

LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
125	11,302	161	8,072	197	11,052	233	11,151	269	10,839	305	10,712
126	10,400	162	8,927	198	9,799	234	10,400	270	10,087	306	10,712
127	10,400	163	7,469	199	9,799	235	10,400	271	10,611	307	10,712
128	10,312	164	11,206	200	9,799	236	10,400	272	10,611	308	10,712
129	10,062	165	7,533	201	9,799	237	10,400	273	14,302	309	11,412
130	12,064	166	6,575	202	10,659	238	10,400	274	12,825	310	11,701
131	11,769	167	7,603	203	13,935	239	10,400	275	15,185	311	10,959
132	10,062	168	7,868	204	14,291	240	10,978	276	10,695	312	10,959
133	10,062	169	6,345	205	10,010	241	11,329	277	10,694	313	10,959
134	14,481	170	6,221	206	10,530	242	10,751	278	14,111	314	10,959
135	11,378	171	6,221	207	10,530	243	10,751	279	10,695	315	10,959
136	12,924	172	7,141	208	10,530	244	10,751	280	10,695	316	10,959
137	11,043	173	8,571	209	10,530	245	10,751	281	10,695	317	10,959
138	10,276	174	13,160	210	10,550	246	10,751	282	10,689	318	10,959
139	10,883	175	10,500	211	11,988	247	10,847	283	11,782	319	11,596
140	13,422	176	14,792	212	11,988	248	11,920	284	11,115	320	12,237
141	10,523	177	14,210	213	11,988	249	11,720	285	11,115	321	10,400
142	10,523	178	17,342	214	11,988	250	11,882	286	11,115	322	10,400
143	10,523	179	16,093	215	10,533	251	12,094	287	11,115	323	10,400
144	10,901	180	11,180	216	14,802	252	10,010	288	11,729	324	10,400
145	10,913	181	11,180	217	12,434	253	10,010	289	17,320	325	10,400
146	11,277	182	11,180	218	21,741	254	10,010	290	15,099	326	10,391
147	12,428	183	17,063	219	10,577	255	10,010	291	12,070	327	10,378
148	13,904	184	11,180	220	9,956	256	10,010	292	14,739	328	10,365
149	14,861	185	11,620	221	10,012	257	10,010	293	22,624	329	14,488
150	19,290	186	16,691	222	10,067	258	10,010	294	18,835	330	19,904
151	10,034	187	13,826	223	10,123	259	10,010	295	13,762	331	11,380
152	6,500	188	11,349	224	10,744	260	10,010	296	11,171	332	11,167
153	6,500	189	13,569	225	10,844	261	10,010	297	11,002	333	11,167
154	6,500	190	10,338	226	10,684	262	10,617	298	14,816	334	11,167
155	6,494	191	9,724	227	12,284	263	10,713	299	13,523	335	11,167
156	6,499	192	16,213	228	14,556	264	10,087	300	11,326	336	11,167
157	6,298	193	9,724	229	13,475	265	10,087	301	10,712	337	10,712
158	9,952	194	9,724	230	13,101	266	10,087	302	10,712		
159	8,888	195	10,803	231	14,621	267	10,087	303	10,712		
160	11,640	196	11,880	232	13,050	268	10,087	304	10,712		

CENTERLINE CURVE TABLE					CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00	102.76	56.44	58°52'42"	16	100.00	101.90	55.87	58°23'02"
2	100.00	102.77	56.44	58°52'52"	17	100.00	102.77	56.44	58°52'52"
3	125.00	125.60	68.68	57°34'14"	18	100.00	56.60	29.08	32°25'46"
4	300.00	18.22	9.11	3°28'49"	19	100.00	101.90	55.87	58°23'02"
5	150.00	85.29	43.63	32°34'45"	20	410.00	421.35	231.41	58°52'52"
6	300.00	42.39	21.23	8°05'43"	21	100.00	55.36	28.41	31°43'02"
7	150.00	117.84	62.15	45°00'45"	22	100.00	82.78	43.93	47°25'45"
8	200.00	171.10	91.18	49°01'03"	23	325.00	510.97	325.47	90°04'58"
9	150.00	92.24	47.63	35°14'02"	24	125.00	48.26	24.44	22°07'19"
10	400.00	55.58	27.84	7°57'43"	25	300.00	285.51	14.27	5°26'43"
11	300.00	44.33	22.21	8°28'01"	26	125.00	67.52	34.60	30°56'49"
12	200.00	27.83	13.94	7°58'21"	27	100.00	100.10	54.70	57°21'21"
13	100.00	54.32	27.85	31°07'17"	28	800.00	306.88	156.39	22°07'19"
14	100.00	54.32	27.85	31°07'17"	29	800.00	310.21	157.08	22°13'01"
15	100.00	55.85	28.67	31°59'58"					

R-2 ZONING SETBACK TABLE	
FRONT YARD	30'
INTERIOR SIDE YARD	10'
STREET SIDE YARD	15'
REAR YARD	30'

(LOTS 125 THRU 150 & 174 THRU 337 & OUTLOTS "G" THRU "L" & "P" THRU "Q")

R-4-PUD ZONING SETBACK TABLE	
FRONT YARD	25'
INTERIOR SIDE YARD	5'
STREET SIDE YARD	15'
REAR YARD	15'

(LOTS 151 THRU 173 & OUTLOTS "M" THRU "O")

RIGHT-OF-WAY CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
16	100.00	101.90	55.87	58°23'02"
17	100.00	102.77	56.44	58°52'52"
18	100.00	56.60	29.08	32°25'46"
19	100.00	101.90	55.87	58°23'02"
20	410.00	421.35	231.41	58°52'52"
21	100.00	55.36	28.41	31°43'02"
22	100.00	82.78	43.93	47°25'45"
23	325.00	510.97	325.47	90°04'58"
24	125.00	48.26	24.44	22°07'19"
25	300.00	285.51	14.27	5°26'43"
26	125.00	67.52	34.60	30°56'49"
27	100.00	100.10	54.70	57°21'21"
28	800.00	306.88	156.39	22°07'19"
29	800.00	310.21	157.08	22°13'01"



# SUMTUR CROSSING

LOTS 125 THRU 337 & OUTLOTS "G" THRU "R" INCLUSIVE  
 A TRACT OF LAND BEING PART OF TAX LOTS 7 AND 8, TAX LOTS LOCATED IN THE N1/4 OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARRY COUNTY, NEBRASKA

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, BOYER YOUNG EQUITIES XVIII-SUMTUR CROSSING, LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYORS 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 SUMTUR CROSSING LOTS TO BE NUMBERED AS SHOWN, AND WE DO HEREBY SATISFY 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, 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 SUBDIVIDER SHALL GRANT PERPETUAL EASEMENTS TO THE CITY OF PAVILLION 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 OUT-TO-SIDE 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 AFFORD OR RIGHTS HEREIN GRANTED.

BOYER YOUNG EQUITIES XVIII-SUMTUR CROSSING, LLC

TIM YOUNG, MEMBER DATE

**ACKNOWLEDGEMENT OF NOTARY**  
 STATE OF NEBRASKA )  
 COUNTY OF SARRY )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ BEFORE ME, the undersigned, a Notary Public in and for said County, personally came Tim Young, Member of Boyer Young Equities XVIII-Sumtur Crossing, 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

**APPROVAL OF PAVILLION CITY ENGINEER**  
 THIS SUBDIVISION OF SUMTUR CROSSING 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 SUMTUR CROSSING WAS APPROVED BY THE PAVILLION PLANNING COMMISSION.

REBECCA HOCH DATE  
 CHAIRPERSON, PAVILLION PLANNING COMMISSION

**APPROVAL BY PAVILLION CITY COUNCIL**  
 THIS SUBDIVISION OF SUMTUR CROSSING WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PAVILLION, 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 SURVEYORS CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER DATE

**REVIEW BY SARRY COUNTY PUBLIC WORKS**  
 THIS PLAT OF SUMTUR CROSSING WAS REVIEWED BY THE SARRY COUNTY SURVEYOR'S OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

COUNTY SURVEYOR / ENGINEER

**SURVEYORS 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 SUMTUR CROSSING (THE LOTS NUMBERED AS SHOWN), A TRACT OF LAND BEING PART OF TAX LOTS 7 AND 8, TAX LOTS LOCATED IN THE N1/4 OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARRY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

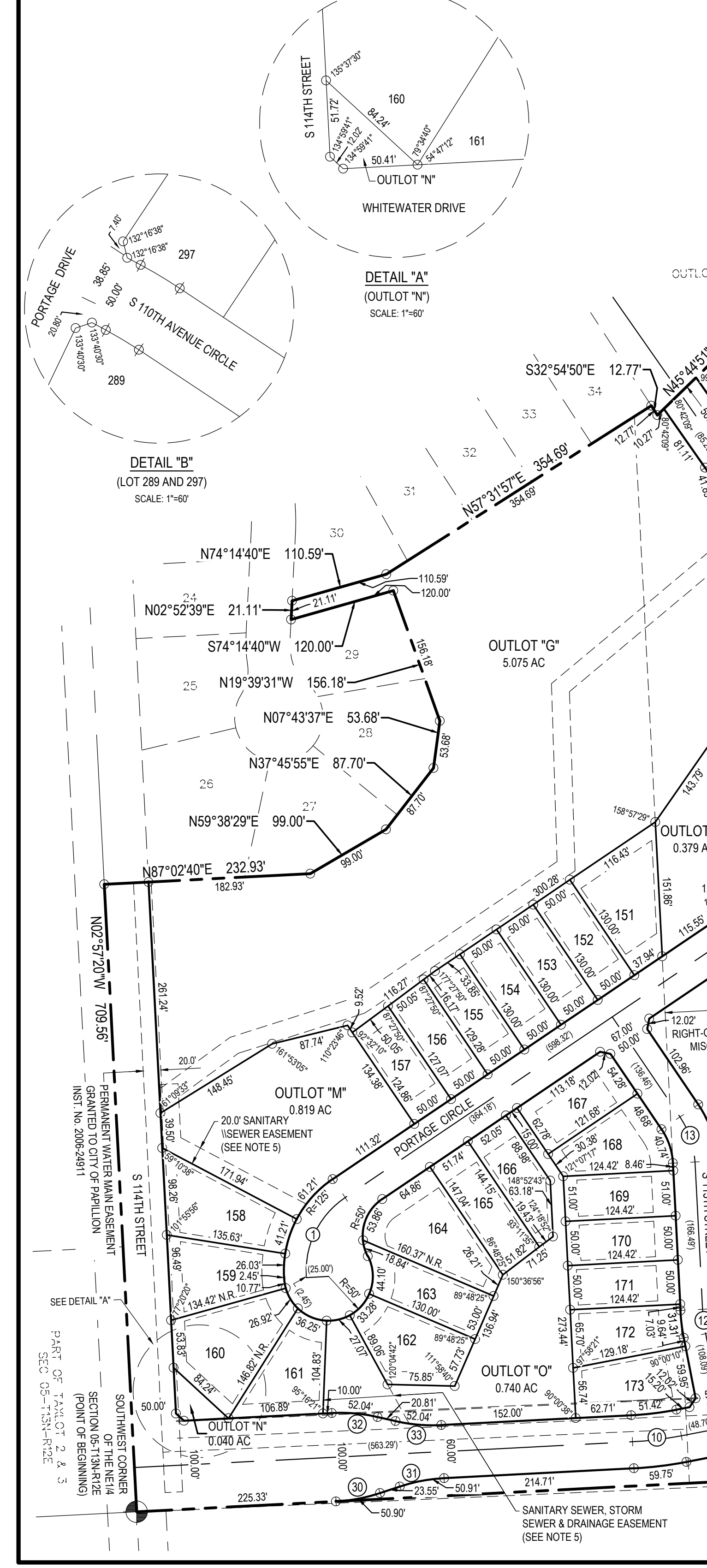
BEGINNING AT THE SOUTHWEST CORNER OF SAID N1/4 OF SECTION 5, THENCE N02°57'20"W (ASSUMED BEARING) ALONG THE SAID N1/4 OF SECTION 5, A DISTANCE OF 709.56 FEET; THENCE NORTH EASTERLY ON THE SOUTHEASTLY 1/4 LINE OF LOTS 26 THRU 29, SUMTUR CROSSING, A SUBDIVISION BEING PART OF SAID TAX LOTS 7 AND 8, TAX LOTS LOCATED IN SAID SECTION 5, ON THE FOLLOWING FIVE (5) DESCRIBED COURSES: (1) THENCE N87°02'40"E, A DISTANCE OF 232.93 FEET; (2) THENCE N89°38'29"E, A DISTANCE OF 99.00 FEET; (3) THENCE N37°45'55"E, A DISTANCE OF 87.70 FEET; (4) THENCE N07°43'37"E, A DISTANCE OF 53.68 FEET; (5) THENCE N19°39'31"W, A DISTANCE OF 156.18 FEET TO THE NORTHEAST CORNER OF SAID LOT 29, SUMTUR CROSSING, THENCE S74°14'40"W ALONG THE NORTH LINE OF SAID LOT 29, SUMTUR CROSSING, A DISTANCE OF 120.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 30, SAID SUMTUR CROSSING, THENCE N02°57'20"W TO THE WESTERLY LINE OF LOTS 30 THRU 34, LOTS 108 THRU 124, OUTLOT "G" AND OUTLOT "A"; SAID SUMTUR CROSSING ON THE FOLLOWING FOURTEEN (14) DESCRIBED COURSES: (1) THENCE N74°14'40"E, A DISTANCE OF 110.59 FEET; (2) THENCE N57°31'57"E, A DISTANCE OF 354.69 FEET; (3) THENCE S32°54'30"E, A DISTANCE OF 12.77 FEET; (4) THENCE N45°45'15"E, A DISTANCE OF 162.32 FEET; (5) THENCE N82°24'24"E, A DISTANCE OF 140.18 FEET; (6) THENCE N25°41'24"E, A DISTANCE OF 73.33 FEET; (7) THENCE N45°50'55"E, A DISTANCE OF 63.88 FEET; (8) THENCE N56°32'12"E, A DISTANCE OF 226.60 FEET; (9) THENCE N57°18'40"E, A DISTANCE OF 74.71 FEET; (10) THENCE N59°50'08"E, A DISTANCE OF 50.24 FEET; (11) THENCE N46°04'54"E, A DISTANCE OF 64.65 FEET; (12) THENCE N41°18'05"E, A DISTANCE OF 312.10 FEET; (13) THENCE N41°39'00"E, A DISTANCE OF 419.81 FEET; (14) THENCE N42°20'24"E, A DISTANCE OF 153.22 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "A", SUMTUR CROSSING, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SCHRAM ROAD; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SCHRAM ROAD ON THE FOLLOWING FIVE (5) DESCRIBED COURSES: (1) THENCE S60°25'57"E, A DISTANCE OF 64.01 FEET; (2) THENCE S86°27'14"E, A DISTANCE OF 44.60 FEET; (3) THENCE S78°03'51"E, A DISTANCE OF 76.78 FEET; (4) THENCE N62°40'20"E, A DISTANCE OF 40.00 FEET; (5) THENCE N61°19'42"E, A DISTANCE OF 16.00 FEET TO A POINT ON THE EAST LINE OF SAID N1/4 OF SECTION 5, THENCE S03°02'26"E ALONG SAID EAST LINE OF THE N1/4 OF SECTION 5, A DISTANCE OF 2609.23 FEET TO THE SOUTHEAST CORNER OF SAID N1/4 OF SECTION 5, THENCE S81°02'02"W ALONG SAID N1/4 OF SECTION 5, A DISTANCE OF 2641.89 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A TOTAL AREA OF 4,577.207 SQUARE FEET OR 105.078 ACRES, MORE OR LESS.

JOHN W. VON DOLLEN LS-579 DATE

**NOTES:**

- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 108TH STREET FROM LOTS 125 & 231 THRU 249 AND OUTLOT "C". ACCESS TO OUTLOT "I" SHALL BE LIMITED TO S 108TH STREET. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO SCHRAM ROAD FROM OUTLOT "H" AND "I". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 114TH STREET FROM LOTS 158 THRU 160 AND OUTLOTS "G", "M", AND "N". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO WHITEWATER DRIVE FROM LOTS 160, 161, 173, 180, 217, 218 THRU 228 AND OUTLOTS "O", "P" AND "Q". ACCESS TO OUTLOTS "N" AND "R" SHALL BE LIMITED TO WHITEWATER DRIVE.
- 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 EIGHT AND HALF FEET (8.5) FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
- OUTLOTS "G" AND "H" ARE TO BE USED AS A PERMANENT STORM SEWER AND DRAINAGE EASEMENT. OUTLOTS "G" AND "H" ARE TO BE OWNED AND MAINTAINED BY THE SANITARY AND IMPROVEMENT DISTRICT. MAINTENANCE OF THE PUBLIC TRAIL WITHIN OUTLOTS "G" AND "H" SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- OUTLOT "I" IS INTENDED TO BE USED AS A PERMANENT PCSMP BASIN FOR THE FUTURE DEVELOPMENT TO THE EAST. UNTIL SUCH TIME OUTLOT "I" WILL BE USED AS GREEN SPACE AND SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.
- OUTLOTS "K", "J", "M" AND "O" ARE TO BE USED FOR PERMANENT PCSMP BASINS. A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOTS "K", "J", "M" AND "O". OWNERSHIP OF OUTLOTS "K", "J", "M" AND "O" ARE TO BE OWNED AND MAINTAINED BY THE SANITARY AND IMPROVEMENT DISTRICT. OUTLOTS "K", "J", "M" AND "O" SHALL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION PRIOR TO ANNEXATION.
- OUTLOTS "L", "P", AND "R" ARE PARCELS OF LAND DEEMED UNBUILDABLE DUE TO THE PRESENCE OF AN EXISTING OPPD POWER TRANSMISSION LINE EASEMENT. OUTLOTS "L", "P", AND "R" WILL CONTAIN A PUBLIC TRAIL AND THEREFORE THESE OUTLOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- OUTLOT "N" SHALL BE USED FOR A SIGNAGE EASEMENT. OUTLOT "N" SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- OUTLOT "O" IS TO BE USED AS AN GREEN SPACE AREA. OUTLOT "O" IS TO BE OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION.
- LOTS 240 & 241 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S 109TH STREET.
- LOTS 242 & 225 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S 107TH STREET.
- LOTS 288 & 297 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S 114TH AVENUE CIRCLE.
- LOTS 149 & 150 DRIVEWAYS SHALL ONLY HAVE ACCESS TO PORTAGE DRIVE.



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**E & A CONSULTING GROUP, INC.**  
 Engineering  
 SUMTUR CROSSING  
 LOTS 125 THRU 337 AND OUTLOTS "G" THRU "R" INCLUSIVE  
 PAVILLION, NEBRASKA

Proj No: P2016-020101  
 Date: 04/15/2019  
 Drawn By: MAM