

**BOARD OF COUNTY COMMISSIONERS**  
**SARPY COUNTY, NEBRASKA**

**RESOLUTION FINAL PLAT – MERIDIAN PARK REPLAT THREE**

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2007), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103 (Reissue 2007), the powers of the County as a body are exercised by the County Board of Commissioners (County Board); and,

WHEREAS, the County Board has the authority to adopt Subdivision Regulations, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-374 (Reissue 2007); and,

WHEREAS, said Subdivision Regulations require the County Board to approve applications for a final plat; and

WHEREAS, the applicant, Hearthstone Homes has applied for approval of a final plat of a subdivision to be known as Meridian Park Replat Three on the following described property, to wit:

Lots 1-8 inclusive, Meridian Portico located in the NW ¼ of Section 22, T 14N,  
R11E of the 6<sup>th</sup> p.m. of Sarpy County, Nebraska.

WHEREAS, Bruce Fountain, Planning Director has reviewed the application for a final plat of a subdivision to be known as Meridian Park Replat Three for compliance with the Subdivision Regulation; and

WHEREAS, the Planning Director has made a recommendation of approval as noted in Exhibit A, attached hereto and incorporated by reference, which Exhibit A includes the Planning Director report, the aerial map of the subject property and a copy of the final plat of the subdivision to be known as Meridian Park Replat Three; and

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT this County Board makes the following findings of fact:

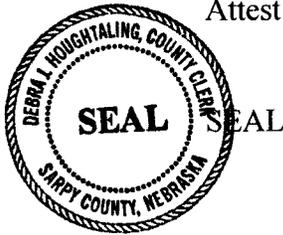
- I. A public hearing regarding the approval of the final plat was held on February 15, 2012 before the Sarpy County Planning Commission. The Planning Commission provided their recommendation to the County Board.
- II. A public hearing regarding the approval of the final plat was held by this County Board.
- III. Notice of each of the public hearings described above was published at least once in the ten (10) day period immediately prior to each respective public hearing.
- IV. Bruce Fountain, Planning Director has recommended approval of the final plat.

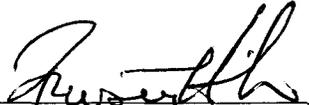
- V. The proposed final plat of a subdivision to be known as Meridian Park Replat Three is in conformity with the Zoning Regulations, the Subdivision Regulations and the Sarpy County Comprehensive Plan;

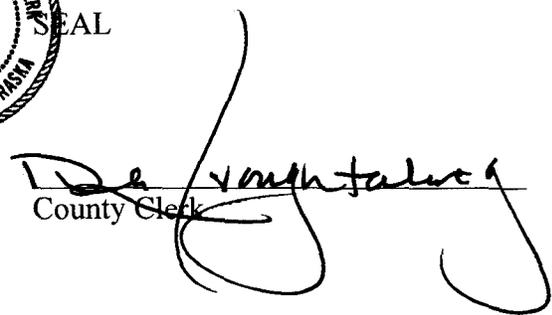
BE IT FURTHER RESOLVED THAT the final plat of a subdivision to be known as Meridian Park Replat Three, as described in the attached Exhibit A is hereby approved.

The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 28<sup>th</sup> day of February, 2012.

Attest



  
\_\_\_\_\_  
Sarpy County Board Chairman

  
\_\_\_\_\_  
County Clerk

Sarpy County Board of Commissioners Report  
 Staff Report Prepared: February 22, 2012  
 County Board Meeting Date: February 28, 2012

Subject	Type	By
Meridian Park Replat Three Final Plat (resubmittal) for 54 single family residential lots on Lots 1-8 inclusive, Meridian Portico located in the NW ¼ of Section 22, T 14N, R11E of the 6 <sup>th</sup> p.m. of Sarpy County.	Resolution and Public Hearing	Bruce Fountain, AICP, EDFP Planning Director

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Hearthstone Homes  
 810 N. 96<sup>th</sup> Street  
 Omaha, NE 68114

**B. SUBJECT PROPERTY OWNER:**

Same as Applicant (above)

**C. SUBJECT PROPERTY LOCATION:** SE corner of 165<sup>th</sup> Avenue and Giles Road

**D. LEGAL DESCRIPTION:** Lots 1-8, inclusive, Meridian Portico, located in the NW ¼ of Section 22, T14N, R11E

**E. SUBJECT PROPERTY SIZE:** approximately 10 acres

**F. REQUESTED ACTION(S):**

- To approve a resubmission of the Final Plat for 54 residential lots to be known as Meridian Park Replat Three.

**II. BACKGROUND INFORMATION**

**A. RELEVANT CASE HISTORY:**

- The Planning Commission previously approved a Change of Zone application and the Preliminary and Final Plats for Meridian Park Replat Three on June 16, 2010.
- The County Board of Commissioners previously approved the Change of Zone and Preliminary Plat for this project on September 28, 2010. The Final Plat was approved by the Board on March 1, 2011.
- The County's subdivision regulations require that the Final Plat be filed and recorded within ninety (90) days of the date of approval by the County Board. The Board may grant up to two (2) ninety (90) day extensions for filing the Final Plat upon request of the applicant. Failure to file the Final Plat within the allotted time requires resubmittal of the Final Plat with repayment of application fees.
- The County Board approved two (2) ninety (90) day extensions for filing of the Final Plat on August 30, 2011, which expired on November 30, 2011.
- The applicant's agent has explained that the delay in getting the Final Plat filed has been due to the time it has taken to get the sewer agreement and fees approved through the County, City of Gretna and the SID. Since the extension time to file the plat has expired, the applicant has resubmitted the Final Plat to go through the approval process again.

**III. REVIEW / STAFF RECOMMENDATION**

- A. STAFF RECOMMENDATION:** No changes have been made to the Final Plat that was previously approved by the County Board on March 1, 2011, and there have been no amendments to the subdivision or zoning regulations that would require any modifications to the Final Plat as submitted; therefore, staff recommends APPROVAL of the resubmittal of the Final Plat for Meridian Park Replat 3

**IV. PLANNING COMMISSION RECOMMENDATION:**

**Motion:** *Don Fenster moved, seconded by Dennis Vanek, to recommend approval of the re-submittal of a Final Plat for Meridian Park Replat 3 as it is consistent with the Comp Plan and Subdivision Regulations and there have been no changes since it was first approved by the County Board. Ballot: Ayes – Mohr, Fenster, Vanek, Stuart, Torczon, Farrell, Thompson and Whitfield. Nays – none. Abstain – none. Absent – Bliss, Lichter and Murante. Motion carried. (8-0)*

A handwritten signature in black ink, appearing to read "Don Fenster". The signature is written in a cursive style with a large initial "D" and a long horizontal stroke at the end.

# Sarpy County, Nebraska



Disclaimer: This data is for informational purposes only, and should not be substituted for a true titles search, property appraisal, survey, or for zoning district verification. Sarpy County and the Sarpy County GIS Coalition assume no legal responsibility for the information contained in this data.

Map Scale  
1 inch = 1152 feet

2/23/2012

15 2012



12 13

# MERIDIAN PARK REPLAT THREE

LOTS 1 THRU 54 INCLUSIVE

BEING A REPLAT OF LOTS 14 INCLUSIVE, MERIDIAN PORTICO, A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARY COUNTY, NEBRASKA.

## LEGAL DESCRIPTION

LOTS 1 THRU 7 INCLUSIVE, MERIDIAN PORTICO, A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4, MERIDIAN PORTICO, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF "OUTLOT 'D'"; MERIDIAN PARK, A SUBDIVISION LOCATED IN SAID NW1/4 OF SECTION 22, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF 16TH STREET, THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF "OUTLOT 'D'"; MERIDIAN PARK SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 4, MERIDIAN PORTICO, AND ALSO THE NORTHERLY LINE OF SAID LOT 4, MERIDIAN PORTICO; AND THE NORTHERLY LINE OF SAID LOTS 3, 2 AND 1, SAID MERIDIAN PORTICO ON THE FOLLOWING DESCRIBED COURSES, THENCE N0P34E (ASSUMED BEARING), A DISTANCE OF 108.20 FEET, THENCE N0P40W, A DISTANCE OF 110.96 FEET, THENCE N0P40W, A DISTANCE OF 107.66 FEET, THENCE N0P22E, A DISTANCE OF 59.75 FEET, THENCE S771F4E, A DISTANCE OF 246.75 FEET, THENCE S0P55E, A DISTANCE OF 53.33 FEET, THENCE N0P50E, A DISTANCE OF 85.45 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, MERIDIAN PORTICO, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID "OUTLOT 'D'"; MERIDIAN PARK, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF 16TH STREET, THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID 16TH STREET, AND ALSO THE NORTHERLY RIGHT-OF-WAY LINE OF VIRGINIA STREET, AND ALSO THE WESTERLY RIGHT-OF-WAY LINE OF SAID VIRGINIA STREET, AND ALSO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID VIRGINIA STREET, AND SAID WESTERLY RIGHT-OF-WAY LINE OF 16TH STREET, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOTS 1 AND 5, MERIDIAN PORTICO ON THE FOLLOWING DESCRIBED COURSES, THENCE S0P55E, A DISTANCE OF 120.94 FEET, THENCE S0P50W, A DISTANCE OF 75.00 FEET, THENCE S0P55E, A DISTANCE OF 50.00 FEET, THENCE N0P50E, A DISTANCE OF 7.50 FEET, THENCE S0P55E, A DISTANCE OF 120.94 FEET, THENCE S0P50W, A DISTANCE OF 75.00 FEET, THENCE S0P55E, A DISTANCE OF 50.00 FEET, THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET, A DISTANCE OF 50.56 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S0P55W, A DISTANCE OF 60.25 FEET, THENCE S1P42W, A DISTANCE OF 60.25 FEET, THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET, A DISTANCE OF 72.88 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S2P38W, A DISTANCE OF 72.88 FEET, THENCE S0P55W, A DISTANCE OF 53.11 FEET, THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 325.00 FEET, A DISTANCE OF 167.72 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S3P05W, A DISTANCE OF 167.72 FEET, THENCE S1P37W, A DISTANCE OF 143.03 FEET, THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 175.00 FEET, A DISTANCE OF 54.00 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S2P46W, A DISTANCE OF 53.88 FEET, THENCE S1P54W, A DISTANCE OF 43.18 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, MERIDIAN PORTICO, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF 16TH STREET, AND THE NORTHERLY RIGHT-OF-WAY LINE OF PORTAL STREET, THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PORTAL STREET, AND THE EASTERLY RIGHT-OF-WAY LINE OF 16TH STREET, AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 16TH STREET, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOTS 5, 6, 7, 3 AND 4, MERIDIAN PORTICO ON THE FOLLOWING DESCRIBED COURSES, THENCE WESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 138.73 FEET, A DISTANCE OF 20.53 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N0P19W, A DISTANCE OF 20.51 FEET, THENCE N0P25W, A DISTANCE 255.05 FEET, THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET, A DISTANCE 153.87 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N0P35W, A DISTANCE OF 153.81 FEET, THENCE N0P27W, A DISTANCE OF 170.24 FEET, THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 125.00 FEET, A DISTANCE 179.15 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N4P14W, A DISTANCE OF 164.20 FEET, THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 189.50 FEET, A DISTANCE 61.17 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N7P07W, A DISTANCE OF 60.93 FEET TO THE POINT OF BEGINNING.

SAID LOTS 1 THRU 7 INCLUSIVE, MERIDIAN PORTICO CONTAINS AN AREA OF 447, 334 SQUARE FEET, OR 10.289 ACRES, MORE OR LESS.

AND ALSO TOGETHER WITH:

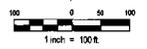
LOT 8, MERIDIAN PORTICO, A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8, MERIDIAN PORTICO, SAID POINT ALSO BEING ON THE EASTERLY LINE OF LOT 7, MERIDIAN MARKETPLACE, A SUBDIVISION LOCATED SAID NW1/4 OF SECTION 22, THENCE N0P37W, (ASSUMED BEARING) ALONG SAID WEST LINE OF LOT 8, MERIDIAN PORTICO, SAID LINE ALSO BEING SAID EASTERLY LINE OF LOT 7, MERIDIAN MARKETPLACE, A DISTANCE OF 111.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 16TH STREET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 8, MERIDIAN PORTICO, THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF 16TH STREET, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 8, MERIDIAN PORTICO ON A CURVE TO THE LEFT WITH A RADIUS OF 248.59 FEET, A DISTANCE OF 51.88 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S7P41E, A DISTANCE OF 51.79 FEET, THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF 16TH STREET, SAID LINE ALSO BEING SAID NORTHERLY LINE OF LOT 8, MERIDIAN PORTICO ON A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET, A DISTANCE OF 107.48 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S4P10E, A DISTANCE OF 98.52 FEET, THENCE S0P27E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID 16TH STREET, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 8, MERIDIAN PORTICO, A DISTANCE OF 112.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8, MERIDIAN PORTICO, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SAID LOT 8, MERIDIAN PORTICO, THENCE S0P22W, ALONG THE SOUTHERLY LINE OF SAID LOT 8, MERIDIAN PORTICO, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 311, MERIDIAN PARK, A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING.

SAID LOT 8, MERIDIAN PORTICO CONTAINS AN AREA OF 20,538 SQUARE FEET, OR 0.471 ACRES, MORE OR LESS.

SAID COMBINED LOTS 1 THRU 8 INCLUSIVE, MERIDIAN PORTICO CONTAINS AN AREA OF 467,872 SQUARE FEET, OR 10.740 ACRES, MORE OR LESS.

ERICA SCHABEN, LS-608 DATE



## DEDICATION

Know all men by these presents that we, HEARTHSTONE HOMES INC, owners of the property described in the Certificate of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereinafter known as MERIDIAN PARK REPLAT THREE (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use, the streets, avenues and crossovers, and we do hereby grant easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District, Ovest Communications 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 electric current for light, heat and power and for the transmission of signals and 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 line of all interior lots, and a seven-foot (7') 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. Said seven-foot (7') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded, and we do further grant a perpetual easement to Black Hills Energy, their successors and assigns, to erect, install, operate, maintain, repair and renew poles, 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, avenues, and crossovers, whether public or private. In consideration of the grant of these easements and as a condition of these easements granted herein, any wires, cables, conduits and/or pipelines installed by any grantor or any beneficiary under the easements granted in this Plat and Dedication shall be installed at least thirty-six (36) inches below ground and any other underground facilities shall be installed at least thirty-six (36) inches below ground as, in the event of a failure to comply with the installation, such grantor and/or beneficiary shall be solely responsible for any and all costs, expenses, liability, and/or damage resulting from such failure, including but not limited to restriction costs. No permanent buildings or retaining walls shall be placed in the easement hereby, and the same may be used for gardens, shrubs, landscaping and other purposes that do not interfere with the aforesaid uses or rights herein granted.

In Witness whereof, we do set our hands:

HEARTHSTONE HOMES, INC.

By: John J. Smith, President

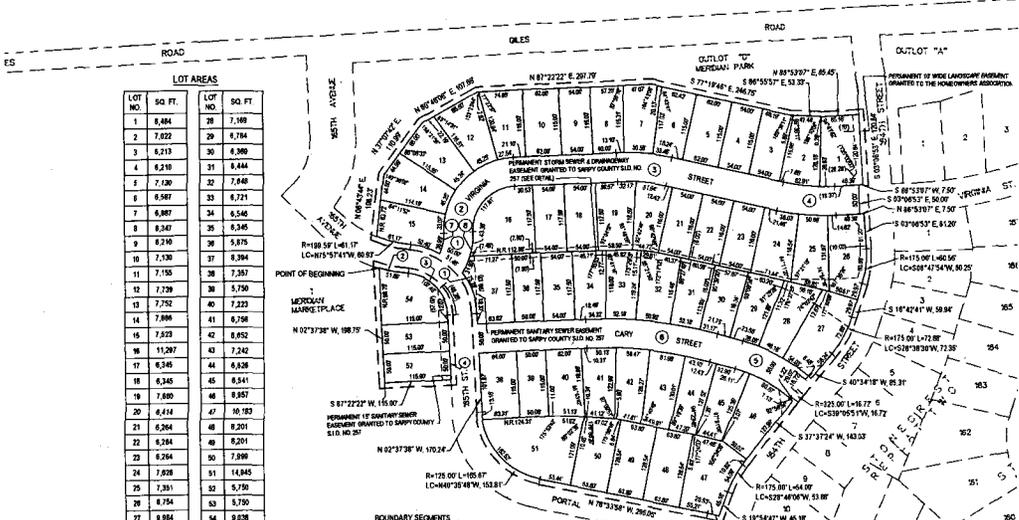
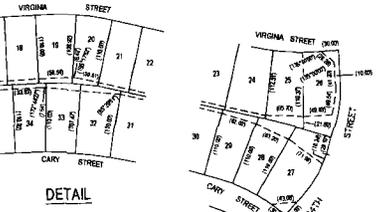
## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)  
COUNTY OF SARY )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2010, before me, the undersigned, a Notary Public in and for said County, personally came John J. Smith, President of Hearthstone Home Inc. 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 on behalf of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public:



LOT AREAS			
LOT NO.	50 FT.	LOT NO.	50 FT.
1	8,844	28	7,189
2	7,822	29	8,794
3	8,213	30	8,389
4	8,210	31	8,444
5	7,130	32	7,848
6	8,587	33	8,721
7	8,587	34	8,546
8	8,587	35	8,546
9	8,210	36	8,575
10	7,130	37	8,384
11	7,130	38	8,384
12	7,739	39	8,570
13	7,732	40	7,223
14	7,898	41	8,798
15	7,823	42	8,652
16	11,287	43	7,242
17	8,345	44	8,628
18	8,345	45	8,541
19	7,898	46	8,545
20	8,414	47	8,183
21	8,264	48	8,201
22	8,264	49	8,201
23	8,264	50	7,298
24	7,828	51	14,845
25	7,351	52	8,570
26	8,264	53	8,570
27	8,884	54	8,938

CENTER LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00	75.39	41.34	42.9482
2	100.00	157.00	100.00	90.0000
3	328.89	90.46	45.51	19.1152
4	350.89	98.43	48.52	19.4191
5	272.85	112.48	56.87	24.4257
6	688.29	221.72	111.87	62.2728

ROW CURVE TABLE				
CURVE	RADIUS	TANGENT	DELTA	
7	75.00	36.99	18.08	29.0141
8	125.00	75.39	36.82	34.9729

- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL.
  - ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

**SARY 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.

Sary County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

**SARY COUNTY DIRECTOR OF PLANNING & BUILDING APPROVAL**  
This final plat of MERIDIAN PARK REPLAT THREE (lots numbered as shown) was approved by the Sary County Planning Director

Sary County Director of Planning & Building Approval \_\_\_\_\_ Date \_\_\_\_\_

## REVIEW OF SARY COUNTY SURVEYOR

This plat of MERIDIAN PARK REPLAT THREE (lots numbered as shown) was reviewed by the Sary County Surveyor:

Sary County Surveyor \_\_\_\_\_ Date \_\_\_\_\_

## SARY COUNTY BOARD OF COMMISSIONERS APPROVAL

This final plat of MERIDIAN PARK REPLAT THREE (lots numbered as shown) was approved by the County Board of Commissioners:

Chairman, Sary County Board of Commissioners \_\_\_\_\_ Date \_\_\_\_\_

## SARY COUNTY PLANNING COMMISSION APPROVAL

This final plat of MERIDIAN PARK REPLAT THREE (lots numbered as shown) was approved by the County Planning Commission:

Chairman, Sary County Planning Commission \_\_\_\_\_ Date \_\_\_\_\_

**E&A CONSULTING GROUP, INC.**  
ENGINEERING • PLANNING • FIELD SERVICES  
130 NORTH 17TH STREET, OMAHA, NE 68102  
PHONE (402) 644-2000 FAX (402) 644-2006  
www.eagroup.com

**Meridian Park Replat Three**  
SARY COUNTY, NEBRASKA

**FINAL PLAT**

DATE	11/22/2010
DESIGNED BY	ERIC SCHABEN
CHECKED BY	ERIC SCHABEN
SCALE	AS SHOWN
DATE	11/22/2010

# **ADDITIONAL INFORMATION**

**SARPY COUNTY BOARD OF COMMISSIONERS**

**February 28, 2012**

**FINAL PLAT  
Meridian Park Replat 3**

## **Attachments:**

**Planning Commission Report**

**Aerial Map**

**Final Plat Map**

**Application**



# SARPY COUNTY PLANNING

• 1210 GOLDEN GATE DRIVE PAPILLION, NE 68046  
• PHONE: 402-593-1555 • FAX: 402-593-1558 • E-MAIL: [PLANNING@SARPY.COM](mailto:PLANNING@SARPY.COM)

## FINAL PLAT APPLICATION

<p>In order for your application to be considered <b>COMPLETE</b>, please answer all applicable questions and provide the following:</p> <ol style="list-style-type: none"> <li>1. Submit complete Final Plat Application</li> <li>2. Submit Non-Refundable Fee of <u>\$462.00</u> made payable to Sarpy County Treasurer</li> <li>3. 1 reduced size plat drawing (8.5 x 11)</li> <li>4. 1 Electronic copy of the plat drawing (PDF)</li> <li>5. 25 full sized, folded plat drawings</li> <li>6. <u>Please review sections 7 and 8 of the Sarpy County Subdivision Regulations for complete Final Plat process requirements.</u></li> </ol>	<p><b>PLANNING STAFF USE ONLY:</b></p> <p>APPLICATION NO.: <u>FP 12.0002</u>  DATE RECEIVED: <u>12/30/11</u>  CP DESIGNATION: _____  ZONING DESIGNATION: _____  FEE: \$ <u>462.00</u> RECEIPT NO. <u>734242</u>  RECEIVED BY: <u>[Signature]</u>  NOTES: _____</p>
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**APPLICANT INFORMATION:**

NAME: HearthStone Homes E-MAIL: \_\_\_\_\_  
ADDRESS: 810 N 96th St. CITY/STATE/ZIP: Omaha, NE 68114  
MAILING (IF DIFFERENT) CITY/STATE/ZIP: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

**PROPERTY OWNER INFORMATION: (If multiple owners, attach separate sheet)**

Please check box if attaching separate sheet with owner information.

NAME: Same E-MAIL: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
MAILING (IF DIFFERENT) CITY/STATE/ZIP: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

**ENGINEER INFORMATION:**

NAME: E & A Consulting Group Inc. E-MAIL: jelliott@eacg.com  
ADDRESS: 330 N 117th St. CITY/STATE/ZIP: Omaha, NE 68154  
MAILING (IF DIFFERENT) CITY/STATE/ZIP: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

**PROJECT DESCRIPTION:** (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary.) **PLEASE NOTE:** A detailed project description is essential to the reviewing process of this request.

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**PLAT INFORMATION:** Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

**PLAT NAME:** Meridian Park Replat Three

**ASSESSOR'S PARCEL NUMBER:** \_\_\_\_\_ **CURRENT ZONING:** RG-35 PTD

**ADDITIONAL PARCEL NUMBERS** \_\_\_\_\_ **GEN. PROP. LOCATION\*:** 165th Giles Road  
*\*example 189<sup>th</sup> & Giles Rd*

**LEGAL DESCRIPTION:** (Describe property to wit:)

Being a replat of Lots 1 thru 8 Inclusive, Meridian Portico, A subdivision located in the NW 1/4 of Section 22, Twp 14N, Rng 11E of the 6th P.M., Sarpy County, Nebraska.

**ADDITIONAL INFORMATION:** Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. Attach extra sheets if necessary.

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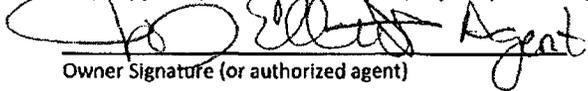
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**PLEASE NOTE THE FOLLOWING PROCEDURES:**

1. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
2. County Board will hold a public hearing and make a final decision on the Final Plat.
3. All necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the Final Plat applicant or the property owner.
4. Upon approval of the Final Plat, a certification of approval by the Board shall be endorsed thereon by the County Clerk, and eight (8) copies of the Final Plat shall be filed with the Register of Deeds office within 90 days. (3 Mylar and 5 Paper Copies with signatures).

*I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Final Plat process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.*

 Agent  
Owner Signature (or authorized agent)

12/30/11  
Date

\_\_\_\_\_  
Owner Signature (or authorized agent)

\_\_\_\_\_  
Date

# The Omaha World-Herald Ad Order Confirmation

## Ad Content

### SARPY COUNTY DEPARTMENT OF PLANNING

Sarpy County Courthouse  
1210 Golden Gate Drive  
Papillion, Nebraska 68046  
Phone (402) 593-1555  
Fax (402) 593-1558  
Bruce Fountain, AICP, Director

### NOTICE OF PUBLIC HEARING SARPY COUNTY PLANNING COMMISSION

Notice is hereby given that a regular meeting of the Sarpy County Planning Commission will be held on Wednesday, February 15, 2012, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration, Papillion, Nebraska.

**HearthStone Homes, 810 N 96 St, Omaha,** request approval of a Final Plat for a subdivision to be known as Meridian Park Replat 3, legally described as a replat of Lots 1 through 8, inclusive, Meridian Portico, a subdivision located in the NW1/4 of Sec 22, Twp 14N, Rng 11E of the 6th P.M., Sarpy County, Nebraska. (165th & Giles Road)

**West Omaha Mini Storage, 8787 S 192 St, Omaha,** requests approval of a Comprehensive Development Plan amendment from Urban Residential to Mixed Use Center, a Change of Zone from AG (Agricultural) to IL (Light Industrial), a Preliminary Plat and a Final Plat for a subdivision to be known as Pintail, legally described as Part of the SW1/4 of the NW1/4 of Sec 20, Twp 14N, Rng 11E of the 6th P.M., Sarpy County, Nebraska.

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office.  
1475567; 2/1

**Ad Number** 0001475567-01

**Sales Rep.** jerwin

**Order Taker** jerwin

**Ad Type** SNI Legals

**Ad Size**  
: 1.0 X 46 Li

**PO Number** Hearthstone Home

**Color** B&W

**Promo Type**

**Customer**  
SARPY COUNTY PLANNING DI

**Customer Account**  
40638

**Customer Address**  
CINDY GILBERT, 1210 GOLDEN  
PAPILLION NE 68046 USA

**Customer Phone**  
(402)593-2156

**Ordered By**

**Special Pricing**

None

**Invoice Text**  
Hearthstone Home

**Materials**

**Ad Order Notes**

<u>Tear Sheets</u>	<u>Proofs</u>	<u>Blind Box</u>
0	0	

<u>Net Amount</u>	<u>Total Amount</u>
\$19.69	\$19.69

**Payment Method**

<u>Payment Amount</u>	<u>Amount Due</u>
\$0.00	\$19.69

<u>Product Information</u>	<u>Placement/Classification</u>	<u>Run Dates</u>	<u># Inserts</u>	<u>Cost</u>
SNI Classified::	Bellevue Legals	2/1/2012	1	\$12.80
	SNI Legals Sarpy BL-Sarpy L			
SNI Classified::	Gretna Legals	2/1/2012	1	\$0.00
	SNI Legals Sarpy GB-Sarpy I			
SNI Classified::	Papillion Legals	2/1/2012	1	\$6.89
	SNI Legals Sarpy PT-Sarpy L			
SNI Classified::	Springfield Legals - Springfield I	2/1/2012	1	\$0.00
	SNI Legals Sarpy SM-Sarpy I			

# The Omaha World-Herald Ad Order Confirmation

## Ad Content

**SARPY COUNTY  
PLANNING & BUILDING DEPARTMENT**

Sarpy County Courthouse  
1210 Golden Gate Drive  
Papillion, Nebraska 68046  
Phone (402) 593-1555  
Fax (402) 593-1558

Bruce Fountain, AICP, Planning Director

**NOTICE OF PUBLIC HEARING  
SARPY COUNTY BOARD OF  
COMMISSIONERS**

Notice is hereby given that a regular meeting of the Sarpy County Board of Commissioners will be held on Tuesday, February 28, 2012, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration, Papillion, Nebraska.

**HearthStone Homes, 810 N 96 St, Omaha, request approval of a Final Plat for a subdivision to be known as Meridian Park Replat 3, legally described as a replat of Lots 1 through 8, Inclusive, Meridian Portico, a subdivision located in the NW1/4 of Sec 22, Twp 14N, Rng 11E of the 6th P.M., Sarpy County, Nebraska. (165th & Giles Road)**

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office.

1480293: 2/15

**Ad Number** 0001480293-01

**Sales Rep.** jerwin

**Order Taker** jerwin

**Ad Type** SNI Legals

**Ad Size**

: 1.0 X 34 Li

**PO Number** SC Plan Mtg 2/28

**Color** B&W

**Promo Type**

**Customer**

SARPY COUNTY PLANNING

**Customer Account**

168048

**Customer Address**

1210 GOLDEN GATE DR, CINDY  
PAPILLION NE 68046 USA

**Customer Phone**

(402)593-1555

**Ordered By**

**Special Pricing**

None

**Invoice Text**

SC Plan Mtg 2/28

**Materials**

**Ad Order Notes**

<u>Tear Sheets</u>	<u>Proofs</u>	<u>Blind Box</u>
0	0	

<u>Net Amount</u>	<u>Total Amount</u>
\$14.55	\$14.55

**Payment Method**

<u>Payment Amount</u>	<u>Amount Due</u>
\$0.00	\$14.55

<u>Product Information</u>	<u>Placement/Classification</u>	<u>Run Dates</u>	<u># Inserts</u>	<u>Cost</u>
SNI Classified::	Bellevue Legals	2/15/2012	1	\$9.46
	SNI Legals Sarpy BL-Sarpy L			
SNI Classified::	Gretna Legals	2/15/2012	1	\$0.00
	SNI Legals Sarpy GB-Sarpy I			
SNI Classified::	Papillion Legals	2/15/2012	1	\$5.09
	SNI Legals Sarpy PT-Sarpy L			
SNI Classified::	Springfield Legals - Springfield	2/15/2012	1	\$0.00
	SNI Legals Sarpy SM-Sarpy I			