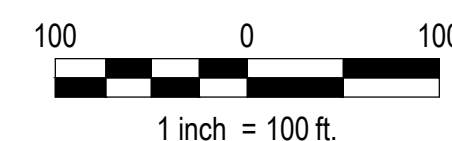


SOUTHBROOK

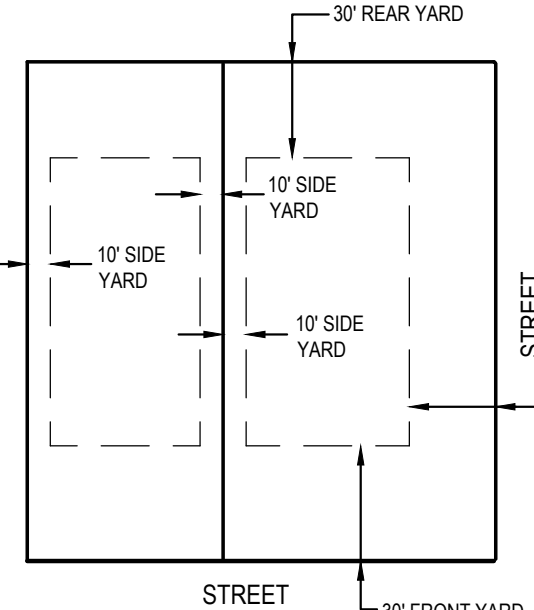
LOTS 1 THRU 196 & OUTLOTS "A" THRU "F" INCLUSIVE

A TRACT OF LAND LOCATED IN PART OF THE E1/2 OF THE SE1/4 OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- EXIST. SECTION CORNER
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES
- 5/8" REBAR SET WITH CAP #608



R-2 ZONING SETBACK REQUIREMENTS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, SOUTHBROOK DEVELOPMENT, LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE 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 SOUTHBROOK (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, DRIVES 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, CENTURYLINK AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRICAL CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5) WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT-FOOT (8) WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN-FOOT (16) 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, SAID SIXTEEN-FOOT (16) WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8) WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED, AND WE FURTHER GRANT A PERPETUAL EASEMENT TO THE CITY OF PAVILLION AND 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-FOOT (5) WIDE STRIP OF LAND ABUTTING ALL STREETS, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT HWAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREBY GRANTED. A PERMANENT STORM WATER DRAINAGE EASEMENT IS GRANTED OVER ALL PROPERTIES EXCEPT WHERE HOUSE STRUCTURES EXIST TO PROVIDE FOR THE POSITIVE FLOW OF WATER DRAINAGE FROM ONE PROPERTY TO ANOTHER.

SOUTHBROOK DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY,
BY THE HOME COMPANY, LLC, ITS ADMINISTRATIVE MEMBER,
BY BOYER YOUNG DEVELOPMENT COMPANY, ITS MEMBER,

BY:
TIMOTHY W. YOUNG, PRESIDENT DATE

ACKNOWLEDGEMENT OF NOTARY

ON THIS DAY OF BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME TIMOTHY W. YOUNG KNOWN TO ME TO BE THE PRESIDENT OF BOYER YOUNG DEVELOPMENT COMPANY, MEMBER OF THE HOME COMPANY, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, THE ADMINISTRATIVE MEMBER OF SOUTHBROOK DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME 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 AS SUCH OFFICER OF SAID CORPORATION.

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

NOTARY PUBLIC

APPROVAL OF PAVILLION CITY ENGINEER

THIS SUBDIVISION OF SOUTHBROOK WAS APPROVED BY THE PAVILLION CITY ENGINEER THIS DAY OF 20.

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

LOT AREAS

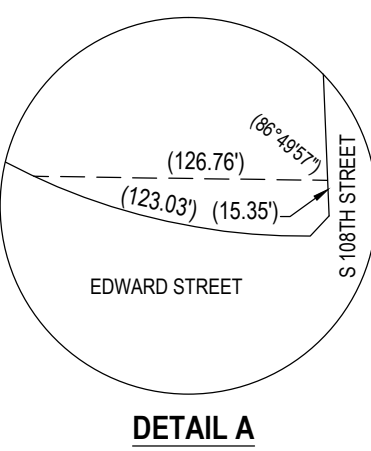
LOT NO.	SQ. FOOTAGE
1	13,108
2	10,708
3	11,412
4	11,859
5	19,257
6	15,129
7	17,567
8	22,283
9	12,943
10	11,294
11	11,294
12	11,897
13	11,403
14	10,800
15	10,800
16	10,800
17	10,800
18	10,830
19	10,919
20	10,258
21	10,254
22	10,250
23	10,246
24	10,242
25	10,238
26	10,234
27	10,230
28	10,226
29	10,222
30	10,218
31	10,225
32	10,838
33	11,172
34	10,573
35	10,559
36	10,559
37	10,559
38	10,559
39	10,559
40	10,559
41	11,388
42	12,329
43	10,559
44	10,559
45	11,149
46	14,920
47	10,509
48	10,453
49	11,283
50	12,223
51	10,453
52	10,453
53	10,453
54	10,453
55	10,453
56	10,453
57	10,475
58	11,067
59	11,218
60	10,582
61	10,594
62	10,594
63	10,594
64	10,594
65	10,594
66	10,594

LOT AREAS

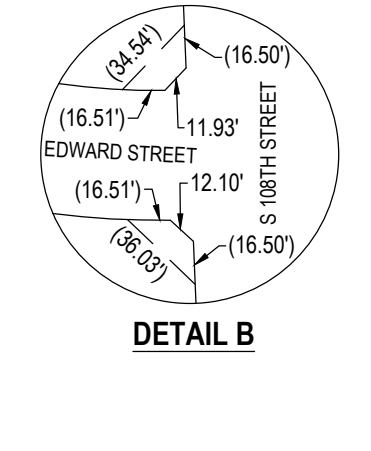
LOT NO.	SQ. FOOTAGE
67	11,914
68	12,223
69	12,202
70	14,559
71	12,621
72	10,921
73	12,793
74	12,183
75	10,560
76	10,560
77	10,560
78	10,560
79	10,560
80	10,560
81	10,560
82	11,727
83	11,340
84	10,158
85	9,908
86	9,898
87	9,898
88	10,158
89	10,158
90	10,140
91	12,228
92	17,219
93	10,607
94	10,611
95	10,611
96	10,611
97	10,611
98	10,611
99	11,266
100	10,943
101	10,800
102	10,800
103	10,800
104	10,800
105	10,800
106	11,403
107	11,724
108	10,044
109	10,560
110	10,032
111	10,032
112	10,032
113	10,560
114	10,032
115	12,051
116	11,290
117	10,325
118	10,073
119	10,070
120	10,068
121	10,065
122	10,063
123	10,060
124	10,587
125	12,460
126	12,361
127	10,706
128	10,703
129	10,701
130	10,698
131	10,695
132	10,701

LOT AREAS

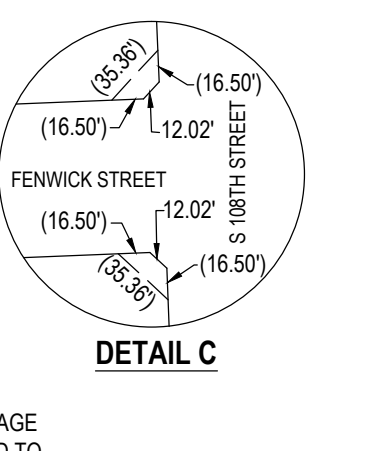
LOT NO.	SQ. FOOTAGE
133	10,689
134	10,685
135	11,806
136	11,692
137	10,560
138	10,560
139	10,560
140	10,560
141	10,560
142	10,560
143	10,560
144	10,567
145	11,494
146	12,178
147	10,080
148	10,080
149	10,080
150	10,080
151	10,344
152	10,344
153	10,344
154	10,393
155	11,184
156	10,775
157	10,158
158	10,158
159	10,158
160	10,158
161	10,158
162	10,158
163	10,158
164	10,158
165	13,208
166	13,108
167	10,400
168	10,400
169	10,400
170	10,400
171	10,400
172	10,400
173	10,400
174	10,400
175	11,243
176	10,611
177	10,607
178	10,602
179	10,598
180	10,594
181	10,589
182	10,585
183	12,448
184	17,458
185	12,791
186	10,800
187	10,800
188	10,800
189	11,682
190	12,728
191	11,559
192	10,800
193	10,800
194	10,800
195	10,800
196	12,158



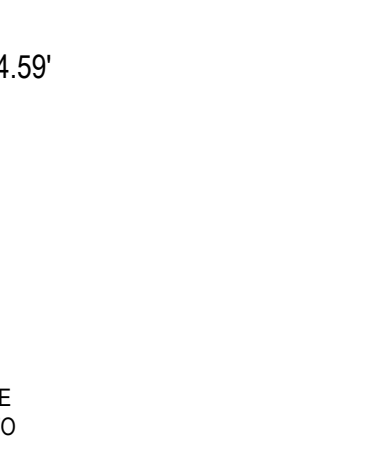
DETAIL A



DETAIL B



DETAIL C



DETAIL D

POINT OF BEGINNING S87°19'23"W 79.95'

NORTHEAST CORNER OF THE SE 1/4 SECTION 32, T14N, R12E COMMENCING POINT

PERMANENT SANITARY SEWER EASEMENT GRANTED TO SID 301 AND THE CITY OF PAVILLION SEE NOTE 11

PROPOSED ENTRANCE SIGNAGE EASEMENT TO BE DEDICATED TO THE SUBDIVIDER SEE NOTE 11

PROPOSED ENTRANCE SIGNAGE EASEMENT TO BE DEDICATED TO THE SUBDIVIDER SEE NOTE 11

PROPOSED ENTRANCE SIGNAGE EASEMENT TO BE DEDICATED TO THE SUBDIVIDER SEE NOTE 11

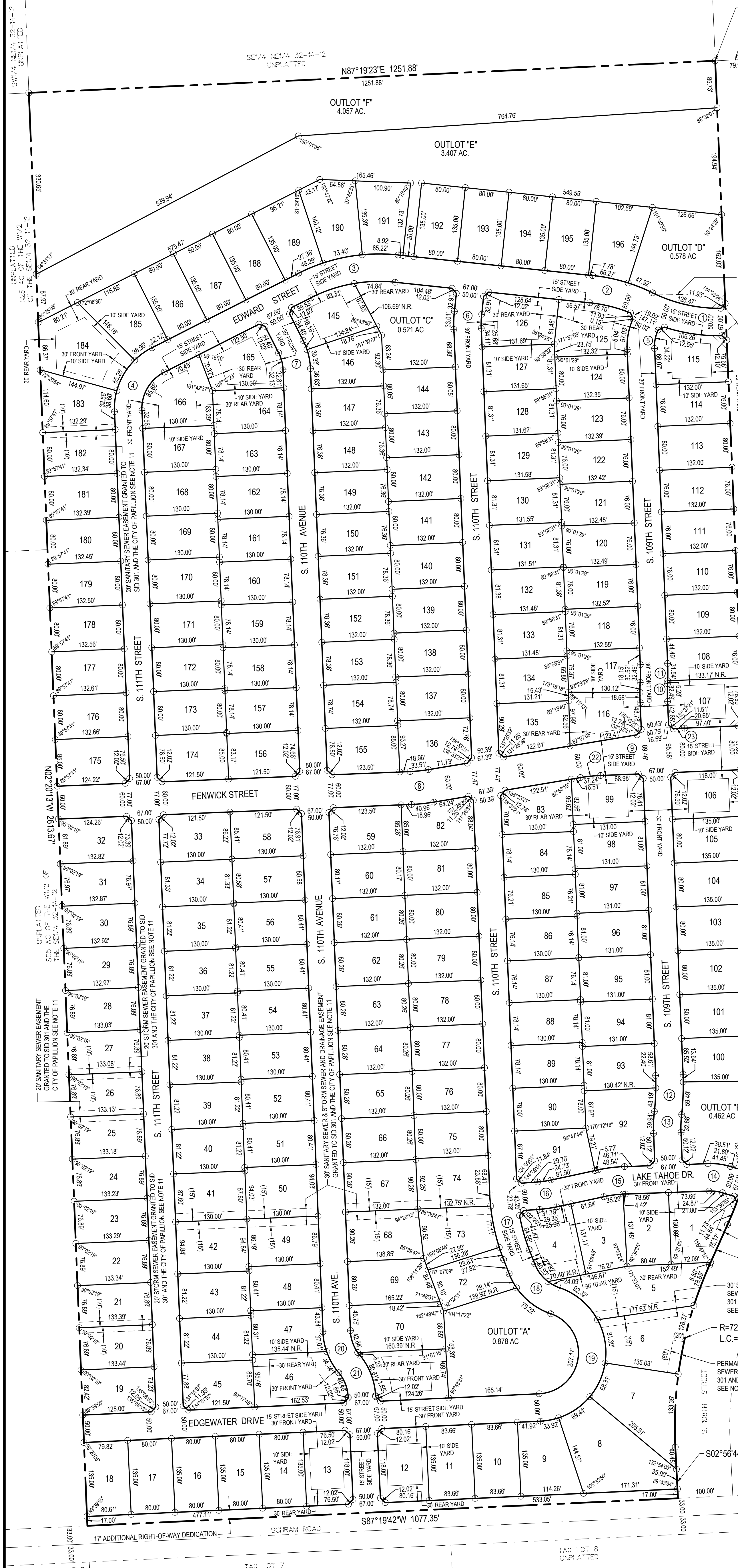
TAX LOT 12A UNPLATTED

PROPOSED ENTRANCE SIGNAGE EASEMENT TO BE DEDICATED TO THE SUBDIVIDER SEE NOTE 11

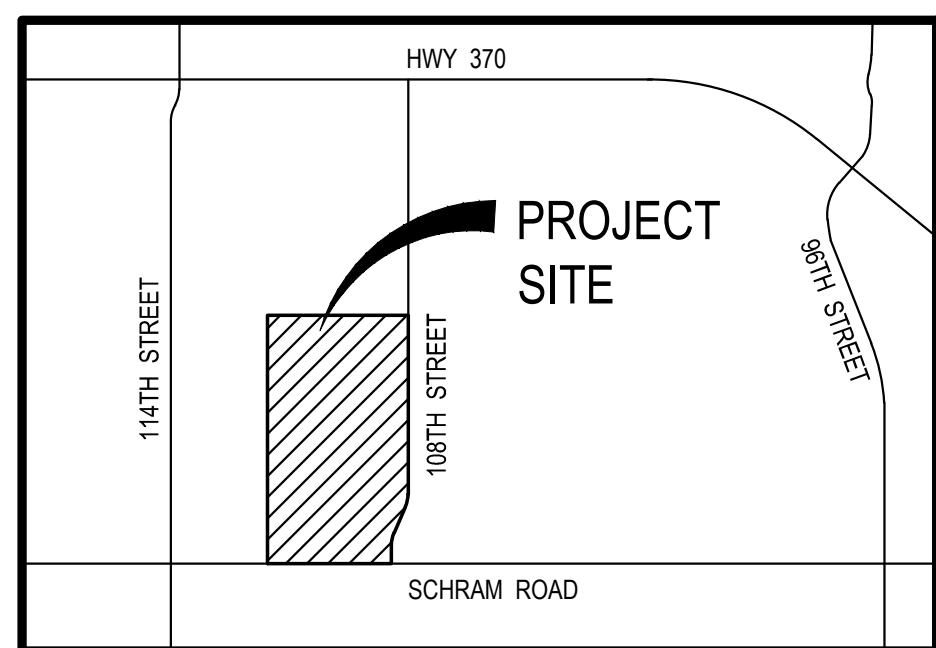
PERMANENT SANITARY SEWER AND STORM SEWER EASEMENT GRANTED TO SID 301 AND THE CITY OF PAVILLION SEE NOTE 11

TAX LOT 8 UNPLATTED

SOUTHEAST CORNER OF THE SE 1/4 SECTION 32, T14N, R12E



TAX LOT 7 UNPLATTED, TAX LOT 6 UNPLATTED, TAX LOT 5 UNPLATTED, TAX LOT 4 UNPLATTED, TAX LOT 3 UNPLATTED, TAX LOT 2 UNPLATTED, TAX LOT 1 UNPLATTED



VICINITY MAP

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AS SOUTHBROOK, A TRACT OF LAND LOCATED IN PART OF THE E1/2 OF THE SE1/4 OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SE1/4 OF SECTION 32; THENCE S87°19'23"W (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SE1/4 OF SECTION 32 A DISTANCE OF 79.95 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 108TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF S. 108TH STREET ON THE FOLLOWING FIVE (5) COURSES; THENCE S02°23'27"E, A DISTANCE OF 1843.38 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 620.00 FEET, A DISTANCE OF 281.15 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S10°53'45"W, A DISTANCE OF 284.59 FEET; THENCE S24°10'40"W, A DISTANCE OF 80.67 FEET; THENCE ON A CURVE TO THE LEFT WITH AN RADIUS OF 720.00 FEET, A DISTANCE OF 340.61 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S10°36'40"W, A DISTANCE OF 337.45 FEET; THENCE S02°38'46"E, A DISTANCE OF 83.38 FEET TO THE POINT OF INTERSECTION SAID WESTERLY RIGHT-OF-WAY LINE OF 108TH STREET AND THE NORTH RIGHT-OF-WAY LINE OF SCHRAM ROAD; THENCE S87°19'23"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF SCHRAM ROAD, A DISTANCE OF 1077.35 FEET TO A POINT ON THE WEST LINE AND E1/2 OF SAID SECTION 32; THENCE N02°20'17"W ALONG SAID WEST LINE OF THE E1/2 OF SAID SECTION 32, A DISTANCE OF 2613.67 FEET TO THE NORTHWEST CORNER SAID E1/2 OF THE SE1/4 SECTION 32; THENCE N87°19'23"E ALONG SAID NORTH LINE OF THE SE1/4 OF SECTION 32, A DISTANCE OF 1251.88 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 3,195,669 SQUARE FEET OR 73.362 ACRES, MORE OR LESS.

ERIC A. SCHABEN L.S. 608 DATE

APPROVAL OF PAVILLION PLANNING COMMISSION

THIS SUBDIVISION OF SOUTHBROOK WAS APPROVED BY THE PAVILLION PLANNING COMMISSION.

MICHAEL MALLORY DATE
CHAIRPERSON, PAVILLION PLANNING COMMISSION

SARPY 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.

SARPY COUNTY TREASURER DATE

APPROVAL BY PAVILLION CITY COUNCIL

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

DAVID P. BLACK, MAYOR DATE

ATTEST:
ELIZABETH BUTLER, CITY CLERK

NOTES:

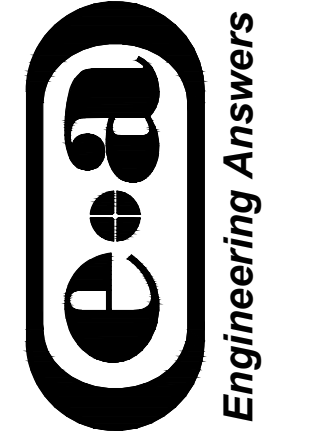
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
- A STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOTS "A", "B", "C", "D" & "E". A SANITARY SEWER EASEMENT IS GRANTED OVER THE WEST 3/4 OF OUTLOT "D".
- THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT EIGHT AND A HALF FEET (8.5) RADI FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 108TH STREET OR TO SCHRAM ROAD FROM ANY LOTS AND OUTLOTS "B", "D", "E" AND "F" ABUTTING SAID STREETS OR ROADS.
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO FENWICK STREET FROM ANY LOTS ABUTTING SAID DRIVE.
- TEMPORARY AND PERMANENT BASINS LOCATED ON OUTLOTS SHALL BE GRADED BY THE DEVELOPER. PERMANENT PIPING FOR THE BASINS MAY BE PAID FOR BY THE S.I.D. AS A GENERAL OBLIGATION. RESPONSIBILITY AND PAYMENT FOR THE MAINTENANCE OF BASINS SHALL BE AS FOLLOWS: GRAVITY MASS GRADING BY DEVELOPER, AFTER MASS GRADING AND UNTIL PUBLIC IMPROVEMENTS COMPLETED BY S.I.D., AFTER COMPLETION OF PUBLIC IMPROVEMENTS BY THE DEVELOPER OR HOME OWNERS ASSOCIATION.
- OUTLOTS "A", "B", "C", "D" AND "E" SHALL BE USED FOR PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT FACILITIES. THESE OUTLOTS SHALL BE OWNED AND MAINTAINED PRIVATELY BY THE DEVELOPER OR HOMEOWNERS ASSOCIATION, EXCEPT AS NOTED IN NOTE 7.
- OUTLOT "F" IS NOT INTENDED TO BE BUILT UPON WITH THE SOUTHBROOK DEVELOPMENT. IT IS ANTICIPATED THAT OUTLOT "F" WILL BE INCORPORATED WITH A FUTURE DEVELOPMENT. TO THE NORTH, UNTIL OUTLOT "F" IS DEVELOPED IT SHALL BE OWNED AND MAINTAINED PRIVATELY BY THE DEVELOPER.
- ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
- ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.
- DIRECT VEHICULAR ACCESS TO EDWARD STREET FROM LOT 115 SHALL BE PROHIBITED.
- DIRECT VEHICULAR ACCESS TO LAKE TAHOE DRIVE FROM LOT 1 SHALL BE ONLY PERMITTED FROM THE WESTERLY 73.66' OF LOT 1.
- DIRECT VEHICULAR ACCESS TO S. 110TH AVENUE FROM LOTS 12 AND 13 SHALL BE PROHIBITED.

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF SOUTHBROOK WAS REVIEWED BY THE THE SARPY COUNTY SURVEYORS OFFICE THIS DAY OF 20.

COUNTY SURVEYOR / ENGINEER

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
130 North 117th Street, Omaha, NE 68154
Phone: 402.895.0100 Fax: 402.896.3999
www.eacg.com



SOUTHBROOK
PAVILLION, NEBRASKA

FINAL PLAT

Rev	Description	Date
1	Initial	07/07/2014
2	Revisions	