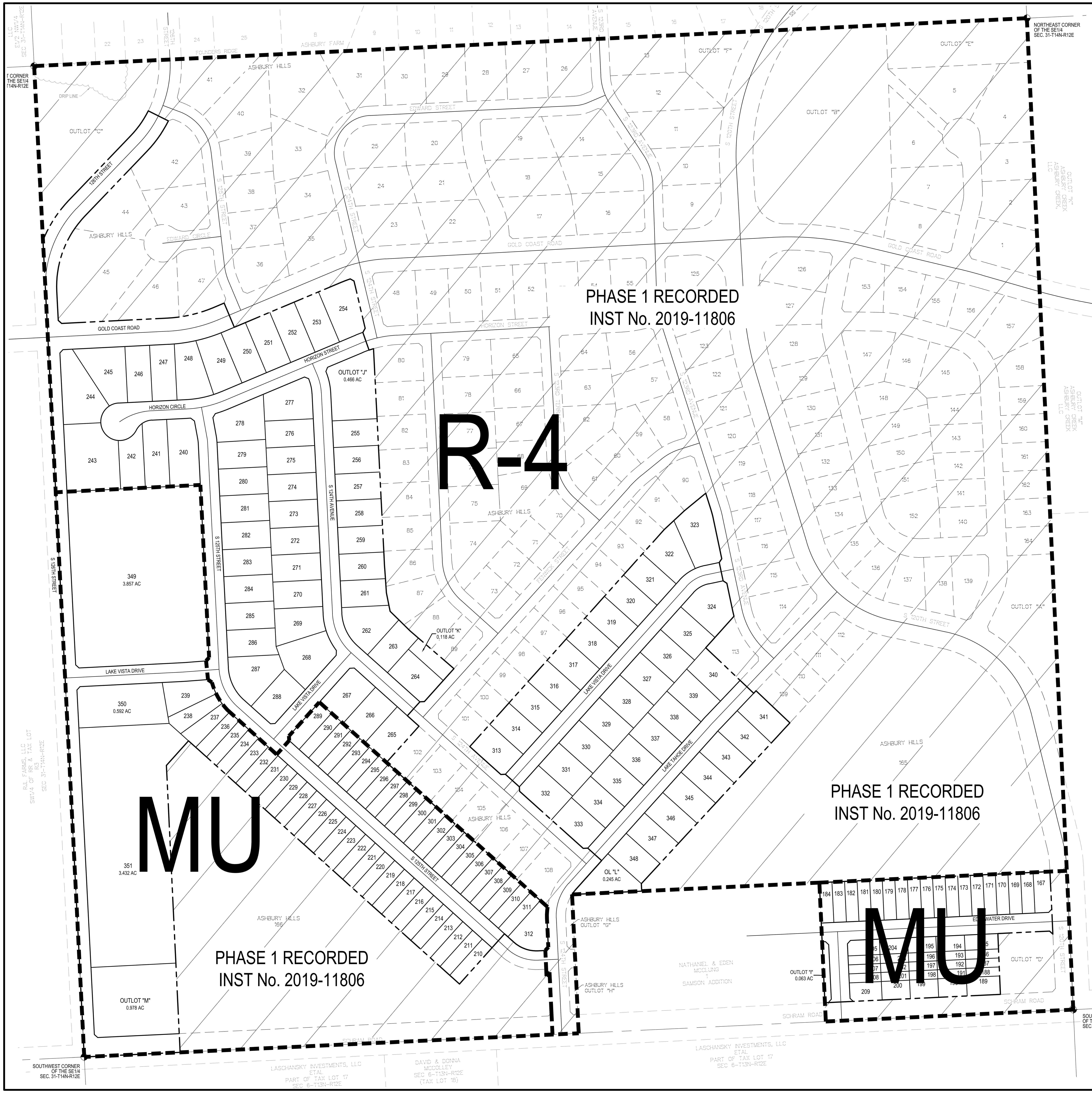

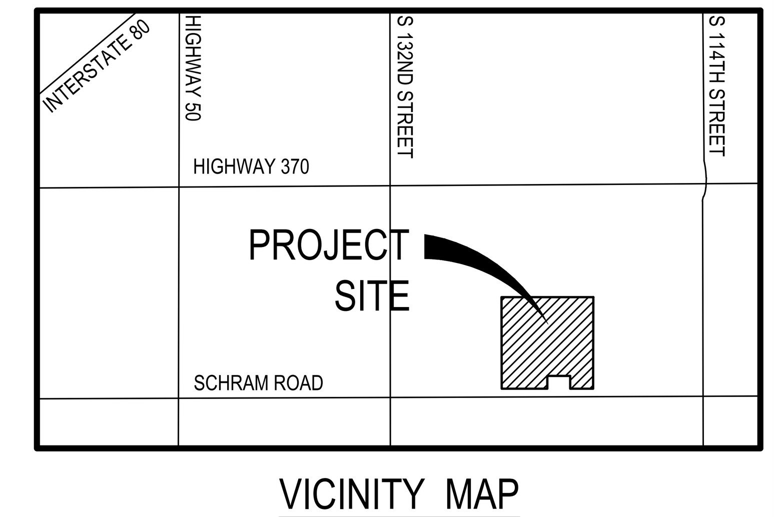

VICINITY MAP

100 0 100
1 inch = 100 ft.

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- ZONING LINE

ASHBURY HILLS

LOTS 167 THRU 351 & OUTLOTS "I" THRU "M" INCLUSIVE

A TRACT OF LAND BEING PART OF THE SE1/4 OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF THE SE1/4 OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TRACT 1

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, SAMSON ADDITION, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 31, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE SCHRAM ROAD; THENCE N02°39'04"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID LOT 1, SAMSON ADDITION, A DISTANCE OF 320.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAMSON ADDITION, SAID POINT ALSO BEING ON THE SOUTH LINE OF LOT 165, ASHBURY HILLS, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 31; THENCE N87°15'26"E ALONG SAID SOUTH LINE OF LOT 165, ASHBURY HILLS, A DISTANCE OF 616.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 165, SAMSON ADDITION, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 120TH STREET; THENCE S02°40'59"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH 120TH STREET, A DISTANCE OF 167.16 FEET TO THE NORTHEAST CORNER OF OUTLOT "D", ASHBURY HILLS, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 31; THENCE N47°40'59"W ALONG THE NORTH LINE OF SAID OUTLOT "D", ASHBURY HILLS, A DISTANCE OF 12.02 FEET; THENCE S87°19'01"W ALONG SAID NORTH LINE OF OUTLOT "D", ASHBURY HILLS, A DISTANCE OF 138.17 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "D", ASHBURY HILLS; THENCE S02°23'54"E ALONG THE WEST LINE OF SAID OUTLOT "D", ASHBURY HILLS, A DISTANCE OF 162.48 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "D", ASHBURY HILLS, SAID POINT ALSO BEING ON SAID NORTHERLY RIGHT-OF-WAY LINE SCHRAM ROAD; THENCE S87°15'46"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SCHRAM ROAD, A DISTANCE OF 468.99 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH

TRACT 2
BEGINNING AT THE SOUTHEAST CORNER OF LOT 109, ASHBURY HILLS, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 31, SAID POINT ALSO BEING ON THE WEST LINE OF LOT 165, SAID ASHBURY HILLS; THENCE S42°44'15"W (ASSUMED BEARING) ALONG SAID WEST LINE OF LOT 165, ASHBURY HILLS, A DISTANCE OF 584.22 FEET; THENCE S02°44'34"E ALONG SAID WEST LINE OF LOT 165, ASHBURY HILLS, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 165, ASHBURY HILLS, SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 1, SAMSON ADDITION, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 31; THENCE S87°15'26"W ALONG SAID NORTH LINE OF LOT 1, SAMSON ADDITION, A DISTANCE OF 186.10 FEET TO A POINT ON THE EAST LINE OF OUTLOT "G", SAID ASHBURY HILLS; THENCE N02°44'30"W ALONG SAID EAST LINE OF OUTLOT "G", ASHBURY HILLS, A DISTANCE OF 0.46 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "G", ASHBURY HILLS, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 124TH STREET; THENCE NORTHEASTERLY ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 124TH STREET ON A CURVE TO THE RIGHT WITH A RADIUS OF 105.00 FEET, A DISTANCE OF 15.96 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N37°32'37"E, A DISTANCE OF 15.94 FEET; THENCE N41°53'49"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH 124TH STREET, A DISTANCE OF 103.73 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 124TH STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH 124TH AVENUE; THENCE NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH 124TH AVENUE ON THE FOLLOWING SEVEN (7) DESCRIBED COURSES; (1) THENCE N48°06'11"W, A DISTANCE OF 50.00 FEET; (2) THENCE S86°53'49"W, A DISTANCE OF 12.02 FEET; (3) THENCE N48°06'11"W, A DISTANCE OF 228.16 FEET; (4) THENCE N03°06'11"W, A DISTANCE OF 12.02 FEET; (5) THENCE N48°06'11"W, A DISTANCE OF 50.00 FEET; (6) THENCE S86°53'49"W, A DISTANCE OF 12.02 FEET; (7) THENCE N48°06'11"W, A DISTANCE OF 111.52 FEET TO THE SOUTHEAST CORNER OF LOT 101, SAID ASHBURY HILLS; THENCE NORTHEASTERLY ALONG THE EAST LINE OF LOTS 90 THRU 101, SAID ASHBURY HILLS ON THE FOLLOWING THREE (3) DESCRIBED COURSES; (1) THENCE N41°51'30"E, A DISTANCE OF 777.69 FEET; (2) THENCE N47°02'13"E, A DISTANCE OF 73.58 FEET; (3) THENCE N50°33'42"E, A DISTANCE OF 73.73 FEET TO THE NORTHEAST CORNER OF SAID LOT 90, ASHBURY HILLS, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH 123RD AVENUE ON THE FOLLOWING EIGHT (8) DESCRIBED COURSES; (1) THENCE S17°45'31"E, A DISTANCE OF 43.81 FEET; (2) THENCE ON A CURVE TO RIGHT WITH A RADIUS OF 275.00 FEET, A DISTANCE OF 28.26 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S14°48'53"E, A DISTANCE OF 28.25 FEET; (3) THENCE S11°52'14"E, A DISTANCE OF 108.04 FEET; (4) THENCE S33°07'46"W, A DISTANCE OF 12.02 FEET; (5) THENCE S11°52'14"E, A DISTANCE OF 50.00 FEET; (6) THENCE S56°52'14"E, A DISTANCE OF 12.02 FEET; (7) THENCE S11°52'14"E, A DISTANCE OF 74.71 FEET; (8) THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 235.79 FEET, A DISTANCE OF 15.21 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S13°43'06"E, A DISTANCE OF 15.21 FEET TO THE NORTHWEST CORNER OF LOT 113, SAID ASHBURY HILLS; THENCE S41°53'49"W ALONG THE WEST LINE OF SAID LOT 113, ASHBURY HILLS, A DISTANCE OF 112.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 113, ASHBURY HILLS; THENCE S46°29'28"E ALONG THE SOUTH LINE OF SAID LOT 113, ASHBURY HILLS AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 176.50 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WINDSOR DRIVE; THENCE N43°30'32"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF WINDSOR DRIVE, A DISTANCE OF 9.14 FEET TO THE SOUTHWEST CORNER OF SAID LOT 109, ASHBURY HILLS; THENCE S46°29'28"E ALONG THE SOUTH LINE OF SAID LOT 109, ASHBURY HILLS, A DISTANCE OF 124.41 FEET TO A POINT OF BEGINNING.

AND TOGETHER WITH

TRACT 3
BEGINNING AT THE SOUTHWEST CORNER OF SAID SE1/4 OF SECTION 31; THENCE N02°53'45"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SE1/4 OF SECTION 31, A DISTANCE OF 2181.87 FEET TO THE SOUTHWEST CORNER OF OUTLOT "C", ASHBURY HILLS, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 31, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 126TH STREET; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID OUTLOT "C", ASHBURY HILLS, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH 126TH STREET ON THE FOLLOWING THREE (3) DESCRIBED COURSES; (1) THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 330.00, A DISTANCE OF 126.93 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N32°44'34"E, A DISTANCE OF 126.14 FEET; (2) THENCE N43°45'41"E, A DISTANCE OF 240.53 FEET; (3) THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS 270.00 FEET, A DISTANCE OF 81.02 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N35°09'53"E, A DISTANCE OF 80.72 FEET; THENCE S63°33'56"E, A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 42, SAID ASHBURY HILLS, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH 126TH STREET; THENCE ALONG THE WESTERLY LINE OF LOT 42, AND LOTS 44 THRU 45, SAID ASHBURY HILLS, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH 126TH STREET ON THE FOLLOWING FOUR (4) DESCRIBED COURSES; (1) THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 330.00 FEET, A DISTANCE OF 99.17 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S35°09'09"W, A DISTANCE OF 98.79 FEET; (2) THENCE S43°45'41"W, A DISTANCE OF 240.53 FEET; (3) THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 270.00 FEET, A DISTANCE OF 219.87 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S20°25'58"W, A DISTANCE OF 213.84 FEET; (4) THENCE S02°53'45"E, A DISTANCE OF 77.81 FEET TO THE SOUTHWEST CORNER OF SAID LOT 45, ASHBURY HILLS; THENCE EASTERLY ON THE SOUTH LINE OF LOTS 45 THRU 47, SAID ASHBURY HILLS ON THE FOLLOWING FOUR (4) DESCRIBED COURSES; (1) THENCE S47°53'45"E, A DISTANCE OF 12.02 FEET; (2) THENCE N87°06'15"E, A DISTANCE OF 282.62 FEET; (3) THENCE NORTHEASTERLY WITH A CURVE TO THE LEFT WITH A RADIUS OF 365.00 FEET, A DISTANCE OF 126.76 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N77°09'18"E, A DISTANCE OF 126.12 FEET; (4) THENCE N67°12'22"E, A DISTANCE OF 31.13 FEET; THENCE S22°47'38"E, A DISTANCE OF 70.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GOLD COAST ROAD; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF GOLD COAST ROAD ON THE FOLLOWING THREE (3) DESCRIBED COURSES; (1) THENCE N67°12'22"E, A DISTANCE OF 308.65 FEET; (2) THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 365.00 FEET, A DISTANCE OF 26.75 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N69°18'21"E, A DISTANCE OF 26.75 FEET; (3) THENCE S60°35'28"E, A DISTANCE OF 11.52 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF GOLD COAST ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 124TH STREET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH 124TH STREET ON THE FOLLOWING THREE (3) DESCRIBED COURSES; (1) THENCE S13°15'17"E, A DISTANCE OF 129.63 FEET; (2) THENCE S29°09'54"W, A DISTANCE OF 12.55 FEET; (3) THENCE S19°09'53"E, A DISTANCE OF 50.00 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH 124TH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF HORIZON STREET; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF HORIZON STREET ON A CURVE TO THE RIGHT WITH A RADIUS OF 275.00 FEET, A DISTANCE OF 12.64 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N72°09'06"E, A DISTANCE OF 12.64 FEET TO THE NORTHWEST CORNER OF LOT 80, SAID ASHBURY HILLS; THENCE SOUTHERLY ALONG THE WEST LINE OF LOTS 80 THRU 89, SAID ASHBURY HILLS ON THE FOLLOWING FIVE (5) DESCRIBED COURSES; (1) THENCE S02°54'03"E, A DISTANCE OF 577.82 FEET; (2) THENCE S03°59'42"E, A DISTANCE OF 74.49 FEET; (3) THENCE S11°18'29"E, A DISTANCE OF 50.59 FEET; (4) THENCE S45°34'25"E, A DISTANCE OF 74.55 FEET; (5) THENCE S49°15'59"E, A DISTANCE OF 154.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 89, ASHBURY HILLS, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF FENWICK STREET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF FENWICK STREET ON THE FOLLOWING THREE (3) DESCRIBED COURSES; (1) THENCE S41°53'49"W, A DISTANCE OF 118.02 FEET; (2) THENCE S86°53'49"W, A DISTANCE OF 12.02; (3) THENCE S41°53'49"W, A DISTANCE OF 50.00 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF FENWICK STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH 124TH AVENUE; THENCE S48°06'11"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH 124TH AVENUE, A DISTANCE OF 41.62 FEET TO THE NORTHWEST CORNER OF LOT 102, SAID ASHBURY HILLS; THENCE S41°53'49"W ALONG THE WEST LINE OF SAID LOT 102, ASHBURY HILLS, A DISTANCE OF 130.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 102, ASHBURY HILLS; THENCE S48°06'11"E ALONG THE SOUTH LINE OF LOTS 102 THRU 108, SAID ASHBURY HILLS, A DISTANCE OF 577.83 FEET TO THE SOUTHEAST CORNER OF SAID LOT 108, ASHBURY HILLS, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 124TH STREET; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 124TH STREET ON THE FOLLOWING THREE (3) DESCRIBED COURSES; (1) THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 155.00 FEET, A DISTANCE OF 31.06 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S03°00'12"W, A DISTANCE OF 31.01 FEET; (2) THENCE S02°44'14"E, A DISTANCE OF 76.22 FEET; (3) THENCE S42°15'46"W, A DISTANCE OF 12.02 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH 124TH STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH 125TH STREET; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTH 125TH STREET ON THE FOLLOWING THREE (3) DESCRIBED COURSES; (1) THENCE S87°15'46"W, A DISTANCE OF 19.42 FEET; (2) THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 90.01 FEET, A DISTANCE OF 70.12 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N70°25'13"W, A DISTANCE OF 68.36 FEET; (3) THENCE N48°06'11"W, A DISTANCE OF 33.69 FEET; THENCE WESTERLY ALONG THE NORTHERLY LINE OF LOT 166, SAID ASHBURY HILLS AND THE EASTERLY EXTENSION THEREOF ON THE FOLLOWING THREE (3) DESCRIBED COURSES; (1) THENCE S41°53'49"W, 180.00 FEET; (2) THENCE N48°06'11"W, A DISTANCE OF 971.93 FEET; (3) THENCE S41°53'49"W, A DISTANCE OF 88.38 FEET TO THE NORTHWEST CORNER OF SAID LOT 166, ASHBURY HILLS; THENCE S02°44'14"E ALONG THE WEST LINE OF SAID LOT 166, ASHBURY HILLS, A DISTANCE OF 766.51 FEET TO A POINT ON THE SOUTH LINE OF SAID SE1/4 OF SECTION 31; THENCE S87°15'46"W ALONG SAID SOUTH LINE OF THE SE1/4 OF SECTION 31, A DISTANCE OF 256.21 FEET TO A POINT OF BEGINNING.

TOTAL AREA CONTAINS 2,142,130 SQUARE FEET OR 49.177 ACRES, MORE OR LESS.

ZONING:

EXISTING	AG	
PROPOSED:	R-4, LOTS 240 THRU 288 AND 313 THRU 348	20.111 AC
	R-4, OUTLOTS "J", "K" & "L"	0.829 AC
	MU, LOTS 167 THRU 239, 289 THRU 312, AND 349 THRU 351	16.773 AC
	MU, OUTLOTS "I" & "M"	1.041 AC
	PROPOSED RIGHT-OF-WAY	10.423 AC
	TOTAL	49.177 AC

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Engineering Answers

ASHBURY HILLS
LOTS 167 THRU 351 & OUTLOTS "I" THRU "M"
PAPILLION, NEBRASKA

CHANGE OF ZONE EXHIBIT

Revisions		
No.	Date	Description

Proj No:	P2017.258.001
Date:	05/08/2020
Designed By:	KJH
Drawn By:	RP
Scale:	1" = 100'
Sheet:	1 of 1

Jeff Stoll 5/8/2020 4:33 PM K:\Projects\2017\258\p01\Plat\Preliminary Design\PP-REV-LAYOUT-000.dwg