



- 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 N07°15'20"E ALONG SAID SOUTH LINE OF LOT 165, ASHBURY HILLS, A DISTANCE OF 516.30 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°05'59"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 894.22 FEET, THENCE S02°44'54"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°15'28"W ALONG SAID NORTH LINE OF LOT 1, SAMSON ADDITION, A DISTANCE OF 196.19 FEET TO A POINT ON THE EAST LINE OF OUTLOT "G", SAID ASHBURY HILLS, THENCE N02°44'29"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 N04°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°52'14"E, 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 N04°06'11"W ALONG THE EAST LINE OF LOTS 90 THRU 101, SAID ASHBURY HILLS ON THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) THENCE N41°30'30"E, A DISTANCE OF 777.85 FEET, (2) THENCE N47°00'13"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 S43°31'43"E, A DISTANCE OF 43.31 FEET, (2) THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 275.00 FEET, A DISTANCE OF 28.25 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S14°45'47"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 S86°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 233.79 FEET, A DISTANCE OF 15.21 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S13°43'00"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°29'29"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°30'30"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°29'29"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 2181.81 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 120TH STREET, THENCE N04°06'11"W ALONG THE EASTERLY LINE OF SAID OUTLOT "C", ASHBURY HILLS, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 126TH STREET ON THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) THENCE N04°06'11"W, A DISTANCE OF 128.14 FEET, (2) THENCE N43°45'41"E, A DISTANCE OF 240.53 FEET, (3) THENCE N04°06'11"W, A DISTANCE OF 80.72 FEET, THENCE S03°39'29"E, A DISTANCE OF 80.00 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 120TH STREET, THENCE N04°06'11"W, A DISTANCE OF 240.53 FEET, (3) THENCE N04°06'11"W, A DISTANCE OF 219.80 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S20°25'58"W, A DISTANCE OF 218.84 FEET, (4) THENCE S02°53'45"E, A DISTANCE OF 77.81 FEET TO THE SOUTHWEST CORNER OF SAID LOT 43, ASHBURY HILLS, THENCE EASTERLY ON THE SOUTH LINE OF LOTS 46 THRU 47, SAID ASHBURY HILLS ON THE FOLLOWING FOUR (4) DESCRIBED COURSES: (1) THENCE S47°39'53"E, A DISTANCE OF 12.02 FEET, (2) THENCE N07°00'13"E, A DISTANCE OF 282.62 FEET, (3) THENCE N04°06'11"W, A DISTANCE 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 N07°12'22"E, A DISTANCE OF 31.13 FEET, THENCE S22°47'08"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 N07°12'22"E, A DISTANCE OF 308.65 FEET, (2) THENCE N04°06'11"W, A DISTANCE OF 365.00 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N09°18'21"E, A DISTANCE OF 26.75 FEET, (3) THENCE S60°39'29"E, A DISTANCE OF 26.75 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N09°18'21"E, A DISTANCE OF 26.75 FEET, (3) THENCE S60°39'29"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, A DISTANCE OF 12.35 FEET, (2) THENCE S19°09'53"E, A DISTANCE OF 59.50 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 N04°06'11"W, A DISTANCE OF 275.00 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N72°09'09"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 FEET, (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 S04°06'11"W, A DISTANCE OF 41.82 FEET TO THE NORTHWEST CORNER OF LOT 102, SAID ASHBURY HILLS, THENCE S41°53'49"W ALONG SAID NORTH 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 31.06 FEET, (2) THENCE S02°44'14"E, A DISTANCE OF 76.22 FEET, (3) THENCE S42°15'48"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 N04°06'11"W, A DISTANCE OF 194.75 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N72°09'09"E, A DISTANCE OF 88.38 FEET, (2) THENCE N48°06'11"W, A DISTANCE OF 33.69 FEET, THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID 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 87.93 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 78.51 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 "I" "K" & "L"	0.329 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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E & A CONSULTING GROUP, INC.
 Engineering Answers
 ASHBURY HILLS
 LOTS 167 THRU 351 & OUTLOTS "I" THRU "M"
 PAVILION, NEBRASKA

CHANGE OF ZONE EXHIBIT

File No.	Date	Description
P2017-250-01	05/09/2020	REVISED PER CITY COMMENTS
	03/20/20	REVISED PER CITY COMMENTS
	11/20/20	REVISED PER CITY COMMENTS
	02/10/20	REVISED PER CITY COMMENTS

Scale: 1" = 100'
 Date: 05/09/2020
 Drawn By: [Signature]
 Checked By: [Signature]