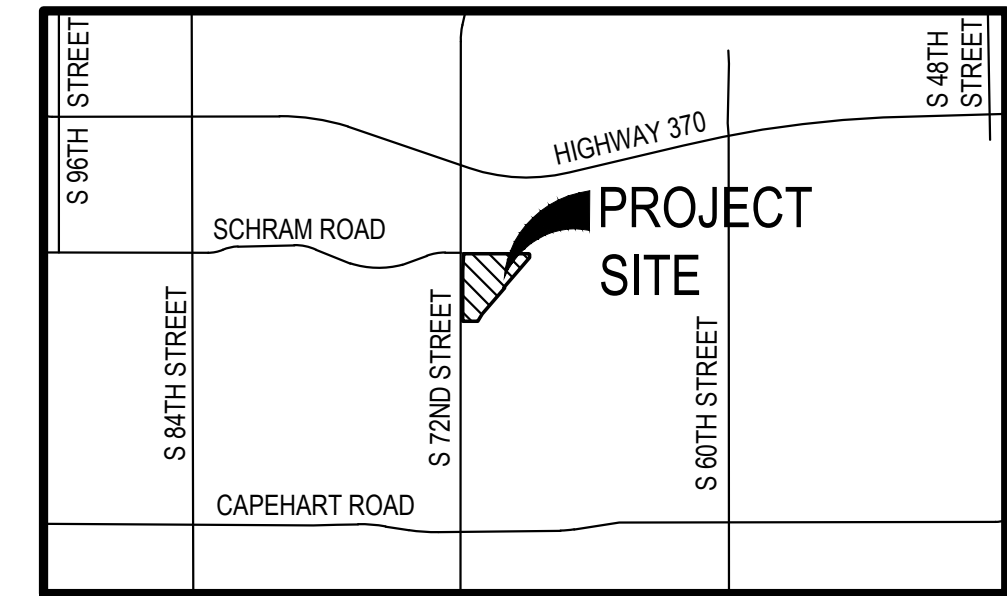


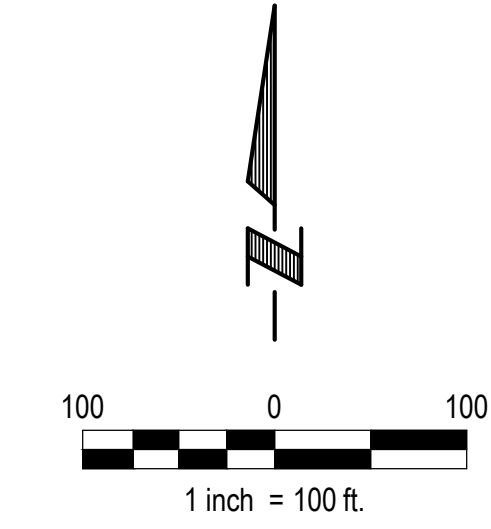
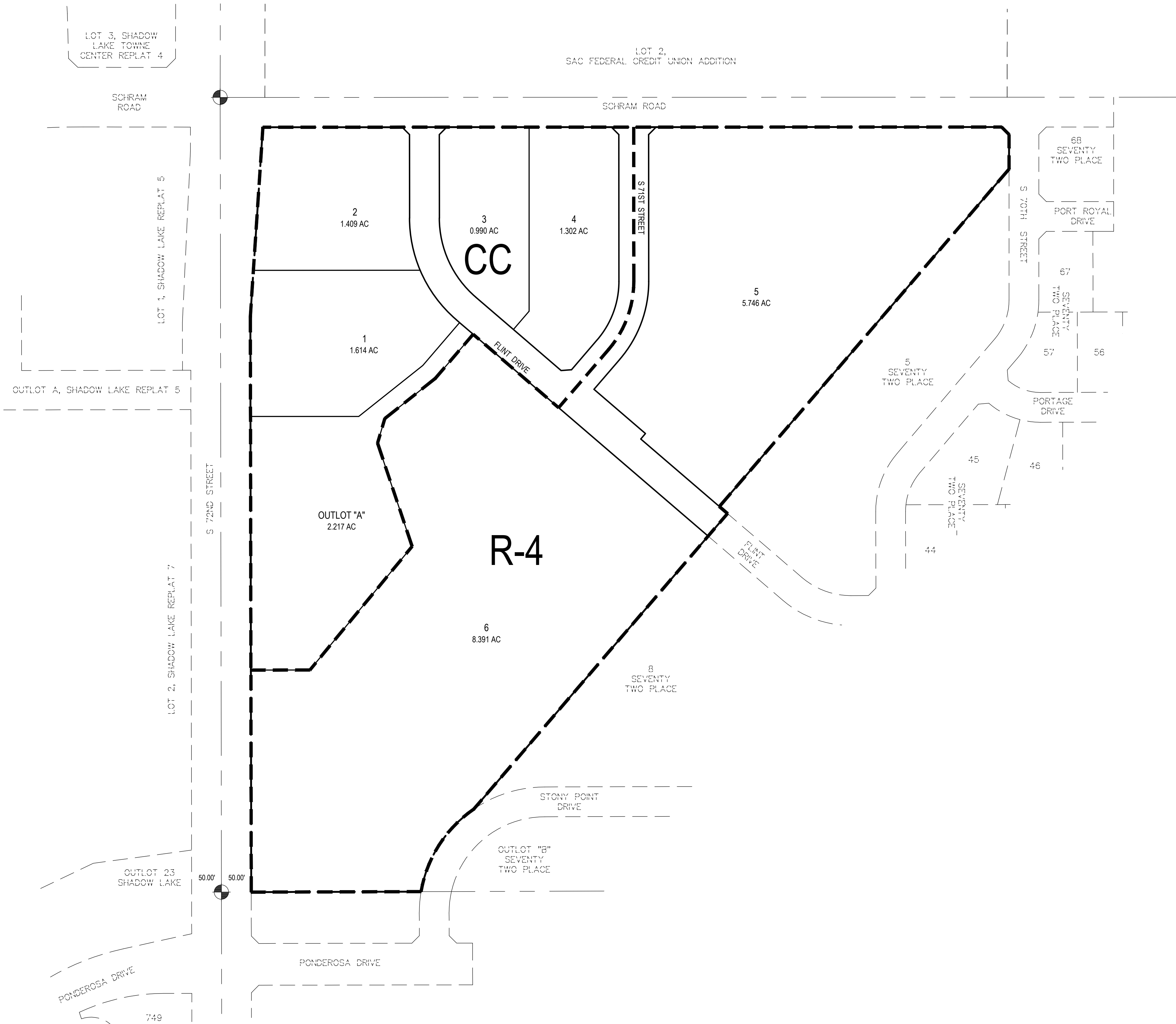
SEVENTY TWO PLACE REPLAT 1

LOTS 1 THRU 6 & OUTLOT "A" INCLUSIVE

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



VICINITY MAP



LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- CHANGE OF ZONE LINE
- EXIST. SECTION CORNER
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES

FRONT YARD	15'
INTERIOR SIDE YARD	10'
STREET SIDE YARD	10'
REAR YARD	10'

FRONT YARD	25'
INTERIOR SIDE YARD	10'
STREET SIDE YARD	15'
REAR YARD	20'

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN ALL OF LOTS 1 THRU 4, 6, 7, AND OUTLOT "A", SEVENTY TWO PLACE, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF SECTION 01, ALONG WITH VACATED SOUTH 71ST STREET AND FLINT DRIVE RIGHT-OF-WAY, ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, SEVENTY TWO PLACE, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 72ND STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SCHRAM ROAD; THENCE N89°59'04"E (ASSUMED BEARING) ALONG THE NORTHERLY LINE OF SAID LOTS 1, 3 AND 4, SEVENTY TWO PLACE, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF SCHRAM ROAD, A DISTANCE OF 1,239.19 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF SCHRAM ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 70TH STREET; THENCE ALONG THE EASTERLY LINE OF SAID LOT 4, SEVENTY TWO PLACE, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH 70TH STREET ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE S45°00'50"E, A DISTANCE OF 17.88 FEET, (2) THENCE S00°00'50"E, A DISTANCE OF 58.07 FEET TO THE NORTHEAST CORNER OF LOT 5, SAID SEVENTY TWO PLACE; THENCE S40°39'17"W ALONG SAID EASTERLY LINE OF SAID LOT 4, SEVENTY TWO PLACE, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 5, SEVENTY TWO PLACE, A DISTANCE OF 745.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, SEVENTY TWO PLACE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 5, SEVENTY TWO PLACE, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FLINT DRIVE; THENCE S49°20'43"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF FLINT DRIVE, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 5, SEVENTY TWO PLACE, A DISTANCE OF 18.00 FEET; THENCE S40°39'17"W ALONG THE EASTERLY LINE OF SAID LOT 6, SEVENTY TWO PLACE, SAID LINE ALSO BEING THE WESTERLY LINE OF LOT 8, SAID SEVENTY TWO PLACE, A DISTANCE OF 653.28 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8, SEVENTY TWO PLACE, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STONY POINT DRIVE; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOTS 6 AND 7, SEVENTY TWO PLACE, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF STONY POINT DRIVE ON A CURVE TO THE LEFT WITH A RADIUS OF 211.04 FEET, A DISTANCE OF 168.79 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S32°35'23"W, A DISTANCE OF 164.33 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, SEVENTY TWO PLACE, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF THE NORTH 1/2 OF SAID NW1/4 OF SECTION 01; THENCE S89°50'38"W ALONG THE SOUTHERLY LINE OF SAID LOT 7, SEVENTY TWO PLACE, SAID LINE ALSO BEING SAID SOUTHERLY LINE OF THE NORTH 1/2 OF THE NW1/4 OF SECTION 01, A DISTANCE OF 284.93 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, SEVENTY TWO PLACE, SAID POINT ALSO BEING ON SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH 72ND STREET; THENCE ALONG THE WESTERLY LINE OF SAID LOTS 1, 7, AND OUTLOT "A", SEVENTY TWO PLACE, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH 72ND STREET ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE N00°05'24"W, A DISTANCE OF 965.00 FEET; THENCE N03°48'03"E, A DISTANCE 318.31 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,012,816 SQUARE FEET OR 23.251 ACRES, MORE OR LESS.

ZONING:

EXISTING	CC / R-4	
PROPOSED:	CC, LOTS 1 THRU 4 & OUTLOT "A"	7.354 AC
	R-4, LOTS 5 & 6	14.137 AC
	PUBLIC RIGHT-OF-WAY	1.580 AC
	TOTAL	23.251 AC

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SEVENTY TWO PLACE REPLAT 1
 LOTS 1 THRU 6 & OUTLOT "A" INCLUSIVE
 PAVILLION, NEBRASKA

CHANGE OF ZONE

Proj No.	Date	Revisions	Description
P2016.228.003	05/17/2021	JRS	
		EHN	

Designed By: JRS
 Drawn By: EHN
 Scale: 1" = 100'
 Sheet: 1 of 1

Elhan H. Newman 5/17/2021 10:23 AM K:\Projects\2016\228\003\Planning & Environmental\Final\Plan\PLAVOUT-FP1-1000.dwg