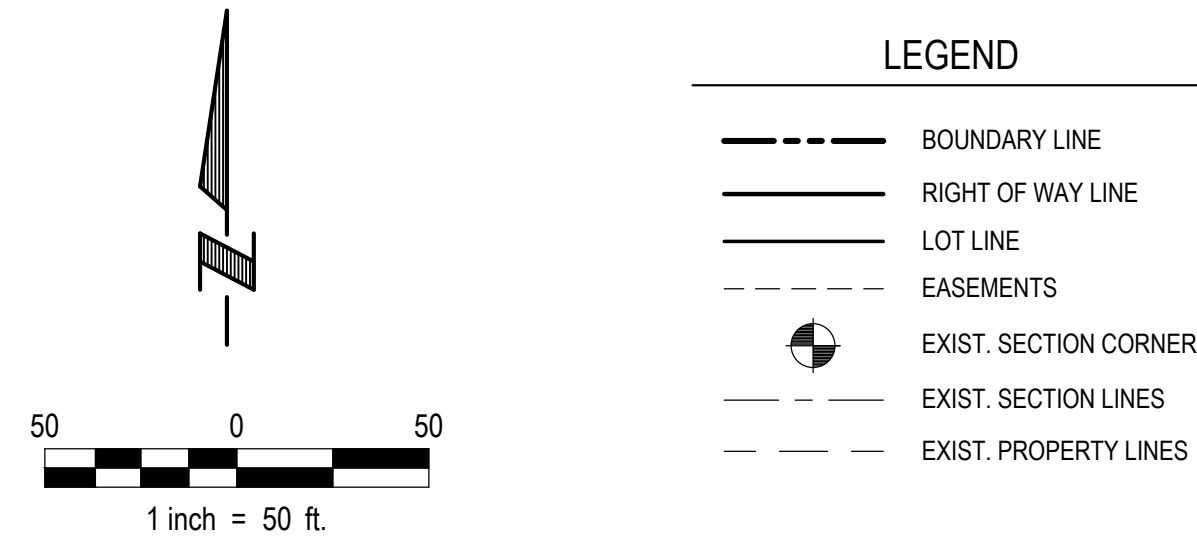


ASHBURY HILLS

LOTS 167 THRU 209 INCLUSIVE & OUTLOT "I"

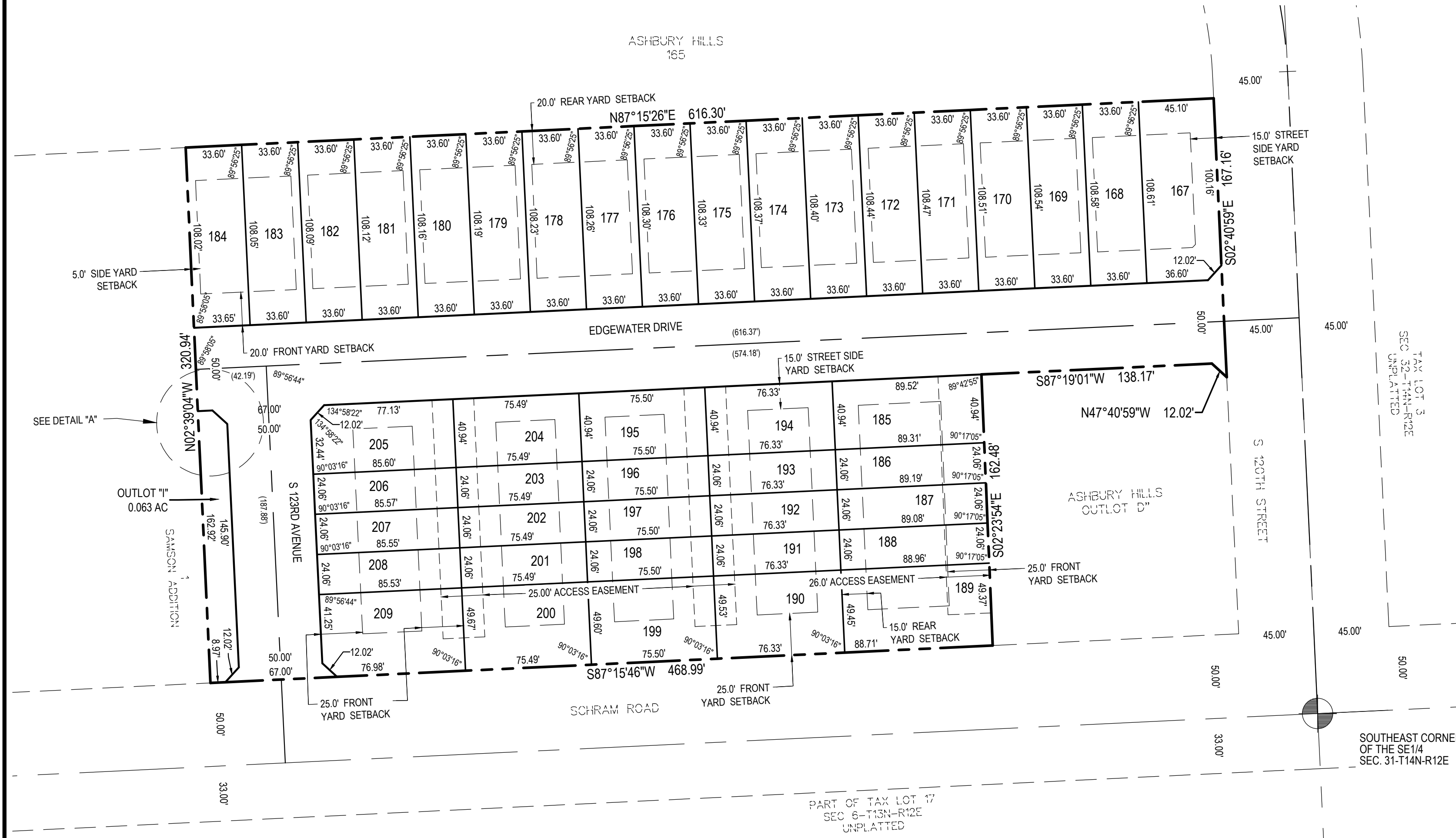
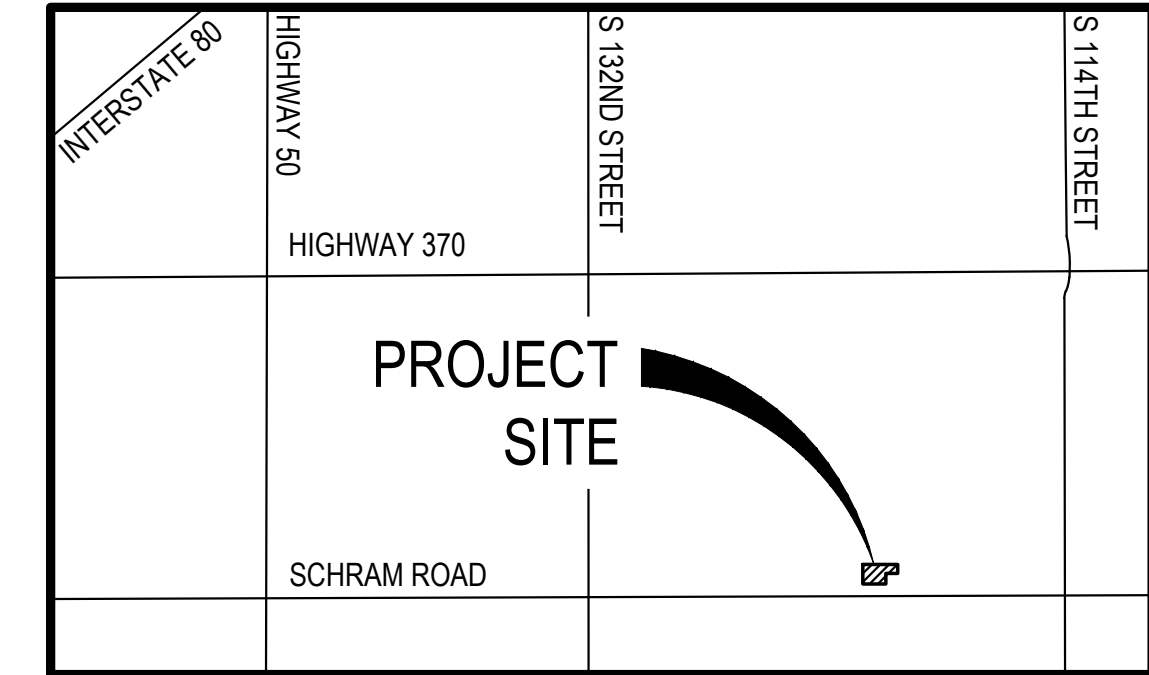
A TRACT OF LAND BEING PART OF THE SE1/4 OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



FRONT YARD	20'
INTERIOR SIDE YARD	0/5"
STREET SIDE YARD	15'
REAR YARD	20'

FRONT YARD	25'
INTERIOR SIDE YARD	0'
STREET SIDE YARD	15'
REAR YARD	15'

*INTERIOR SIDE YARD ALONG A COMMON WALL CAN BE SET A ZERO LOT SETBACK AS LONG AS THE OPPOSITE SIDE YARD IS AT THE NORMAL SIDE YARD SETBACK REQUIREMENT.



LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
167	4,864	182	3,632	197	1,816
168	3,649	183	3,631	198	1,816
169	3,648	184	3,633	199	3,742
170	3,647	185	3,661	200	3,747
171	3,645	186	2,147	201	1,816
172	3,644	187	2,144	202	1,816
173	3,643	188	2,141	203	1,816
174	3,642	189	4,389	204	3,091
175	3,641	190	3,778	205	3,469
176	3,639	191	1,836	206	2,059
177	3,638	192	1,836	207	2,058
178	3,637	193	1,836	208	2,058
179	3,636	194	3,125	209	4,214
180	3,635	195	3,091		
181	3,634	196	1,816		

NOTES:

- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 120TH STREET FROM LOT 167. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO SCHRAM ROAD FROM LOTS 189, 190, 199, 200, 209 AND OUTLOT "I".
- ACCESS FROM S 123RD AVENUE TO SCHRAM ROAD SHALL BE A PERMANENT RIGHT-IN/RIGHT-OUT ACCESS.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- 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 CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT (8.5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
- OUTLOT "I" IS INTENDED TO BE RESERVED FOR REDEVELOPMENT AND BE INCORPORATED WITH LOT 1, SAMSON ADDITION AT SUCH TIME THAT SAID LOT 1 IS PLATTED AND OWNED BY THE DEVELOPER. OUTLOT "I" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, SBS KAPITAL LLC, OWNER 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 ASHBURY HILLS (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, AVENUES 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 (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 METROPOLITAN UTILITIES DISTRICT AND/OR 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 (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.

SBS KAPITAL LLC

PETER KATT, MEMBER DATE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS _____ DAY OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME PETER KATT, MEMBER OF SBS KAPITAL 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 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 ASHBURY HILLS WAS APPROVED BY THE PAPILLION CITY ENGINEER THIS _____ DAY OF _____, 20____.

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

APPROVAL OF PAPILLION PLANNING COMMISSION

THIS SUBDIVISION OF ASHBURY HILLS 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

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 ASHBURY HILLS (THE LOTS NUMBERED AS SHOWN), 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:

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.

SAID TRACT OF LAND CONTAINS 173,990 SQUARE FEET OR 3.994 ACRES, MORE OR LESS.

JOHN W. VON DOLEN LS-579 DATE

APPROVAL BY PAPILLION CITY COUNCIL

THIS SUBDIVISION OF ASHBURY HILLS 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 ASHBURY HILLS WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE 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: 402.895.5599
www.eacg.com

ASHBURY HILLS
LOTS 167 THRU 209 INCLUSIVE AND OUTLOT "I"
PAPILLION, NEBRASKA

FINAL PLAT

Revisions	Date	Description
1	05/08/2020	REVISED PER CITY COMMENTS
2	7/17/2020	REVISED PER CITY COMMENTS
3	8/21/2020	REVISED PER CITY COMMENTS

Proj No: P2017-238-005
 Date: 05/08/2020
 Designed By: JRS
 Drawn By: JRS
 Scale: 1" = 50'
 Sheet: 1 of 1