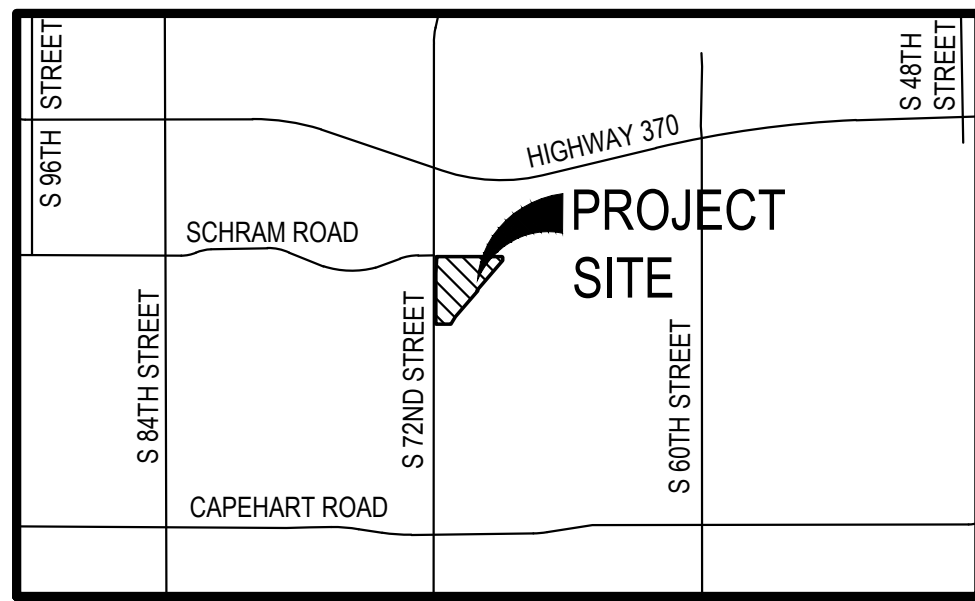


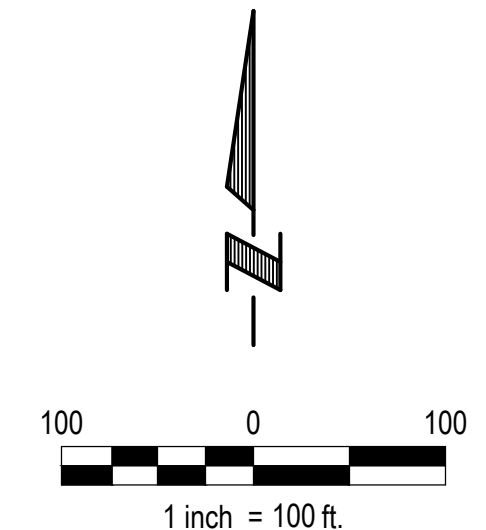
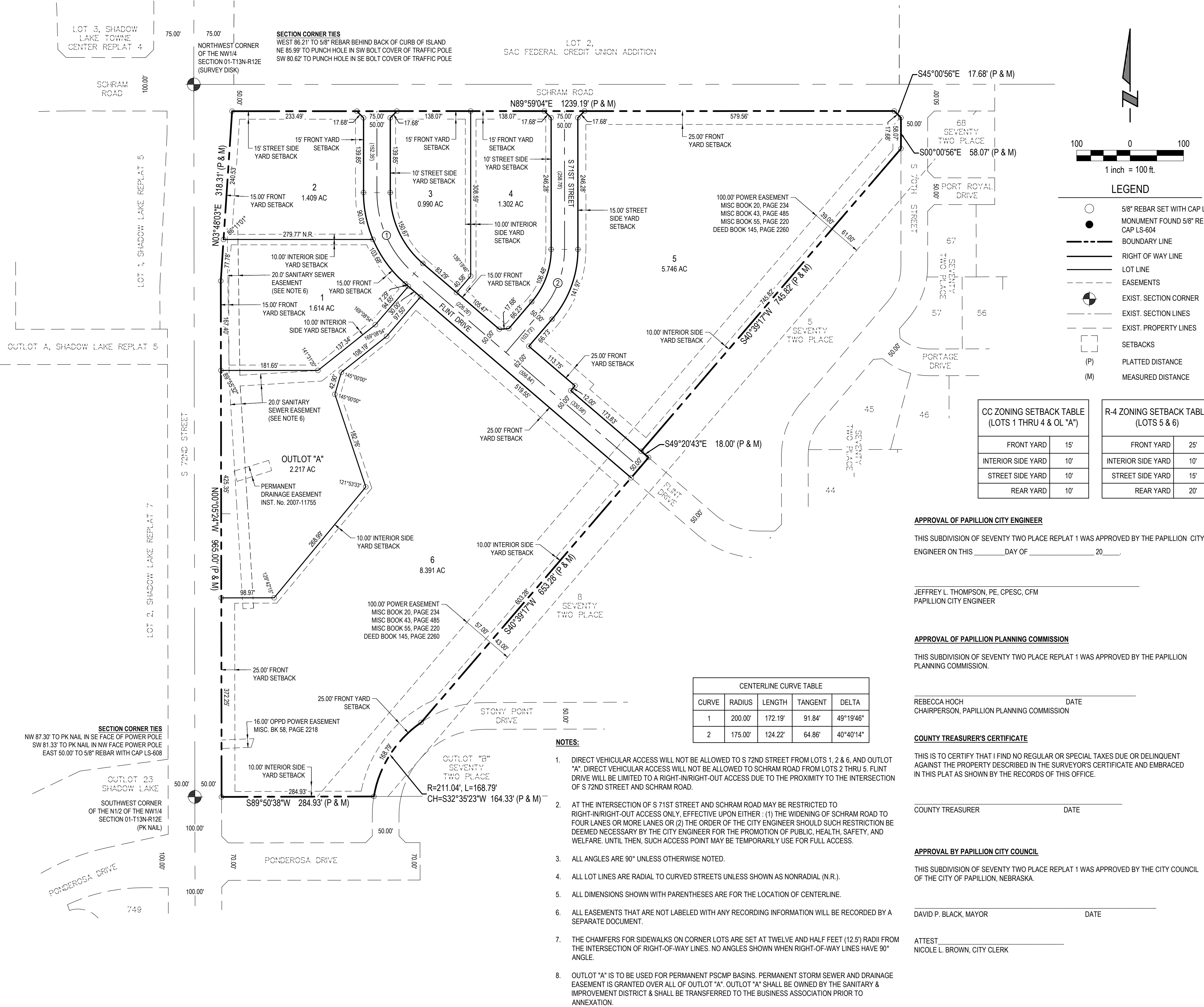
SEVENTY TWO PLACE REPLAT 1

LOTS 1 THRU 6 & OUTLOT "A" INCLUSIVE

BEING A REPLATTING OF A TRACT OF LAND LOCATED IN ALL OF LOTS 1 THRU 4, 6, 7, AND OUTLOT "A", SEVENTY TWO PLACE, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF SECTION 01, ALONG WITH VACATED S 71ST STREET AND FLINT DRIVE RIGHT-OF-WAY, ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



VICINITY MAP



LEGEND

- 5/8" REBAR SET WITH CAP LS-608
- MONUMENT FOUND 5/8" REBAR W/ CAP LS-604
- BOUNDARY LINE
- - - RIGHT OF WAY LINE
- LOT LINE
- - - EASEMENTS
- ⊙ EXIST. SECTION CORNER
- - - EXIST. SECTION LINES
- - - EXIST. PROPERTY LINES
- SETBACKS
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE

CC ZONING SETBACK TABLE (LOTS 1 THRU 4 & OL "A")		R-4 ZONING SETBACK TABLE (LOTS 5 & 6)	
FRONT YARD	15'	FRONT YARD	25'
INTERIOR SIDE YARD	10'	INTERIOR SIDE YARD	10'
STREET SIDE YARD	10'	STREET SIDE YARD	15'
REAR YARD	10'	REAR YARD	20'

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	200.00'	172.19'	91.84'	49°19'46"
2	175.00'	124.22'	64.86'	40°40'14"

- NOTES:**
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 72ND STREET FROM LOTS 1, 2 & 6, AND OUTLOT "A". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO SCHRAM ROAD FROM LOTS 2 THRU 5. FLINT DRIVE WILL BE LIMITED TO A RIGHT-IN/RIGHT-OUT ACCESS DUE TO THE PROXIMITY TO THE INTERSECTION OF S 72ND STREET AND SCHRAM ROAD.
 - AT THE INTERSECTION OF S 71ST STREET AND SCHRAM ROAD MAY BE RESTRICTED TO RIGHT-IN/RIGHT-OUT ACCESS ONLY, EFFECTIVE UPON EITHER: (1) THE WIDENING OF SCHRAM ROAD TO FOUR LANES OR MORE LANES OR (2) THE ORDER OF THE CITY ENGINEER SHOULD SUCH RESTRICTION BE DEEMED NECESSARY BY THE CITY ENGINEER FOR THE PROMOTION OF PUBLIC, HEALTH, SAFETY, AND WELFARE. UNTIL THEN, SUCH ACCESS POINT MAY BE TEMPORARILY USE FOR FULL ACCESS.
 - 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 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 "A" IS TO BE USED FOR PERMANENT PSCMP BASINS. PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOT "A". OUTLOT "A" SHALL BE OWNED BY THE SANITARY & IMPROVEMENT DISTRICT & SHALL BE TRANSFERRED TO THE BUSINESS ASSOCIATION PRIOR TO ANNEXATION.

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 SEVENTY TWO PLACE REPLAT 1 (THE LOTS NUMBERED AS SHOWN), A TRACT OF LAND LOCATED IN ALL OF LOTS 1 THRU 4, 6, 7, AND OUTLOT "A", SEVENTY TWO PLACE, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF SECTION 01, ALONG WITH VACATED S 71ST STREET AND FLINT DRIVE RIGHT-OF-WAY, ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, SEVENTY TWO PLACE, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 72ND STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SCHRAM ROAD; THENCE N89°59'04"E (ASSUMED BEARING) ALONG THE NORTHERLY LINE OF SAID LOTS 1, 3 AND 4, SEVENTY TWO PLACE, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF SCHRAM ROAD, A DISTANCE OF 1,239.19 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF SCHRAM ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 70TH STREET; THENCE ALONG THE EASTERLY LINE OF SAID LOT 4, SEVENTY TWO PLACE, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH 70TH STREET ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE S45°00'56"E, A DISTANCE OF 17.68 FEET; (2) THENCE S00°00'56"E, A DISTANCE OF 58.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 5, SAID SEVENTY TWO PLACE; THENCE S40°39'17"W ALONG SAID EASTERLY LINE OF SAID LOT 4, SEVENTY TWO PLACE, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 5, SEVENTY TWO PLACE, A DISTANCE OF 745.82 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, SEVENTY TWO PLACE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 5, SEVENTY TWO PLACE, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FLINT DRIVE; THENCE S49°20'43"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF FLINT DRIVE, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 5, SEVENTY TWO PLACE, A DISTANCE OF 18.00 FEET; THENCE S40°39'17"W ALONG THE EASTERLY LINE OF SAID LOT 6, SEVENTY TWO PLACE, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 8, SAID SEVENTY TWO PLACE, A DISTANCE OF 653.28 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8, SEVENTY TWO PLACE, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STONY POINT DRIVE; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOTS 6 AND 7, SEVENTY TWO PLACE, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF STONY POINT DRIVE ON A CURVE TO THE LEFT WITH A RADIUS OF 211.04 FEET, A DISTANCE OF 168.79 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S32°35'23"W, A DISTANCE OF 164.33 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7, SEVENTY TWO PLACE, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF THE NORTH 1/2 OF SAID NW1/4 OF SECTION 01; THENCE S89°50'38"W ALONG THE SOUTHERLY LINE OF SAID LOT 7, SEVENTY TWO PLACE, SAID LINE ALSO BEING SAID SOUTHERLY LINE OF THE NORTH 1/2 OF SECTION 01, A DISTANCE OF 284.93 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, SEVENTY TWO PLACE, SAID POINT ALSO BEING ON SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH 72ND STREET; THENCE ALONG THE WESTERLY LINE OF SAID LOTS 1, 7, AND OUTLOT "A", SEVENTY TWO PLACE, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH 72ND STREET ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE N00°05'24"W, A DISTANCE OF 965.00 FEET; THENCE N03°48'03"E, A DISTANCE 318.31 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,012,816 SQUARE FEET OR 23.251 ACRES, MORE OR LESS.

ERIC A. SCHABEN, LS-608 _____ DATE _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, PAPILLION SCHRAM ROAD PARTNERS, 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 SEVENTY TWO PLACE REPLAT 1 (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 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 PAPILLION AND/OR BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS TO ERRECT, 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 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.

PAPILLION SCHRAM ROAD PARTNERS, LLC

KIRK HANSON, MANAGER _____ 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 KIRK HANSON, MANAGER OF PAPILLION SCHRAM ROAD PARTNERS, 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/HER VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC _____

APPROVAL OF PAPILLION CITY ENGINEER

THIS SUBDIVISION OF SEVENTY TWO PLACE REPLAT 1 WAS APPROVED BY THE PAPILLION CITY ENGINEER ON THIS _____ DAY OF _____ 20____.

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

APPROVAL OF PAPILLION PLANNING COMMISSION

THIS SUBDIVISION OF SEVENTY TWO PLACE REPLAT 1 WAS APPROVED BY THE PAPILLION PLANNING COMMISSION.

REBECCA HOCH _____ DATE _____
CHAIRPERSON, PAPILLION PLANNING COMMISSION

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 _____

APPROVAL BY PAPILLION CITY COUNCIL

THIS SUBDIVISION OF SEVENTY TWO PLACE REPLAT 1 WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PAPILLION, NEBRASKA.

DAVID P. BLACK, MAYOR _____ DATE _____

ATTEST
NICOLE L. BROWN, CITY CLERK

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF SEVENTY TWO PLACE REPLAT 1 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS _____ DAY OF _____ 20____.

COUNTY SURVEYOR / ENGINEER

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10009 Mill Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.895.4700 • Fax: 402.895.3599
www.eaacg.com



SEVENTY TWO PLACE REPLAT 1
LOTS 1 THRU 6 & OUTLOT "A" INCLUSIVE
PAPILLION, NEBRASKA

FINAL PLAT

Revisions	Description	Date

Pro No: P2018/228.003
 Date: 05/17/2021
 Designed By: JRS
 Drawn By: EHN
 Scale: 1" = 100'
 Sheet: 1 of 1

Erin H. Neuman 7/22/2021 12:57 PM K:\Project\2018\228\003\Planning & Field Services\Final\PLAT\001\FP-1-003.dwg