4.537	243	11.951	261	10.131	279	9.336	297	4.425
226	4.537	244	11.228	262	11.014	280	9.336	298	4.425
227	4.537	245	10.231	263	14.522	281	9.416	299	4.425
228	4.537	246	10.230	264	10.914	282	13.457	300	4.425
229	4.537	247	10.230	265	9.318	283	10.207	301	4.425
230	4.537	248	10.230	266	9.318	284	5.688	302	4.425
231	4.729	249	12.709	267	9.318	285	4.425	303	4.425
232	5.592	250	8.551	268	9.318	286	4.425	304	4.425
233	6.151	251	8.552	269	9.318	287	4.425	305	4.425
234	8.900	252	8.552	270	9.318	288	4.425	306	4.425
235	14.242	253	8.553	271	9.318	289	4.425	307	8.897
236	11.764	254	8.553	272	12.171	290	4.425	308	9.568
237	9.424	255	8.556	273	12.976	291	4.425	309	9.176
238	24.095	256	8.739	274	9.300	292	4.425	310	9.180
239	16.978	257	12.663	275	9.336	293	4.425	311	9.184
240	14.604	258	8.841	276	9.336	294	4.425	312	9.188

SETBACK TYPE	REAR YARD
FRONT YARD	20'
INTERIOR SIDE YARD	0'/5'
STREET SIDE YARD	15'
REAR YARD	20'



- NOTES:**
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 124TH STREET FROM LOTS 249 & 307. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 126TH STREET FROM LOTS 238 & 239. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO GOLD COAST ROAD FROM LOTS 238 THRU 249. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO FUTURE S 126TH STREET FROM LOTS 238 & 239.
 - TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEAD-END STREETS.
 - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
 - ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
 - ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
 - THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT (8.5') RADIUS FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
 - OUTLOT "J" & "K" SHALL BE RESERVED FOR FUTURE DEVELOPMENT. OUTLOT "J" & "K" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.
 - OUTLOT "L" IS TO BE USED AS A BUFFER AND LANDSCAPE EASEMENT. OUTLOT "L" SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - LOTS 235 THRU 249 DRIVEWAYS SHALL ONLY HAVE ACCESS TO HORIZON STREET & HORIZON CIRCLE.
 - LOT 307 SHALL ONLY HAVE ACCESS TO S 125TH STREET.

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	400.00	138.91	70.16	19°53'53"
2	300.00	104.19	52.62	19°53'53"
3	300.00	19.00	9.50	3°37'45"
4	142.58	49.51	25.01	19°53'53"
5	150.00	118.35	62.45	45°12'25"
6	130.00	16.96	8.49	7°28'24"
7	150.00	118.35	62.45	45°12'25"
8	400.00	10.40	5.20	1°29'22"
9	100.00	63.24	32.72	36°13'56"
10	500.00	14.06	7.03	1°36'42"

BOUNDARY LINE CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	105.00	15.96	N37°32'37"E	15.94
C2	155.00	31.06	S03°00'12"W	31.01

LOT LINE TABLE

LINE	BEARING	LENGTH
L1	N41°53'49"E	103.73
L2	N2°44'30"W	0.46

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ASHBURY HILLS DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, AND SBS CAPITAL, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, STREETS, AND CIRCLES TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS ASHBURY HILLS (THE LOTS NUMBERED AS SHOWN). A TRACT OF LAND BEING PART OF THE SE1/4 OF THE SE1/4, PART OF THE SW1/4 OF THE SE1/4, PART OF THE NW1/4 OF THE SE1/4, PART OF THE NE1/4 OF THE SE1/4 OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, AND CENTURYLINK ACROSS FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION, THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FEET WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. THE SUBDIVISION SHALL GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT AND/OR BLACK HILLS ENERGY, 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 (5) FOOT WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID OR RIGHTS HEREIN GRANTED.

ASHBURY HILLS DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

PETER KATT, MEMBER DATE

SBS CAPITAL, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

PETER KATT, MEMBER DATE

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS ____ DAY OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME PETER KATT, MEMBER OF ASHBURY HILLS DEVELOPMENT LLC, A NEBRASKA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS ____ DAY OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME PETER KATT, MEMBER OF SBS CAPITAL LLC, A NEBRASKA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

APPROVAL OF PAVILLION CITY ENGINEER

THIS SUBDIVISION OF ASHBURY HILLS WAS APPROVED BY THE PAVILLION CITY ENGINEER
THIS ____ DAY OF ____ 20__.

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

APPROVAL OF PAVILLION PLANNING COMMISSION

THIS SUBDIVISION OF ASHBURY HILLS WAS APPROVED BY THE PAVILLION PLANNING COMMISSION.

REBECCA HOCH DATE
CHAIRPERSON, PAVILLION PLANNING COMMISSION

APPROVAL BY PAVILLION CITY COUNCIL

THIS SUBDIVISION OF ASHBURY HILLS WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PAVILLION, NEBRASKA.

DAVID P. BLACK, MAYOR DATE

NICOLE L. BROWN, CITY CLERK

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 SURVEYORS CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER DATE

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF ASHBURY HILLS WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE
THIS ____ DAY OF ____ 20__.

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services

10090 Mill Valley Road, Suite 100, Omaha, NE 68154
Phone: 402.895.0700 Fax: 402.895.9599
www.eandag.com

E & A CONSULTING GROUP, INC.
Engineering Answers

ASHBURY HILLS
LOTS 205 THRU 343 AND OUTLOTS "J" THRU "L" INCLUSIVE
PAVILLION, NEBRASKA

FINAL PLAT

File No: P2017-250(0) Date: 08/16/2024
Designed By: JRS
Drawn By: EML
Scale: 1" = 100'
Sheet: 1 of 1