BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

APPROVE PRELIMINARY PLAT – Murray Sapp Lots 1 & 2

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 preliminary plats; and

WHEREAS, the applicant, Murray Fields-Sapp, Inc. applied for approval of a preliminary plat of a 2 lot commercial subdivision generally located near Highway 370 and Sapp Brothers Drive and legally described as follows:

Tax Lots 4A, 4C, 7 and 8 within the SE ¼ of the SE ¼ of Sec 27, T14N, R11E of the 6th P.M. Sarpy County, Nebraska.

WHEREAS, the Sarpy County Planning Department staff reviewed the application of the preliminary plat of a subdivision to be known as Murray Sapp Lots 1 and 2, 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 preliminary plat of the subdivision to be known as Murray Sapp Lots 1 and 2.

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 preliminary plat was held on April 15, 2014 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 preliminary 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 prior to each respective public hearing.

IV. The Planning Department staff recommends approval of the preliminary plat.

V. The proposed preliminary plat of a subdivision to be known as Murray Sapp Lots 1 and 2 is in conformity with the Zoning Regulations, the Subdivision Regulations and the Sarpy County Comprehensive Plan.

BE IT FURTHER RESOLVED THAT the preliminary plat of a subdivision to be known Murray Sapp Lots 1 and 2 and as further 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 20th day of May, 2014.

Attest

SEAL

DEBRA J. HOUGHTALING, COUNTY CLERK SEAL SARPY COUNTY, NEBRASKA

Sarpy County Board Chairman

County Clerk

Sarpy County Board of Commissioners
Exhibit "A"
Planning Department Report
County Board Meeting Date: May 20, 2014

Subject	Type	By
Applications related to property in the general area of Highway 370 and Sapp Brothers Drive, legally described Tax Lots 4A, 4C, 7 and 8 within the SE ¼ of the SE ¼ of Sec 27, T14N, R11E of the 6th P.M. Sarpy County, Nebraska. • Preliminary & Final Plat – Murray Sapp Lots 1 & 2 • Change of Zone Lot 2 only: BHS to BGH	Public Hearings & Resolutions	Bruce Fountain Director Planning & Building

- **Summary and Purpose of Requests:**
  - Doug Dreessen, applicant and representative for Murray Fields-Sapp Inc., is requesting approval of a preliminary and final plat for a proposed 4.03 acre, two lot commercial subdivision to be known as Murray Sapp Lots 1 and 2 and a change of zone on proposed Lot 2 from BHS (Highway Service Business) to BGH (Heavy General Business) with the Highway Corridor Overlay District. The change of zoning is being requested to allow for the development of an automotive collision repair facility.
- **Background and Analysis:**
  - A detailed staff report for this submittal was presented to the Planning Commission at their April 15, 2014 meeting and is attached for your review.
- **Staff Recommendation:**
  - Staff recommends **APPROVAL** of the proposed Preliminary Plat of a subdivision to be known as Murray Sapp Lots 1 and 2 as it is in conformance with 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 Murray Sapp Lots 1 and 2 as it meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.
  - Staff recommends **APPROVAL** of a Change of Zone from BHS (Highway Service Business) to BGH (Heavy General Business) with the Highway Corridor Overlay District on Lot 2 Murray Sapp as it meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.
- **Planning Commission Recommendation:**
  - On April 15, 2014 the Planning Commission voted to recommend **APPROVAL** of the Preliminary Plat, Final Plat, and Change of Zone for Murray Sapp Addition.

MOTION: Huddleston moved, seconded by Lichter, to recommend approval of the Preliminary Plat of a commercial subdivision to be known as Murray Sapp Lots 1 and 2, subject to the finalization of a Development Agreement prior to submittal to the County Board. This recommendation is made as this Preliminary Plat meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** *Ayes – Lichter, Huddleston, Davis, Ackley, Whitfield, Christianson, Malmquist, Fenster and Torczon. Nays: None. Abstain: None. Absent: Bliss and Farrell.* **Motion carried.**

MOTION: Huddleston moved, seconded by Lichter, to recommend approval of the Final Plat of a commercial subdivision to be known as Murray Sapp Lots 1 and 2, subject to the finalization of a Development Agreement prior to submittal to the County Board. This recommendation is made as this Final Plat meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** *Ayes – Lichter, Huddleston, Davis, Ackley, Whitfield, Christianson, Malmquist, Fenster and Torczon. Nays: None. Abstain: None. Absent: Bliss and Farrell.* **Motion carried.**

MOTION: Huddleston moved, seconded by Lichter, to recommend approval of the Change of Zone for the new Lot 2 of the Murray Sapp subdivision from BHS (Highway Service Business) to BGH (Heavy General Business) as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations, and will provide a logical transition to the IL (Light Industrial) zoning to the north. **Ballot:** *Ayes – Lichter, Huddleston, Davis, Ackley, Whitfield, Christianson, Malmquist, Fenster and Torczon. Nays: None. Abstain: None. Absent: Bliss and Farrell.* **Motion carried.**

SARPY COUNTY PLANNING
& BUILDING DEPARTMENT

RECOMMENDATION REPORT

PRELIMINARY PLAT (PP 14-0002)
FINAL PLAT (FP 14-0004)
CHANGE OF ZONE (CZ 14-0003)
APPLICANT: DOUGLAS DREESEN FOR MURRAY FIELDS-SAPP, LLC
PROPOSED 2-LOT COMMERCIAL SUBDIVISION TO BE KNOWN AS
MURRAY SAPP LOTS 1 AND 2

PLANNING COMMISSION HEARING OF: APRIL 15, 2014

I. GENERAL INFORMATION

A. APPLICANT:
Douglas S. Dreesen (agent for owner)
Thompson Dreesen & Dorner
10863 Old Mill Rd.
Omaha, NE 68154

B. PROPERTY OWNERS:
Murray Fields-Sapp, LLC
11105 Sapp Brothers Dr.
Omaha, NE 68138

C. SUBJECT PROPERTY LOCATION: Subject property is located along the east side Sapp Brothers Drive, approximately 283 feet north of Highway 370.

D. LEGAL DESCRIPTION: Tax Lots 4A, 4C, 7 and 8 within the SE ¼ of the SE ¼ of Section 27, Township 14N, Range 11E of the 6th P.M. Sarpy County, Nebraska.

E. SUBJECT PROPERTY SIZE: approximately 4.03 acres total (proposed Lot 1 = 2.10 acres; Lot 2 = 1.93 acres)

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:
- Future Land Use Designations: Business Park
- Zoning: BHS (Highway Service Business) with Highway Corridor Overlay District

G. REQUESTED ACTION(S): To approve a Preliminary and Final Plat for a proposed 4.03 acre, two-lot commercial subdivision to be known as Murray Sapp Lots 1 and 2; and to approve a Change of Zone application as well. The application is requesting to change the zoning only on the new Lot 2 from BHS (Highway Service Business) to BGH (Heavy General Business) with the Highway Corridor Overlay District. The change of zoning is being requested to allow for the development of an automotive collision repair facility.

A. EXISTING CONDITION OF SITE: Existing parcels are currently undeveloped.

B. GENERAL VICINITY AND LAND USE

- North: vacant parcel zoned IL (Light Industrial); to the north of that are various light industrial uses including mini-storage facilities and warehouse/distribution facilities.
- East: Interstate 80
- South: BHS zoned property; existing commercial buildings being used as office space for contractor and others; property currently being marketed for redevelopment (also owned by Murray Fields-Sapp, LLC)

C. UTILITY INFORMATION:

- Water – served by MUD
- Sewer – served by Sarpy County
- Natural Gas – served by MUD
- Electric – served by OPPD

D. APPLICABLE REGULATIONS:

- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations: Section 21, BGH – Heavy General Business and Section 22, BHS (Highway Service Business)
- Sarpy County Subdivision Regulations

III. <u>ANALYSIS / STAFF COMMENTS</u>

A. COMPREHENSIVE PLAN:

- The Comprehensive Plan designates the area as Business Park. The proposed zoning and use are consistent with that designation.

B. TRAFFIC AND ACCESS:

- Access to the proposed lots will be from Sapp Brothers Drive.

C. GENERAL COMMENTS:

- **Preliminary/Final Plat**
  - The proposed subdivision is in compliance with the Sarpy County Subdivision Regulations.
  - A Post Construction Stormwater Management Plan must be submitted to the County and approved prior to the issuance any grading or construction permits.
  - Sanitary Sewer connection fees must be paid prior to recording the plat with the County Recorder of Deeds Office.
  - The Papillion Creek watershed management fees must be paid at the time of issuance of a building permit.
- **Change of Zone**
  - The proposed rezoning of the northern-most lot of the plat to BGH (Heavy Business Service) will provide a good transition of uses from the IL (Light Industrial) uses to the north and the more retail/service oriented commercial business development allowed by the BHS (Highway Service Business) district to the south.
  - The Highway Corridor Overlay District designation will remain in place which will require higher quality building materials, landscaping and screening of any new development.

IV. OTHER AGENCY REVIEW/COMMENTS: The applications were sent to various jurisdictional agencies and departments within Sarpy County that may have an interest. The only comments received were from the Papio-Missouri River NRD regarding post construction stormwater management plans and the payment of watershed management fees (see attached letter from Lori Laster) No other comments regarding any of the applications were received.

V. PLANNING DEPARTMENT RECOMMENDATIONS:

- Staff recommends **APPROVAL** of the proposed preliminary plat of a commercial subdivision to be known as Murray Sapp Lots 1 & 2. 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 commercial subdivision to be known as Murray Sapp Lots 1 & 2. Staff makes this recommendation as the Final Plat, meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.
- Staff recommends **APPROVAL** of the Change of Zone for the new Lot 2 of the Murray Sapp subdivision from BHS (Highway Service Business) to BGH (Heavy General Business as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations, and will provide a logical transition to the IL (Light Industrial) zoning to the north.

VI. PLANNING COMMISSION RECOMMENDATION:

MOTION: Huddleston moved, seconded by Lichter, to recommend approval of the Preliminary Plat of a commercial subdivision to be known as Murray Sapp Lots 1 and 2, subject to the finalization of a Development Agreement prior to submittal to the County Board. This recommendation is made as this Preliminary Plat meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** *Ayes – Lichter, Huddleston, Davis, Ackley, Whitfield, Christianson, Malmquist, Fenster and Torczon. Nays: None. Abstain: None. Absent: Bliss and Farrell.* **Motion carried.**

MOTION: Huddleston moved, seconded by Lichter, to recommend approval of the Final Plat of a commercial subdivision to be known as Murray Sapp Lots 1 and 2, subject to the finalization of a Development Agreement prior to submittal to the County Board. This recommendation is made as this Final Plat meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** *Ayes – Lichter, Huddleston, Davis, Ackley, Whitfield, Christianson, Malmquist, Fenster and Torczon. Nays: None. Abstain: None. Absent: Bliss and Farrell.* **Motion carried.**

MOTION: Huddleston moved, seconded by Lichter, to recommend approval of the Change of Zone for the new Lot 2 of the Murray Sapp subdivision from BHS (Highway Service Business) to BGH (Heavy General Business) as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations, and will provide a logical transition to the IL (Light Industrial) zoning to the north. **Ballot:** *Ayes – Lichter, Huddleston, Davis, Ackley, Whitfield, Christianson, Malmquist, Fenster and Torczon. Nays: None. Abstain: None. Absent: Bliss and Farrell.* **Motion carried.**

VII. ATTACHMENTS TO REPORT:

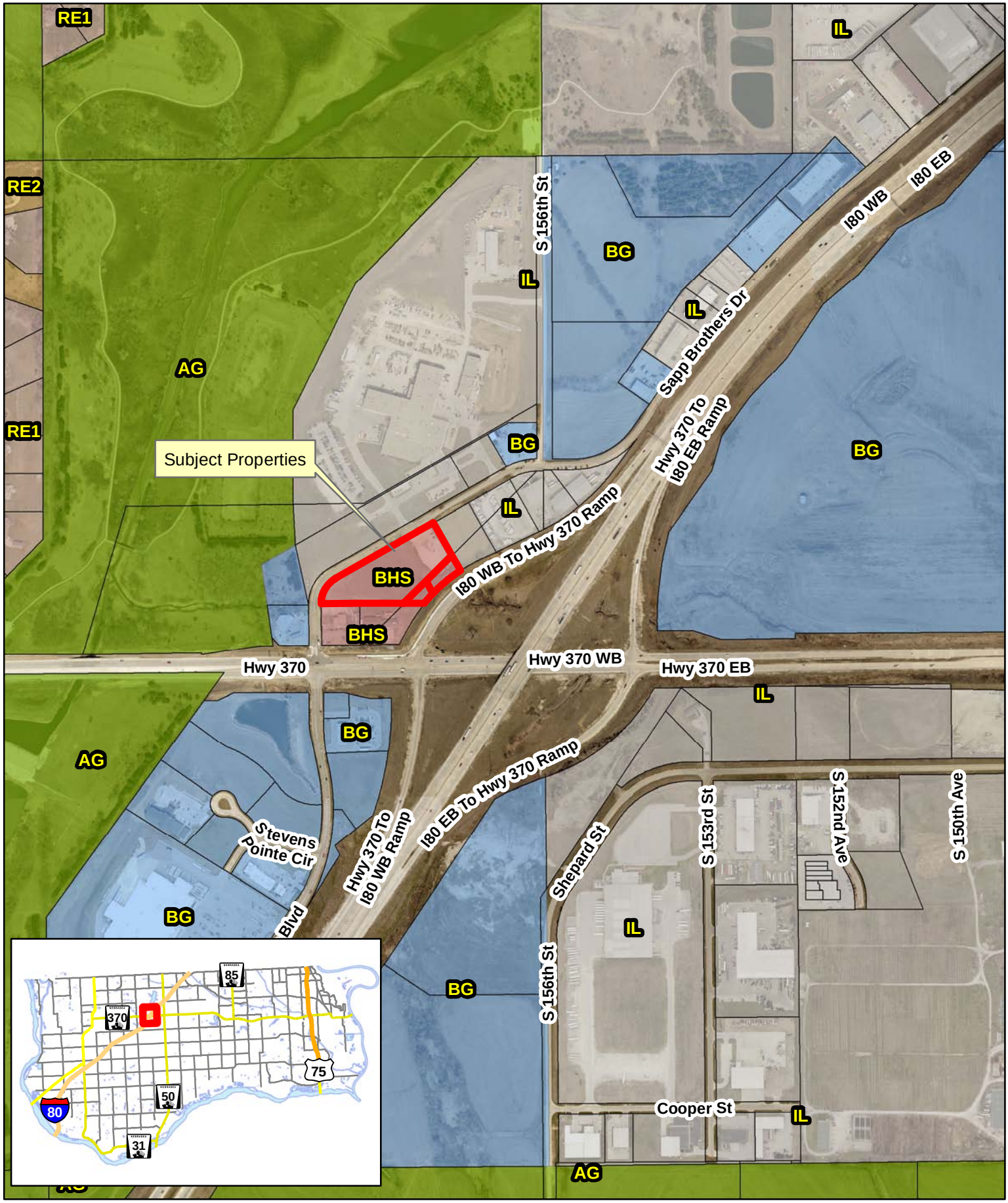
1. Current Zoning Map (showing subject property area)
2. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)
3. Comments received from jurisdictional agencies or departments having an interest
4. Preliminary Plat Application
5. Proposed Preliminary Plat as submitted
6. Final Plat Application
7. Proposed Final Plat as submitted

8. Change of Zoning Application

VIII. COPIES OF REPORT SENT TO:

1. Douglas Dreesen (applicant and owner agent)
2. Murray Fields-Sapp, LLC (owner)
3. Public Upon Request

Report prepared by: Bruce Fountain, AICP – Director, Planning & Building Dept.



Vicinity Map - Current Zoning

I-80 & HWY 370 - Parcels 010431152, 010944958, and 011591730

Change of Zone - Murry Sapp Lots 1 & 2

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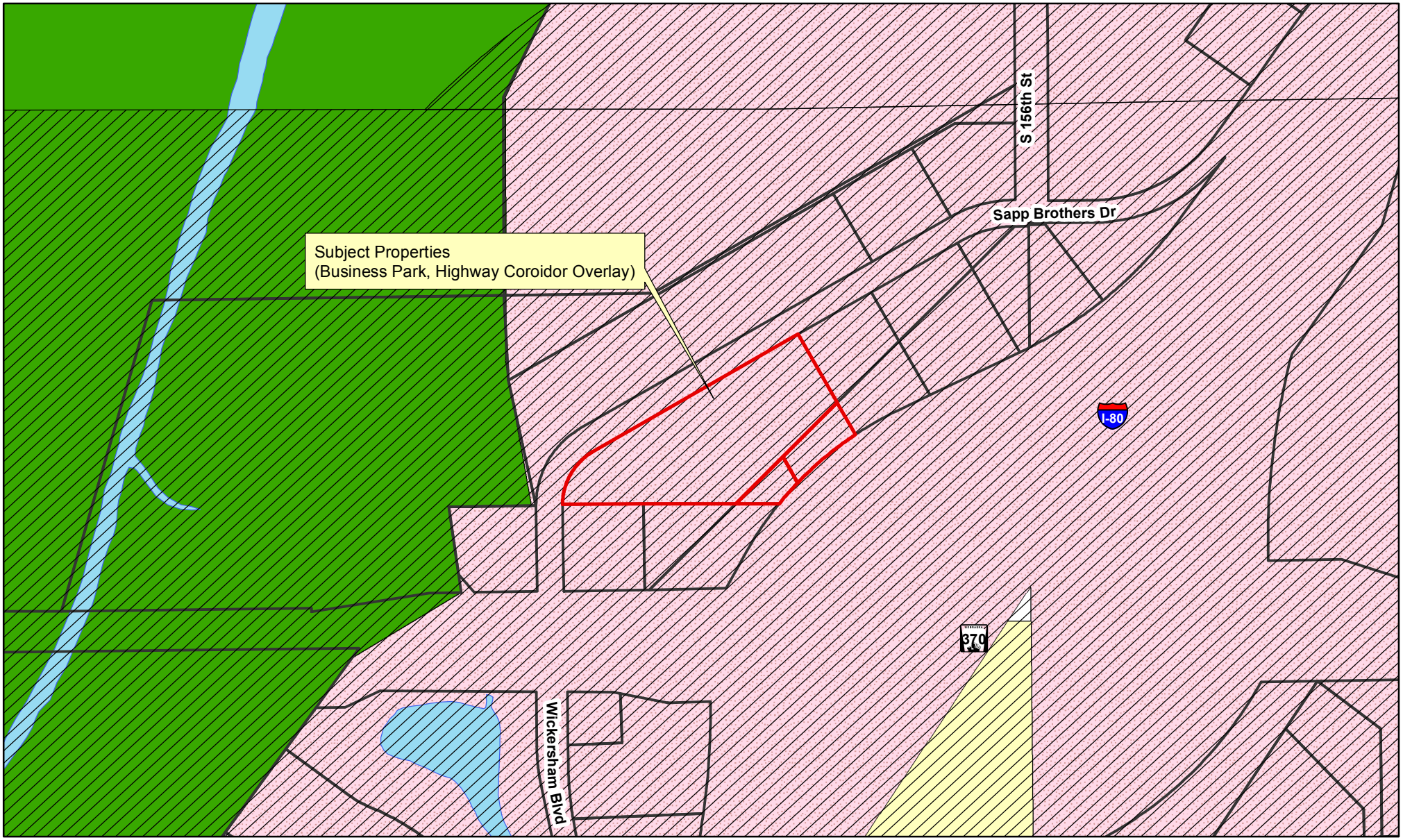


Current FLU - Sarpy Co

0 0.03 0.06 0.12Miles

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

Legend

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

sarpy county GIS

Murray Sapp, Lots 1 and 2

Amended 3-07-2012

PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT
8901 S. 154th Street
Omaha, NE 68138-3621
402-444-6222
www.papionrd.org

March 28, 2014

Mr. Bruce Fountain, Director
Sarpy County Planning Department
1210 Golden Gate Drive
Papillion, Nebraska 68046

RE: Murray Sapp – Preliminary Plat and Final Plat Applications

Dear Mr. Fountain:

The District has reviewed the preliminary plat and final plat applications for Murray Sapp, northeast of Highway 370 and Sapp Brothers Drive in Sarpy County. The District offers the following comments:

- A post construction stormwater management plan demonstrating on-site control of the first one-half inch of stormwater runoff and no-net increase in peak runoff from a 2-year storm event must be submitted for this project. An application and all supporting documentation must be submitted to the Omaha Permix website at http://www.omahapermix.com/pcsmp/applicant/login.php.
- A subdivision agreement was not provided for review; however, as stated in the Papillion Creek Watershed Partnership Interlocal Agreement adopted by the County in 2009, Watershed Management Fees are to be collected for all new development or significant redevelopment.

If you have any questions or concerns, I can be contacted at (402) 444-6222 or at llaster@papionrd.org.

Sincerely,

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

\\laster\My Documents\Permit-Zoning Reviews\Sarpy County\Reach 8-11\140328-Murray Sapp.doc
Reach: 8-11

SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE, #1240
PAPILLION, NE 68046
PHONE: 402-593-1555 FAX: 402-593-1558
E-MAIL: PLANNING@SARPY.COM

PRELIMINARY PLAT APPLICATION

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Completed Preliminary Plat Application
2. Non-Refundable Fee of $ 1020.00 made payable to Sarpy County
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 5 and 6 of the Sarpy County Subdivision Regulations for a complete list of Preliminary Plat process and submittal requirements.**

APPLICATION FILING FEES – see Sarpy County Master Fee Schedule for the Planning and Building Department

PLANNING STAFF USE ONLY:

APPLICATION #: PP 14-0002

DATE RECEIVED: 02-28-14P12:46 RC

CP DESIGNATION: Business Park

CURRENT ZONING DESIGNATION: BHS Highway Service Business District

PROPOSED ZONING DESIGNATION: BGH - Lot 2 Heavy General Business District

APPLICATION FEE: $ 1,020 RECEIPT NO. 2078

RECEIVED BY: kj

NOTES:

APPLICANT INFORMATION:

NAME: Douglas S. Dreessen E-MAIL: dsdreessen@td2co.com

ADDRESS: 10836 Old Mill Road CITY/STATE/ZIP: Omaha, NE 68154

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

PHONE: 402-330-8860 FAX: 402-330-5866

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

NAME: Murray Fields-Sapp,LLC E-MAIL:

ADDRESS: 11105 Sapp Brothers Dr. CITY/STATE/ZIP: Omaha, NE 68138

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

PHONE: 402-332-0466 FAX:

ENGINEERING/SURVEYING PROFESSIONAL'S INFORMATION:

NAME: Thompson Dreessen & Dorner E-MAIL: dsdreessen@td2co.com

ADDRESS: 10836 Old Mill Rd CITY/STATE/ZIP: Omaha, NE 68154

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

PHONE: 402-330-8860 FAX: 402-330-5866

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.*

Lot 2 will be used to construct an automotive collision repair facility.
The proposed use of Lot 1 is undetermined at this time.

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: Murray Sapp

ASSESSOR'S PARCEL NUMBER: 010431152 Tax Lots 7 + 8 **ADDITIONAL PARCEL NUMBERS** 010944958 – Tax Lot 4A, 011591730 – Tax Lot 4C

GENERAL LOCATION: Highway 370 & Sapp Brothers Dr.
(example 189th & Giles Rd)

LEGAL DESCRIPTION: *(Describe property to wit:)* Tax Lots 4A, 4C, 7 and 8, in the SE 1/4 of the SE 1/4 Section 27, T14N, R11E Sarpy County, Nebraska

SIZE OF PROPERTY: 4.03 *acres* **CURRENT ZONING:** BHS **REQUESTED ZONING:** BHS Lot 1, BGH Lot 2

SOURCE OF UTILITY SERVICES: **Water -** MUD **Sewer -** Public
Gas - MUD **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 Preliminary 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. **If a Change of Zoning application is applied for concurrently with the Preliminary 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.

James L. Murray — 27 FEB 2014
Applicant Signature — Date

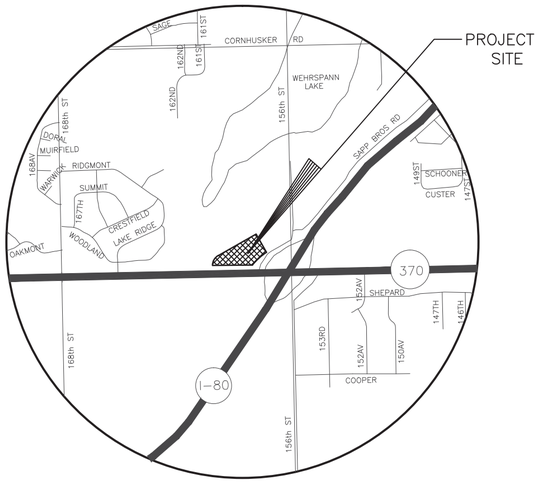
I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Preliminary Plat process as stated above and I authorize Sarpy County staff to enter the property for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

James L. Murray — 27 FEB 2014
Owner Signature (or authorized agent) — Date

Owner Signature (or authorized agent) — Date

MURRAY SAPP

LOTS 1 AND 2



VICINITY MAP

LEGAL DESCRIPTION

TAX LOTS 4A, 4C, 7 AND 8, LYING WITHIN THE SE 1/4 OF THE SE 1/4 OF SECTION 27, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA..

NOTES

1. NO CONTOURS ARE SHOWN AS NO GRADING IS PROPOSED.
2. EXISTING ZONING IS BHS. ZONING FOR LOT 1 WILL REMAIN BHS PROPOSED ZONING FOR LOT 2 IS BGH.
3. ALL REQUIRED UTILITIES EXIST.

SUBDIVIDER

MURRAYFIELDS-SAPP, LLC
11105 SAPP BROTHERS DRIVE
OMAHA, NEBRASKA. 68138

ENGINEER

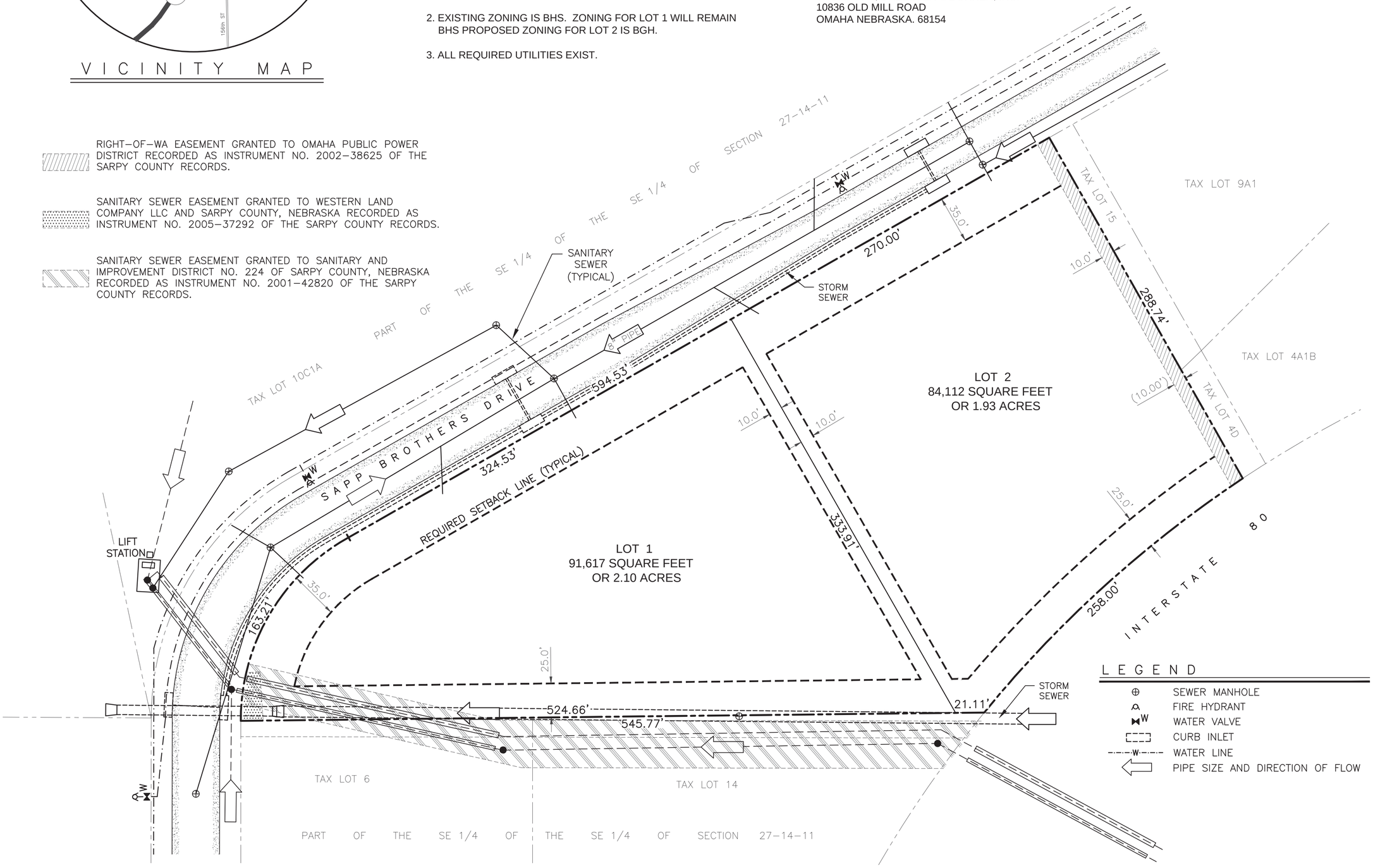
THOMPSON, DREESSEN & DORNER, INC.
10836 OLD MILL ROAD
OMAHA NEBRASKA. 68154

TD2 engineering & surveying
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

RIGHT-OF-WA EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED AS INSTRUMENT NO. 2002-38625 OF THE SARPY COUNTY RECORDS.

SANITARY SEWER EASEMENT GRANTED TO WESTERN LAND COMPANY LLC AND SARPY COUNTY, NEBRASKA RECORDED AS INSTRUMENT NO. 2005-37292 OF THE SARPY COUNTY RECORDS.

SANITARY SEWER EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 224 OF SARPY COUNTY, NEBRASKA RECORDED AS INSTRUMENT NO. 2001-42820 OF THE SARPY COUNTY RECORDS.



LEGEND

- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- CURB INLET
- WATER LINE
- PIPE SIZE AND DIRECTION OF FLOW

MURRAY SAPP
LOTS 1 AND 2

N
0' 25' 50'

Revision Dates

No.	Description	MM-DD-YY
01	EASEMENTS SHOWN	02/06/2012
--	--	--
--	--	--
--	--	--

Job No.: A200-14-17P
Drawn By: RJR
Reviewed By: JDW
Date: FEBRUARY 25, 2014
Book:
Page:

Sheet Title

SARPY COUNTY
PRELIMINARY PLAT

Sheet Number

SHEET 1 OF 1

SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE, #1240
PAPILLION, NE 68046
PHONE: 402-593-1555 FAX: 402-593-1558
E-MAIL: PLANNING@SARPY.COM

FINAL PLAT APPLICATION

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Submit complete Final Plat Application
2. Submit Non-Refundable Fee of $520.00 made payable to Sarpy County
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.**

APPLICATION FILING FEES – see Sarpy County Master Fee Schedule for the Planning and Building Department

PLANNING STAFF USE ONLY:

APPLICATION #: FP 14-0004
02-28-14PT2:46

DATE RECEIVED:

CP DESIGNATION: Business Park

CURRENT ZONING DESIGNATION: BHS Highway Service Business District

PROPOSED ZONING DESIGNATION: BGH - Lot 2 Heavy General Business District

APPLICATION FEE: $ 520 RECEIPT NO. 2079

RECEIVED BY:

NOTES:

APPLICANT INFORMATION:

NAME: Douglas s. Dreessen E-MAIL: dsdreessen@td2co.com

ADDRESS: 10836 Old Mill Rd CITY/STATE/ZIP: Omaha, NE 68154

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

PHONE: 402-330-8860 FAX: 402-330-5866

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NAME: Murray Fields-Sapp, LLC E-MAIL:

ADDRESS: 11105 Sapp Brothers Dr. CITY/STATE/ZIP: Omaha, NE 68138

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

PHONE: 402-332-0466 FAX:

ENGINEERING/SURVEYING PROFESSIONAL'S INFORMATION:

NAME: Thompson Dreessen & Dorner E-MAIL: dsdreessen@td2co.com

ADDRESS: 10863 Old Mill Rd CITY/STATE/ZIP: Omaha, NE 68154

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

PHONE: 402-330-8860 FAX: 402-330-5866

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.*

Lot 2 Will be used to construct an Automotive Collision Repair Facility

The proposed use of Lot 1 is undetermined at this time.

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: Murray Sapp

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(example 189th & Giles Rd)

LEGAL DESCRIPTION: *(Describe property to wit:)* Tax Lots 4A, 4C, 7 and 8, in the SE 1/4 of the SE 1/4 Section 27, T14N, R11E Sarpy County, Nebraska

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SOURCE OF UTILITY SERVICES: **Water -** MUD **Sewer -** Public
Gas - MUD **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.

James L. Murray — 27 FEB 2014
Applicant Signature — Date

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process of 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.

James L. Murray — 27 FEB 2014
Owner Signature (or authorized agent) — Date

Owner Signature (or authorized agent) — Date

MURRAY SAPP

LOTS 1 AND 2

BEING A PLATTING OF TAX LOTS 4A, 4C, 7 AND 8 LYING WITHIN THE SE 1/4 OF THE SE 1/4 OF SECTION 27, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

APPROVAL OF THE SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF MURRAY SAPP WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____, 2014.

COUNTY CLERK

CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

APPROVAL OF THE SARPY COUNTY PLANNING COMMISSION

THIS PLAT OF MURRAY SAPP WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2014.

CHAIRMAN, PLANNING COMMISSION

APPROVAL OF THE SARPY COUNTY PLANNING DIRECTOR

THIS PLAT OF MURRAY SAPP WAS APPROVED BY THE SARPY COUNTY PLANNING DIRECTOR THIS _____ DAY OF _____, 2014.

SARPY COUNTY PLANNING DIRECTOR

SARPY 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 WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS _____ DAY OF _____, 2014.

SARPY COUNTY TREASURER

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF MURRAY SAPP WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS _____ DAY OF _____, 2014.

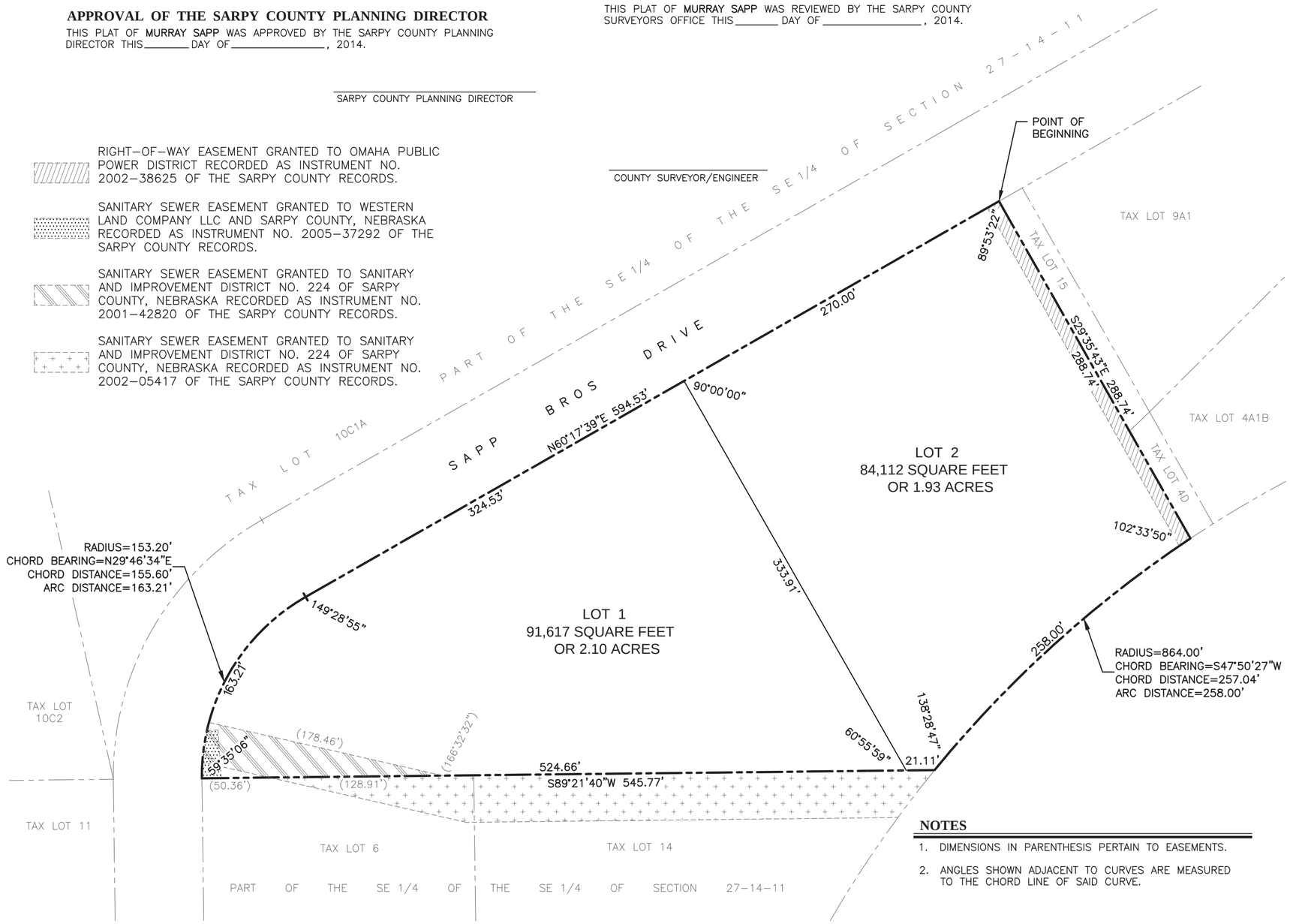
COUNTY SURVEYOR/ENGINEER

RIGHT-OF-WAY EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED AS INSTRUMENT NO. 2002-38625 OF THE SARPY COUNTY RECORDS.

SANITARY SEWER EASEMENT GRANTED TO WESTERN LAND COMPANY LLC AND SARPY COUNTY, NEBRASKA RECORDED AS INSTRUMENT NO. 2005-37292 OF THE SARPY COUNTY RECORDS.

SANITARY SEWER EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 224 OF SARPY COUNTY, NEBRASKA RECORDED AS INSTRUMENT NO. 2001-42820 OF THE SARPY COUNTY RECORDS.

SANITARY SEWER EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 224 OF SARPY COUNTY, NEBRASKA RECORDED AS INSTRUMENT NO. 2002-05417 OF THE SARPY COUNTY RECORDS.



NOTES

1. DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
2. ANGLES SHOWN ADJACENT TO CURVES ARE MEASURED TO THE CHORD LINE OF SAID CURVE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS MURRAY SAPP, LOTS 1 AND 2, BEING A PLATTING OF TAX LOTS 4A, 4C, 7 AND 8 LYING WITHIN THE SE 1/4 OF THE SE 1/4 OF SECTION 27, T14N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NE CORNER OF SAID TAX LOT 8;

THENCE S29°35'43"E (ASSUMED BEARING) 288.74 FEET ON THE EASTERLY LINES OF SAID TAX LOTS 8 AND 4C TO THE SE CORNER OF SAID TAX LOT 4C;

THENCE SOUTHWESTERLY ON THE SOUTHEASTERLY LINES OF SAID TAX LOTS 4C AND 4A ON AN 864.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S47°50'27"W, CHORD DISTANCE 257.04 FEET, AN ARC DISTANCE OF 258.00 FEET TO THE SE CORNER OF SAID TAX LOT 4A;

THENCE S89°21'40"W 545.77 FEET ON THE SOUTH LINES OF SAID TAX LOTS 4A AND 7 TO THE SW CORNER OF SAID TAX LOT 7;

THENCE NORTHEASTERLY ON THE WESTERLY LINE OF SAID TAX LOT 7 ON A 153.20 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N29°46'34"E, CHORD DISTANCE 155.60 FEET, AN ARC DISTANCE OF 163.21 FEET;

THENCE N60°17'39"E 594.53 FEET ON THE NORTHWESTERLY LINES OF SAID TAX LOTS 7 AND 8 TO THE POINT OF BEGINNING.

NEBRASKA REGISTERED L.S.-308 LAND SURVEYOR JAMES D. WARNER

FEBRUARY 25, 2014
DATE:

JAMES D. WARNER
NEBRASKA RLS 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, MURRAY FIELDS-SAPP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS AND WASHINGTON COUNTY BANK, BEING THE MORTGAGE HOLDERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS MURRAY SAPP, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK QC 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, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

MURRAY FIELDS-SAPP, LLC
A NEBRASKA LIMITED LIABILITY COMPANY,

BY: _____
JAMES L. MURRAY, PRESIDENT

WASHINGTON COUNTY BANK

BY: _____
DOUGLAS A. DEMERS
EXECUTIVE VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF MARCH, 2014 BY JAMES L. MURRAY, PRESIDENT OF MURRAY FIELDS-SAPP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF MARCH, 2014 BY DOUGLAS A. DEMERS, EXECUTIVE VICE PRESIDENT OF WASHINGTON COUNTY BANK, ON BEHALF OF SAID BANK.

NOTARY PUBLIC

MURRAY SAPP
LOTS 1 AND 2

N

0' 30' 60'

Revision Dates

No.	Description	MM-DD-YY
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--	--	--
--	--	--
--	--	--

Job No.: A200-14-17A
Drawn By: RJR
Reviewed By: JDW
Date: FEBRUARY 5, 2014
Book:
Page:

Sheet Title

SARPY COUNTY
FINAL PLAT

Sheet Number

SHEET 1 OF 1

SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE, #1240
PAPILLION, NE 68046
PHONE: 402-593-1555 FAX: 402-593-1558
E-MAIL: PLANNING@SARPY.COM

CHANGE OF ZONING APPLICATION

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Completed Change of Zoning Application
2. Non-Refundable Fee of $ 325.00 made payable to Sarpy County (an additional fee of **$25.00** is also be required to cover cost of mailing of public notifications)
3. Copy of Deed on file with Register of Deeds or other acceptable proof of ownership
4. Two (2) site plan drawings (folded)
5. One (1) reduced size site plan drawing (8.5 x 11)
6. One (1) electronic copy of site plan drawing in PDF form
7. Site plan drawing should include the following (as applicable)
   a. Legal description with site layout (1"=20')
   b. Metes and bounds description with lot size
   c. Floodplain/floodway boundaries
   d. Existing easements
   e. General location map (2 mile radius)
   f. Elevations or other supporting materials
8. Detailed operational plans
9. **Please review Section 43 of the Sarpy County Zoning Regulations for a complete list of change of zoning process and submittal requirements.**

PLANNING STAFF USE ONLY:

APPLICATION #: CZ 14-0003

DATE RECEIVED: 2-28-14P12:46 RCVD

CP DESIGNATION: Business Park

CURRENT ZONING DESIGNATION: BHS Highway Service Business District

PROPOSED ZONING DESIGNATION: BGH - Lot 2, Murray Sapp Heavy General Business District

APPLICATION FEE: $ 325 RECEIPT NO. 2077

PUBLIC NOTIFICATION PROCESSING FEE: **$25.00** RECEIPT NO. 2077

RECEIVED BY: KJ

NOTES:

APPLICATION FILING FEES – see Sarpy County Master Fee Schedule for the Planning and Building Department

APPLICANT INFORMATION: CHECK BOX IF TEXT AMENDMENT APPLICATION ☐

NAME: Douglas S. Dreessen E-MAIL: dsdreessen@td2co.com

ADDRESS: 10836 Old Mill Rd CITY/STATE/ZIP: Omaha, NE 68154

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

PHONE: 402-330-8860 FAX: 402-330-8566

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

NAME: Murray Fields-Sapp, LLC E-MAIL:

ADDRESS: 11105 Sapp Brothers Dr. CITY/STATE/ZIP: Omaha, NE 68138

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

PHONE: 402-332-0466 FAX:

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: Thompson Dreessen & Dorner E-MAIL: dsdreessen@td2co.com

ADDRESS: 10836 Old Mill Road CITY/STATE/ZIP: Omaha, NE 68154

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

PHONE: 402-330-8860 FAX: 402-330-5866

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.*

Lot 2 will be used to construct an automotive collision repair facility.
The proposed use of Lot 1 is undetermined at this time.

PROJECT SITE 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.*

SUBDIVISION NAME: Murray Sapp

GENERAL LOCATION: Highway 3370 & Sapp Brothers Dr.
(example 189th & Giles Rd)

ASSESSOR'S PARCEL NUMBER: 010431152 Tax Lots 7 + 8 **ADDITIONAL PARCEL NUMBERS** 010944958 - Tax Lot 4A 011591730 - Tax Lot 4C

LEGAL DESCRIPTION: *(Describe property to wit:)* Tax Lots 4A, 4C, 7 and 8, in the SE 1/4 of the SE 1/4 Section 27, T14N, R11E Sarpy County, Nebraska

SIZE OF PROPERTY: 4.03 *acres* **CURRENT ZONING:** BHS **REQUESTED ZONING:** BHS Lot 1, BGH Lot 2

SOURCE OF UTILITY SERVICES: **Water -** MUD **Sewer -** Public
Gas - MUD **Electric -** OPPD

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 Change of Zoning application.**
4. **Any necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.**

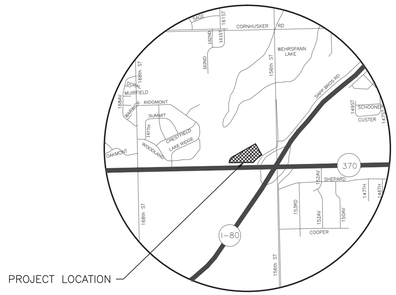
The applicant (or authorized agent) has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Sarah Murray — 27 FEB 2014
Applicant Signature — Date

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

Sarah Murray — 27 FEB 2014
Owner Signature (or authorized agent) — Date

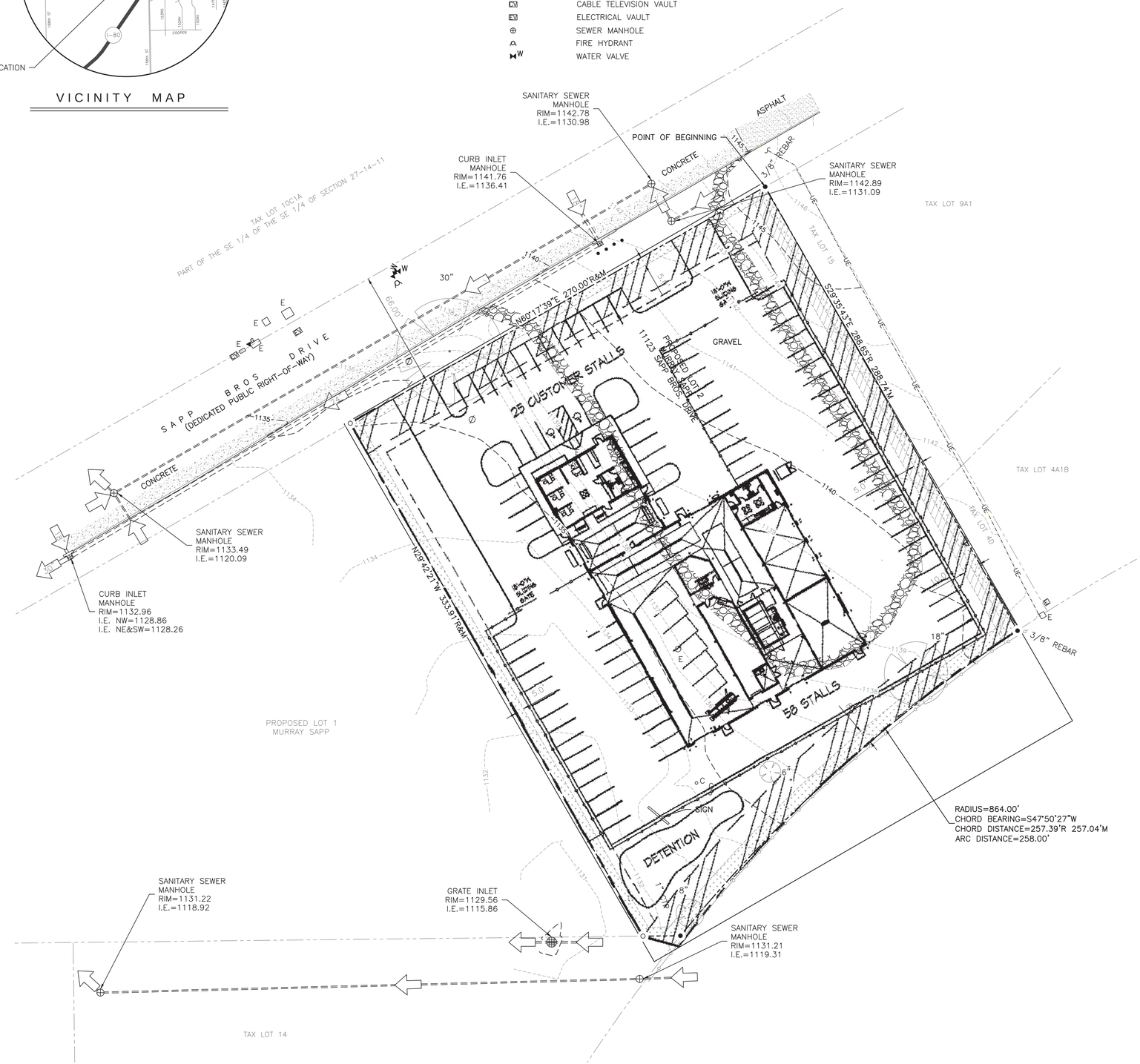
Owner Signature (or authorized agent) — Date



VICINITY MAP

LEGEND

●	PROPERTY CORNER FOUND	●	BOLLARD
○	PROPERTY CORNER SET 5/8" REBAR W/CAP #475	IE	INVERT ELEVATION
R	RECORD DISTANCE		CURB INLET
M	MEASURED DISTANCE	UE	UNDERGROUND ELECTRICAL LINE
	DECIDUOUS TREE WITH TRUNK SIZE	24	PIPE SIZE AND DIRECTION OF FLOW
		OE	ELECTRICAL OUTLET
Ø	LIGHT POLE	°C	CUT OFF POST
	ELECTRICAL PEDESTAL		
G	GAS METER		
CV	CABLE TELEVISION VAULT		
EV	ELECTRICAL VAULT		
	SEWER MANHOLE		
	FIRE HYDRANT		
W	WATER VALVE		



LEGAL DESCRIPTION

THAT PART OF TAX LOTS 7, 8, 4C AND 4A LYING WITHIN THE SE 1/4 OF THE SE 1/4 OF SECTION 27, T14N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NE CORNER OF SAID TAX LOT 8; THENCE S29°35'43"E (ASSUMED BEARING) 288.74 FEET ON THE EASTERLY LINES OF SAID TAX LOTS 8 AND 4C TO THE SE CORNER OF SAID TAX LOT 4C; THENCE SOUTHWESTERLY ON THE SOUTHEASTERLY LINES OF SAID TAX LOTS 4C AND 4A ON AN 864.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S47°50'27"W, CHORD DISTANCE 257.04 FEET, AN ARC DISTANCE OF 258.00 FEET TO THE SE CORNER OF SAID TAX LOT 4A; THENCE S89°21'40"W 21.11 FEET ON THE SOUTH LINE OF SAID TAX LOT 4A; THENCE N29°42'21"W A DISTANCE OF 333.91 TO THE NORTHWESTERLY LINE OF TAX LOT 7; THENCE N60°17'39"E 270.00 FEET ON THE NORTH LINES OF SAID TAX LOTS 7 AND 8 TO THE POINT OF BEGINNING.

TO BE KNOWN AS LOT 2, MURRAY SAPP WHEN THE FINAL PLAT IS FILED WITH THE SARPY COUNTY REGISTER OF DEEDS.

CERTIFICATION

TO

TONY WIESE,

MURRAY FIELDS-SAPP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY,

TITLECORE, LLC AND

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7, 8, 9 AND 11(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 25, 2014.

NEBRASKA REGISTERED L.S.-308 LAND SURVEYOR JAMES D. WARNER

FEBRUARY 25, 2014
DATE

JAMES D WARNER
NEBRASKA RLS #308

BENCHMARK

DESCRIPTION: THE RIM OF THE SANITARY SEWER MANHOLE IN THE CENTERLINE OF SAPP BROS DRIVE 100'± EAST OF THE LIFT STATION AND 400'± NORTH OF HIGHWAY 370 ALONG SAPP BROS DRIVE.

ELEVATION: 1129.11 (NAVD 1988)

NOTES

1. PHYSICAL ITEMS DESCRIBED IN THE LEGEND ARE NOT DRAWN TO SCALE FOR THE SAKE OF CLARITY AND ARE SUBJECT TO ANY SUBSEQUENT INACCURACIES.
2. THE PROPERTY LIES WITHIN A DESIGNATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE DOUGLAS COUNTY, NEBRASKA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBER 31153C0043H DATED MAY 3, 2010.
3. THE PROPERTY CONTAINS 84,112 SQUARE FEET OR 1.93 ACRES MORE OR LESS.
4. THE PROPERTY IS ZONED BHS, (HIGHWAY SERVICE BUSINESS DISTRICT) PER THE SARPY COUNTY GIS WEBSITE (HTTP://MAPS.SARPY.COM/SIMS20/). THIS ZONING HAS THE FOLLOWING MINIMUM SETBACK REQUIREMENTS.

   FRONT YARD.....35 FEET
   SIDE YARD.....10 FEET
   STREET SIDE YARD.....50 FEET
   REAR YARD.....25 FEET
   MAXIMUM BUILDING HEIGHT....45 FEET

   THE PROPOSED ZONING IS BGH (HEAVY GENERAL BUSINESS DISTRICT) THIS ZONING HAS THE FOLLOWING MINIMUM SETBACK REQUIREMENTS.

   FRONT YARD.....25 FEET
   SIDE YARD.....10 FEET
   REAR YARD.....15 FEET
   MAXIMUM BUILDING HEIGHT....45 FEET
5. THERE ARE NO BUILDINGS ON THE SURVEYED PROPERTY.
6. THERE ARE NO DESIGNATED PARKING SPACES A ON THE SURVEYED PROPERTY.
7. THE UTILITY LOCATIONS ON THIS DRAWING WERE DETERMINED BY OBSERVED EVIDENCE AT THE TIME OF SURVEY, RECORDS PROVIDED BY UTILITY COMPANIES AND THOSE MARKED BY UTILITY COMPANY REPRESENTATIVES THAT RESPONDED TO "ONE CALL" TICKET NUMBER 140510449 NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST.
8. THE DRAWING SHOWS OR NOTES THE EASEMENTS LISTED UNDER SCHEDULE B SECTION II OF LD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER 1141384, EFFECTIVE DATE FEBRUARY 13, 2014 AT 8:00 A.M.

   ITEM NUMBERS SHOWN HEREON REFER TO THIS COMMITMENT.

   BOOK AND PAGE NUMBERS AND INSTRUMENT NUMBERS SHOWN HEREON REFER TO DOCUMENTS IN THE OFFICE OF THE SARPY COUNTY REGISTER OF DEEDS.

TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

Survey Type

ALTA/ACSM LAND TITLE SURVEY

Client Name

B STREET COLLISION

Description

PART OF TAX LOTS 7, 8, 4C, AND 4A, IN THE SE 1/4 OF SECTION 27-14-11, SARPY COUNTY, NEBRASKA. TO BE KNOWN AS LOT 2, MURRAY SAPP.

N

0' 15' 30'

811 Know what's below. Call before you dig.

Revision Dates

No.	Description	MM-DD-YY
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--	--	--
--	--	--
--	--	--

Job No.: 200-14-17 SP
Drawn By: MRS
Reviewed By: JDW
Date: 02/25/2014
Book: 14-18
Pages: 5-9

Sheet Title

SITE PLAN

Sheet Number

SHEET 1 OF 1

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2008- 22627

2008 AUG -7 A 8:49

REGISTER OF DEEDS

NEBRASKA DOCUMENTARY
STAMP TAX

AUG 07 2008

$ 3375.00 By ah

COUNTER ah VERIFY ah S.E. W
PROOF LM P
FEES $ 15.50
CHECK # 6722/0/0654
CHG ____ CASH ____
REFUND ____ CREDIT ____
SHORT ____ NCR ____

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Suburban Inn Limited Partnership, a Nebraska limited partnership, herein called the GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from GRANTEE, does grant, bargain, sell, convey and confirm unto Murray Fields-Sapp, LLC, a Nebraska limited liability company, herein called the Grantee whether one or more, the following described real property in Sarpy County, Nebraska:

Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the GRANTEE and to GRANTEE'S successors and assigns forever.

And GRANTOR does hereby covenant with the GRANTEE and with GRANTEE's successors and assigns that GRANTOR is lawfully seized of said premises; that they are free from encumbrance, except those easements, restrictions and covenants of record.

That GRANTOR has good right and lawful authority to convey the same; and that GRANTOR warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

EXECUTED: July 30, 2008

Suburban Inn Limited Partnership, a Nebraska limited partnership

Joseph W. Lamoureux, general partner

By: Joseph W. Lamoureux, General Partner

NCS 35 354520

A

STATE OF NEBRASKA)
) ss.
COUNTY OF Douglas)

On July 30, 2008, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Joseph W. Lamoureux, General Partner of Suburban Inn Limited Partnership, a Nebraska limited partnership known to be the identical person(s) whose name(s) is affixed to the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.

Robert F. Vacek
NOTARY PUBLIC

My commission expires: July 28 2012

GENERAL NOTARY - State of Nebraska
ROBERT F. VACEK
My Comm. Exp. July 28, 2012

2008022627 B

EXHIBIT A

Part of the Southeast Quarter of the Southeast Quarter Section 27, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:
Beginning at a point 1167.31 feet South 89°40'0" West and 303.03 feet North 0°36'00" West of the in the Southeast corner of the Southeast Quarter of Section 27 (said point being the point of curve of the East right of way line of 66 foot frontage road); thence Northeasterly on a curve to the right (radius being 153.88 feet) for an arc distance of 163.72 feet; thence North 60°21'40" East 408.50 feet along said right of way line; thence South 29°38'20" East, 248.12 feet to a point on the Northwesterly right of way line of I-80 as it existed February, 1971; thence South 45°23'29" West 166.82 feet; thence South 89°24'00" West, 436.79 feet to the point of beginning, also known as Tax Lot 7;

AND

A tract of land located in the in the Southeast Quarter of the Southeast Quarter of Section 27, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:
Beginning at a point which is 354.18 feet North and 578.64 feet West of the Southeast corner of said Southeast Quarter of the Southeast Quarter of Section 27, said point being on the Northwesterly curved R.O.W. line of Interstate Highway #80; thence Northeasterly on a curve to the right (radius being 864.65 feet) on the said R.O.W. line of Interstate Highway #80 (chord bearing North 50°12'13" East), a chord distance of 187.95 feet and an arc distance of 188.32 feet; thence North 29°38'20" West, 288.34 feet to a point on the Southeasterly R.O.W. line of frontage road; thence South 60°21'40" West on said frontage road R.O.W. line 185.0 feet; thence South 29°38'20" East, 321.49 feet to the point of beginning, also known as Tax Lots 8 and 4C. (The South line of said in the Southeast Quarter of the Southeast Quarter of Section 27 assumed South 89°40'00" West in direction)

AND

Tax Lot 4, located in the Southeast Quarter of the Southeast Quarter of Section 27, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska;
EXCEPT Tax Lots 4B, 4C, 4D, 4A1B, and 4A1A, all located in the Southeast Quarter of the Southeast Quarter of Section 27, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska;
AND EXCEPT Lot 1B, SWN Investments No. 3, a Subdivision in Sarpy County, Nebraska; also known as Part of Tax Lot 4A, in the Southeast Quarter of the Southeast Quarter of Section 27, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska.

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 therein; 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:

Wednesday, April 2, 2014

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.

Shon Barenklau OR Anne Lee
Publisher Business Manager

Today's Date 04-02-2014
Signed in my presence and sworn to before me:

Notary Public

GENERAL NOTARY - State of Nebraska
LAURA A ESTEP-BRONK
My Comm. Exp. October 21, 2017

Printer's Fee $ 33.54
Customer Number: 40638
Order Number: 0001741284

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 Tuesday, April 15, 2014, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Bldg., 1210 Golden Gate Drive, Papillion, Nebraska.

James & Robin Bishop have submitted an application for a Change of Zone from RS-72 (Single Family Residential District) to RE1 (Residential Estates I District) to allow for a single-family dwelling and detached garage at 16504 Iske Drive, legally described as Lot 1, Beranek Subdivision Replat 2 as surveyed, platted and recorded in Sarpy County, Nebraska. The property is generally located southwest of Hwy 75 and Pinecrest Road on Iske Drive.

Gerald S. & Gina L. Lofberg have submitted applications for consideration of Preliminary and Final Plats of a subdivision to be known as Little Big Place Addition Replat 1, being a platting of Lot 1, Little Big Place Addition, together with Tax Lot 6A and part of Tax Lot 7B1A located in Section 22, Township 14N, Range 10E of the 6th P.M. in Sarpy County, NE. The property is generally located southeast of 240th Street and Cary Road.

Gerald S. & Gina L. Lofberg have submitted an application for consideration of a Change of Zone from AGD (Agricultural Development District) to AG (Agricultural Farming District) at 9857 South 240th Street, legally described as Lot 1, Little Big Place Addition, as surveyed, platted and recorded in Sarpy County, NE. The property is generally located southeast of 240th Street and Cary Road.

Douglas S. Dreessen has submitted applications on behalf of Murray Fields-Sapp, LLC for consideration of Preliminary and Final Plat of a subdivision to be known as Murray Sapp, Lots 1 and 2, being a platting of Tax Lots 4A, 4C, 7 and 8, in the SE ¼ of the SE ¼ of Section 27, Township 14N, Range 11E of the 6th P.M in Sarpy County, NE. The property is generally located northeast of Hwy 370 and Sapp Brothers Drive.

Douglas S. Dreessen has submitted an application on behalf of Murray Fields-Sapp, LLC for consideration of a Change of Zone from BHS (Highway Service Business District) to BGH (Heavy General Business District) on proposed Lot 2, Murray Sapp, as surveyed, platted and recorded in Sarpy County, NE. The property is generally located northeast of Hwy 370 and Sapp Brothers Drive.

Vala's Pumpkin Patch has submitted an application for consideration of a Special Use Permit allowing for the continuation of an existing seasonal commercial operation at 12102 South 180th Street, legally described as Tax Lots 7 and 8, 5-13-11, Sarpy County, NE. The property is generally located southwest of 180th Street and Schram Road.

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office.
1741284; 4/2

04-03-14P02:50 RCVD

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 therein; 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:

Wednesday, May 7, 2014

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.

Shon Barenklau OR Anne Lee
Publisher Business Manager

Today's Date 05-06-2014
Signed in my presence and sworn to before me:

Notary Public

GENERAL NOTARY - State of Nebraska
LAURA A ESTEP-BRONK
My Comm. Exp. October 21, 2017

Printer's Fee $ 15.48
Customer Number: 40638
Order Number: 0001753463

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, May 20, 2014, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Building, 1210 Golden Gate Drive, Papillion, NE.

Douglas S. Dreessen has submitted applications on behalf of Murray Fields-Sapp, LLC for consideration of Preliminary and Final Plats of a subdivision to be known as Murray Sapp, Lots 1 and 2, being a platting of Tax Lots 4A, 4C, 7 and 8, in the SE ¼ of the SE ¼ of Section 27, Township 14N, Range 11E of the 6th P.M. in Sarpy County, NE,and an application for consideration of a Change of Zone from BHS (Highway Service Business District) to BGH (Heavy General Business District) on Tax Lots 4C and 8 and a portion of Tax Lots 4A and 7 in the SE ¼ of the SE ¼ of Section 27, Township 14N, Range 11E of the 6th P.M. in Sarpy County, NE (proposed Lot 2, Murray Sapp). The property is generally located northeast of Hwy 370 and Sapp Brothers Drive.

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department, Sarpy County Administration Bldg.,1210 Golden Gate Drive, Papillion, NE.
1753463: 5/7

14-05-12A09:21 RCVD