

**CITY OF PAPILLION  
MAYOR AND CITY COUNCIL REPORT  
MARCH 21, 2023 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
Approval of a filing extension until July 2, 2023, for the Seventy Two Place (Phase 2) Final Plat for the property legally described as all of Outlot D, Seventy Two Place, together with part of the NE ¼ of the NW ¼ located in Section 1, T13N, R12E of the 6th P.M., Sarpy County, NE, generally located SE of 72nd St & Schram Rd. The applicant is Papio Park, LLC. (Seventy Two Place – Phase 2)	Resolution #R23-0041	Travis Gibbons, CFM Planning Director

**SYNOPSIS**

The applicant is requesting a filing extension for the Seventy Place (Phase 2) Final Plat, which was approved by City Council on January 3, 2023. Per § 170-12F, upon approval of the City Council, final plat must be filed and recorded with the Register of Deeds within 90 days of such approval or the plat shall become null and void. City Council is allowed to grant a 90-day extension for the deadline to record the Final Plat. Up to three extensions may be granted. This is the first requested extension. Without an extension, the final plat would need to be recorded with the Sarpy County Register of Deeds by April 3, 2023. If the 90-day extension is granted, the updated deadline to record the Final Plat will be July 2, 2023.

**FISCAL IMPACT**

The financing of the public improvements will not be impacted by extending the recording date for the Final Plat.

**RECOMMENDATION**

Approval.

**BACKGROUND**

In January 2023, City Council approved the Seventy Two Place (Phase 2) Final Plat via Resolution #R23-0002.

**ATTACHMENTS:**

Resolution #R23-0041  
Request for Extension  
Final Plat

## RESOLUTION NO. R23-0041

**WHEREAS**, the Mayor and City Council of the City of Papillion approved Resolution No. R23-0002 for the Seventy Two Place (Phase 2) Final Plat on January 3, 2023; and

**WHEREAS**, § 170-12F requires that final plats be filed with the Sarpy County Register of Deeds within 90 days of approval; and

**WHEREAS**, the applicant has requested an extension to the filing deadline for the final plat to be filed and recorded with the Sarpy County Register of Deeds.

**BE IT RESOLVED** by the Mayor and City Council of the City of Papillion that an extension of the recording deadline for the Seventy Two Place (Phase 2) Final Plat to July 2, 2023, is hereby approved.

**PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**CITY OF PAPILLION, NEBRASKA**

\_\_\_\_\_  
David P. Black, Mayor

Attest:

\_\_\_\_\_  
Nicole L. Brown, City Clerk

(SEAL)



**E & A CONSULTING GROUP, INC.**

*Engineering Answers*

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154-3950

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www.eacg.com

March 6, 2023

Travis Gibbons, Planning Director  
City of Papillion Planning Department  
122 East Third Street  
Papillion, NE 68046

RE: Seventy Two Place (Phase 2) – 90-day Plat Recording Extension  
E&A File: P2018.228.001

Dear Travis,

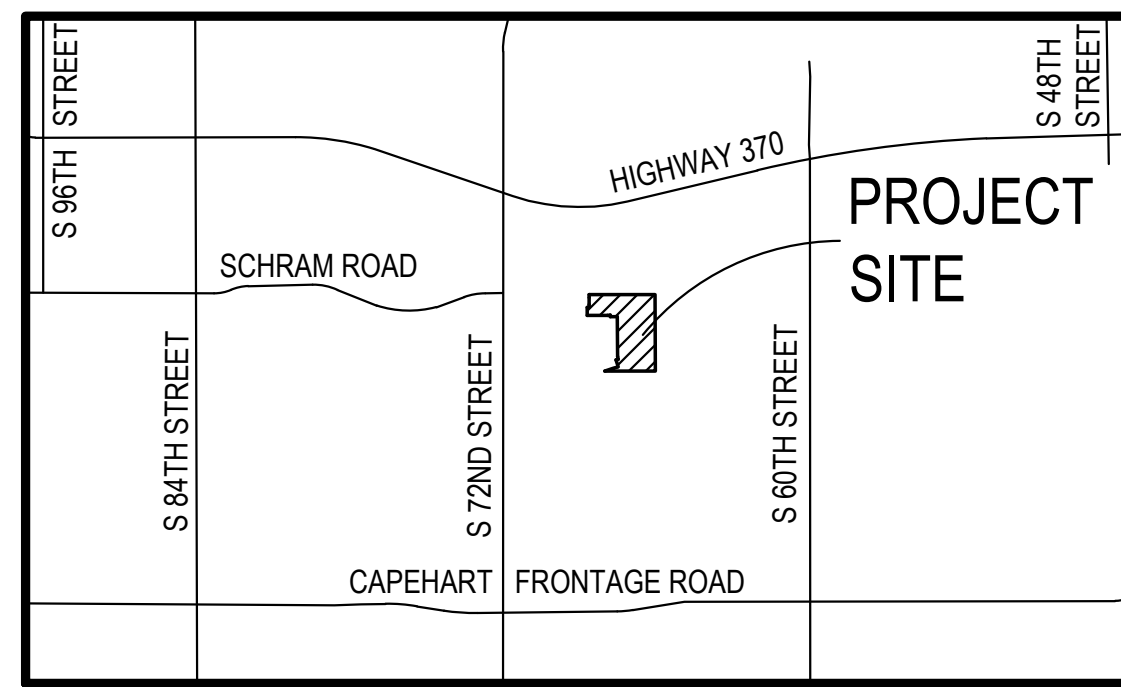
On behalf of our client, Papio Park, LLC, we hereby request a plat recording extension for Seventy Two Place (Phase 2) per Section 170-12(F) of the Papillion Subdivision Regulations. The request is being made due to the current housing market; with the mortgage rate influx and lower number of potential new construction home buyers in the market, the development team wants to see where the market goes over the next 90 days. Seventy Two Place (Phase 2) was approved by City Council on January 3, 2023, the current plat recording expiration date is on April 3, 2023. By approving the extension, we will need to record the plat by June 30, 2023, in order to avoid another filing extension request. With this request, we understand that there's an additional platting fee (50% of the original final plat fee), which in this case the fee will be \$605.

If you have any questions regarding our plat recording extension request, please contact me at 402-895-4700 or by email at [jstoll@eacg.com](mailto:jstoll@eacg.com).

Sincerely,  
E & A Consulting Group, Inc.

A handwritten signature in blue ink, appearing to read 'J Stoll', with a long horizontal stroke extending to the right.

Jeff Stoll  
Platting Services Assistant Manager

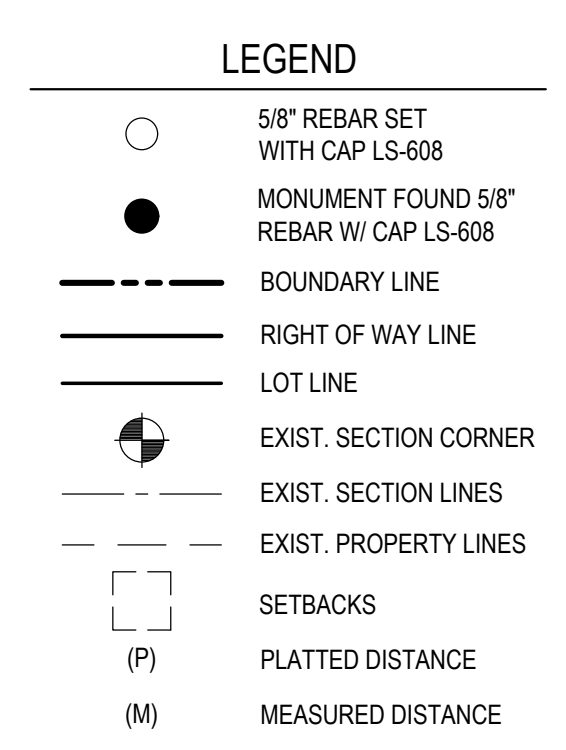
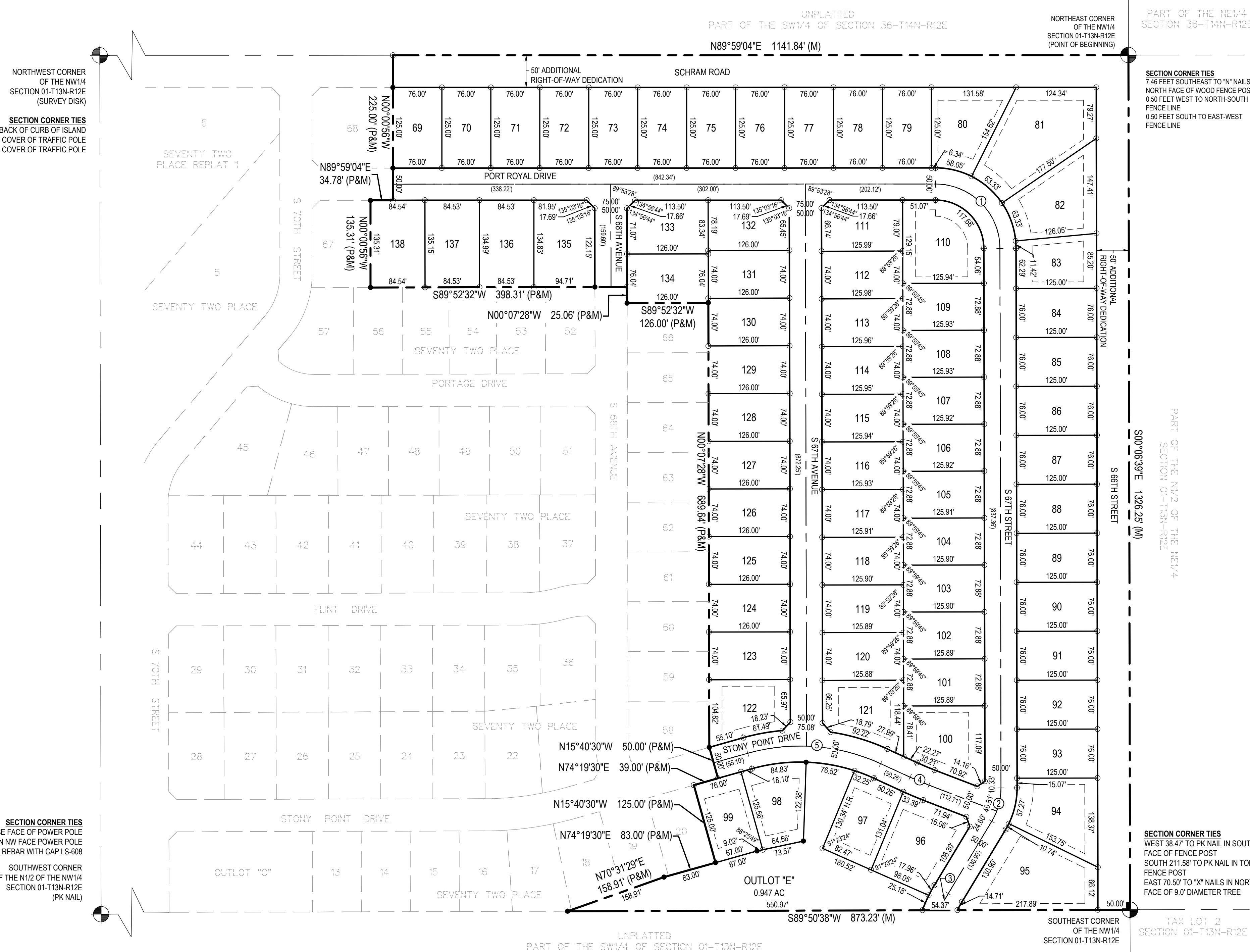


VICINITY MAP

# SEVENTY TWO PLACE

LOTS 69 THRU 138 & OUTLOT "E" INCLUSIVE

A TRACT OF LAND LOCATED IN ALL OF OUTLOT "D", SEVENTY TWO PLACE, ALONG WITH PART OF THE NE 1/4 OF THE NW 1/4, ALL LOCATED IN SECTION 01, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



**R-4 ZONING SETBACK TABLE (LOTS 69 THRU 138 & OUTLOT "E")**

FRONT YARD	25'
INTERIOR SIDE YARD	10'
STREET SIDE YARD	15'
REAR YARD	20'

**CENTERLINE CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00'	156.91'	99.83'	89°54'17"
2	100.00'	54.41'	27.90'	31°10'35"
3	200.00'	29.04'	14.55'	8°19'12"
4	500.00'	31.80'	15.91'	3°38'40"
5	300.00'	211.19'	110.18'	40°20'04"

- NOTES:**
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO SCHRAM ROAD FROM LOTS 69 THRU 81. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 66TH STREET FROM LOTS 1 THRU 95.
  - 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.
  - THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT TWELVE AND HALF FEET (12.5) RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
  - OUTLOT "E" TO BE USED FOR PERMANENT PSCWP BASIN. PERMANENT STORM SEWER AND DRAINAGE EASEMENTS ARE GRANTED OVER ALL OF OUTLOT "E". OUTLOT "E" SHALL BE OWNED BY THE SANITARY AND IMPROVEMENT DISTRICT & SHALL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION PRIOR TO ANNEXATION.

**APPROVAL BY PAPPILLION CITY COUNCIL**  
 THIS SUBDIVISION OF SEVENTY TWO PLACE WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PAPPILLION, NEBRASKA.

DAVID P. BLACK, MAYOR  
 DATE \_\_\_\_\_  
 ATTEST:  
 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 SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, PAPIO PARK, LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SEVENTY TWO PLACE (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, DRIVES, AND AVENUES 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 HEREBY 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 SUBDIVIDER SHALL GRANT PERPETUAL EASEMENTS TO THE CITY OF PAPPILLION 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.

PAPIO PARK, LLC  
 PETER KATT, MEMBER \_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA )  
 COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME PETER KATT, MEMBER OF PAPIO PARK, LLC, 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 \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**  
 I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN SEVENTY TWO PLACE (THE LOTS NUMBERED AS SHOWN), A TRACT OF LAND LOCATED IN ALL OF OUTLOT "D", SEVENTY TWO PLACE, ALONG WITH PART OF THE NE 1/4 OF THE NW 1/4, ALL LOCATED IN SECTION 01, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NW 1/4 OF SECTION 01; THENCE S00°06'39"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID NE 1/4 OF THE NW 1/4 OF SECTION 01, A DISTANCE OF 1,326.25 FEET TO THE SOUTHEAST CORNER OF SAID NE 1/4 OF THE NW 1/4 OF SECTION 01, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TAX LOT 2, A TAX LOT LOCATED IN PART OF THE NE 1/4 OF SAID SECTION 01; THENCE S89°50'32"W ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE NW 1/4 OF SECTION 01, SAID POINT ALSO BEING THE SOUTHERLY LINE OF SAID OUTLOT "D", SEVENTY TWO PLACE, A DISTANCE OF 873.23 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "D", SEVENTY TWO PLACE, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF LOT 17, SAID SEVENTY TWO PLACE; THENCE ALONG THE NORTHERLY LINE OF SAID OUTLOT "D", SEVENTY TWO PLACE, SAID LINE ALSO BEING THE SOUTHERLY LINE OF LOTS 17 THRU 20, SAID SEVENTY TWO PLACE ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE N07°31'29"E, A DISTANCE OF 185.91 FEET; (2) THENCE N44°19'30"E, A DISTANCE OF 83.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20, SEVENTY TWO PLACE; THENCE ALONG THE EASTERLY LINE OF SAID SEVENTY TWO PLACE ON THE FOLLOWING TEN (10) DESCRIBED COURSES: (1) THENCE N15°40'30"W, A DISTANCE OF 125.00 FEET; (2) THENCE N74°19'30"E, A DISTANCE OF 39.00 FEET; (3) THENCE N15°40'30"W, A DISTANCE OF 50.00 FEET; (4) THENCE N00°07'28"W, A DISTANCE OF 25.06 FEET; (5) THENCE S89°52'32"W, A DISTANCE OF 126.00 FEET; (6) THENCE N00°07'28"W, A DISTANCE OF 126.00 FEET; (7) THENCE S89°52'32"W, A DISTANCE OF 398.31 FEET; (8) THENCE N00°05'56"W, A DISTANCE OF 135.31 FEET; (9) THENCE N89°59'04"E, A DISTANCE OF 34.78 FEET; (10) THENCE N00°05'56"W, A DISTANCE OF 225.00 FEET TO A POINT ON THE NORTH LINE OF SAID NW 1/4 OF SECTION 01, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SCHRAM ROAD; THENCE N89°59'04"E ALONG THE NORTH LINE OF SAID NW 1/4 OF SECTION 01, A DISTANCE OF 1,141.84 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,059,172 SQUARE FEET OR 24.31 ACRES, MORE OR LESS.  
 ERIC A. SCHABEN LS-608 \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVAL OF PAPPILLION CITY ENGINEER**  
 THIS SUBDIVISION OF SEVENTY TWO PLACE WAS APPROVED BY THE PAPPILLION CITY ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ALEX EVANS, PE  
 PAPPILLION CITY ENGINEER

**APPROVAL OF PAPPILLION PLANNING COMMISSION**  
 THIS SUBDIVISION OF SEVENTY TWO PLACE WAS APPROVED BY THE PAPPILLION PLANNING COMMISSION.

REBECCA HOCH \_\_\_\_\_ DATE \_\_\_\_\_  
 CHAIRPERSON, PAPPILLION PLANNING COMMISSION

**REVIEW BY SARPY COUNTY PUBLIC WORKS**  
 THIS PLAT OF SEVENTY TWO PLACE WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY SURVEYOR / ENGINEER \_\_\_\_\_

LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
69	9,500	87	9,500	105	9,176	123	9,324
70	9,500	88	9,500	106	9,176	124	9,324
71	9,500	89	9,500	107	9,177	125	9,324
72	9,500	90	9,500	108	9,177	126	9,324
73	9,500	91	9,500	109	9,178	127	9,324
74	9,500	92	9,500	110	15,050	128	9,324
75	9,500	93	9,500	111	9,890	129	9,324
76	9,500	94	13,717	112	9,323	130	9,324
77	9,500	95	19,194	113	9,322	131	9,324
78	9,500	96	14,201	114	9,321	132	9,759
79	9,500	97	10,833	115	9,320	133	10,437
80	12,819	98	10,510	116	9,319	134	9,581
81	21,493	99	9,503	117	9,318	135	12,666
82	14,468	100	13,134	118	9,317	136	11,404
83	9,936	101	9,174	119	9,316	137	11,417
84	9,500	102	9,175	120	9,315	138	11,432
85	9,500	103	9,175	121	11,806		
86	9,500	104	9,176	122	11,135		

**E & A CONSULTING GROUP, INC.**  
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 10093 Mill Valley Road, Suite 100, Omaha, NE 68154  
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**E & A CONSULTING GROUP, INC.**  
 Engineering Answers

SEVENTY TWO PLACE  
 LOTS 69 THRU 138 & OUTLOT "E"  
 PAPPILLION, NEBRASKA

FINAL PLAT

Revisions	Description	Date

Proj No: P2018-226-001  
 Date: 07/18/2022  
 Designed By: JRS  
 Drawn By: BME  
 Scale: 1" = 100'  
 Sheet: 1 of 1

Eric Hoch 8/13/2022 3:31 PM K:\Projects\2018\226\001\Planning & Planning\Final\Final\PLAT\OUT\PHS\000.dwg