

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

APPROVE FINAL PLAT –SOUTHERN PINES REPLAT 1

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2012), 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 2012), 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 2012); and,

WHEREAS, said Subdivision Regulations require the County Board to approve applications for Final Plats; and

WHEREAS, the applicant, Southern Pines Development, LLC, has applied for approval of a Final Plat of a subdivision to be known Southern Pines Replat 1 on property generally located at the southwest corner of Giles Road and 168th Street and legally described as follows:

Lots 3 – 116, inclusive, and Outlots A – E, inclusive, Southern Pines, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska, as part of the East Half of the Northeast quarter of Section 21, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, Together with the right of ways of 171st, 169th, Meridian, Portal, Cary, and Virginia Streets, Centennial Road, Meadows Blvd., Southern Pines Dr., Aurora Cir., and 169th Ave. Circle all contained within the boundary of the aforesaid lots, as dedicated in the final plat of said Southern Pines.

WHEREAS, the Sarpy County Planning Department staff reviewed the application of the Final Plat of a subdivision to be known as Southern Pines Replat 1 for compliance with the Subdivision Regulations; and

WHEREAS, the Planning Department staff made a recommendation of approval as noted in Exhibit A, attached hereto and incorporated by reference, which Exhibit A includes the Planning Department report, the aerial map of the subject property and a copy of the Final Plat of the subdivision to be known as Southern Pines Replat 1.

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 May 15, 2013 and on June 19, 2013 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.

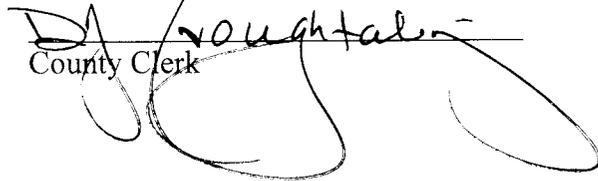
- III. Notice of each of the public hearings described above was published at least once in the ten (10) day period immediately prior to each respective public hearing.
- IV. The Planning Department staff recommends approval.
- V. The proposed Final Plat of a subdivision to be known as Southern Pines Replat 1 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 Southern Pines Replat 1 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 27th day of August, 2013.


Sarpy County Board Chairman




County Clerk

Sarpy County Board of Commissioners
Exhibit "A"
Planning Department Report
County Board Meeting Date: August 27, 2013

Subject	Type	By
Applications PP 13-0006 and FP 13-0006 Preliminary Plat and Final Plat for Southern Pines Replat 1	Public Hearing & Resolution	Bruce Fountain, AICP, EDFP Director, Planning & Building 

➤ **Summary and Purpose of Requests:**

- These applications are for approval of the Preliminary Plat and Final Plat of a residential subdivision known as Southern Pines Replat 1 located at the southwest corner of Giles Road and 168th Street.

➤ **Background and Analysis:**

- The detailed staff report on this application was presented to the Planning Commission at their June 19, 2013 meeting and is attached for your information and review.
- This property is currently platted and recorded as Southern Pines. The currently recorded plat includes two commercial parcels along 168th Street as well. The original Southern Pines plat consisted of 114 single-family lots, 5 outlots and 2 commercial lots. The owner/developer is now proposing to replat the residential parcels into 186 single-family lots and 6 outlots which is to be known as Southern Pines Replat 1. The commercial parcels are not a part of this replat and will remain as currently platted.

➤ **Staff Recommendation:**

- All comments and conditions that staff had during the review before the Planning Commission have been satisfactorily addressed. Therefore, staff recommends **APPROVAL** of the proposed Preliminary and Final Plats of a subdivision to be known as Southern Pines Replat 1. Staff makes this recommendation as both the Preliminary Plat and Final Plat meet the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

➤ **Planning Commission Recommendation:**

- On June 19, 2013 the Planning Commission voted to recommend **APPROVAL** of the Preliminary Plat for the residential subdivision to be known as Southern Pines Replat 1.

MOTION: Malmquist moved, seconded by Lichter to **APPROVE** the Preliminary Plat of a subdivision to be known as Southern Pines Replat 1, as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** Ayes – Bliss, Lichter, Ackley, Whitfield, Mohr, Malmquist, and Farrell. Nays – none. Abstain – None. Absent – Stuart, Murante, Fenster and Torczon.
Motion carried.

- On June 19, 2013 the Planning Commission voted to recommend **APPROVAL** of the Final Plat for the residential subdivision to be known as Southern Pines Replat 1.

MOTION: Malmquist moved, seconded by Lichter to **APPROVE** the Final Plat of a subdivision to be known as Southern Pines Replat 1, subject to the finalization of a Subdivision Agreement prior to submittal and consideration by the County Board of Commissioners, as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** Ayes – Bliss, Lichter, Ackley, Whitfield, Mohr, Malmquist, and Farrell. Nays – none. Abstain – None. Absent – Stuart, Murante, Fenster and Torczon. **Motion carried.**



**SARPY COUNTY PLANNING
& BUILDING DEPARTMENT**

RECOMMENDATION REPORT

PRELIMINARY PLAT (PP 13-0006)

FINAL PLAT (FP 13-0006)

**APPLICANT: SOUTHERN PINES DEVELOPMENT, LLC - c/o JOHN ALLEN
PROPOSED SINGLE FAMILY RESIDENTIAL SUBDIVISION
TO BE KNOWN AS SOUTHERN PINES REPLAT 1**

PLANNING COMMISSION HEARING OF: CONTINUED FROM MAY 15, 2013

I. GENERAL INFORMATION

A. APPLICANT:

Southern Pines Development, LLC – c/o John Allen
14769 California Street, P.O. Box 540490
Omaha NE 68154

B. PROPERTY OWNERS:

Southern Pines Development, LLC – c/o John Allen
14769 California Street, P.O. Box 540490
Omaha NE 68154

C. SUBJECT PROPERTY LOCATION: Subject property is located just south of Giles Road and west of 168th Street.

D. LEGAL DESCRIPTION: See legal description in attached applications

E. SUBJECT PROPERTY SIZE: approximately 56.24 acres

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:

- Future Land Use Designations: Urban Residential
- Zoning: RS-72 (Single-Family Residential)

G. REQUESTED ACTION(S): To approve both the Preliminary and Final Plats of a proposed single-family residential development consisting of 186 lots and 6 outlots to be known as Southern Pines Replat 1.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: Previously platted but undeveloped

B. GENERAL VICINITY AND LAND USE:

- North: Existing church and undeveloped agricultural land
- East: Undeveloped commercial land; existing bank and Meridian Park subdivision - residential development (east side of 168th Street)
- South: Palisades subdivision - residential development
- West: Undeveloped agricultural land

C. RELEVANT CASE INFORMATION:

- This property is currently platted and recorded as Southern Pines. The currently recorded plat includes two commercial parcels along 168th Street as well. The original Southern Pines plat consisted of 114 single-family lots, 5 outlots and 2 commercial lots. The owner/developer is now proposing to replat the residential

parcels (exclusive of the commercial parcels) into 186 single-family lots and 6 outlots which is to be known as Southern Pines Replat 1.

- Utilities: water – MUD; sanitary sewer - City of Gretna; electric power – OPPD; gas – Black Hills Energy
- Proposed access points are as follows:
 - 168th Street at proposed Meridian Street
 - Giles Road at proposed Southern Pines Drive
 - Two access connections are planned into the Palisades neighborhood to the south at 169th Street and 171st Street.
 - Access to future development to the west is also planned at 3 locations (Meadows Blvd., 171st/Greenfield St., and Centennial Rd.)

D. APPLICABLE REGULATIONS:

- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations:
 - Section 14, RS-72 Single-family Residential District
 - Section 38, Stormwater Regulations
- Sarpy County Subdivision Regulations

III. ANALYSIS / STAFF COMMENTS

A. COMPREHENSIVE PLAN:

- The Comprehensive Plan shows the area as future Urban Residential. The proposed development is consistent with this future land use designation.

B. TRAFFIC AND ACCESS:

- Access to the subject property will be available from 168th Street and Giles Road as noted above.
- Any street, road or highway improvements required will be the developer's responsibility.

C. OTHER AGENCY REVIEW/COMMENTS: The applications were sent to each of the five cities in Sarpy County as well as jurisdictional agencies or departments that may have an interest.

- Comments were received from:
 - **Sarpy County Public Works** – Comments regarding the Giles Road ditch improvements and the Preliminary Drainage Study (see attached comments as submitted for details).
 - **Papio Missouri River Natural Resource District** – Comments include the requirement of a post construction stormwater management plan and the submittal of all documentation to the Papillion Creek Watershed Partnership Website (Omaha Permix); and Watershed Management Fees (see attached comments as submitted for details).

D. GENERAL COMMENTS:

- **Preliminary and Final Plats:**
 - Staff held a pre-application meeting with developer to discuss the proposed development.
 - 186 total single-family lots and 6 outlots for drainage, stormwater management, and passive recreation purposes. One of outlots is proposed to be a small neighborhood park.
 - A small internal walking trail system is proposed within the neighborhood.

- A draft Subdivision Agreement has been submitted for review by the County Attorney's office. The Subdivision Agreement must be finalized prior to taking the Final Plat application to the County Board for a recommendation.
- Staff review comment letter was sent to applicant's engineer/surveyor and items are being addressed or corrected (see attached letter). All items must be addressed prior to taking the applications forward to the County Board for review and recommendations. **All items have been addressed**
- **Planning Commission voted to table any action on the proposal to allow the developer and the adjacent property owner to discuss issues with regards to the size of the proposed lots. Developer has met with adjacent property owner and will not be adjusting the lot sizes in this area but has agreed to abide by the terms of the purchase agreement, which are 1) landscaping of abutting boundary line and 2) minimum \$250,000 homes on those parcels that abut such adjacent property.**

IV. STAFF RECOMMENDATIONS:

- Staff recommends **APPROVAL** of the proposed Preliminary Plat of a subdivision to be known as Southern Pines Replat 1. Staff makes this recommendation as the Preliminary Plat meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.
- Staff recommends **APPROVAL** of the proposed Final Plat of a subdivision to be known as Southern Pines Replat 1, subject to the finalization of a Subdivision Agreement prior to submittal and consideration by County Board of Commissioners. Staff makes this recommendation as the Final Plat, with condition as noted, meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

V. PLANNING COMMISSION RECOMMENDATION:

- ***MOTION: Preliminary Plat***
- ***MOTION: Final Plat***

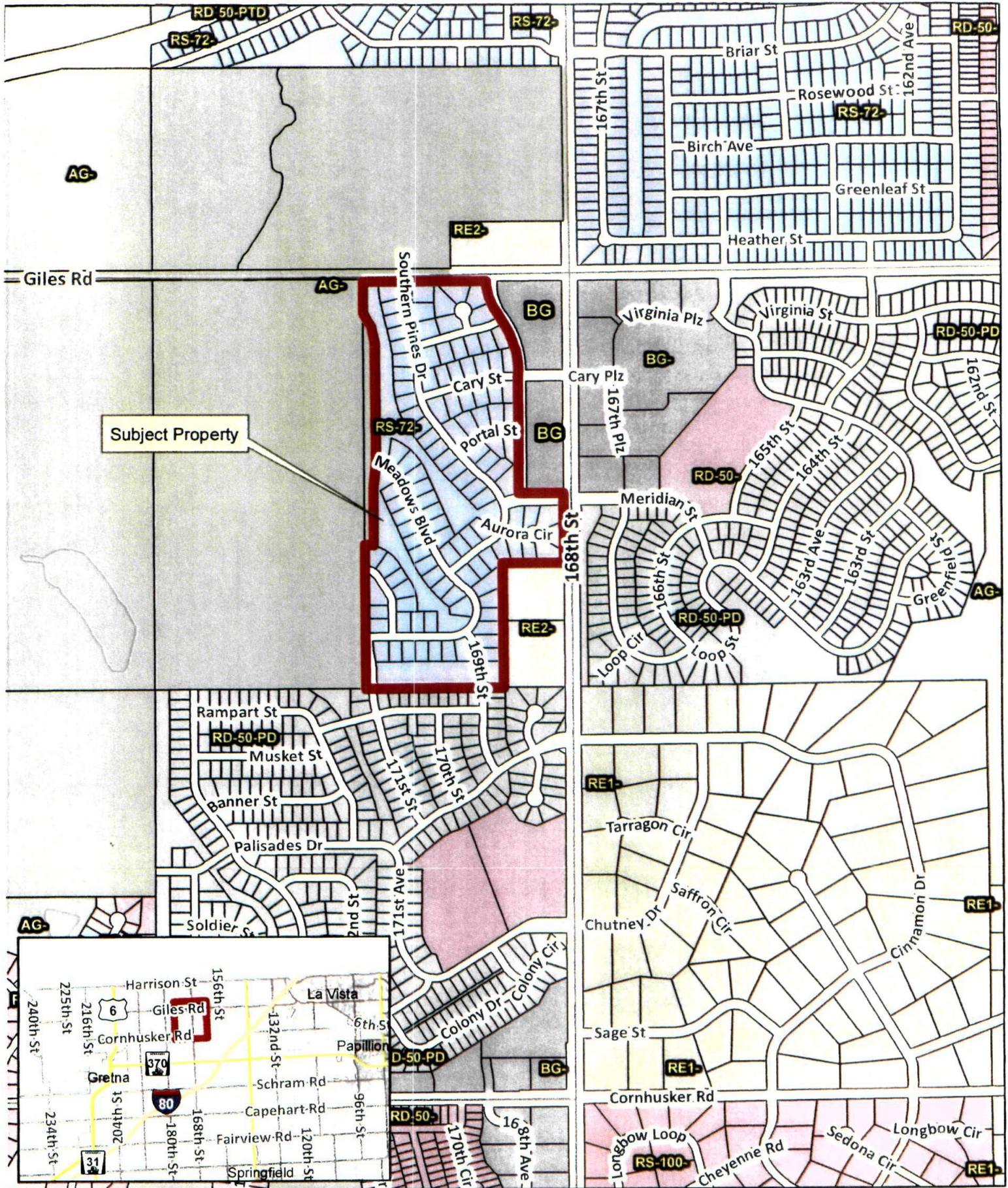
VI. ATTACHMENTS TO REPORT:

1. Current Zoning Map
2. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)
3. Proposed Preliminary Plat as submitted
4. Proposed Final Plat as submitted
5. Staff comment letter to applicant's engineer/surveyor
6. Comments received from jurisdictional agencies or departments having an interest.
7. Complete Preliminary Plat Application
8. Complete Final Plat Application

VII. COPIES OF REPORT SENT TO:

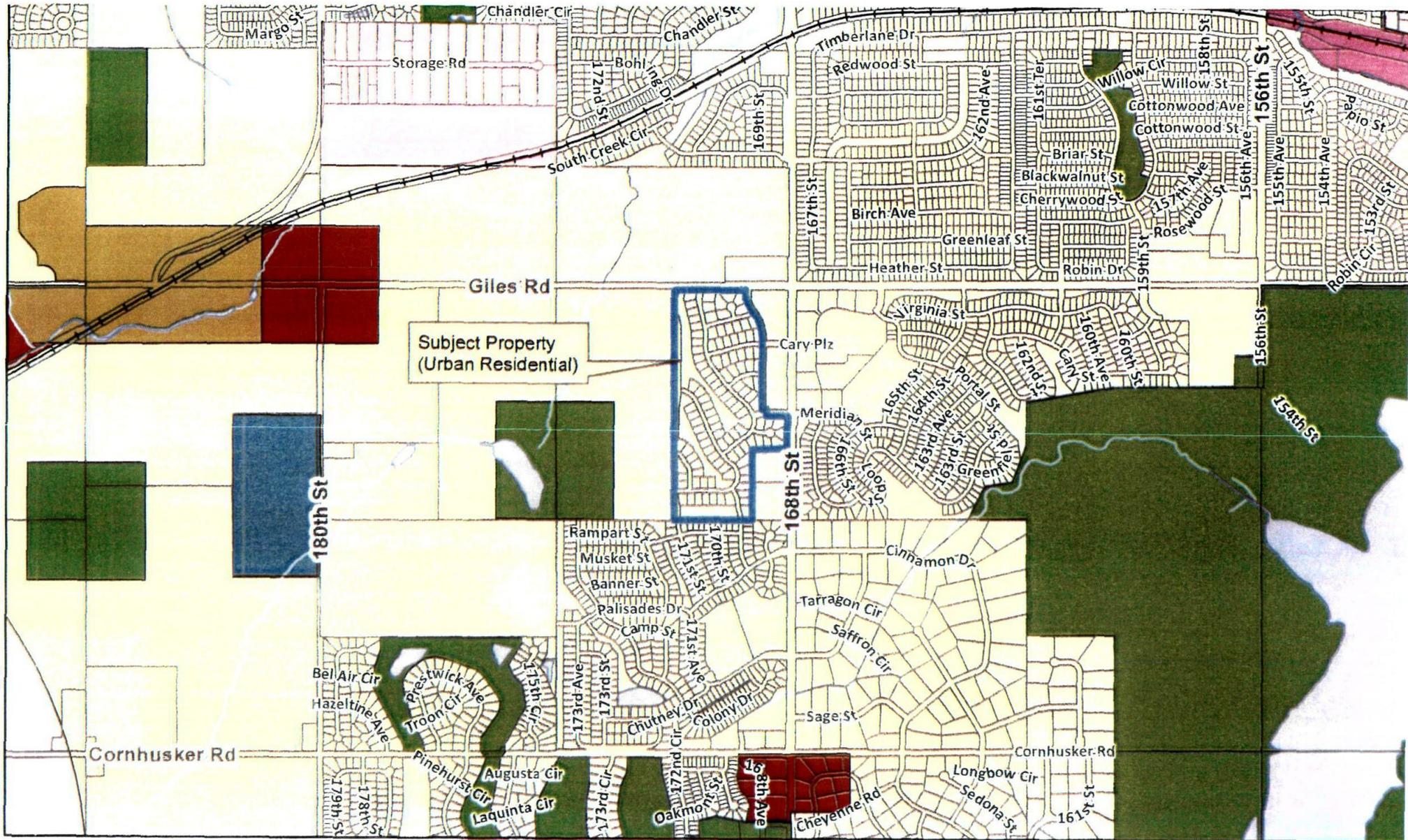
1. Southern Pines Development, LLC – c/o John Allen
2. Lamp, Rynearson and Associates – applicant's engineering consultant
3. Public Upon Request

Original Report prepared by: Bruce Fountain, AICP – Director, Planning & Building Dept.
 Report updated by: Donna Lynam – Zoning Administrator, Planning & Building Dept.



Vicinity Map - Zoning
 SE 168th & Giles
 Southern Pines Replat 1





Current FLU - Sarpy Co

0 0.125 0.25 0.5 Miles



Southern Pines Replat 1

Comprehensive Development Plan
Figure 5.1: Development Structure Plan
 Sarpy County, Nebraska

Legend

- | | | |
|--------------------------|---------------------------------|-----------------------|
| Highway Corridor Overlay | Long Term Residential Growth | Cross County Arterial |
| Bellevue Future Growth | Mixed Use | City Limit |
| Business Park | Mixed Use Center | City ETJ |
| Civic | New Richfield Village | |
| Conservation Residential | Park/School Site | |
| Estate Residential | Pflug Interchange Development | |
| Greenway | Residential - Community Systems | |
| Industrial | Urban Residential | |
| Light Industrial/Storage | Urban Residential II | |

SOUTHERN PINES REPLAT 1

Lots 1 through 186, and Outlets A through F, being a replating of Lots 3 through 116, inclusive, and Outlets A through E, inclusive, SOUTHERN PINES, a subdivision, as surveyed, plotted and recorded in Searcy County, Nebraska, TOGETHER with the right of ways of 17' and 16' 6" wide, Meridian, Partial, City, and Village Streets, Casselman Road, Meadows Boulevard, Southern Pines Drive, Aurora Drive, and 169th Ave Circle as contained within the boundary of the aforesaid Lots, as depicted in the final plat of said SOUTHERN PINES.

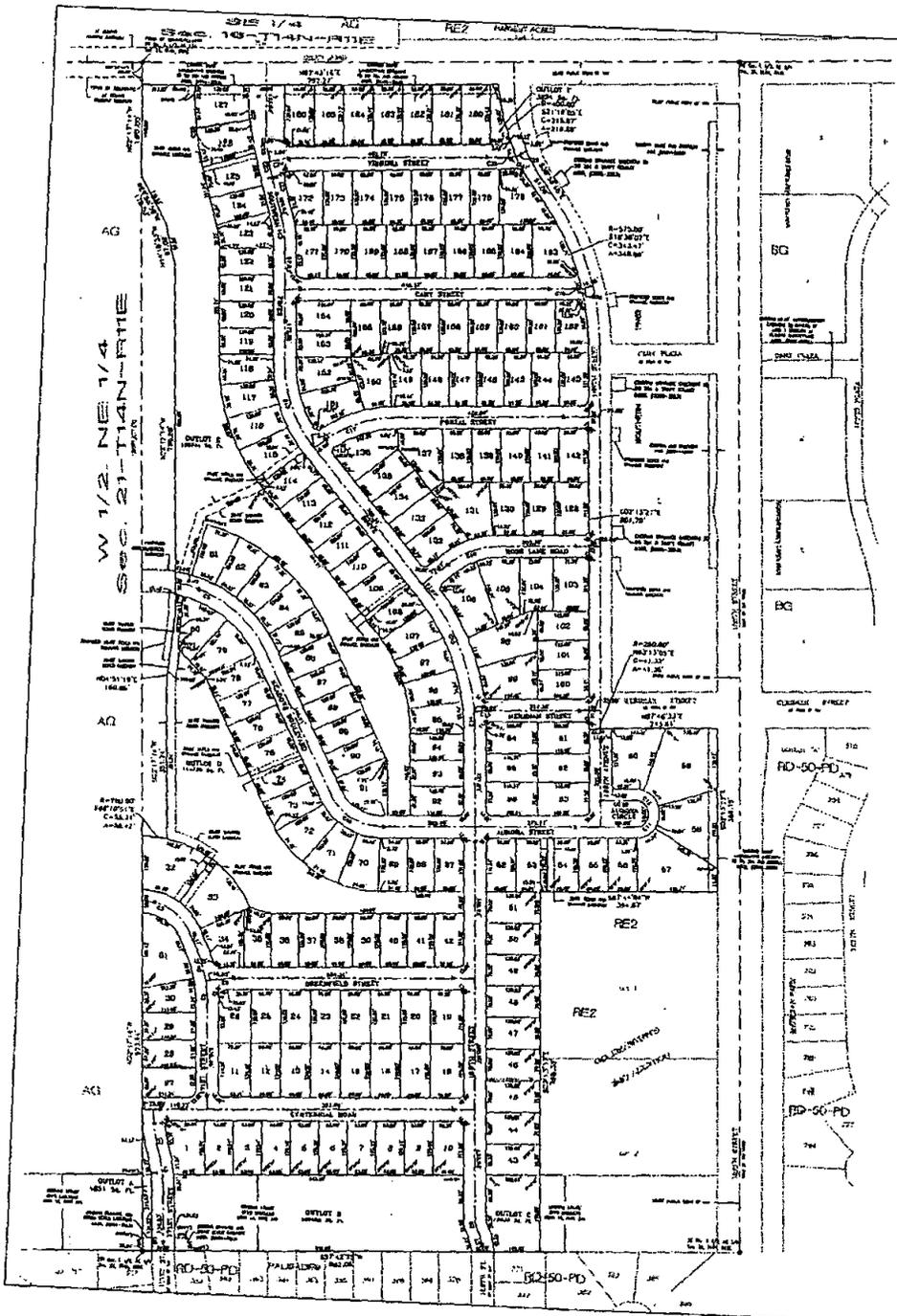
LOCATED IN
S. 1/4 Sec. 21, T. 17 N., R. 10 W., NE 1/4

W 1/2 NE 1/4
SEC. 21-T17N-R10W

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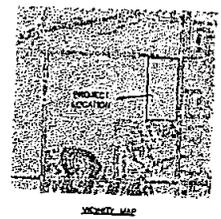
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AG3



GENERAL NOTES

OWNER: SOUTHERN PINES REPLAT 1
 ENGINEER: LAMP RYNEARSON & ASSOCIATES
 DATE: 04-01-13
 SHEET NO. 1 OF 1



LEGAL DESCRIPTION

LEGAL DESCRIPTION: This plat is a replating of Lots 3 through 116, inclusive, and Outlets A through E, inclusive, SOUTHERN PINES, as surveyed, plotted and recorded in Searcy County, Nebraska, TOGETHER with the right of ways of 17' and 16' 6" wide, Meridian, Partial, City, and Village Streets, Casselman Road, Meadows Boulevard, Southern Pines Drive, Aurora Drive, and 169th Ave Circle as contained within the boundary of the aforesaid Lots, as depicted in the final plat of said SOUTHERN PINES.

LEGEND

- 1. Lot boundaries
- 2. Right of way lines
- 3. Easement lines
- 4. Utility lines
- 5. Other features

NOTES

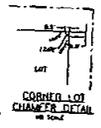
1. All dimensions are given in decimal feet.
2. All bearings are given in degrees, minutes and seconds.
3. All angles are given in degrees, minutes and seconds.
4. All curves are given in feet, degrees, minutes and seconds.
5. All bearings and angles are given in the standard form.
6. All dimensions are given in decimal feet.
7. All bearings are given in degrees, minutes and seconds.
8. All angles are given in degrees, minutes and seconds.
9. All curves are given in feet, degrees, minutes and seconds.
10. All bearings and angles are given in the standard form.

CURVE DATA

Curve No.	Stationing	Radius	Chord	Angle
C1	10+00 to 10+50	100.00	100.00	180.00
C2	10+50 to 11+00	100.00	100.00	180.00
C3	11+00 to 11+50	100.00	100.00	180.00
C4	11+50 to 12+00	100.00	100.00	180.00
C5	12+00 to 12+50	100.00	100.00	180.00
C6	12+50 to 13+00	100.00	100.00	180.00
C7	13+00 to 13+50	100.00	100.00	180.00
C8	13+50 to 14+00	100.00	100.00	180.00
C9	14+00 to 14+50	100.00	100.00	180.00
C10	14+50 to 15+00	100.00	100.00	180.00
C11	15+00 to 15+50	100.00	100.00	180.00
C12	15+50 to 16+00	100.00	100.00	180.00
C13	16+00 to 16+50	100.00	100.00	180.00
C14	16+50 to 17+00	100.00	100.00	180.00
C15	17+00 to 17+50	100.00	100.00	180.00
C16	17+50 to 18+00	100.00	100.00	180.00
C17	18+00 to 18+50	100.00	100.00	180.00
C18	18+50 to 19+00	100.00	100.00	180.00
C19	19+00 to 19+50	100.00	100.00	180.00
C20	19+50 to 20+00	100.00	100.00	180.00

PARCEL CURVE DATA

Parcel No.	Stationing	Radius	Chord	Angle
P1	10+00 to 10+50	100.00	100.00	180.00
P2	10+50 to 11+00	100.00	100.00	180.00
P3	11+00 to 11+50	100.00	100.00	180.00
P4	11+50 to 12+00	100.00	100.00	180.00
P5	12+00 to 12+50	100.00	100.00	180.00
P6	12+50 to 13+00	100.00	100.00	180.00
P7	13+00 to 13+50	100.00	100.00	180.00
P8	13+50 to 14+00	100.00	100.00	180.00
P9	14+00 to 14+50	100.00	100.00	180.00
P10	14+50 to 15+00	100.00	100.00	180.00
P11	15+00 to 15+50	100.00	100.00	180.00
P12	15+50 to 16+00	100.00	100.00	180.00
P13	16+00 to 16+50	100.00	100.00	180.00
P14	16+50 to 17+00	100.00	100.00	180.00
P15	17+00 to 17+50	100.00	100.00	180.00
P16	17+50 to 18+00	100.00	100.00	180.00
P17	18+00 to 18+50	100.00	100.00	180.00
P18	18+50 to 19+00	100.00	100.00	180.00
P19	19+00 to 19+50	100.00	100.00	180.00
P20	19+50 to 20+00	100.00	100.00	180.00



ZONING

ZONING: This project is located in the R-1 Single-Family Residential Zone. The zoning regulations apply to all lots shown on this plat.



Lot No.	Area (sq. ft.)	Area (sq. m.)	Dimensions (ft.)
1	1000	92.9	30.0 x 33.3
2	1000	92.9	30.0 x 33.3
3	1000	92.9	30.0 x 33.3
4	1000	92.9	30.0 x 33.3
5	1000	92.9	30.0 x 33.3
6	1000	92.9	30.0 x 33.3
7	1000	92.9	30.0 x 33.3
8	1000	92.9	30.0 x 33.3
9	1000	92.9	30.0 x 33.3
10	1000	92.9	30.0 x 33.3
11	1000	92.9	30.0 x 33.3
12	1000	92.9	30.0 x 33.3
13	1000	92.9	30.0 x 33.3
14	1000	92.9	30.0 x 33.3
15	1000	92.9	30.0 x 33.3
16	1000	92.9	30.0 x 33.3
17	1000	92.9	30.0 x 33.3
18	1000	92.9	30.0 x 33.3
19	1000	92.9	30.0 x 33.3
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21	1000	92.9	30.0 x 33.3
22	1000	92.9	30.0 x 33.3
23	1000	92.9	30.0 x 33.3
24	1000	92.9	30.0 x 33.3
25	1000	92.9	30.0 x 33.3
26	1000	92.9	30.0 x 33.3
27	1000	92.9	30.0 x 33.3
28	1000	92.9	30.0 x 33.3
29	1000	92.9	30.0 x 33.3
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141	1000	92.9	30.0 x 33.3
142	1000	92.9	30.0 x 33.3
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144	1000	92.9	30.0 x 33.3
145	1000	92.9	30.0 x 33.3
146	1000	92.9	30.0 x 33.3
147	1000	92.9	30.0 x 33.3
148	1000	92.9	30.0 x 33.3
149	1000	92.9	30.0 x 33.3
150	1000	92.9	30.0 x 33.3
151	1000	92.9	30.0 x 33.3
152	1000	92.9	30.0 x 33.3
153	1000	92.9	30.0 x 33.3
154	1000	92.9	30.0 x 33.3
155	1000	92.9	30.0 x 33.3
156	1000	92.9	30.0 x 33.3
157	1000	92.9	30.0 x 33.3
158	1000	92.9	30.0 x 33.3
159	1000	92.9	30.0 x 33.3
160	1000	92.9	30.0 x 33.3
161	1000	92.9	30.0 x 33.3
162	1000	92.9	30.0 x 33.3
163	1000	92.9	30.0 x 33.3
164	1000	92.9	30.0 x 33.3
165	1000	92.9	30.0 x 33.3
166	1000	92.9	30.0 x 33.3
167	1000	92.9	30.0 x 33.3
168	1000	92.9	30.0 x 33.3
169	1000	92.9	30.0 x 33.3
170	1000	92.9	

LOCATED IN:
 44 1/4 N 1/4 Sec 21, T14N, R11E
 44 1/4 N 1/4 Sec 22, T14N, R11E
 44 1/4 N 1/4 Sec 23, T14N, R11E

SOUTHERN PINES REPLAT 1

Lots 1 through 186, and Outlets A through F, being a replatting of Lots 3 through 116, inclusive, and Outlets A through E, inclusive, SOUTHERN PINES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, TOGETHER WITH the right of ways of 171st, 169th, Meridian, Portal, Cary, and Virginia Streets, Centennial Road, Meadows Boulevard, Southern Pines Drive, Aurora Circle, and 169th Ave Circle all contained within the boundary of the aforesaid Lots, as depicted in the final plat of said SOUTHERN PINES.

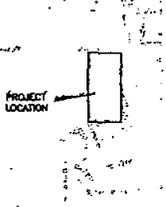
LEGEND

- SECTION LINE
- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES FROM ALIEN CURVES ARE MEASURED FROM CHORD DISTANCES.
3. ALL ANGLES ARE IN DECIMAL DEGREES NORTH.
4. ALL LOT LINES ON CURVED STREETS ARE NORMAL UNLESS OTHERWISE NOTED HEREON.
5. EASEMENTS AND WELLS SHOWN IN PARAGRAPHS REFER TO EASEMENTS.
6. LOTS 22, 26 AND 28 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 169TH STREET.
7. LOTS 127, 128 THROUGH 136 AND 138 ARE TO HAVE FUTURE ACCESS TO 169TH STREET VEHICULAR ACCESS TO 169TH ROAD.
8. ALL EASEMENTS, STORM SEWER & SEWERAGE EASEMENTS FROM HEREON ARE GRANTED TO SARPY COUNTY AND NOT TO THE STATE OF NEBRASKA.
9. OUTLETS B AND F ARE DESIGNATED AS STATE SEWER AND SEWERAGE EASEMENTS.

VICINITY MAP



CENTRELINE CURVE DATA

CURVE	CHORD	ARC LENGTH	CHORD BEING	BEING ANGLE	FIELD ANGLE
C1	800.00	814.41	81.34	13.28	13.28
C2	400.00	414.49	41.33	13.28	13.28
C3	110.00	114.49	11.34	13.28	13.28
C4	300.00	314.33	31.11	13.28	13.28
C5	300.00	314.33	31.11	13.28	13.28
C6	300.00	314.33	31.11	13.28	13.28
C7	100.00	114.33	11.33	13.28	13.28
C8	100.00	114.33	11.33	13.28	13.28
C9	175.00	184.88	18.22	13.28	13.28
C10	175.00	184.88	18.22	13.28	13.28
C11	25.00	25.37	2.52	13.28	13.28
C12	25.00	25.37	2.52	13.28	13.28
C13	100.00	104.42	10.42	13.28	13.28
C14	100.00	104.42	10.42	13.28	13.28
C15	100.00	104.42	10.42	13.28	13.28
C16	100.00	104.42	10.42	13.28	13.28
C17	275.00	284.87	28.22	13.28	13.28
C18	300.00	314.33	31.11	13.28	13.28
C19	100.00	104.42	10.42	13.28	13.28
C20	100.00	104.42	10.42	13.28	13.28
C21	300.00	314.33	31.11	13.28	13.28
C22	400.00	414.49	41.33	13.28	13.28
C23	400.00	414.49	41.33	13.28	13.28
C24	400.00	414.49	41.33	13.28	13.28
C25	400.00	414.49	41.33	13.28	13.28
C26	100.00	104.42	10.42	13.28	13.28

PARCEL CURVE DATA

CURVE	CHORD	ARC LENGTH	CHORD BEING	BEING ANGLE	FIELD ANGLE
C27	200.00	214.33	21.33	13.28	13.28
C28	400.00	414.49	41.33	13.28	13.28
C29	200.00	214.33	21.33	13.28	13.28

SECTION CORNER TIES

1. Section 21, T14N, R11E
 2. Section 22, T14N, R11E
 3. Section 23, T14N, R11E
 4. Section 24, T14N, R11E
 5. Section 25, T14N, R11E
 6. Section 26, T14N, R11E
 7. Section 27, T14N, R11E
 8. Section 28, T14N, R11E
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 386. Section 406, T14N, R11E
 387. Section 407, T14N, R11E
 388. Section 408, T14N, R11E
 389. Section 409, T14N, R11E

LOCATED IN:
SE 1/4 NE 1/4 SEC 21, T14N, R12E
SE 1/4 NE 1/4 SEC 21, T14N, R12E

SOUTHERN PINES REPLAT 1

Lots 1 through 186, and Outlots A through F, being a replatting of Lots 3 through 116, inclusive, and Outlots A through E, inclusive, SOUTHERN PINES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, TOGETHER WITH the right of ways of 171st, 169th, Meridian, Portals, Cary, and Virginia Streets, Centennial Road, Meadows Boulevard, Southern Pines Drive, Aurora Circle, and 169th Ave Circle all contained within the boundary of the aforesaid Lot, as dedicated in the final plat of said SOUTHERN PINES.

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I have made a personal survey of the aforesaid lots and find that the same are as described in the plat of SOUTHERN PINES REPLAT 1, as recorded in the County Clerk's Office of Sarpy County, Nebraska, and that the same are as described in the plat of SOUTHERN PINES REPLAT 1, as recorded in the County Clerk's Office of Sarpy County, Nebraska.

Sarpy County Treasurer

REVIEW BY SARPY COUNTY PUBLIC WORKS

This plat of SOUTHERN PINES REPLAT 1, Lots 1 through 186, and Outlots A through F, was reviewed and approved by the Sarpy County Engineer's Office on this day of 2013.

Sarpy County Engineer/Deputy

APPROVAL OF COUNTY PLANNING COMMISSION

This plat of SOUTHERN PINES REPLAT 1, Lots 1 through 186, and Outlots A through F, was reviewed and approved by the County Planning Commission on this day of 2013.

County Planning Commission Chairman

APPROVAL OF COUNTY BOARD OF COMMISSIONERS

This plat of SOUTHERN PINES REPLAT 1, Lots 1 through 186, and Outlots A through F, was reviewed and approved by the Board of Commissioners on this day of 2013.

Board, County Clerk

APPROVAL OF COUNTY PLANNING DIRECTOR

This plat of SOUTHERN PINES REPLAT 1, Lots 1 through 186, and Outlots A through F, was reviewed and approved by the County Planning Director on this day of 2013.

County Planning Director

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a personal survey of the aforesaid lots and find that the same are as described in the plat of SOUTHERN PINES REPLAT 1, as recorded in the County Clerk's Office of Sarpy County, Nebraska, and that the same are as described in the plat of SOUTHERN PINES REPLAT 1, as recorded in the County Clerk's Office of Sarpy County, Nebraska.

Land Surveyor

DEDICATION

THIS IS TO CERTIFY THAT THE SOUTHERN PINES DEVELOPMENT, LLC, HAS DEDICATED THE RIGHTS OF THE AFORESAID LOTS TO THE PUBLIC AS SHOWN ON THE PLAT OF SOUTHERN PINES REPLAT 1, AS RECORDED IN THE COUNTY CLERK'S OFFICE OF SARPY COUNTY, NEBRASKA.

FOR POWER AND CONVEYANCE TO THE PUBLIC, THE SOUTHERN PINES DEVELOPMENT, LLC, HAS DEDICATED THE RIGHTS OF THE AFORESAID LOTS TO THE PUBLIC AS SHOWN ON THE PLAT OF SOUTHERN PINES REPLAT 1, AS RECORDED IN THE COUNTY CLERK'S OFFICE OF SARPY COUNTY, NEBRASKA.

PETITION

THIS IS TO CERTIFY THAT THE SOUTHERN PINES DEVELOPMENT, LLC, HAS PETITIONED THE COUNTY BOARD OF COMMISSIONERS TO REVOKE THE DEDICATION OF THE AFORESAID LOTS TO THE PUBLIC AS SHOWN ON THE PLAT OF SOUTHERN PINES REPLAT 1, AS RECORDED IN THE COUNTY CLERK'S OFFICE OF SARPY COUNTY, NEBRASKA.

LEGAL DESCRIPTION OF THE STREET VACATIONS

THIS IS TO CERTIFY THAT THE SOUTHERN PINES DEVELOPMENT, LLC, HAS DEDICATED THE RIGHTS OF THE AFORESAID LOTS TO THE PUBLIC AS SHOWN ON THE PLAT OF SOUTHERN PINES REPLAT 1, AS RECORDED IN THE COUNTY CLERK'S OFFICE OF SARPY COUNTY, NEBRASKA.

ACKNOWLEDGEMENT OF SEWER AND DRAINAGE EASEMENTS RELEASE

THIS IS TO CERTIFY THAT THE SOUTHERN PINES DEVELOPMENT, LLC, HAS RELEASED THE SEWER AND DRAINAGE EASEMENTS TO THE PUBLIC AS SHOWN ON THE PLAT OF SOUTHERN PINES REPLAT 1, AS RECORDED IN THE COUNTY CLERK'S OFFICE OF SARPY COUNTY, NEBRASKA.

ACKNOWLEDGMENT OF NOTARIES

STATE OF NEBRASKA)
COUNTY OF SARPY)
I, the undersigned, do hereby certify that the foregoing instrument was acknowledged before me on this day of 2013.

FINAL PLAT
SOUTHERN PINES REPLAT 1 169TH STREET AND GILES ROAD
SARPY COUNTY, NEBRASKA
LAMP LITIGATION
LAMP ASSOCIATES
169TH STREET AND GILES ROAD
SARPY COUNTY, NEBRASKA



Sarpy County Planning & Building Department

Bruce Fountain, AICP, EDFP – Director

1210 Golden Gate Drive
Papillion, NE 68046
Phone: 402-593-1555
Fax: 402-593-1558
www.sarpy.com/planning

May 7, 2013

Lamp, Ryneanson and Associates, Inc.
Terry Atkins
14710 W Dodge Road, Suite 100
Omaha, NE 68154

RE: SOUTHERN PINES REPLAT 1 PRELIMINARY AND FINAL PLAT SUBMITTAL

The application for a Preliminary and Final Plat for "Southern Pines Replat 1" has been reviewed by the Planning Department staff and we have the following comments:

- The Legal description on the attachment to the application is not consistent with the legal description given on the Preliminary Plat
- A copy of the Draft Subdivision Agreement must be submitted with Preliminary and Final Plat application pursuant to Section 6.2.13 of the Sarpy County Subdivision Regulations
- Written documentation or explanation of request to be exempt from current Post Construction Storm Water Management Plan as required by Sarpy County Zoning Regulations 38.21
- Wastewater Service Agreement with the City of Gretna for transporting and treatment of sanitary sewer
- List City of Gretna as Utility Provider to Exhibit B
- Lot Number Identification for Lots 30-31, 149-150, 152 and Outlot F are missing on exhibits
- A copy of any private restrictions or covenants affecting the subdivision should be included with the submittal, for reference, as required by Sarpy County Subdivision Regulations 8.2.3.17.
- Signature Line for Sarpy County Planning Commission (currently labeled as Building Inspector)
- Landscape submittal must utilize a variety of tree and shrub species to provide visual, four season interest. Not more than 1/3 of the required number of trees or shrubs may be comprised of any one species per section 37.2.2 of the Sarpy County Zoning Regulations
- Encourage the landscaping of the proposed park area on Outlot D
- Sarpy County Public Works comments, dated May 3, 2013, are attached for your review and response.

We would like to have the above issues resolved prior to May 10, 2013. Please forward your response to dlynam@sarpy.com at your earliest convenience.

Please contact Bruce Fountain, Planning Director, or myself at 402-593-1555 if you have any questions.

Respectfully,

Donna Lynam
Zoning Administrator/Code Enforcement
Sarpy County Planning

cc Bruce Fountain, Planning Director
File

May 3, 2013

Bruce Fountain, Director
Sarpy County Planning Department
Papillion, NE 68046



RE: Southern Pines Replat 1 Application for Preliminary and Final Plat

Dear Mr. Fountain:

The District has reviewed the Preliminary Plat and Final Plat Applications for Southern Pines Replat 1 located southwest of 168th Street and Giles Road in Sarpy County, Nebraska, prepared by Lamp Rynearson & Associates, Inc. dated April 3, 2013. The District previously provided comments to Sarpy County Planning Department on October 9, 2009, October 14, 2009, and October 16, 2009. The District offers the following comments on this project:

- A Post Construction Stormwater Management Plan (PCSMP) for this project was not provided for review. The District previously reviewed a PCSMP drawing for this project however no supporting documentation was submitted for review. Please submit the required documentation for review.
- A subdivision agreement was not provided for review, however, as stated in the Papillion Creek Watershed Partnership Interlocal Agreement adopted by Sarpy County in 2009, Watershed Management Fees are to be collected for all new development or significant redevelopment.

If you have any questions or concerns, please contact me at (403) 444-6222 or at llaster@papionrd.org.

Sincerely,

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

llaster\Documents\Permit-Zoning Reviews\Sarpy County\Plat 1020\130503-Southern Pines.docx
Project: 535 Plat: 1020



SARPY COUNTY

Dennis L. Wilson, P.E., PhD
Sarpy County Engineer

PUBLIC WORKS DEPARTMENT
15100 South 84th Street • Papillion, NE 68046-2895
Phone (402) 537-6900 • FAX (402) 537-6955 • www.sarpy.com

MEMO

TO: Donna Lynam, Zoning Administrator / Code Enforcement

FROM: Patrick M. Dowse, P.E., Engineering Manager *PM*

DATE: May 3, 2013

RE: Southern Pines Replat 1 Review

Sarpy County Public Works has reviewed the April 1, 2013 submittal by Southern Pines Development, LLC, in regards to the Preliminary and Final Plat Applications of Southern Pines Replat 1. After review, Public Works has the following comments:

GILES ROAD

Typical Section – Public Works would prefer a flat bottom ditch cross section (4 feet wide typical, if possible) given the steep roadway profile. V-ditch sections cause maintenance and erosion issues which can usually be adequately addressed through wide flat bottom ditches.

PRELIMINARY DRAINAGE STUDY

Please verify the calculations and assumptions are still valid from the 2005 study as the lot density has increased. The 60" RCP pipe crossing calculations shows the $Q_{\text{Overtopping}}$ is less than Q_{100} for the design storm, thus water will be over the roadway during low frequency storms, which is a possible maintenance and safety issue given the functional classification and future use of the roadway. A more conservative design needs to be considered.

There is an apparent hydraulic jump in the upstream of the pipe which may change the headwater assumptions, and will most definitely create a maintenance and erosion issue. The configurations needs to be reviewed and possible armament or channel modifications need to be considered.

The tail water velocities appear to be much greater than 6 ft/s, which would indicate end treatments would be necessary in order to thwart erosion and scouring issues downstream of the crossing, which again would a be maintenance issue to Public

Works.

The pipe length should also be lengthened to better fit the roadway profile and increase the recoverability and maintainability of the foreslopes. Safety countermeasures may be required if the foreslopes are deemed to be unrecoverable. Public Works would entertain acquiring downstream permanent easements and having upstream, permanent easements dedicated in order to allow for adequate pipe lengths and access for maintenance.

Please let me know if you have any further questions.



SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE PAPPILLION, NE 68046

PHONE: 402-593-1555 FAX: 402-593-1558

E-MAIL: PLANNING@SARPY.COM

FINAL PLAT APPLICATION

<p>In order for your application to be considered COMPLETE, please answer all applicable questions and provide the following:</p> <ol style="list-style-type: none"> 1. Submit complete Final Plat Application 2. Submit Non-Refundable Fee of \$ <u>876</u> made payable to Sarpy County Treasurer (additional fees may also be required to cover cost of mailing of public notifications) 3. Two (2) full sized, folded plat drawings 4. One (1) reduced size site plan drawing (8.5 x 11) 5. One (1) electronic copy of the plat drawing in PDF form 6. One (1) electronic copy in autoCAD format as required by the County GIS Section (for subdivisions of 20+ lots) 7. Please review Sections 7 and 8 of the Sarpy County Subdivision Regulations for a complete list of Final Plat process and submittal requirements. 	<p>PLANNING STAFF USE ONLY:</p> <p>APPLICATION #: <u>FP-13-0006</u></p> <p>DATE RECEIVED: <u>04-01-13 P03:27 RCVD</u></p> <p>CP DESIGNATION: <u>Urban Residential</u></p> <p>CURRENT ZONING DESIGNATION: <u>RS-72</u></p> <p>PROPOSED ZONING DESIGNATION: _____</p> <p>APPLICATION FEE: \$ <u>876</u> RECEIPT NO. <u>1984</u></p> <p>PUBLIC NOTIFICATION PROCESSING FEE: \$ _____ RECEIPT NO. _____</p> <p>RECEIVED BY: _____</p> <p>NOTES: _____</p>
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APPLICANT INFORMATION:

NAME: Southern Pines Development, L.L.C. c/o John Allen E-MAIL: john.allen@cbshome.com

ADDRESS: 14769 California Street, P.O. Box 540490 CITY/STATE/ZIP: Omaha, NE 68154

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
(IF DIFFERENT)

PHONE: 402-964-4675 FAX: 402-964-4676

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

NAME: Southern Pines Development, L.L.C. c/o John Allen E-MAIL: john.allen@cbshome.com

ADDRESS: 14769 California Street, P.O. Box 540490 CITY/STATE/ZIP: Omaha, NE 68154

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
(IF DIFFERENT)

PHONE: 402-964-4675 FAX: 402-964-4676

ENGINEERING/SURVEYING PROFESSIONAL'S INFORMATION:

NAME: Lamp, Rynearson & Associates, Inc. c/o Terry Atkins E-MAIL: Terry.Atkins@lra-inc.com

ADDRESS: 14710 West Dodge Road, Suite 100 CITY/STATE/ZIP: Omaha, NE 68154

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
(IF DIFFERENT)

PHONE: 402-496-2498 FAX: 402-496-2730

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.

Southern Pines includes 186 lots and 6 outlots with all interior improvements including sanitary sewer, storm sewer, concrete streets, water, gas, and power.

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: Southern Pines Replat 1

ASSESSOR'S PARCEL NUMBER: residential: 011589803 - 011589916;
residential outlots: 011589917 -011589921
ADDITIONAL PARCEL NUMBERS _____

GENERAL LOCATION: SW of 168th and Giles Road
(example 189th & Giles Rd)

LEGAL DESCRIPTION: (Describe property to wit:) See attached

SIZE OF PROPERTY: 56.243 acres CURRENT ZONING: RS-72
REQUESTED ZONING: RS-72

SOURCE OF UTILITY SERVICES: Water - (MUD) Sewer - (Gretna Outfall)
Gas - (Black Hills Energy) Electric - (OPPD)

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

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the Planning Commission and County Board.
2. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
3. The County Board will hold a public hearing and make a final decision on the Final Plat application.
4. All necessary agreements/drawings are to be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.

5. 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).

6. If a Change of Zoning application is applied for concurrently with the Preliminary Plat or Final Plat, the conditional approval of the plat also allows for conditional approval of the rezoning request, however, the rezoning does NOT become official until the Final Plat is approved and filed with the Register of Deeds office.

The applicant (or authorized agent) has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Applicant Signature

Date

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 Sarpy County staff to enter the property for inspection related to the specific request during this process.

Southern Pines LLC

Owner Signature (or authorized agent)

3/13/29th
Date

Owner Signature (or authorized agent)

Date

LEGAL DESCRIPTION

Lots 3 through 116, inclusive, and Outlots A through E, inclusive, SOUTHERN PINES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, as part of the East Half of the Northeast Quarter of Section 21, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, TOGETHER WITH the right of ways of 171st, 169th, Meridian, Portal, Cary, and Virginia Streets, Centennial Road, Meadows Boulevard, Southern Pines Drive, Aurora Circle, , and 169th Ave Circle all contained within the boundary of the aforesaid Lots, as dedicated in the final plat of said SOUTHERN PINES

LEGAL DESCRIPTION

SOUTHERN PINES REPLAT 1, Lots 1 through 186, and Outlots A through F, being a replatting of Lots 3 through 116, inclusive, and Outlots A through E, inclusive, SOUTHERN PINES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, TOGETHER WITH the right of ways of 171st, 169th, Meridian, Portal, Cary, and Virginia Streets, Centennial Road, Meadows Boulevard, Southern Pines Drive, Aurora Circle, , and 169th Ave Circle all contained within the boundary of the aforesaid Lots, as dedicated in the final plat of said SOUTHERN PINES, the entire tract described as follows:

Commencing at a 5/8" rebar at the northwest corner of the East Half of the Northeast Quarter of Section 21, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska;

Thence South 02°17'14" East (assumed bearings) for 50.00 feet along the west line of said East Half of the Northeast Quarter of Section 21 to the South right of way line of Giles Road and the TRUE POINT OF BEGINNING;

Thence North 87°43'16" East for 792.27 feet along said south right of way line also being parallel with and 50.00 feet south of the north line of said East Half of the Northeast Quarter of Section 21, to the west right of way line of 169th Street;

Thence along said west right of way line for the following four (4) courses;

1) Thence along a curve to the left (having a radius of 400.00 feet and a long chord bearing South 18°53'56" East for 183.26 feet) for an arc length of 184.91 feet along said west right of way line;

2) Thence South 36°58'48" East for 51.09 feet;

3) Thence along a curve to the right (having a radius of 575.00 feet and a long chord bearing South 24°10'39" East for 128.94 feet) for an arc length of 129.21 feet;

4) Thence South $02^{\circ}13'27''$ East for 861.79 feet to the south right of way line of Meridian Street as originally platted in the final plat of said SOUTHERN PINES;

Thence along a curve to the right (having a radius of 260.00 feet and a long chord bearing North $83^{\circ}13'05''$ East for 41.32 feet) for an arc length of 41.36 feet along said south right of way line;

Thence North $87^{\circ}46'33''$ East for 243.81 feet continuing along said south right of way line to the west right of way line of 168th Street;

Thence South $02^{\circ}13'27''$ East for 368.15 feet along said west right of way line to a 5/8" rebar at the northeast corner of Lot 1, GOLDENSTEINS 2ND ADDITION, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska;

Thence South $87^{\circ}44'04''$ West for 394.67 feet along the north line of said Lot 1 to a 5/8" rebar at the northwest corner thereof;

Thence South $02^{\circ}13'17''$ East for 798.38 feet along the west line of Lots 1 and 2 of said GOLDENSTEINS 2ND ADDITION to a 5/8 " rebar with 1 1/4" yellow plastic cap stamped LS-561 at the southwest corner of said Lot 2 and the north line of PALISADES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, also being the south line of said East Half of the Northeast Quarter of Section 21;

Thence South $87^{\circ}42'25''$ West for 882.06 feet along said north line of said PALISADES to a 5/8 " rebar with 1 1/4" yellow plastic cap stamped LS-561 at the southwest corner of said East Half of the Northeast Quarter of Section 21 also being the southwest corner of said SOUTHERN PINES;

Thence following along the west line of said SOUTHERN PINES for the following eight (8) courses;

1) Thence North $02^{\circ}17'14''$ West for 923.64 feet along the west line of said East Half of the Northeast Quarter of Section 21;

2) Thence along a curve to the right (having a radius of 260.00 feet and a long chord bearing South $86^{\circ}10'51''$ East for 55.31 feet) for an arc length of 55.42 feet;

3) Thence North $02^{\circ}17'14''$ West for 351.24 feet;

4) Thence North $04^{\circ}51'19''$ East for 160.86 feet;

5) Thence North $02^{\circ}17'14''$ West for 780.88 feet;

6) Thence North $14^{\circ}10'33''$ West for 97.08 feet;

7) Thence North $29^{\circ}55'59''$ West for 118.53 feet to the west line of said East Half of the Northeast Quarter of Section 21;

8) Thence North $02^{\circ}17'14''$ West for 190.00 feet along said west line to the POINT OF BEGINNING.

Contains 56.243 acres

ORDER OF MAGNITUDE COST ESTIMATE

Proposed Improvement	Quantity	Unit	Construction Cost	Total Cost	General Obligation	Special	Reimbursable
SANITARY SEWER							
Interior	8,190	LF	\$500,000.00	\$728,900.00	\$91,800.00	\$637,100.00	\$0.00
Connection Fees	186	LOTS	\$321,100.00	\$432,600.00	\$111,500.00	\$0.00	\$321,100.00
Reimbursable to Commercial Phase			\$42,800.00	\$42,800.00	\$0.00	\$42,800.00	\$0.00
STORM SEWER							
	7,067	LF	\$537,400.00	\$815,300.00	\$764,300.00	\$51,000.00	\$0.00
PAVING							
Minor	25,276	SY	\$877,400.00	\$1,268,500.00	\$388,000.00	\$880,500.00	\$0.00
Reimbursable to Commercial Phase			\$146,300.00	\$146,300.00	\$0.00	\$146,300.00	\$0.00
Major - Giles Road	3,040	SY	\$374,800.00	\$572,400.00	\$204,400.00	\$0.00	\$368,000.00
SIDEWALKS							
	4587	SF	\$21,100.00	\$30,800.00	\$30,000.00	\$800.00	\$0.00
PARKS							
Acquisition	1	LS	\$101,600.00	\$120,000.00	\$120,000.00	\$0.00	\$0.00
Improvements	1	LS	\$150,000.00	\$224,000.00	\$213,400.00	\$10,600.00	\$0.00
WATER							
Interior			\$519,700.00	\$751,500.00	\$0.00	\$751,500.00	\$0.00
Off-Site			\$164,500.00	\$200,800.00	\$200,800.00	\$0.00	\$0.00
POWER							
	186	Lots	\$163,700.00	\$236,700.00	\$0.00	\$236,700.00	\$0.00
PLAN REVIEW FEE							
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

WITH COMMERCIAL REIMBURSABLES	Total	\$3,920,400.00	\$5,570,600.00	\$2,124,200.00	\$2,757,300.00	\$689,100.00
WITHOUT COMMERCIAL REIMBURSABLE	Total	\$3,731,300.00	\$5,381,500.00	\$2,124,200.00	\$2,568,200.00	\$689,100.00
Residential Special Assessments (With commercial reimbursables value used)	186 Lots @		\$14,824.19			

04-01-13P03:27 RCVD

LOCATED IN:
 NE 1/4 & 1/2 SEC. 21, T.14N, R.11E
 NE 1/4 & 1/2 SEC. 21, T.14N, R.11E



SOUTHERN PINES REPLAT 1

Lots 1 through 186, and Outlots A through F, being a replatting of Lots 3 through 116, inclusive, and Outlots A through E, inclusive, SOUTHERN PINES, a subdivision, as surveyed, platted and recorded in Sarry County, Nebraska, TOGETHER WITH the right of ways of 171st, 169th, Meridian, Portal, Cory, and Virginia Streets, Centennial Road, Meadows Boulevard, Southern Pines Drive, Aurora Circle, and 189th Ave Circle all contained within the boundary of the aforesaid Lots, as dedicated in the final plat of said SOUTHERN PINES.

LEGEND

- SECTION LINE
- ⊙ SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- - - - - EASEMENT LINE

NOTES

1. ALL DIMENSIONS ARE GIVEN IN DECIMAL FEET.
2. ALL DIMENSIONS SHOWN ALONG CURVES ARE ARC DIMENSIONS AND CHORD DIMENSIONS.
3. ALL ANGLES ARE 90 UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADII UNLESS OTHERWISE NOTED.
5. DIMENSIONS FOR ANGLES SHOWN IN PARAGRAPHS REFER TO CENTERPOINTS.
6. LOTS 17, 18 AND 19 WILL HAVE NO DIRECT VEHICULAR ACCESS TO HIGHWAY 20.
7. LOTS 17, 18 THROUGH 19 AND OUTLOTS E AND F WILL HAVE NO DIRECT VEHICULAR ACCESS TO GLEYS ROAD.
8. ALL DRAINAGE, EROSION CONTROL AND DRAINAGE EASEMENTS SHALL HEREIN BE CHANGED TO SARRY COUNTY AND BE CHANGED TO SARRY COUNTY.
9. OUTLOTS D AND E ARE REDESIGNED AS EROSION CONTROL AND DRAINAGE EASEMENTS.

VICINITY MAP

Section	Range	Township	Section	Range	Township
1	18E	14N	1	18E	14N
2	18E	14N	2	18E	14N
3	18E	14N	3	18E	14N
4	18E	14N	4	18E	14N
5	18E	14N	5	18E	14N
6	18E	14N	6	18E	14N
7	18E	14N	7	18E	14N
8	18E	14N	8	18E	14N
9	18E	14N	9	18E	14N
10	18E	14N	10	18E	14N
11	18E	14N	11	18E	14N
12	18E	14N	12	18E	14N
13	18E	14N	13	18E	14N
14	18E	14N	14	18E	14N
15	18E	14N	15	18E	14N
16	18E	14N	16	18E	14N
17	18E	14N	17	18E	14N
18	18E	14N	18	18E	14N
19	18E	14N	19	18E	14N
20	18E	14N	20	18E	14N
21	18E	14N	21	18E	14N
22	18E	14N	22	18E	14N
23	18E	14N	23	18E	14N
24	18E	14N	24	18E	14N
25	18E	14N	25	18E	14N
26	18E	14N	26	18E	14N
27	18E	14N	27	18E	14N
28	18E	14N	28	18E	14N
29	18E	14N	29	18E	14N
30	18E	14N	30	18E	14N
31	18E	14N	31	18E	14N
32	18E	14N	32	18E	14N
33	18E	14N	33	18E	14N
34	18E	14N	34	18E	14N
35	18E	14N	35	18E	14N
36	18E	14N	36	18E	14N
37	18E	14N	37	18E	14N
38	18E	14N	38	18E	14N
39	18E	14N	39	18E	14N
40	18E	14N	40	18E	14N
41	18E	14N	41	18E	14N
42	18E	14N	42	18E	14N
43	18E	14N	43	18E	14N
44	18E	14N	44	18E	14N
45	18E	14N	45	18E	14N
46	18E	14N	46	18E	14N
47	18E	14N	47	18E	14N
48	18E	14N	48	18E	14N
49	18E	14N	49	18E	14N
50	18E	14N	50	18E	14N
51	18E	14N	51	18E	14N
52	18E	14N	52	18E	14N
53	18E	14N	53	18E	14N
54	18E	14N	54	18E	14N
55	18E	14N	55	18E	14N
56	18E	14N	56	18E	14N
57	18E	14N	57	18E	14N
58	18E	14N	58	18E	14N
59	18E	14N	59	18E	14N
60	18E	14N	60	18E	14N
61	18E	14N	61	18E	14N
62	18E	14N	62	18E	14N
63	18E	14N	63	18E	14N
64	18E	14N	64	18E	14N
65	18E	14N	65	18E	14N
66	18E	14N	66	18E	14N
67	18E	14N	67	18E	14N
68	18E	14N	68	18E	14N
69	18E	14N	69	18E	14N
70	18E	14N	70	18E	14N
71	18E	14N	71	18E	14N
72	18E	14N	72	18E	14N
73	18E	14N	73	18E	14N
74	18E	14N	74	18E	14N
75	18E	14N	75	18E	14N
76	18E	14N	76	18E	14N
77	18E	14N	77	18E	14N
78	18E	14N	78	18E	14N
79	18E	14N	79	18E	14N
80	18E	14N	80	18E	14N
81	18E	14N	81	18E	14N
82	18E	14N	82	18E	14N
83	18E	14N	83	18E	14N
84	18E	14N	84	18E	14N
85	18E	14N	85	18E	14N
86	18E	14N	86	18E	14N
87	18E	14N	87	18E	14N
88	18E	14N	88	18E	14N
89	18E	14N	89	18E	14N
90	18E	14N	90	18E	14N
91	18E	14N	91	18E	14N
92	18E	14N	92	18E	14N
93	18E	14N	93	18E	14N
94	18E	14N	94	18E	14N
95	18E	14N	95	18E	14N
96	18E	14N	96	18E	14N
97	18E	14N	97	18E	14N
98	18E	14N	98	18E	14N
99	18E	14N	99	18E	14N
100	18E	14N	100	18E	14N
101	18E	14N	101	18E	14N
102	18E	14N	102	18E	14N
103	18E	14N	103	18E	14N
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184	18E	14N	184	18E	14N
185	18E	14N	185	18E	14N
186	18E	14N	186	18E	14N

CENTERLINE CURVE DATA

Curve	Radius	Angle	Chord Length	Delta Angle
C1	400.00	91.44°	81.24'	129°38'
C2	600.00	81.45°	41.25'	179°53'
C3	115.00	134.87°	133.17'	87°13'
C4	300.00	74.37°	74.11'	181°14'
C5	300.00	45.37°	45.27'	83°17'
C6	300.00	45.37°	45.37'	83°17'
C7	180.00	118.80°	115.57'	133°44'
C8	300.00	45.30°	45.89'	83°13'
C9	375.00	80.74°	83.25'	102°23'
C10	175.00	143.90°	136.05'	48°23'
C11	25.00	38.27°	25.34'	90°50'
C12	25.00	38.27°	25.34'	90°50'
C13	300.00	8.02°	8.02'	83°14'
C14	300.00	40.10°	40.00'	73°14'
C15	300.00	28.50°	28.11'	23°14'
C16	175.00	114.87°	112.41'	37°34'
C17	375.00	188.20°	173.26'	37°34'
C18	300.00	146.41°	143.43'	37°34'
C19	300.00	11.00°	11.00'	83°14'
C20	100.00	8.56°	8.56'	74°33'
C21	300.00	87.87°	87.82'	125°50'
C22	400.00	13.30°	13.30'	115°45'
C23	400.00	77.80°	77.87'	115°45'
C24	300.00	38.79°	38.83'	173°11'
C25	100.00	22.74°	22.86'	170°38'
C26	100.00	21.80°	21.86'	172°24'

PARCEL CURVE DATA

Curve	Radius	Angle	Chord Length	Delta Angle

LEGAL DESCRIPTION:

SOUTHERN PINES REPLAT 1, Lots 1 through 185, and Outlets A through F, being a replating of Lots 3 through 115, inclusive, and Outlets A through E, including SOUTHERN PINES, a subdivision, as surveyed, plotted and recorded in Sarpy County, Nebraska.

OWNER/APPLICANT:

Southern Pines Development, L.L.C.
14788 Calderone Street
Omaha, NE 68154

ENGINEER:

Lamp, Rynearson & Associates, Inc.
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68134-2029

ZONING:

Zoning	Area(sq.)	Lot
RS-72	35.93	3-188
RS-72	10.16	Outside A-F
Right of Way	10.16	N/A

POWER:

Omaha Public Power District

WATER:

Metropolitan Utilities District - Water
(Hydrant Spacing Shall Be 450')

Gas:

Midwest Gas Energy

WASTEWATER:

City of Omaha, Nebraska

NOTE:

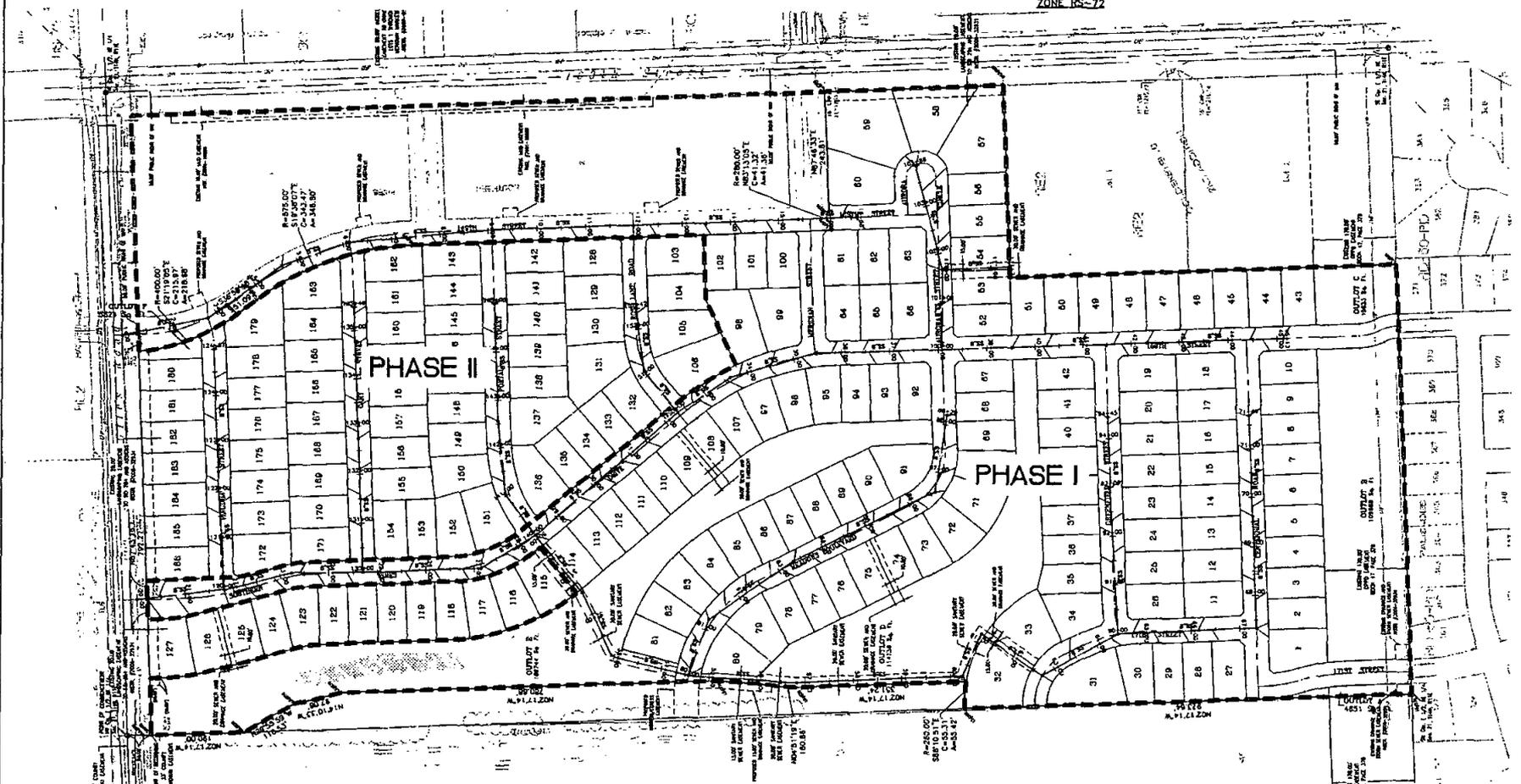
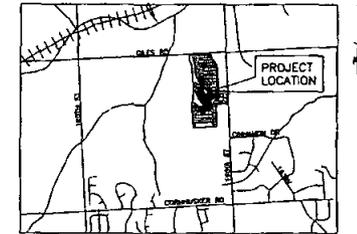
1. Outlets E&F Shall Be Designated Drainageways.

SOUTHERN PINES REPLAT 1

LEGEND

	Proposed Paving		Existing Sanitary Sewer
	Proposed Storm Sewer		Existing Storm Sewer
	Proposed Boundary Line		Existing Water
	Proposed Section Corner		Existing Gas
	Proposed Existing Contour		Existing Undergound Power
	Proposed Existing Sanitary Sewer		Existing Overhead Power
	Proposed Existing Storm Sewer		Existing Existing Telephone
	Proposed Existing Water		Existing Existing Cable Television
	Proposed Existing Gas		Existing Existing Sanitary Sewer
	Proposed Existing Storm Sewer		Existing Existing Storm Sewer
	Proposed Existing Water		Existing Existing Water
	Proposed Existing Gas		Existing Existing Gas
	Proposed Existing Undergound Power		Existing Existing Undergound Power
	Proposed Existing Overhead Power		Existing Existing Overhead Power
	Proposed Existing Existing Telephone		Existing Existing Existing Telephone
	Proposed Existing Existing Cable Television		Existing Existing Existing Cable Television

- Existing Sanitary Sewer
- Existing Storm Sewer
- Existing Water
- Existing Gas
- Existing Undergound Power
- Existing Overhead Power
- Existing Existing Telephone
- Existing Existing Cable Television
- Existing Existing Sanitary Sewer
- Existing Existing Storm Sewer
- Existing Existing Water
- Existing Existing Gas
- Existing Existing Undergound Power
- Existing Existing Overhead Power
- Existing Existing Existing Telephone
- Existing Existing Existing Cable Television



Sanitary Sewer

LAMP RYNEARSON & ASSOCIATES, INC.
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68134-2029
www.lra-inc.com

SOUTHERN PINES REPLAT 1 188TH STREET AND GILES ROAD
SARPY COUNTY, NEBRASKA

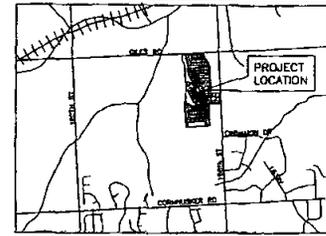
PROJECT NO. 188-0813-005
DATE: 8-26-2013
SHEET NO. 1 OF 1

EXHIBIT B

SOUTHERN PINES REPLAT 1

LEGEND

- | | | |
|--|----------------------------|-----------------------------------|
| Proposed Manhole | Proposed Alley | Proposed Manhole |
| Proposed Curb Inlet | Proposed Area Inlet | Existing Grate Inlet |
| Proposed Phase End Section | Proposed Phase End Section | Existing Flower End Section |
| Boundary Line | Boundary Line | Existing Fire Hydrant |
| Section Corner | Section Corner | Existing Building |
| Existing Storm Sewer | Existing Storm Sewer | Existing Power Pole And Guy |
| Existing Water | Existing Water | Existing Street Light |
| Existing Gas | Existing Gas | Existing Chain Link Fence |
| Existing Underground Power | Existing Underground Power | Existing Deciduous Tree And Size |
| Existing Overhead Power | Existing Overhead Power | Existing Coniferous Tree And Size |
| Existing Telephone | Existing Telephone | Existing Bush |
| Existing Cable Television | Existing Cable Television | Existing Tree Canopy |
| Existing Manhole | Existing Manhole | |
| Existing Curb Inlet | Existing Curb Inlet | |
| Existing Area Inlet | Existing Area Inlet | |
| Proposed Bill Board/
Water Quality Pond | | |



LOCATION MAP

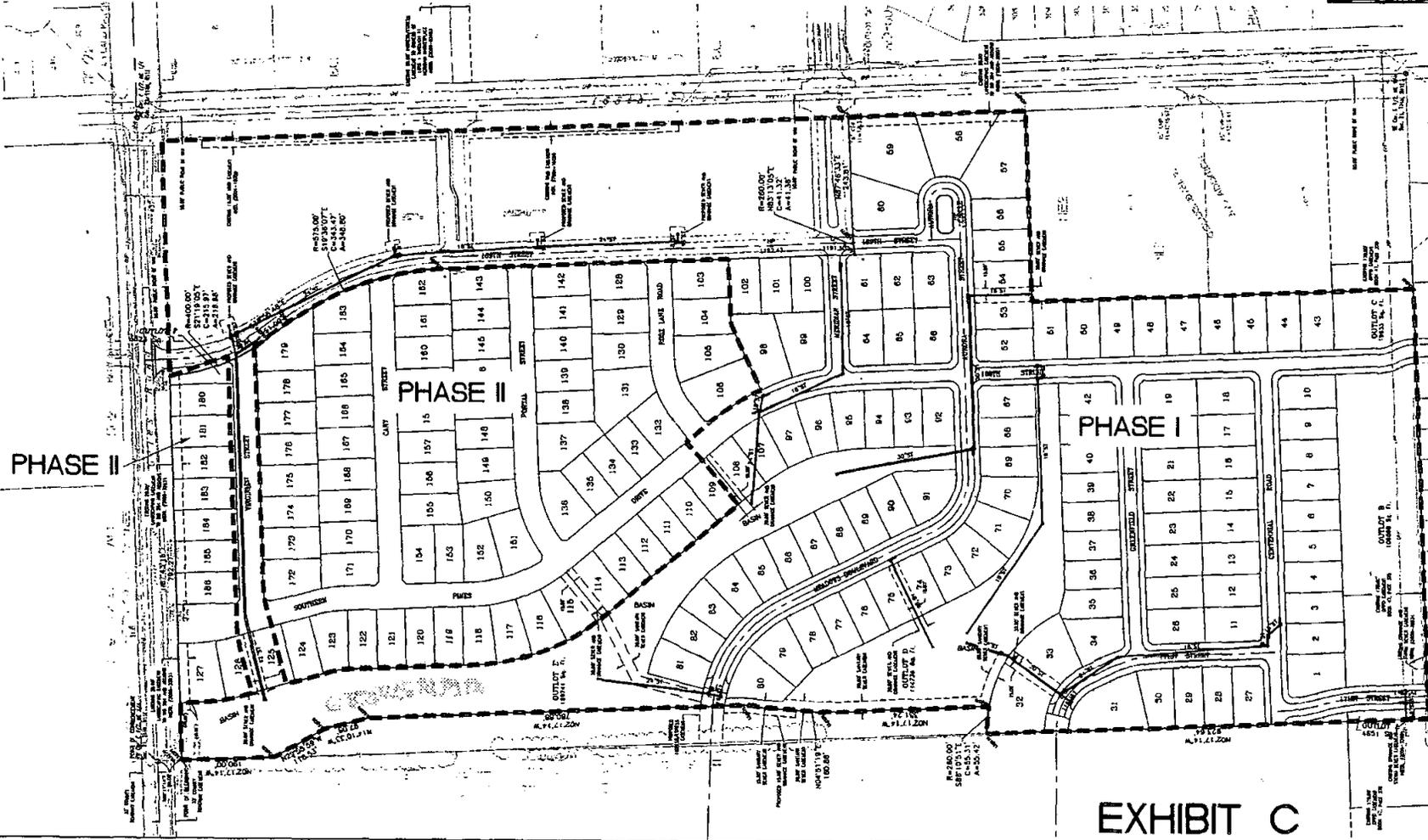
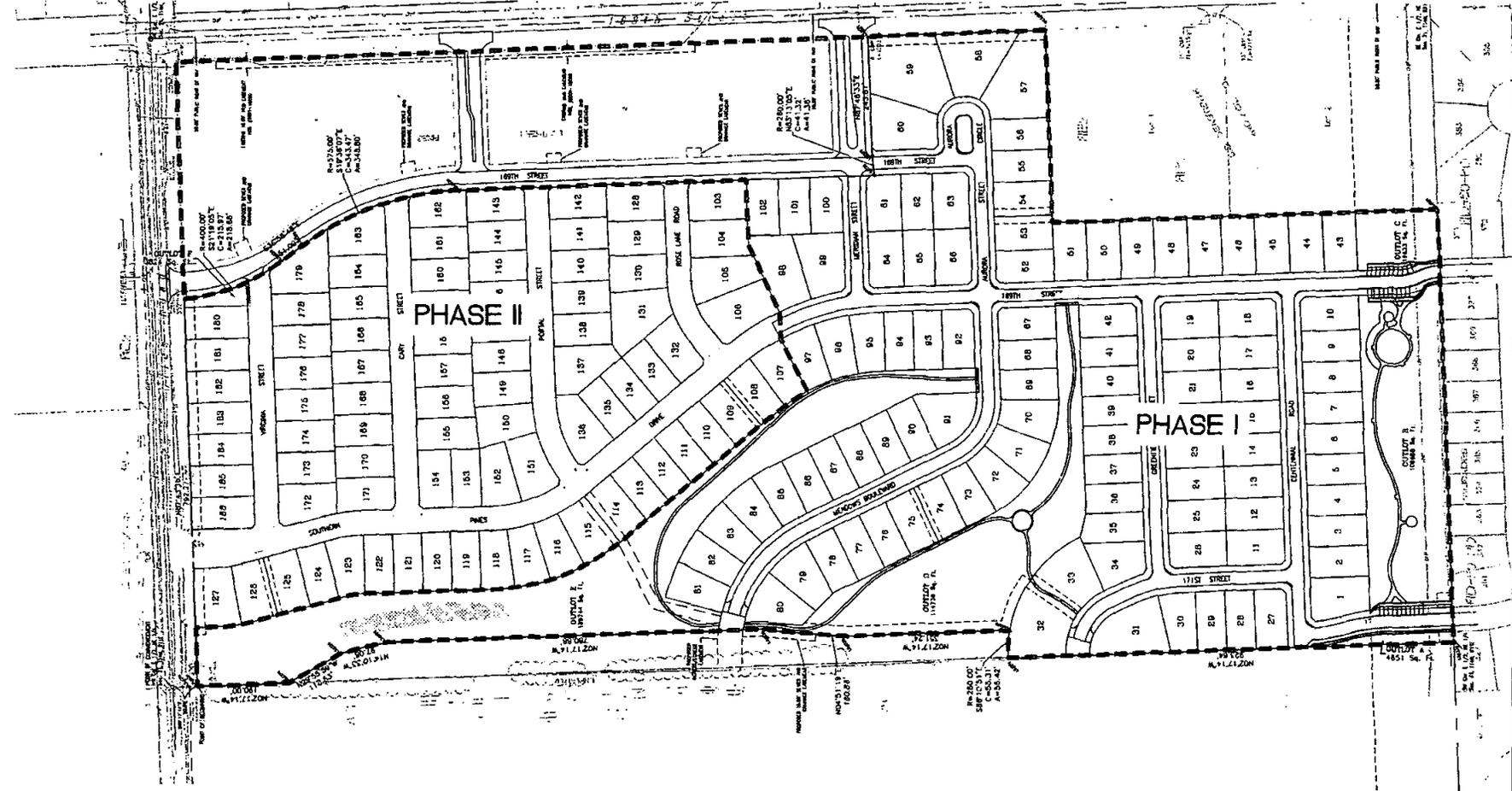
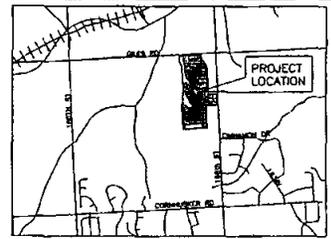


EXHIBIT C

<p>1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200</p>	<p>PROJECT LOCATION</p>
<p>STORM SEWER</p>	<p>LAMP RYNEARSON 1410 West Dodge Road, Suite 100 Omaha, Nebraska 68104-4007 www.lamp-rynearson.com</p>
<p>8-26-2013</p>	<p>SOUTHERN PINES REPLAT 1 168TH STREET AND GILES ROAD SARPY COUNTY, NEBRASKA</p>

SOUTHERN PINES REPLAT 1

- LEGEND**
- Existing Contour
 - Proposed Contour
 - Proposed Storm Sewer
 - Proposed Manhole
 - Proposed Curb Inlet
 - Proposed Area Inlet
 - Proposed Hards End Section
 - Boundary Line
 - Proposed Silt Fence
 - Proposed Level Terrace
 - Proposed Inceptor Swale
 - Proposed Silt Basin/Water Quality Pond
 - Proposed Basewall
 - Section Corner
 - Existing Sanitary Sewer
 - Existing Storm Sewer
 - Existing Water
 - Existing Gas
 - Existing Underground Power
 - Existing Overhead Power
 - Existing Telephone
 - Existing Cable Television
 - Existing Manhole
 - Existing Curb Inlet
 - Existing Area Inlet
 - Existing Cross Inlet
 - Existing Flared End Section
 - Existing Fire Hydrant
 - Existing Building
 - Existing Power Pole And Guy
 - Existing Street Light
 - Existing Chain Link Fence
 - Existing Deciduous Tree And Size
 - Existing Coniferous Tree And Size
 - Existing Bush
 - Existing Tree Canopy



Project Name	SOUTHERN PINES REPLAT 1
Client	LAMP RYNEARSON ASSOCIATES
Address	1401 West Dodge Road, Suite 100, Omaha, Nebraska 68134-2027
Phone	402.481.7211
Website	www.LRA-llc.com
City	Omaha, NE
County	Sarpy County, NE
State	NE
Year	2013

The information is preliminary and subject to change. The user shall verify the information and is responsible for its accuracy.

1401 West Dodge Road, Suite 100
Omaha, Nebraska 68134-2027
402.481.7211
www.LRA-llc.com

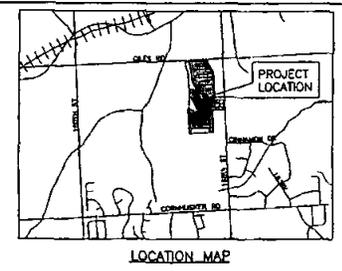
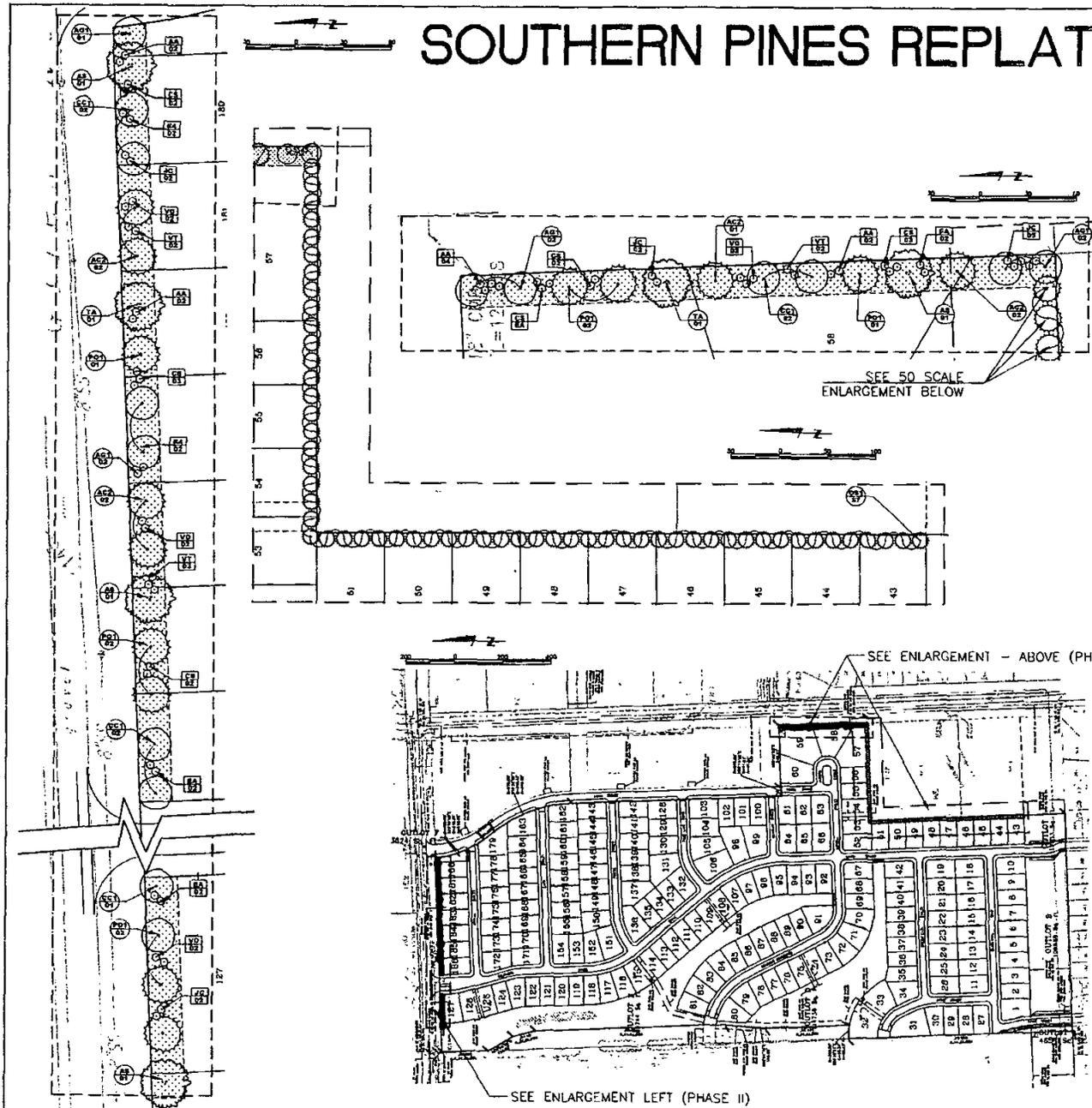
LAMP RYNEARSON ASSOCIATES
SOUTHERN PINES REPLAT 1 188TH STREET AND GILES ROAD
SARPY COUNTY, NEBRASKA

SIDEWALK OR FINING PLAN

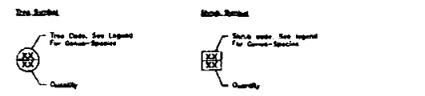
01000001-01-000
0-26-2013

EXHIBIT E

SOUTHERN PINES REPLAT 1



SYMBOL LEGEND



TREE LEGEND CLASSIFICATION DEFINITIONS

- Class 1 - Small trees when mature as not exceed a large height or trunk diameter. They are to plant locally grown stock and in similar planting areas. Typical spacing 20'-30' feet.
- Class 2 - Medium sized trees when mature and to be planted in similar planting areas for shade and general landscaping use. Typical spacing 30'-40' feet.
- Conifer - Provide good round crowns, increasing and never an isolated white installation. They generally should not be planted and therefore need large growing trees away from buildings, sidewalks and alleys. Spacing varies with species.

TREE LEGEND

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	PLANT SIZE	WATER NEED	MATURE WIDTH
TREES - CLASS 1						
○	A01	Aspen grove	Aspen grove	1.5' Cal.	15-20	15-20
○	CC1	Carve cypress	Lambert Redwood	1.5' Cal.	20-30	20-25
TREES - CLASS 2						
○	A0	Alder amaranth	Swiss Stone 'Coral' Redwood	2.5' Cal.	50-70	30-60
○	T1	The American	American Linden	2.5' Cal.	40-60	30-40
TREES - CONIFER						
○	A03	Alma spruce	Colorado Fir	6'-7' Ht.	40-50	23-30
○	P01	Pine spruce	Service Spruce	6'-7' Ht.	20-30	15-18
○	OS1	Orchard Spruce	Pine Ornamental	6'-7' Ht.	45-65	18-30
SHRUB - MEDIUM AND LARGE						
○	A4	Amelanchier alnifolia	Regent Service Berry	5 Gal.	4-5	4-6
○	E0	Carum nutans	Red-Tail Dogwood	5 Gal.	2-15	8-16
○	E1	Colony shrub	Orchid Burning Bush	5 Gal.	8-16	8-8
○	E2	Amelanchier alnifolia	Regent Service Berry	3 Gal.	4-5	4-5
○	E3	Allypium arbutum	White Viburnum	5 Gal.	2-5	3-4
○	E4	Allypium arbutum	American Chokeberry	5 Gal.	4-6	4-6
TURF						
○	Fescue grass seed - Seeded					

Project Name	SOUTHERN PINES REPLAT 1
Client	LAMP RYNEARSON ASSOCIATES
Address	188TH STREET AND GILES ROAD
City	SARPY COUNTY, NEBRASKA
Scale	AS SHOWN
Date	01/08/2011
Drawn By	...
Checked By	...
Approved By	...

The Applicant is responsible for obtaining all necessary permits and approvals for this project. The Applicant shall be responsible for all costs associated with this project.

188TH STREET AND GILES ROAD
SARPY COUNTY, NEBRASKA
LAMP RYNEARSON ASSOCIATES
188TH STREET AND GILES ROAD
SARPY COUNTY, NEBRASKA

LANDSCAPE

01/08/2011
01/08/2011-005
LAMP RYNEARSON ASSOCIATES
188TH STREET AND GILES ROAD
SARPY COUNTY, NEBRASKA

EXHIBIT F

SOUTHERN PINES REPLAT 1

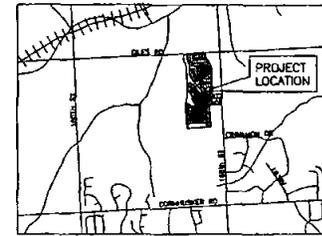
LEGEND

- Proposed Contour
- Proposed Storm Sewer
- Proposed Manhole
- Proposed Curb Inlet
- Proposed Area Inlet
- Proposed Flared End Section
- Boundary Line
- Proposed Silt Fence
- Proposed Level Terrace
- Proposed Interceptor Smole
- Proposed Water Quality Pond
- Proposed Bioswale
- Section Corner
- Existing Sanitary Sewer
- Existing Storm Sewer
- Existing Water

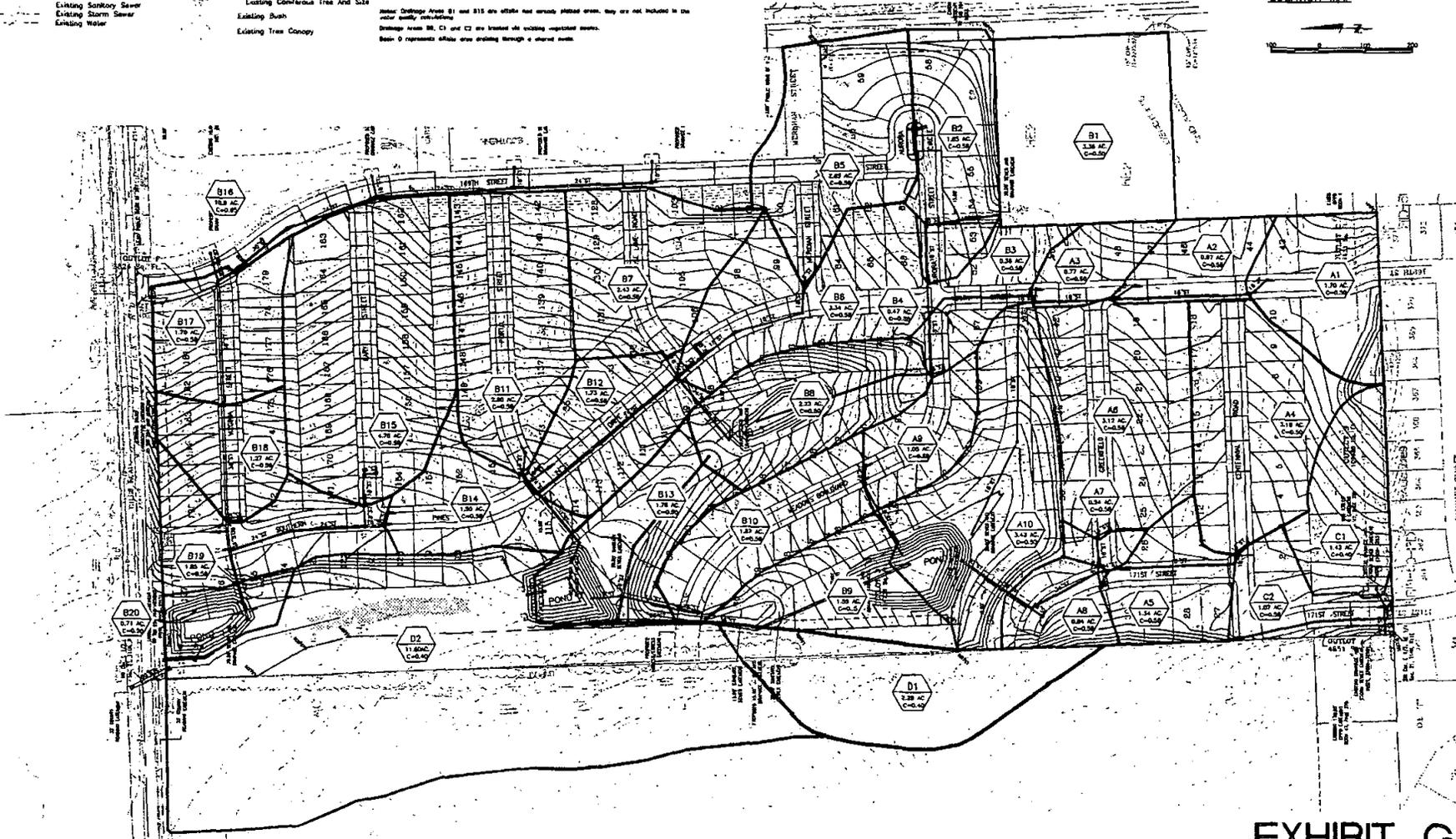
- Existing Gas
- Existing Underground Power
- Existing Overhead Power
- Existing Telephone
- Existing Cable Television
- Existing Manhole
- Existing Curb Inlet
- Existing Area Inlet
- Existing Crotch Inlet
- Existing Flared End Section
- Existing Fire Hydrant
- Existing Building
- Existing Power Pole And Guy
- Existing Street Light
- Existing Chain Line Fence
- Existing Deciduous Tree And Size
- Existing Coniferous Tree And Size
- Existing Bush
- Existing Tree Canopy

Basin Information	Post Construction Basin		Drainage Area A
	Drainage Area B1 B1A, B1B, B1C	Drainage Area B2 B2A, B2B	
Pond Number	1	2	4
Receiving Stream	South Payson Creek	South Payson Creek	South Payson Creek
Size Of Drainage Area (Acres)	12.81	16.8	16.84
WQV Required (CFS - Runoff)	784	1138	1119
WQV Provided (CFS)	826	1189	1163

Note: Drainage Areas B1 and B2 are affluents to South Payson Creek. They are not included in the water quality calculations.
 Drainage Areas B3, C1 and C2 are treated as existing impervious areas.
 Basin 0 represents affluents area existing through a shared basin.



LOCATION MAP



Project Name	SOUTHERN PINES REPLAT 1
Project Number	0105087.01-005
Project Date	8-26-2013
Project Location	18TH STREET AND GILES ROAD, SAMPSON COUNTY, NEBRASKA

This document is a preliminary design. It is not to be used for construction. The final design will be provided in a separate document.

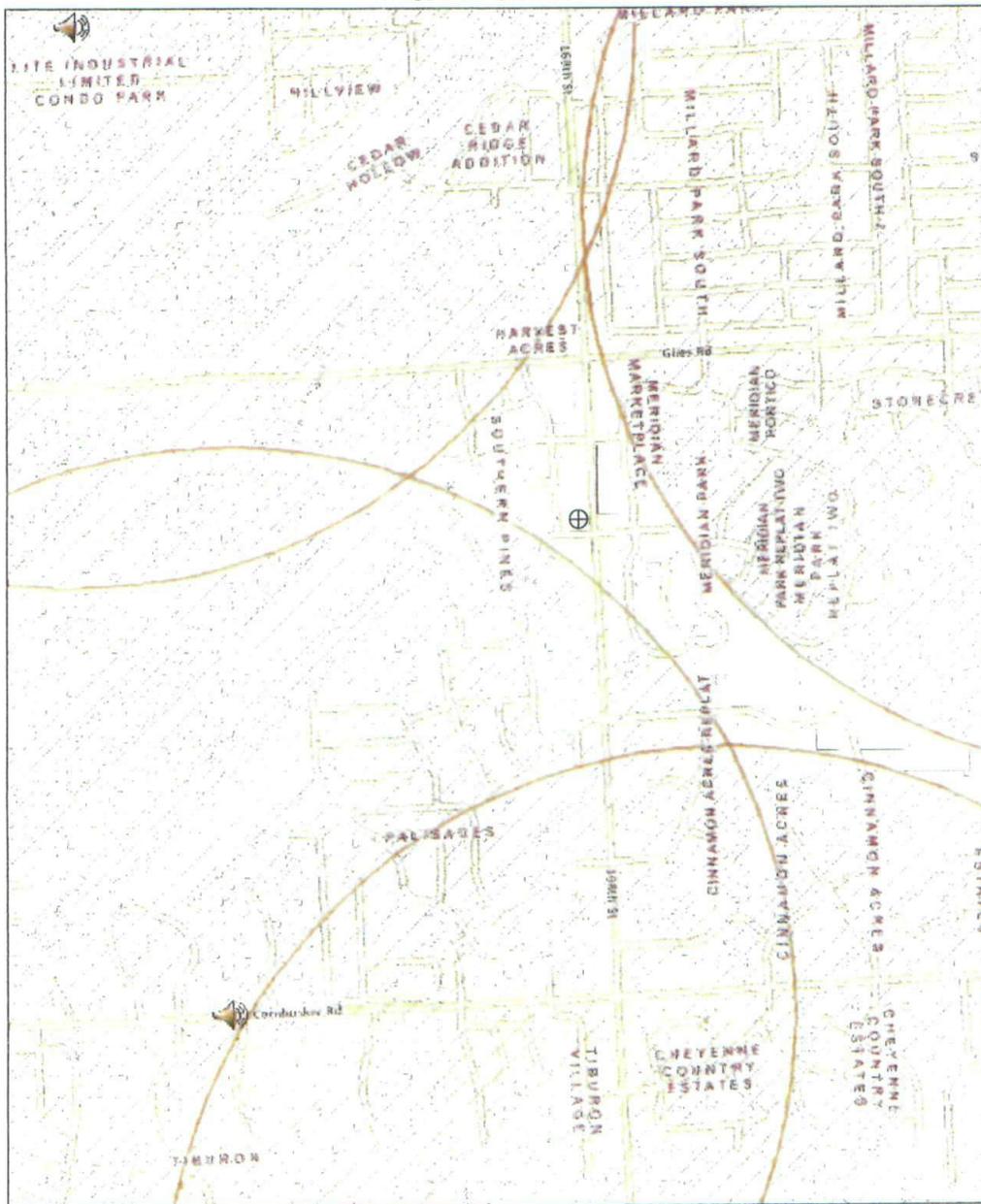
LAMP RYNEARSON
 & ASSOCIATES
 SOUTHERN PINES REPLAT 1 18TH STREET AND GILES ROAD
 SAMPSON COUNTY, NEBRASKA

POST CONSTRUCTION STORM
 WATER MANAGEMENT

0105087.01-005
 8-26-2013

EXHIBIT G

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 = 1088 feet

6/27/2013

⊕ New Siren

EXHIBIT I



LAMP RYNEARSON

14710 West Dodge Road, Suite 100 402.496.2498 | P
Omaha, Nebraska 68154-2027 402.496.2730 | F
www.LRA-Inc.com

drawn by	designed by	reviewed by	project - task number	date	book and page	revisions
RJK	CJL	TJA	0105087.01-005	6-26-2013		

WARNING AND
NOTIFICATION
COVERAGE PLAN

AFFIDAVIT OF PUBLICATION

STATE OF NEBRASKA }
 } SS.
County of Sarpy }

being duly sworn, upon oath, Shon Barenklau deposes and says that he is the publisher or Anne Lee deposes and says that he is the Business Manager of the Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor, legal newspapers of general circulation in Sarpy County, Nebraska, and published herein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to this personal knowledge, the advertisement, a copy of which is hereto attached, was printed in the said newspaper once each week, the first insertion having been on:

Vednesday, August 14, 2013
Bellevue Leader
Gretna Breeze
Papillion Times
Springfield Monitor

and that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.

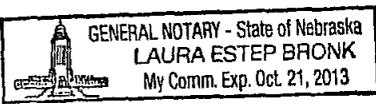
[Handwritten signatures of Shon Barenklau and Anne Lee]

Shon Barenklau OR Anne Lee
Publisher Business Manager

Today's Date 08-13-2013
Signed in my presence and sworn to before me:

[Handwritten signature of Notary Public]

Notary Public



Printer's Fee \$ 14.19
Customer Number: 40638
Order Number: 0001667780

**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, August 27, 2013, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Bldg., Papillion, NE.

Southern Pines Development, L.L.C. c/o John Allen, has submitted applications for a Preliminary and Final Plat of a subdivision to be known as Southern Pines Replat 1, being a platting of Lots 3 through 116 inclusive and Outlots A through E inclusive, Southern Pines, a subdivision as surveyed, platted, and recorded in Sarpy County, Nebraska, together with the right-of-ways of 171st, 169th, Meridian, Portal, Cary, and Virginia Streets, Centennial Road, Meadows Boulevard, Southern Pines Drive, Aurora Circle, and 169th Avenue Circle all contained within the boundary of the aforesaid Lots, as dedicated in the final plat of said Southern Pines. Generally located Southwest of 168th and Gilles Road.

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

1667780:8/14

