

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NE1/4 OF THE NW1/4 AND PART OF THE NW1/4 OF THE NW1/4, LOCATED IN SECTION 01, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

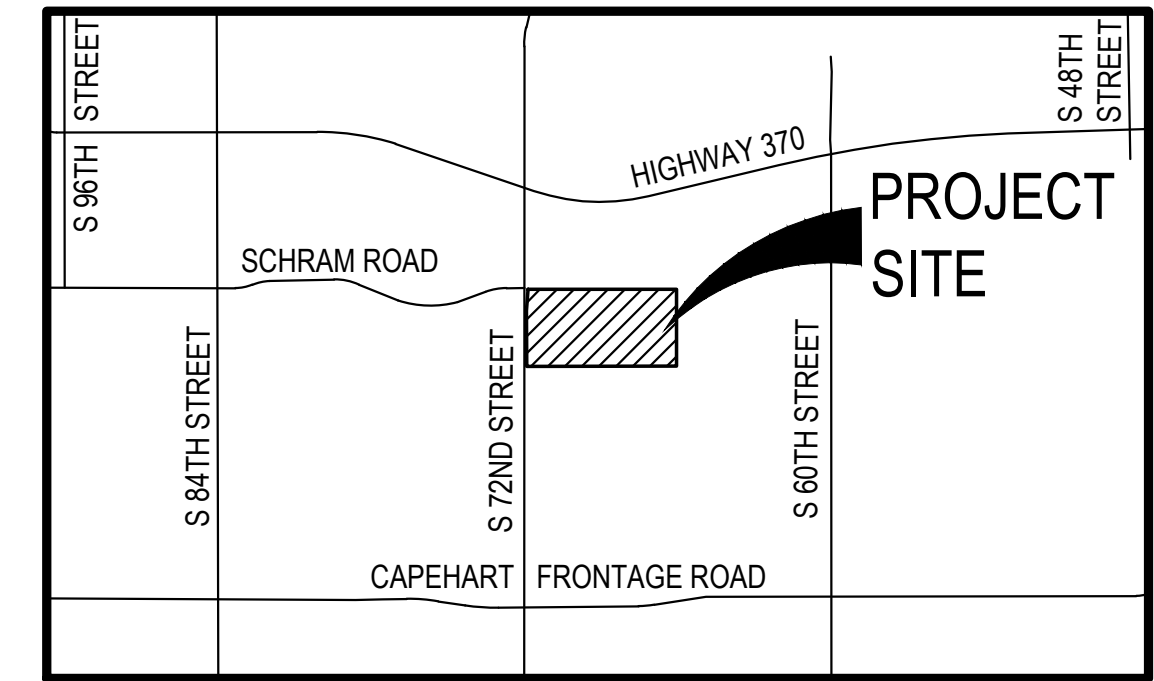
BEGINNING AT THE NORTHEAST CORNER OF SAID NW1/4 OF SECTION 01; THENCE S00°06'39"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID NW1/4 OF SECTION 01, A DISTANCE OF 1,326.25 FEET; THENCE S89°50'38"W, A DISTANCE OF 2,591.23 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 72ND STREET; THENCE ALONG SAID EASTERLY LINE OF 72ND STREET OF THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE N00°05'24"W, A DISTANCE OF 965.00 FEET; (2) THENCE N03°48'03"E, A DISTANCE OF 368.42 FEET TO THE SOUTHEAST CORNER OF LOT 2, SAC FEDERAL CREDIT UNION ADDITION, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 36, TOWNSHIP 14 NORTH, SAID RANGE 12 EAST OF THE 6TH P.M. SAID POINT ALSO BEING ON THE NORTH LINE OF SAID NW1/4 OF SECTION 01; THENCE N89°59'04"E ALONG SAID NORTH LINE OF THE NW1/4 OF SECTION 01, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 2, SAC FEDERAL CREDIT UNION ADDITION, A DISTANCE OF 2,565.75 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 3,439.927 SQUARE FEET OR 78.970 ACRES, MORE OR LESS.

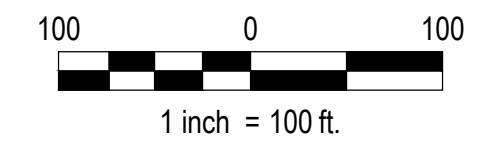
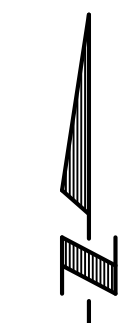
DEVELOPER: PAPIO PARK, LLC
3501 CENTER STREET
OMAHA, NE 68105

OWNER: LIENEMANN LIMITED PARTNERSHIP ONE
5265 W OLMARRON RD
AYR, NE 68925

ZONING:
EXISTING: AG
PROPOSED: CC, LOTS 1 THRU 3 & 7, & OUTLOT "A"
R-4, LOTS 4 THRU 6 & 8 THRU 144 & OUTLOTS "B" THRU "D"



VICINITY MAP

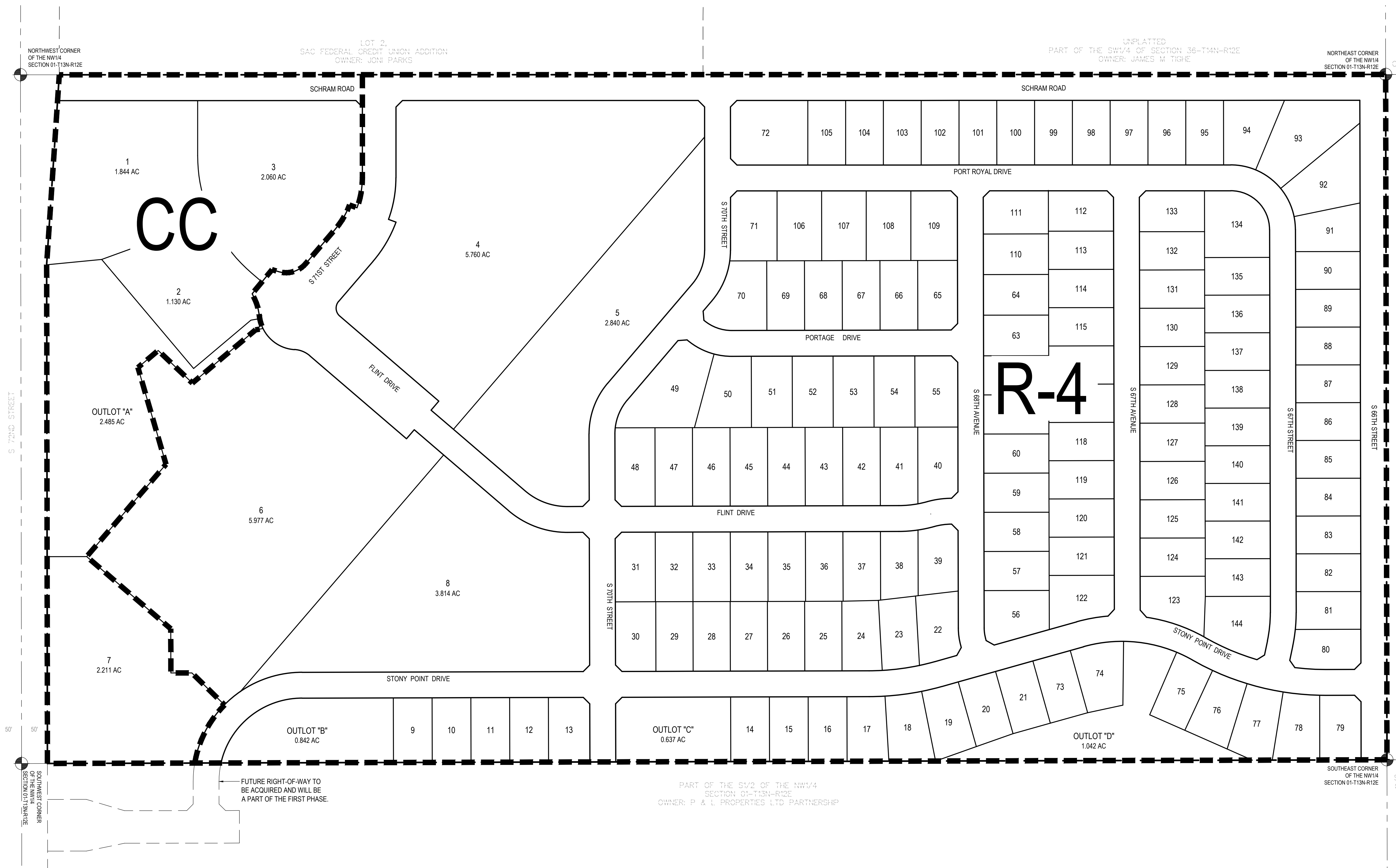


LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- CHANGE OF ZONE LINE

R-4 ZONING SETBACK TABLE (LOTS 4 - 6 & 8 - 144 & OUTLOTS "B" - "D")	
FRONT YARD	25'
INTERIOR SIDE YARD	10'
STREET SIDE YARD	15'
REAR YARD	20'

CC ZONING SETBACK TABLE (LOTS 1-3, & 7 & OL "A")	
FRONT YARD	15'
INTERIOR SIDE YARD	10'
STREET SIDE YARD	10'
REAR YARD	10'



FUTURE RIGHT-OF-WAY TO BE ACQUIRED AND WILL BE A PART OF THE FIRST PHASE.

PART OF THE SW1/4 OF THE NW1/4 SECTION 01-T13N-R12E
OWNER: P & L PROPERTIES LTD PARTNERSHIP

TAX LOT 2 SECTION 01-T13N-R12E
OWNER: VANDEVENTER TOWERS LLC

E & A CONSULTING GROUP, INC.
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E & A CONSULTING GROUP, INC.
Engineering Answers
SEVENTY TWO PLACE
LOTS 1 THRU 144 & OUTLOTS "A" THRU "D"
PAPILLION, NEBRASKA

CHANGE OF ZONE EXHIBIT

Revisions	Date	Description
1	02-11-2019	REVISED PER CITY COMMENTS
2	03-15-2019	REVISED PER PLANNING COMMISSION REPORT
3	04-12-2020	REVISED PER PLANNING COMMISSION REPORT

Date: 02-11-2019
 Designed By: JRS
 Drawn By: ECL
 Scale: 1" = 100'
 Sheet: 1 of 1