

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

**APPROVE REVISED PRELIMINARY PLAT – Tiburon Ridge**

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, on November 6, 2012, via Rsln. No. 2012-358, the County Board of Commissioners approved a preliminary plat of a subdivision generally located north of Highway 370 from 174<sup>th</sup> to 180<sup>th</sup> Street and legally described as follows:

Tax Lot 15A and Tax Lot 16B located in the SW ¼ of Sec 28, T14N, R11E of the 6<sup>th</sup> P.M. Sarpy County, NE.

WHEREAS, the applicant, JMF, LLC applied for approval of a revised preliminary plat of a subdivision on the above described property; and,

WHEREAS, the Sarpy County Planning Department staff reviewed the application of the revised preliminary plat of a subdivision to be known as Tiburon Ridge 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 reports, the aerial map of the subject property and a copy of the revised preliminary plat of the subdivision to be known as Tiburon Ridge.

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 revised preliminary plat was held on May 20, 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 revised preliminary plat was held by this County Board.

- III. Notice of each of the public hearings described above was published at least ten (10) days prior to each respective public hearing.
- IV. The Planning Department staff recommends approval of the revised preliminary plat.
- V. The proposed revised preliminary plat of a subdivision to be known as Tiburon Ridge is in conformity with the Zoning Regulations, the Subdivision Regulations and the Sarpy County Comprehensive Plan.

BE IT FURTHER RESOLVED THAT the revised preliminary plat of a subdivision to be known as Tiburon Ridge and as further described in the attached Exhibit A is hereby approved.

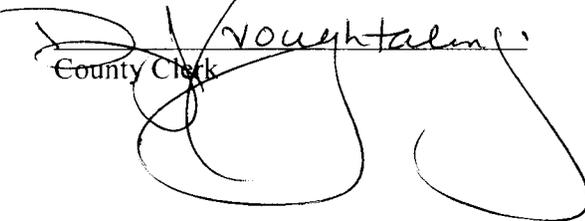
The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 10<sup>th</sup> day of June, 2014.

Attest

SEAL



  
Sarpy County Board Chairman

  
County Clerk

Sarpy County Board of Commissioners  
 Exhibit "A"  
 Planning Department Report  
 County Board Meeting Date: June 10, 2014

Subject	Type	By
Applications related to property generally located north of Highway 370 from 174 <sup>th</sup> to 180 <sup>th</sup> Street, legally described as follows: <ul style="list-style-type: none"> <li>• Chg of Zone and Revised Preliminary Plat - Tax Lot 15A and Tax Lot 16B located in the SW ¼ of Sec 28, T14N, R11E of the 6<sup>th</sup> P.M. Sarpy County, NE</li> <li>• Final Plat - Lots 51 through 114 and Outlot D, being a platting of Tax Lot 16B in the E ½ of the SW ¼ of Sec 28, T14N, R11E of the 6<sup>th</sup> P.M. Sarpy County, NE</li> </ul>	Public Hearings & Resolutions	Bruce Fountain, AICP Director, Planning & Building Dept.

➤ **Summary and Purpose of Requests:**

- These applications are requesting approval of a change of zone on the property which is all currently zoned AG (Agricultural) to a combination of RS-100 (Single-family Residential), RG-15 (Multi-family Residential) and BG (General Business) to take effect at the time the Final Plat is recorded, a revised preliminary plat, and a final plat of Phase II of Tiburon Ridge.

➤ **Background and Analysis:**

- The detailed staff reports on these applications were presented to the Planning Commission at their May 20, 2014 meeting and are attached for your information and review.
- This rezoning was approved in November of 2012 by Resolution 2012-0357. The applicant now wishes to amend that approval by requesting that 56 of the previously approved RS-100 parcels be changed to the RS-72 (Single-family Residential) zoning district. The proposed zoning change is consistent with the action taken in 2012 except for the 56 residential lots located between the commercial and the RS-100 residential lots.
- The Revised Preliminary Plat is only changing the overall lot size and width of 19 parcels, which increases the overall number of lots in the subdivision by 4 for a total of 154 single-family lots, 1 multi-family, and 9 commercial lots.
- The Final Plat is proposing to final Plat Phase II which includes 64 single-family lots and 1 commercial lot.

➤ **Staff Recommendation:**

- Staff recommends **APPROVAL** of the Change of Zone from AG (Agricultural) to RS-100 (Single-family Residential), RS-72 (Single-family Residential), RG-15 (Multi-family Residential) and BG (General Business) to take effect at the time of the recording of the Final Plat application as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations.
- Staff recommends **APPROVAL** of the Revised Preliminary Plat of a subdivision to be known as Tiburon Ridge as it meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.
- Staff recommends **APPROVAL** of the Final Plat of a subdivision to be known as Tiburon Ridge, Lots 51 – 114 inclusive and Outlot D inclusive, as it meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

➤ **Planning Commission Recommendation:**

- On May 20, 2014 the Planning Commission voted to recommend **APPROVAL** of the Change of Zone and Revised Preliminary Plat for Tiburon Ridge

**MOTION:** Malmquist moved, seconded by Ackley, to recommend approval of the Change of Zone from AG to RS-100 (Single-Family Residential), RS-72 (Single-Family Residential), RG-15 (Multi-Family Residential) and BG (General Business District) to take effect at the time of Final Plat of the subdivision Tiburon Ridge, Phase II. This recommendation is made as the Change of Zone request meets the minimum requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** *Ayes – Bliss, Lichter, Huddleston, Ackley, Whitfield, Malmquist, Fenster, Torczon and Farrell. Nays: None. Abstain: None. Absent: Davis and Christianson.* **Motion carried.**

**MOTION:** Malmquist moved, seconded by Ackley, to recommend approval of the Revised Preliminary Plat of a subdivision to be known as Tiburon Ridge. This recommendation is made as the Revised Preliminary Plat meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** *Ayes – Bliss, Lichter, Huddleston, Ackley, Whitfield, Malmquist, Fenster, Torczon and Farrell. Nays: None. Abstain: None. Absent: Davis and Christianson.* **Motion carried.**

- On May 20, 2014 the Planning Commission voted to recommend **APPROVAL** of the Final Plat for Tiburon Ridge, Lots 51-114 inclusive and Outlot D inclusive.

**MOTION:** Malmquist moved, seconded by Ackley, to recommend approval of the Final Plat of a subdivision to be known as Tiburon Ridge, Lots 51 through 114 inclusive and Outlot D. This recommendation is made as the Final Plat meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** *Ayes – Bliss, Lichter, Huddleston, Ackley, Whitfield, Malmquist, Fenster, Torczon and Farrell. Nays: None. Abstain: None. Absent: Davis and Christianson.* **Motion carried.**



**SARPY COUNTY PLANNING  
& BUILDING DEPARTMENT**

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**RECOMMENDATION REPORT**

**CHANGE OF ZONE (CZ 14-0006)  
REVISED PRELIMINARY PLAT (RPP 14-004)  
FINAL PLAT (FP 14-0006)**

**APPLICANT: JMF LLC – Paul McCune**

**TIBURON RIDGE**

**PLANNING COMMISSION HEARING OF: MAY 20, 2014**

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**I. GENERAL INFORMATION**

**A. APPLICANT:**

JMF LLC – Paul McCune  
11550 I Street, Suite 200  
Omaha NE 68137

**B. PROPERTY OWNERS:**

JMF LLC – Paul McCune  
11550 I Street, Suite 200  
Omaha NE 68137

**C. SUBJECT PROPERTY LOCATION:** Subject property is located on the north side of Highway 370 between 174<sup>th</sup> Street and 180<sup>th</sup> Street.

**D. LEGAL DESCRIPTION:**

- Change of Zone - Tax Lot 15A and Tax Lot 16B located in the southwest ¼ of Section 28, Township 14N, Range 11E of the 6<sup>th</sup> P.M. Sarpy County, NE to be known as Lots 51–164 and Outlots D through F, Tiburon Ridge
- Revised Preliminary Plat - Tax Lot 15A and Tax Lot 16B in the southwest ¼ of Section 28, Township 14N, Range 11E of the 6<sup>th</sup> P.M. in Sarpy County, NE.
- Final Plat - Lots 51 through 114 and Outlot D, being a platting of Tax Lot 16B in the east ½ of the southwest ¼ of Section 28, Township 14N, Range 11E of the 6<sup>th</sup> P.M. Sarpy County, NE

**E. SUBJECT PROPERTY SIZE:** approximately 124 acres more or less

**F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:**

- Future Land Use Designations: Urban Residential
- Zoning: AG (Agricultural Farming District) Resolution 2012-357 approved by Sarpy County Board of Commissioners in November of 2012 approved a change of zone to RS-100 (Single-family Residential), RG-15 (Multi-family Residential) and BG (General Business) to take effect at time of Final Plat. Applicant now wishes to amend that request and change a portion of the lots to RS-72 (Single-family Residential)

**G. REQUESTED ACTION(S):** To approve a Change of Zone from AG to RS-100 (Single-family Residential), RS-72 (Single-family Residential), RG-15 (Multi-family Residential) and BG (General Business) to take effect at time of Final Plat, a Revised Preliminary Plat to be known as Tiburon Ridge and a Final Plat for Phase II to be

known as Tiburon Ridge Lots 51- 114 and Outlot D consisting of 63 single-family lots and 1 commercial lot.

## **II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:** Undeveloped (Graded)

**B. GENERAL VICINITY AND LAND USE**

- North and East: Acreage Residential and Low Density Residential w/ Golf Course
- South: Undeveloped
- West: Acreage Residential Development on the west side of 180<sup>th</sup> Street

**C. RELEVANT CASE INFORMATION:**

- The original Preliminary Plat and Change of Zone applications for Tiburon Ridge were approved by the County Board in November 2012.
- This applicant has submitted a Revised Preliminary Plat proposing smaller lots to fit RS-72 zoning for a portion of the development.
- The applicant is requesting to amend the previously approved zonings to include the RS-72 Zoning District.
- The Final Plat is proposing 63 single-family lots and one commercial lot.
- Water will be provided by MUD
- Gas will be provided by Black Hills Energy
- Electric power will be provided by OPPD
- Sanitary Sewer will drain by gravity to the existing sewer and lift station on the south side of Pebblebrooke, where it is stored and pumped through the existing force-main system that currently serves the other areas of Pebblebrooke. A Wastewater Service Agreement with the City of Gretna will need to be approved to allow Tiburon Ridge to connect to this system.
- Stormwater runoff from the project will be captured by landscaped stormwater quality basins in key locations where it will be treated before leaving the site
- Proposed access points for this phase are as follows:
  - Highway 370 at 174<sup>th</sup> Street to the south
  - 176<sup>th</sup> Street in Tiburon to the north

**D. APPLICABLE REGULATIONS:**

- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations:
  - Section 14, RS-100 Single-family Residential District
  - Section 15, RS-72 Single-family Residential District
  - Section 18, RG-15 Multi-family Residential District
  - Section 20, BG General Business District
  - Section 38, Stormwater Regulations
- Sarpy County Subdivision Regulations

## **III. ANALYSIS / STAFF COMMENTS**

**A. COMPREHENSIVE PLAN:**

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

**B. TRAFFIC AND ACCESS:**

- Access to the subject property will be served at four locations
  - Full access at Highway 370 at 174<sup>th</sup> Street (constructed with Phase 1)
  - Connection to Tiburon at 176<sup>th</sup> Street (constructed with Phase 1)

- Connection to 180<sup>th</sup> Street (to be constructed with Phase 4)
- Right in, right out at 177<sup>th</sup> and Highway 370 (to be constructed with Phase 5)
- Access for Phase II will be served by existing locations constructed with Phase I.
- Any street, road or highway improvements required will be the developer's responsibility.

**C. LANDSCAPING:**

- Outlot D is a designated wetlands area and natural landscaping will remain where possible.

**OTHER AGENCY REVIEW/COMMENTS:** The applications were sent to various jurisdictional agencies and departments within Sarpy County that may have an interest.

- Comments were received from:
  - **Sarpy County Public Works** – see attached comments as submitted
  - **Papio Missouri River Natural Resource District** – No comments received.

**D. GENERAL COMMENTS:**

- The Subdivision Agreement for this phase of the development must be finalized and approved by the County Attorney's office before the Final Plat will be scheduled for a hearing before the County Board of Commissioners.
- This proposal has increased the number of residential lots by 4 for a total of 154 of which 94 will be zoned RS-100 and 60 will be zoned RS-72. Two differences between the proposed zoning districts are:
  - Minimum lot width of 80 feet verses 60 feet
  - Minimum lot size of 10,000 square feet verses 7,200 square feet
- All comments to engineer have been resolved and amended documents have been submitted.

**IV. STAFF RECOMMENDATIONS:**

- Staff recommends **APPROVAL** of the proposed Change of Zone from AG to RS-100 (Single-family Residential), RS-72 (Single-family Residential), RG-15 (Multi-family Residential) and BG (General Business) to take effect at time of Final Plat. Staff makes this recommendation as the Change of Zone request meets the minimum requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.
- Staff recommends **APPROVAL** of the proposed Revised Preliminary Plat of a subdivision to be known as Tiburon Ridge. Staff makes this recommendation as the Revised 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 Tiburon Ridge, Lots 51 through 114 inclusive and Outlot D inclusive. Staff makes this recommendation as the Final Plat meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

**V. PLANNING COMMISSION RECOMMENDATION:**

**MOTION:** Malmquist moved, seconded by Ackley, to recommend approval of the Change of Zone from AG to RS-100 (Single-Family Residential), RS-72 (Single-Family Residential), RG-15 (Multi-Family Residential) and BG (General Business District) to take effect at the time of Final Plat of the subdivision Tiburon Ridge, Phase II. This recommendation is made as the Change of Zone request meets the minimum requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** Ayes – Bliss,

*Lichter, Huddleston, Ackley, Whitfield, Malmquist, Fenster, Torczon and Farrell. Nays: None. Abstain: None. Absent: Davis and Christianson. Motion carried.*

**MOTION:** Malmquist moved, seconded by Ackley, to recommend approval of the Revised Preliminary Plat of a subdivision to be known as Tiburon Ridge. This recommendation is made as the Revised Preliminary Plat meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** *Ayes – Bliss, Lichter, Huddleston, Ackley, Whitfield, Malmquist, Fenster, Torczon and Farrell. Nays: None. Abstain: None. Absent: Davis and Christianson. Motion carried.*

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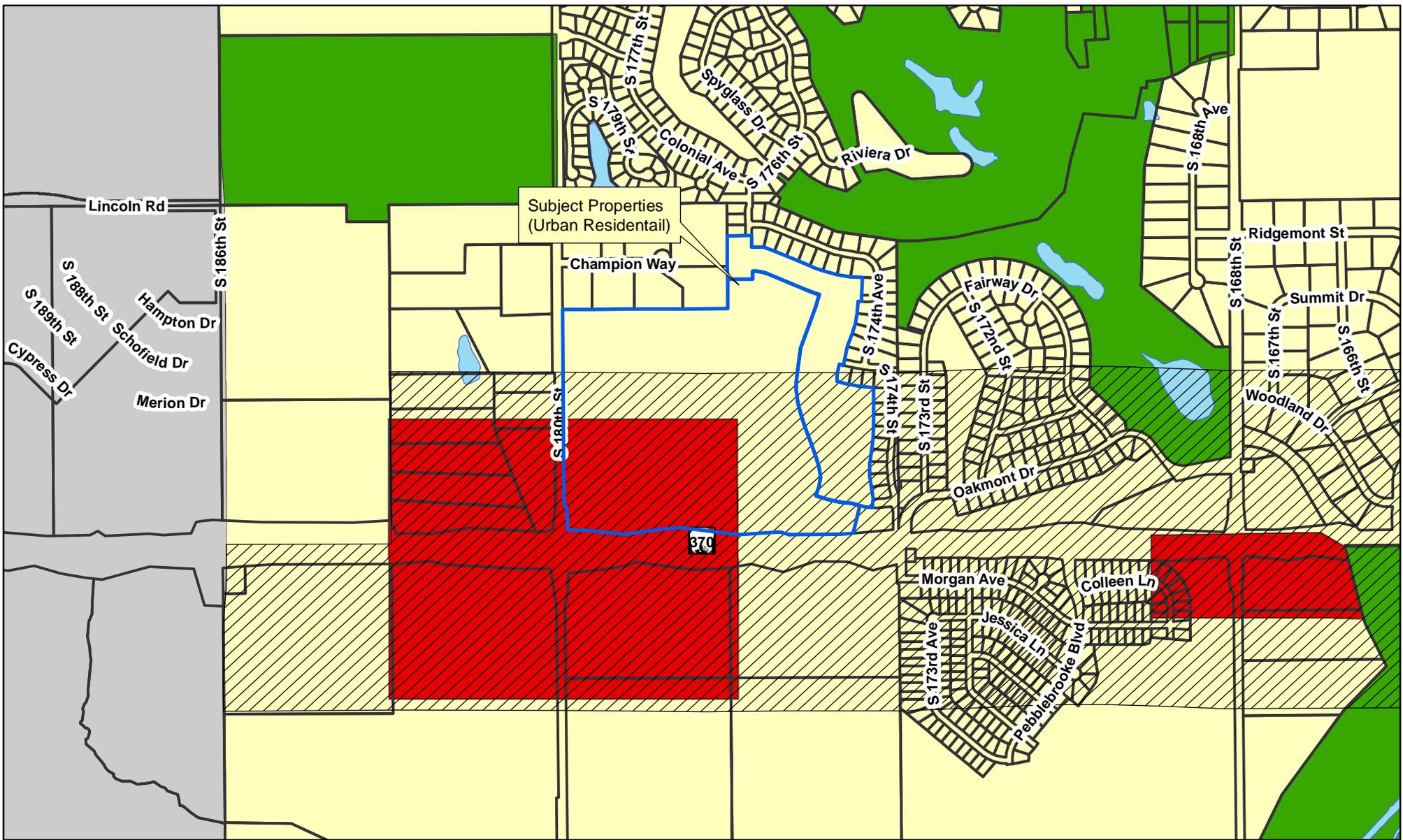
**VI. ATTACHMENTS TO REPORT:**

1. Current Zoning Map
2. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)
3. Change of Zone Application
4. Change of Zone Maps for comparison
5. Revised Preliminary Plat Application
6. Proposed Revised Preliminary Plat as amended and submitted
7. Final Plat Application
8. Proposed Final Plat as amended and submitted

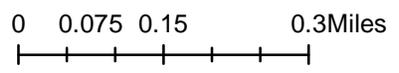
**VII. COPIES OF REPORT SENT TO:**

1. JFM LLC, Paul McCune (applicant and owner)
2. Scott Loos, Lamp Ryneanson & Associates (applicant's engineering consultant)
3. Public Upon Request





### Current FLU - Sarpy Co



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

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



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 \$... 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 #: C2 14-0006
DATE RECEIVED: 4-2-14
CP DESIGNATION: Urban Residential
CURRENT ZONING DESIGNATION: AG & RS-100, RS-100, RS-72,
PROPOSED ZONING DESIGNATION: RG-15, BG
APPLICATION FEE: \$ 500 RECEIPT NO. 2090
PUBLIC NOTIFICATION PROCESSING FEE: \$25.00 RECEIPT NO. 2090
RECEIVED BY:
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: JMF, Paul McCune E-MAIL: paul@mccunedevelopment.com
ADDRESS: 550 "I" Street, Suite 200 CITY/STATE/ZIP: Omaha NE 68137
MAILING ADDRESS: CITY/STATE/ZIP:
PHONE: 402-715-5206 FAX: 402-558-1998

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

NAME: JMF, Paul McCune E-MAIL: paul@mccunedevelopment.com
ADDRESS: 550 "I" Street, Suite 200 CITY/STATE/ZIP: Omaha NE 68137
MAILING ADDRESS: CITY/STATE/ZIP:
PHONE: 402-715-5206 FAX: 402-558-1998

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: Lamp Rynearson & Associates - Scott Loos E-MAIL: Scott.Loos@LRA-inc.com
ADDRESS: 14710 West Dodge Road, Suite 100 CITY/STATE/ZIP: Omaha NE 68154
MAILING ADDRESS: CITY/STATE/ZIP:
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.

Tiburon Ridge is a proposed subdivision located northwest of Highway 370 and 174th Street

**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:** Tiburon Ridge

**GENERAL LOCATION:** Northwest of Highway 370 and 174th Street

(example 189<sup>th</sup> & Giles Rd)

**ASSESSOR'S PARCEL NUMBER:** 010919880

**ADDITIONAL PARCEL NUMBERS** 011593464

**LEGAL DESCRIPTION:** (Describe property to wit:) Taxlot 15A and Taxlot 16B in the southwest 1/4 of Section 28, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska to be known as Lots 50-164 and Outlots D through F, Tiburon Ridge.

**SIZE OF PROPERTY:** \_\_\_\_\_ acres **CURRENT ZONING:** AG **REQUESTED ZONING:** RS-100/RS-72/RG-15/BG

**SOURCE OF UTILITY SERVICES:** Water - MUD Sewer - City of Gretna

Gas - Black Hills Energy 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.

\_\_\_\_\_  
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.

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

ZONING

ZONE BC General Business District This zoning district is created to provide business and service establishments serving the common and recurring needs of the residents in the vicinity.

ZONE RS-100 Single Family Residential District (10,000 sq. ft.) This district is designed to permit a low density of population within areas where it may be served with a limited amount of community facilities necessary for the welfare of the inhabitants within the area.

TIBURON RIDGE

Lots 1 through 160 and Outlots A through F, TIBURON RIDGE, being a replatting of Taxlot 15A and Taxlot 16B in the Southwest Quarter of Section 28, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska

NOTES

- 1. All distances are shown in decimal feet.
2. All distances shown along curves are arc distances not chord distances.
3. Lots 151, 153 and Outlot F will have no direct vehicular access to 180th Street.

UTILITY NOTE

This drawing includes observed evidence of services and utilities evident at the time of survey only. 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.

BENCHMARK

Elevations shown are as per Sarpy County, Nebraska GIS.

LEGEND

- SECTION LINE
BOUNDARY LINE
LOT LINE
EASEMENT LINE
RS-100 ZONING (56 LOTS) (15,253 ACRES)

LOCATED IN: NW 1/4, SW 1/4 SEC. 28, T14N R11E NE 1/4, SW 1/4 SEC. 28, T14N R11E SW 1/4, SW 1/4 SEC. 28, T14N R11E SE 1/4, SW 1/4 SEC. 28, T14N R11E



VICINITY MAP

LEGAL DESCRIPTION TAXLOT 15A AND TAXLOT 16B IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

OWNER / APPLICANT

JMP, LLC 11550 I STREET, SUITE 200 OMAHA, NE 68137

ENGINEER

LAMP, RYNEARSON & ASSOCIATES, INC. 14710 WEST DODGE ROAD, SUITE 100 OMAHA, NEBRASKA 68154-2027

ZONING

EXISTING: AG

PROPOSED: RS-100 LOTS 1 THROUGH 150 - 45,752 ACRES OUTLOTS A THROUGH C - 4.196 ACRES

RS-15 LOT 151 - 16,250 ACRES

BC LOTS 152 THROUGH 160 - 32,962 ACRES OUTLOTS D THROUGH F - 5.437 ACRES

POWER: OMAHA PUBLIC POWER DISTRICT 444 SOUTH 16TH STREET, SUITE 100 OMAHA, NE 68102-2247

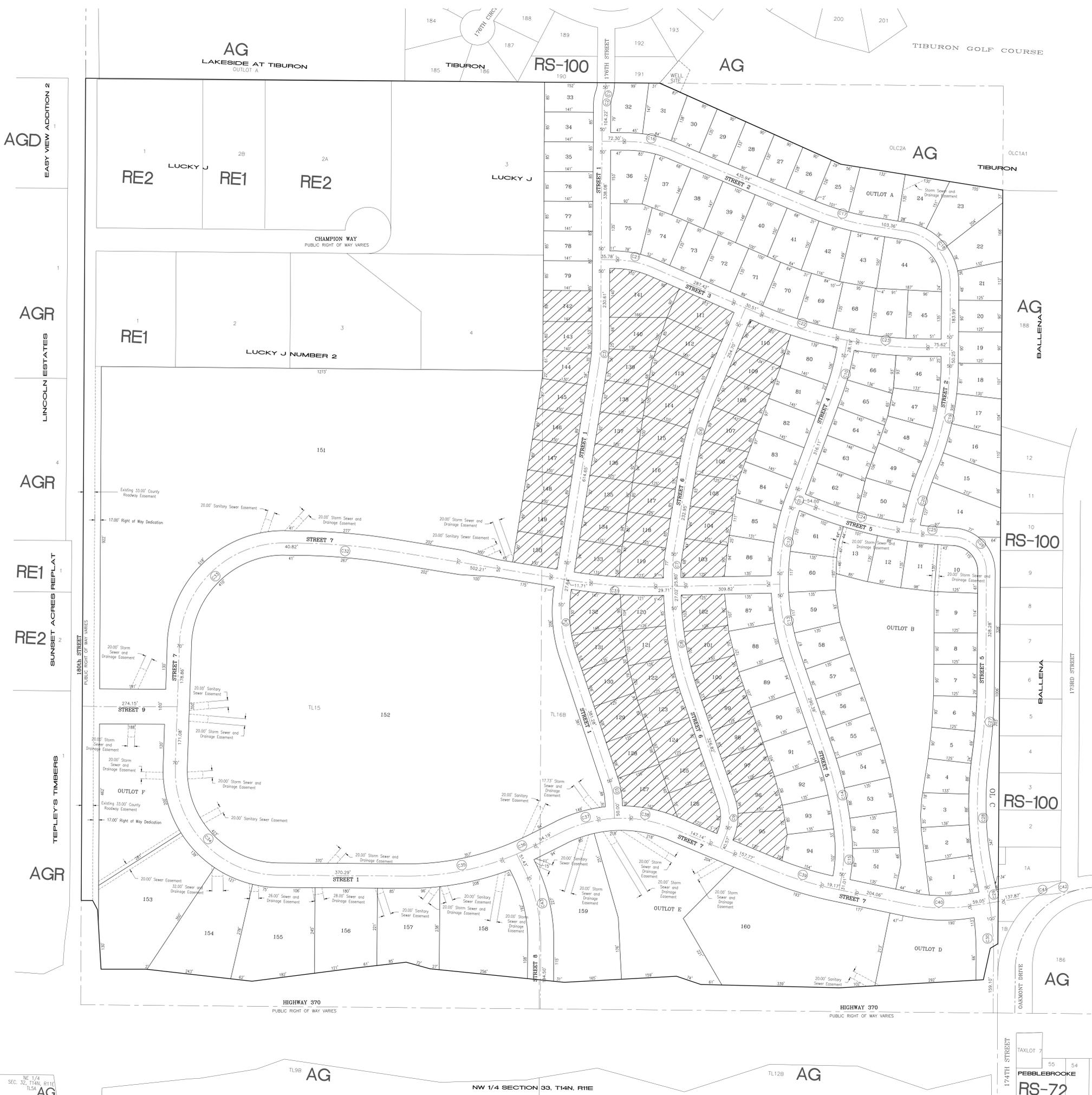
WATER: METROPOLITAN UTILITIES DISTRICT 3100 SOUTH 61ST AVENUE OMAHA, NE 68106-3021

GAS: BLACK HILLS ENERGY 501 WEST 6TH STREET PAVILLION, NE 68046

Parcel Table with columns: Parcel #, Area (SF), Parcel #, Area (SF), Parcel #, Area (SF)

Outlot Table with columns: Outlot #, Area (SF)

Centerline Curve Table with columns: Curve #, Radius, Arc Length, Chord Length, Chord Bearing, Delta Angle



Drawn by EAM, designed by WEK, reviewed by WEK

Revision table with columns: No., Description, Date

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



TIBURON RIDGE (Lots 1 through 160 and Outlots A through F) SARPY COUNTY, NEBRASKA

EXHIBIT 1 ORIGINAL PRELIMINARY PLAT ZONING

job number-tasks 0107018.01-002 book page 04-01-2014 sheet 1 of 1

# TIBURON RIDGE

LOTS 1 THROUGH 164 AND OUTLOTS A THROUGH F, TIBURON RIDGE, BEING A REPLATTING OF TAXLOT 15A AND TAXLOT 16B IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

## LEGEND

- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- RS-72 ZONING (60 LOTS) (16,226 ACRES)

**LOCATED IN:**  
 NW 1/4, SW 1/4 SEC. 28, T14N R11E  
 NE 1/4, SW 1/4 SEC. 28, T14N R11E  
 SW 1/4, SW 1/4 SEC. 28, T14N R11E  
 SE 1/4, SW 1/4 SEC. 28, T14N R11E



VICINITY MAP

## LEGAL DESCRIPTION

TAXLOT 15A AND TAXLOT 16B IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

## OWNER/APPLICANT

JMF LLC  
 11501 S STREET, SUITE 200  
 14710 WEST DODGE ROAD, SUITE 100  
 OMAHA, NE 68137

## ENGINEER

LAMP RYNEARSON & ASSOCIATES, INC.  
 444 SOUTH 16TH STREET, SUITE 100  
 OMAHA, NE 68102-2247

## ZONING

EXISTING: AG  
 PROPOSED: RS-100  
 LOTS 1 THROUGH 94 - 29.494 ACRES  
 OUTLOTS A THROUGH D - 5.419 ACRES

RS-72  
 LOTS 95-113, 115-155 - 16,226 ACRES

RG-15  
 LOT 156 - 16,253 ACRES

BG  
 LOTS 114, 157 THROUGH 164 - 33,169 ACRES  
 OUTLOTS E AND F - 4.309 ACRES

## POWER

OMAHA PUBLIC POWER DISTRICT  
 444 SOUTH 16TH STREET, SUITE 100  
 OMAHA, NE 68102-2247

## WATER

METROPOLITAN UTILITIES DISTRICT  
 3100 SOUTH 16TH AVENUE  
 OMAHA, NE 68106-3621

## GAS

BLACK HILLS ENERGY  
 501 WEST 6TH STREET  
 PAPERILLON, NE 68046

Parcel #	Area (SF)	Parcel #	Area (SF)	Parcel #	Area (SF)
1	14853	61	1587	121	1288
2	12901	62	14500	122	11706
3	12861	63	12468	123	11792
4	11983	64	12395	124	12405
5	11443	65	12423	125	12083
6	11825	66	12385	126	13125
7	11414	67	13808	127	11591
8	11250	68	13675	128	11908
9	14463	69	13582	129	12025
10	14967	70	13626	130	14358
11	12467	71	13616	131	15077
12	12492	72	12825	132	13711
13	13617	73	12825	133	13176
14	23177	74	13664	134	11441
15	17960	75	14506	135	10920
16	16418	76	12024	136	10615
17	13006	77	12024	137	12007
18	11904	78	12024	138	11652
19	11240	79	12024	139	11788
20	11240	80	14666	140	11499
21	12204	81	13805	141	11499
22	18210	82	14005	142	11499
23	22721	83	14007	143	11499
24	14927	84	14026	144	11499
25	12004	85	13571	145	14116
26	11403	86	14021	146	22494
27	11608	87	12889	147	12853
28	11814	88	14816	148	12034
29	12019	89	14314	149	11875
30	12471	90	14185	150	11251
31	14208	91	14115	151	11246
32	14034	92	12439	152	11546
33	12319	93	12439	153	11546
34	12024	94	15553	154	11546
35	12024	95	13388	155	11700
36	16809	96	11475	156	70794
37	14800	97	9223	157	89082
38	14443	98	9228	158	79311
39	14784	99	9224	159	53745
40	14925	100	9222	160	54932
41	15500	101	9007	161	41879
42	16139	102	8915	162	30787
43	15382	103	8884	163	66655
44	22390	104	9229	164	73753
45	13545	105	8970	OL A	16936
46	11314	106	9163	OL B	22062
47	12208	107	9130	OL C	54282
48	12300	108	9154	OL D	14052
49	13443	109	8922	OL E	78378
50	12142	110	8865	OL F	100319
51	13997	111	8865		
52	12749	112	8865		
53	12571	113	12132		
54	12583	114	14850		
55	12271	115	15127		
56	12150	116	13017		
57	12150	117	13475		
58	13841	118	14021		
59	14337	119	13461		
60	14337	120	16221		

Curve #	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle
C1	100.00	31.52	31.59	N09°20'30"E	01°03'54"
C2	100.00	31.72	31.79	N09°01'07"E	01°02'30"
C3	350.00	134.79	133.98	S81°44'09"E	02°03'58"
C4	750.00	176.26	175.89	S77°26'07"E	01°27'55"
C5	150.00	213.08	195.61	S47°29'23"E	08°12'32"
C6	150.00	298.56	298.56	S00°00'00"E	02°04'48"
C7	750.00	195.78	195.22	S12°30'03"E	01°47'33"
C8	1250.00	52.33	52.32	N88°25'15"E	00°23'34"
C9	1250.00	162.14	162.03	S81°12'41"E	00°23'25"
C10	1250.00	124.81	124.46	S87°42'32"E	00°24'28"
C11	100.00	153.34	138.79	S47°42'24"E	02°04'48"
C12	1500.00	199.22	199.07	S01°03'05"E	00°36'35"
C13	1000.00	414.98	412.01	S07°03'25"E	02°24'36"
C14	1500.00	63.16	63.15	S09°45'17"E	00°37'38"
C15	1500.00	18.19	18.16	S19°03'42"E	00°22'34"
C16	300.00	119.80	119.01	S81°19'43"E	02°25'51"
C17	1250.00	278.05	277.47	S16°15'38"E	01°24'41"
C18	1250.00	169.01	168.88	S86°02'23"E	00°24'49"
C19	750.00	131.98	131.71	S12°24'16"E	01°04'38"
C20	675.00	5.48	5.48	S17°12'00"E	00°27'36"
C21	675.00	246.54	245.17	S06°30'46"E	02°02'37"
C22	675.00	215.67	214.76	S13°06'15"E	01°18'26"
C23	1500.00	250.28	249.83	S15°02'16"E	01°42'20"
C24	400.00	107.40	107.07	S00°15'42"E	01°03'20"
C25	900.00	281.16	280.02	S19°10'29"E	01°23'58"
C26	140.00	101.40	99.20	S01°27'30"E	04°19'54"
C27	1250.00	97.56	97.53	S79°12'30"E	00°28'18"
C28	300.00	77.39	77.02	S01°04'54"E	00°09'00"
C29	400.00	193.61	193.72	S07°48'07"E	02°24'36"
C30	200.00	54.55	54.38	S13°51'11"E	01°07'41"
C31	1000.00	244.51	243.90	S13°06'34"E	01°42'34"
C32	400.00	72.88	72.38	S09°54'49"E	01°24'38"
C33	400.00	209.30	207.32	S16°07'58"E	02°03'10"

SECTION 14 - RS-100 - SINGLE FAMILY RESIDENTIAL DISTRICT (10,000 SQ. FT.)  
 15.4' HEIGHT AND LOT REQUIREMENTS  
 14.4.1 THE HEIGHT AND MINIMUM LOT REQUIREMENTS SHALL BE AS FOLLOWS, EXCEPT AS PROVIDED IN SECTION 35:

DWELLING	LOT AREA	LOT WIDTH	FRONT	SIDE YARD	STREET YARD	REAR	MAXIMUM HEIGHT
DWELLING	10,000 SQ. FT.	80'	25'	10'	15'	25'	35'
OTHER PERMITTED USE	10,000 SQ. FT.	80'	25'	10'	25'	25'	65'
ACCESSORY BUILDINGS	-----	50'	5'	25'	8'	17'	-----

SECTION 16 - RG-15 - GENERAL RESIDENTIAL DISTRICT (1,500 SQ. FT.)  
 15.4' HEIGHT AND LOT REQUIREMENTS  
 15.4.1 THE HEIGHT AND MINIMUM LOT REQUIREMENTS SHALL BE AS FOLLOWS, EXCEPT AS PROVIDED IN SECTION 35:

DWELLING	LOT AREA	LOT WIDTH	FRONT	SIDE YARD	STREET YARD	REAR	MAXIMUM HEIGHT
DWELLING SINGLE FAMILY**	5,000 SQ. FT.	60'	25'	7'	15'	25'	35'
DWELLING, TWO FAMILY**	10,000 SQ. FT.	90'	25'	10'	25'	25'	35'
DWELLING, MULTI-FAMILY**	10,000 SQ. FT.	100'	25'	(**)	25'	25'	-----
OTHER PERMITTED USE	-----	70'	25'	25'	25'	25'	45'

- NOTES**
- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
  - ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
  - LOTS 156, 158 AND OUTLET E WILL HAVE NO DIRECT VEHICULAR ACCESS TO 180TH STREET.
  - LOTS 114, 118 THROUGH 164 AND OUTLOTS C AND F WILL HAVE NO DIRECT VEHICULAR ACCESS TO HIGHWAY 370.
  - OUTLOTS A AND B AND OUTLOTS D THROUGH F ARE DEDICATED DRAINAGEWAYS.
  - LOTS 1, 51, 94, 95, 113, AND 115 WILL HAVE NO DIRECT VEHICULAR ACCESS TO STREET 77 OAKMONT DRIVE.

**UTILITY NOTE**  
 THIS DRAWING INCLUDES OBSERVED EVIDENCE OF SERVICES AND UTILITIES EVIDENT AT THE TIME OF SURVEY ONLY. 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. CONTACT "ONE CALL" (402-344-3565) PRIOR TO ANY EXCAVATION ON THIS SITE.

**BENCHMARK**  
 ELEVATIONS SHOWN ARE AS PER SARPY COUNTY, NEBRASKA GIS.



Drawn by: EAM  
 designed by: WEK  
 reviewed by: WEK

Revision 3-16-14, EAM

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

**LAMP RYNEARSON & ASSOCIATES**

TIBURON RIDGE (Lots 1 through 164 and Outlots A through F)  
 SARPY COUNTY, NEBRASKA

EXHIBIT 2  
 REVISED PRELIMINARY PLAT ZONING

job number: 0107018.01-002  
 book page

date: 04-01-2012  
 sheet 1 of 1



# SARPY COUNTY PLANNING

• 1210 GOLDEN GATE DRIVE 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. Submit complete Preliminary Plat Application
2. Submit Non-Refundable Fee of **\$340.00** made payable to Sarpy County Treasurer
3. 1 reduced size site plan drawing (8.5 x 11)
4. 1 Electronic copy of the plat drawing (PDF)
5. 25 full sized, **folded** plat drawings
6. Preliminary Drainage Plan
7. 5 copies proposed Post- Construction Storm Water Management Plan

### PLANNING STAFF USE ONLY:

APPLICATION NO.: PP 14-0004  
 DATE RECEIVED: 3-31-14  
 CP DESIGNATION: Urban Residential  
 ZONING DESIGNATION: AG, RS-100  
 FEE: \$ 340 RECEIPT NO. 2089  
 RECEIVED BY: LT  
 NOTES: \_\_\_\_\_

Please review sections 5 and 6 of the Sarpy County Subdivision Regulations for complete Preliminary Plat process requirements.

### APPLICANT INFORMATION:

NAME: JMF LLC-Paul McCune E-MAIL: paul@mccunedevelopment.com  
 ADDRESS: 11550 I Street, Suite 200 CITY/STATE/ZIP: Omaha, NE 68137  
 MAILING (IF DIFFERENT) ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
 PHONE: 402-715-5206 FAX: 402-558-1998

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

Please check box if attaching separate sheet with owner information.

NAME: JMF LLC-Paul McCune E-MAIL: paul@mccunedevelopment.com  
 ADDRESS: 11550 I Street, Suite 200 CITY/STATE/ZIP: Omaha, NE 68137  
 MAILING (IF DIFFERENT) ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
 PHONE: 402-715-5206 FAX: 402-558-1998

### ENGINEER INFORMATION:

NAME: Scott Loos E-MAIL: scott.loos@Lra-inc.com  
 ADDRESS: 14710 West Dodge Road, Suite 100 CITY/STATE/ZIP: Omaha, NE 68154  
 MAILING (IF DIFFERENT) ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
 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.

Tiburon Ridge is a proposed subdivision located northwest of Hwy 370 and 174<sup>th</sup> Street. The first three phases will be single-family lots and one 3.28 acre commercial lot. The remaining phases will be 26.72 acres of commercial, 3 acres of office and 16 acres of apartments. The current plan to have single-family lots, commercial and also multi-family lots is to create a mixed use area along Highway 370. The sanitary sewers on the eastern portion of the site area will drain by gravity to the existing sewer and lift station on the south side of Pebblebrooke, where it is stored and pumped through the existing force-main system that currently serves the others areas of Pebblebrooke. An existing Wastewater Services Agreement between the City of Gretna and Tiburon Ridge, along with an Interlocal Cooperation Agreement between Tiburon Ridge and Pebblebrooke, will need to be amended, to allow Tiburon Ridge to connect to this system. Sanitary sewer on the western portion of the site, will drain to the southwest corner and be pumped by a lift station to the future Gretna Interceptor Sewer near Cornhusker Road. Storm water runoff from the project will be captured in landscaped storm water quality basins in key locations where it will be treated before leaving the site. Proposed commercial and office areas will have to treat their storm water runoff on their respective lots. 180<sup>th</sup> Street will be widened from Hwy 370 north to provide additional access to the commercial and multi-family lots as they are developed so that traffic will not be required to traverse through the single-family lots. The project will have MUD water, BHE gas, OPPD power and street lights.

**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:** TIBURON RIDGE

**ASSESSOR'S PARCEL NUMBER:** 010919880

**CURRENT ZONING:** AG/RS-100

**ADDITIONAL PARCEL NUMBERS** 011593464

**GEN. PROP. LOCATION\*:** NW - 174<sup>th</sup> &

Hwy 370

*\*example 189<sup>th</sup> & Giles Rd*

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

Y4 **Lots 1 through 164 and Outlots A through F, Tiburon Ridge, being a replatting Taxlot 15A and Taxlot 16B in the southwest corner of Section 28, Township 14 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska**

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

**PLEASE NOTE THE FOLLOWING PROCEDURES:**

1. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
2. County Board will hold a public hearing and make a final decision on the Preliminary Plat.
3. All necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the Preliminary Plat applicant or the property owner.

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

[Signature]  
Owner Signature (or authorized agent)

4/28/14  
Date

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

\_\_\_\_\_  
Date

SECTION 14 - RS-100 - SINGLE FAMILY RESIDENTIAL DISTRICT (10,000 SQ. FT.)  
14.4 HEIGHT AND LOT REQUIREMENTS  
14.4.1 THE HEIGHT AND MINIMUM LOT REQUIREMENTS SHALL BE AS FOLLOWS, EXCEPT AS PROVIDED IN SECTION 35:

LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	REAR YARD	MAXIMUM HEIGHT		
DWELLING	10,000 SQ. FT.	80'	25'	10'	15'	25'	35'
OTHER PERMITTED USE	10,000 SQ. FT.	80'	25'	10'	25'	25'	65'
ACCESSORY BUILDINGS	-----	50'	5'	25'	8'	17'	-----

SECTION 18 - RS-15 - GENERAL RESIDENTIAL DISTRICT (1,500 SQ. FT.)  
18.4 HEIGHT AND LOT REQUIREMENTS  
18.4.1 THE HEIGHT AND MINIMUM LOT REQUIREMENTS SHALL BE AS FOLLOWS, EXCEPT AS PROVIDED IN SECTION 35:

LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	REAR YARD	MAXIMUM HEIGHT		
DWELLING SINGLE FAMILY**	5,000 SQ. FT.	60'	25'	7'	15'	25'	35'
DWELLING TWO FAMILY**	10,000 SQ. FT.	90'	25'	10'	25'	25'	35'
DWELLING MULTI-FAMILY	10,000 SQ. FT.	100'	25'	(***)	25'	25'	-----
OTHER PERMITTED USE	-----	70'	25'	25'	25'	25'	45'

- NOTES**
- ALL DISTANCES SHOWN IN DECIMAL FEET.
  - ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
  - LOTS 156, 158 AND OUTLOT E WILL HAVE NO DIRECT VEHICULAR ACCESS TO HIGHWAY 370 STREET.
  - LOTS 114, 158 THROUGH 164 AND OUTLOTS C AND F WILL HAVE NO DIRECT VEHICULAR ACCESS TO HIGHWAY 370.
  - OUTLOTS A AND B AND OUTLOTS D THROUGH F ARE DEDICATED DRAINAGEWAYS.
  - LOTS 1, 51, 94, 95, 113, AND 115 WILL HAVE NO DIRECT VEHICULAR ACCESS TO STREET 2 / OAKMONT DRIVE.

**TIBURON RIDGE**

LOTS 1 THROUGH 164 AND OUTLOTS A THROUGH F, TIBURON RIDGE, BEING A REPLATTING OF TAXLOT 15A AND TAXLOT 16B IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

**UTILITY NOTE**  
THIS DRAWING INCLUDES OBSERVED EVIDENCE OF SERVICES AND UTILITIES EVIDENT AT THE TIME OF SURVEY ONLY. 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. CONTACT "ONE CALL" (402-344-3565) PRIOR TO ANY EXCAVATION ON THIS SITE.

**BENCHMARK**  
ELEVATIONS SHOWN ARE AS PER SARPY COUNTY, NEBRASKA GIS.

**LEGEND**

- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- WETLANDS
- EXISTING CONTOUR
- RIGHT OF WAY DEDICATION

**LOCATED IN:**  
NW 1/4, SW 1/4 SEC. 28, T14N R11E  
NE 1/4, SW 1/4 SEC. 28, T14N R11E  
SW 1/4, SW 1/4 SEC. 28, T14N R11E  
SE 1/4, SW 1/4 SEC. 28, T14N R11E

**VICINITY MAP**

Drawn by	EAM
Designed by	EAM
Reviewed by	MEC
Revision	3-18-14 EAM



**LEGAL DESCRIPTION**  
TAXLOT 15A AND TAXLOT 16B IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

**OWNER/ APPLICANT**  
JMF LLC  
11550 J STREET, SUITE 200  
OMAHA, NE 68137

**ENGINEER**  
LAMP RYNEARSON & ASSOCIATES, INC.  
14710 WEST DODGE ROAD, SUITE 100  
OMAHA, NEBRASKA 68154-2027

**ZONING**  
EXISTING: AG  
PROPOSED: RS-100  
LOTS 1 THROUGH 94 - 29.494 ACRES  
OUTLOTS A THROUGH D - 5.419 ACRES  
RS-72  
LOTS 95-113, 115-155 - 16.226 ACRES  
RS-15  
LOT 156 - 16.253 ACRES  
B5  
LOTS 114, 157 THROUGH 164 - 33.169 ACRES  
OUTLOTS E AND F - 4.309 ACRES

**POWER:** OMAHA PUBLIC POWER DISTRICT  
444 SOUTH 16TH STREET MALL  
OMAHA, NEBRASKA 68102

**WATER:** METROPOLITAN UTILITIES DISTRICT  
3100 SOUTH 61ST AVENUE  
OMAHA, NE 68106-3621

**GAS:** BLACK HILLS ENERGY  
501 WEST 6TH STREET  
PAPILLION, NE 68046

Parcel #	Area (SF)	Parcel #	Area (SF)	Parcel #	Area (SF)
1	14153	121	13997	122	12888
2	12901	62	14550	123	11706
3	12941	63	12448	124	11792
4	11883	64	12335	125	12465
5	11453	65	12433	126	12963
6	11825	66	12085	127	13125
7	13414	67	13608	128	11591
8	11250	68	13075	129	11909
9	14463	69	13482	130	15525
10	14967	70	13626	131	14598
11	13467	71	13467	132	15077
12	12492	72	12825	133	13711
13	15617	73	12825	134	12176
14	23177	74	13564	135	11441
15	11760	75	14007	136	10620
16	15418	76	12024	137	10615
17	12008	77	12024	138	12007
18	11204	78	12024	139	11682
19	11240	79	12024	140	11788
20	11240	80	14466	141	11469
21	12304	81	13205	142	11499
22	12510	82	14005	143	11499
23	22721	83	14007	144	11499
24	14007	84	14026	145	12201
25	12004	85	13071	146	14116
26	11453	86	14453	147	22484
27	11608	87	12869	148	12563
28	11814	88	14816	149	12034
29	12019	89	14314	150	11675
30	12471	90	14216	151	11251
31	14508	91	14115	152	11546
32	14534	92	12439	153	11546
33	12319	93	12439	154	11546
34	12024	94	15593	155	11700
35	12024	95	13388	156	11700
36	16809	96	11475	157	70794
37	11400	97	8315	158	80683
38	14463	98	9228	159	78290
39	14784	99	9224	160	53745
40	14420	100	9222	161	54932
41	11500	101	9007	162	41879
42	15729	102	8915	163	39787
43	15382	103	8884	164	66635
44	22299	104	22299	165	37323
45	15345	105	9970	OL A	18556
46	11514	106	9163	OL B	22422
47	12208	107	9130	OL C	54292
48	13350	108	11754	OL D	149953
49	13243	109	8922	OL E	78378
50	13143	110	8865	OL F	108319
51	13897	111	8865		
52	12744	112	8865		
53	12971	113	12172		
54	12583	114	14493		
55	12271	115	13527		
56	13150	116	13517		
57	12150	117	13475		
58	12641	118	14021		
59	14337	119	13491		
60	14337	120	16221		

**Centerline Curve Table**

Curve #	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle
C1	100.00	31.52	31.39	N062°30' E	01°03'44"
C2	100.00	31.72	31.59	N061°00' E	01°10'30"
C3	305.00	134.79	133.96	S87°44'00" E	02°03'38"
C4	750.00	198.28	195.88	S77°00' E	01°22'56"
C5	1500.00	213.08	195.61	S42°20'23" E	08°13'22"
C6	750.00	298.55	296.58	S08°23'11" W	02°48'28"
C7	750.00	195.78	195.22	S12°33'07" W	01°45'23"
C8	1250.00	52.33	52.32	N89°19'10" E	00°23'54"
C9	1250.00	165.14	163.03	S65°12'15" E	02°07'52"
C10	1250.00	124.51	124.46	S87°46'52" E	00°42'26"
C11	100.00	153.34	138.75	S46°42'24" E	08°51'12"
C12	1000.00	199.22	199.07	S01°01'36" W	00°50'30"
C13	1000.00	444.98	412.01	S02°12'15" E	02°04'25"
C14	1000.00	63.16	63.15	S20°40'11" E	00°37'08"
C15	106.00	10.10	10.10	S19°50'04" E	00°27'34"
C16	300.00	119.80	119.01	S81°19'41" E	02°52'51"
C17	1250.00	278.05	277.47	S78°19'38" E	01°24'44"
C18	1250.00	169.01	168.88	S86°32'15" E	00°24'48"
C19	750.00	131.88	131.71	S12°21'16" W	01°05'28"
C20	675.00	5.48	5.48	S17°12'32" W	00°27'56"
C21	675.00	246.54	245.17	S06°50'46" W	00°50'37"
C22	875.00	218.87	214.16	S03°01'30" E	00°18'25"
C23	1000.00	250.28	249.63	S19°09'18" E	01°42'28"
C24	100.00	107.40	107.07	S00°13'34" E	01°12'10"
C25	900.00	281.16	280.02	S17°19'29" E	01°53'58"
C26	140.00	101.40	99.20	S01°27'30" E	04°19'54"
C27	1250.00	97.66	97.63	S78°12'15" E	00°49'18"
C28	500.00	77.09	77.02	S01°58'53" W	00°50'03"
C29	400.00	193.61	191.72	S07°48'03" E	02°43'56"
C30	200.00	54.55	54.38	S12°51'11" E	01°57'41"
C31	1000.00	294.81	243.80	S13°02'30" W	01°40'34"
C32	400.00	72.68	72.58	S02°57'49" W	01°24'38"
C33	450.00	299.20	207.32	S16°07'38" E	02°38'10"

**REVISED PRELIMINARY PLAT**

TIBURON RIDGE (Lots 1 through 164 and Outlots A through F)  
SARPY COUNTY, NEBRASKA

Job number-tasks: 0107018.01-002  
book page  
date: 3-24-2012  
sheet 1 of 1



# SARPY COUNTY PLANNING

• 1210 GOLDEN GATE DRIVE 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 \$ 1,150.00 made payable to Sarpy County Treasurer
3. 1 Electronic copy of the plat drawing (PDF)
4. 25 full sized, **folded** plat drawings
5. Please review sections 7 and 8 of the Sarpy County Subdivision Regulations for complete Final Plat process requirements.

### PLANNING STAFF USE ONLY:

APPLICATION NO.: FP 14-0004  
 DATE RECEIVED: 3-31-14  
 CP DESIGNATION: Urban Residential 1  
 ZONING DESIGNATION: AG  
 FEE: \$ 1150 RECEIPT NO. 2089  
 RECEIVED BY: LT  
 NOTES: \_\_\_\_\_

### APPLICANT INFORMATION:

NAME: JMF LLC-Paul McCune E-MAIL: paul@mccunedevelopment.com  
 ADDRESS: 11550 I Street, Suite 200 CITY/STATE/ZIP: Omaha, NE 68137  
 MAILING (IF DIFFERENT)  
 ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
 PHONE: 402-715-5206 FAX: 402-558-1998

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

Please check box if attaching separate sheet with owner information.

NAME: JMF LLC-Paul McCune E-MAIL: paul@mccunedevelopment.com  
 ADDRESS: 11550 I Street, Suite 200 CITY/STATE/ZIP: Omaha, NE 68137  
 MAILING (IF DIFFERENT)  
 ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
 PHONE: 402-715-5206 FAX: 402-558-1998

### ENGINEER INFORMATION:

NAME: Lamp, Rynearson & Associates, Inc. - Scott Loos E-MAIL: Scott.Loos@Lra-inc.com  
 ADDRESS: 14710 West Dodge Road, Suite 100 CITY/STATE/ZIP: Omaha, NE 68154  
 MAILING (IF DIFFERENT)  
 ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
 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.*

Tiburon Ridge is a proposed subdivision located northwest of Hwy 370 and 174<sup>th</sup> Street. The second phase will be single-family lots, one commercial lot and one outlet. The sanitary sewer will drain by gravity to the existing sewer and lift station on the south side of Pebblebrooke, where it is stored and pumped through the existing force-main system that currently serves the others areas of Pebblebrooke. An existing Wastewater Services Agreement between the City of Gretna and Tiburon Ridge, along with an Interlocal Cooperation Agreement between Tiburon Ridge and Pebblebrooke, will need to be amended, to allow Tiburon Ridge to connect to this system. Storm water runoff from the project will be captured in landscaped storm water quality basins in key locations where it will be treated before leaving the site. The project will have MUD water, BHE gas, OPPD power and street lights.

**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:** Tiburon Ridge

**ASSESSOR'S PARCEL NUMBER:** 010919880      **CURRENT ZONING:** AG

**ADDITIONAL PARCEL NUMBERS** 011593464      **GEN. PROP. LOCATION\*:** NW of 174th & HWY 370  
*\*example 189<sup>th</sup> & Giles Rd*

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

Tiburon Ridge, Lots 51 through 114, inclusive and Outlot D, inclusive being a platting of that part of Taxlot 16B in the east half of southwest quarter of Section 28, Township 14 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PLEASE NOTE THE FOLLOWING PROCEDURES:**

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

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

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

4/28/14  
\_\_\_\_\_  
Date

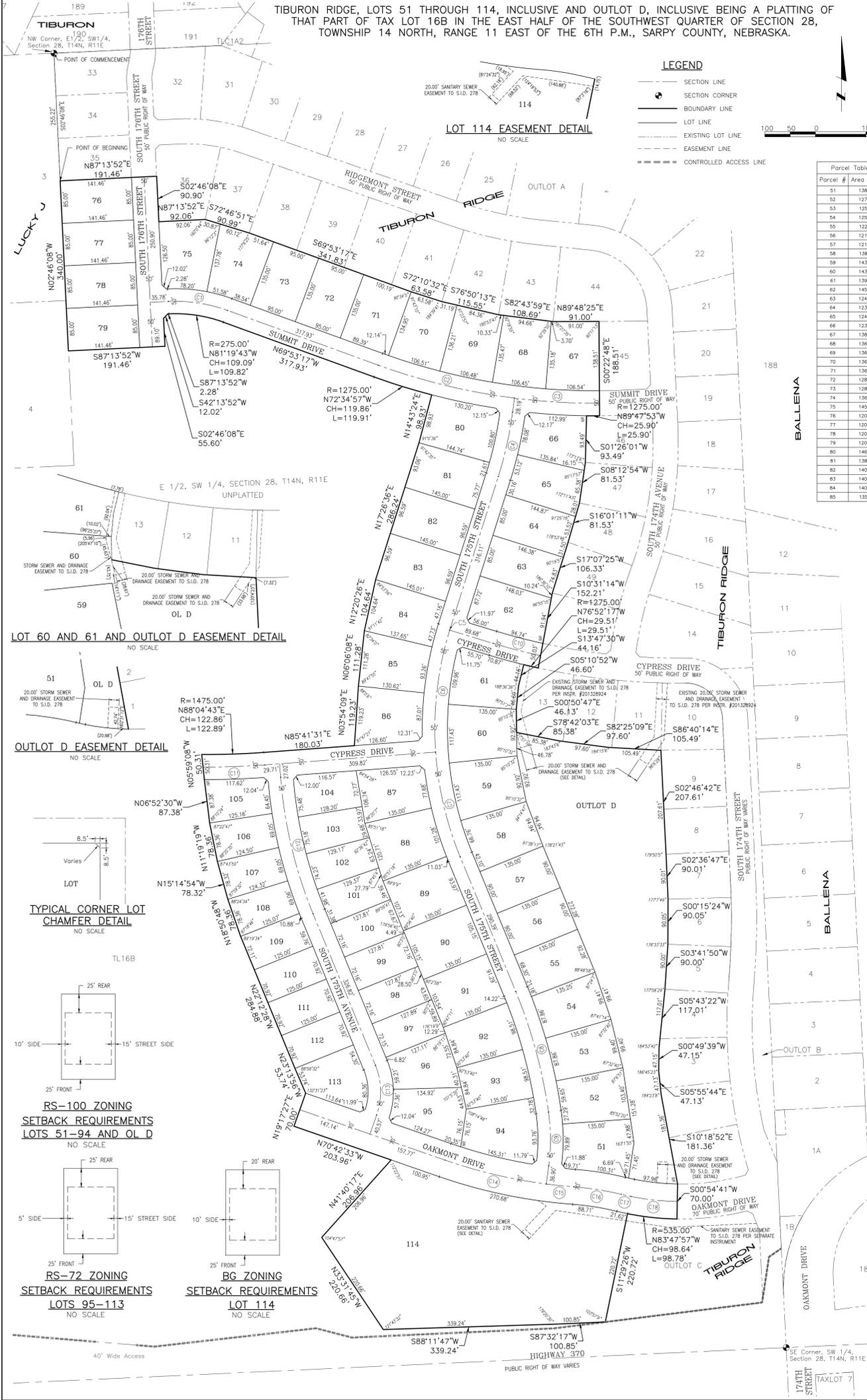
\_\_\_\_\_  
Owner Signature (or authorized agent)

\_\_\_\_\_  
Date

LOCATED IN:  
NE 1/4, SW 1/4 SEC. 28, T14N R11E  
SE 1/4, SW 1/4 SEC. 28, T14N R11E

# TIBURON RIDGE

TIBURON RIDGE, LOTS 51 THROUGH 114, INCLUSIVE AND OUTLOT D, INCLUSIVE BEING A PLATTING OF THAT PART OF TAX LOT 16B IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



### LEGEND

- SECTION LINE
- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- CONTROLLED ACCESS LINE



PROJECT LOCATION  
VICINITY MAP

Parcel #	Area (SF)
51	13897
52	12749
53	12571
54	12583
55	12271
56	12150
57	12150
58	13841
59	14337
60	14337
61	13997
62	14550
63	12468
64	12395
65	12433
66	12385
67	13808
68	13675
69	13682
70	13626
71	13616
72	12825
73	12825
74	13664
75	14506
76	12024
77	12024
78	12024
79	12024
80	14666
81	13805
82	14006
83	14006
84	13571

Parcel #	Area (SF)
85	14051
87	12869
88	14816
89	14314
90	14195
91	14115
92	12439
93	12439
94	15953
95	13398
96	11475
97	9223
98	9228
99	9224
100	9222
101	9007
102	8915
103	8884
104	8929
105	9870
106	9163
107	9130
108	9154
109	8922
110	8865
111	8865
112	8865
113	12172
114	14435
OL D	140952

Curve #	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle
C1	330.00	118.80	118.01	S81°19'42"E	2°23'51"
C2	1250.00	278.05	277.47	S76°15'38"E	12°44'41"
C3	1250.00	169.01	168.88	S86°30'23"E	7°44'49"
C4	750.00	131.88	131.71	S122°14'16"W	10°04'28"
C5	675.00	5.48	5.48	S17°12'32"W	02°25'36"
C6	675.00	245.54	245.17	S06°30'46"W	2°55'37"
C7	675.00	215.67	214.76	S17°06'15"E	18°10'29"
C8	1000.00	250.28	249.63	S15°05'16"E	14°20'25"
C9	400.00	107.40	107.07	S00°13'34"E	15°23'00"
C10	1250.00	97.56	97.53	S73°15'55"E	4°28'18"
C11	1500.00	122.15	122.12	S89°01'29"W	4°39'57"
C12	800.00	281.18	280.02	S15°19'29"E	1°53'58"
C13	140.00	101.40	99.20	S07°27'30"E	47°29'54"
C14	1000.00	296.39	296.02	N76°37'16"W	11°49'30"
C15	1000.00	55.14	55.14	N89°05'11"W	3°09'34"
C16	570.00	94.51	94.40	N89°58'38"W	9°30'00"
C17	500.00	20.21	20.21	N27°21'06"W	2°18'57"
C18	500.00	92.32	92.19	N83°47'51"W	10°34'45"

### SECTION CORNER TIES

SE COR. SW 1/4 OF SEC. 28, T14N, R11E  
Brass Cap  
NW 98.92' to "x" nails in southeast face wood  
PP, 4.70' above ground  
NE 116.21' to "x" nails in southwest face wood  
PP, 8.35' above ground  
SE 130.21' to chiseled "x" in top of southwest  
bolt of light pole base  
S 132.78' to chiseled "x" in top of northeast bolt  
of light pole base  
NW COR. E 1/2 OF SW 1/4 SEC. 28, T14N, R11E  
5/8" rebar w/ yellow plastic cap stamped  
LS-545  
N 1.45' to edge of wrought iron fence  
SE 13.68' to "x" nails in north face of 15' tree,  
±1.2' above ground  
SSW 0.80' to "x" nails in NE face of corner post,  
±0.2' above ground  
SW 8.42' to "x" nails in east face of wood post,  
±0.5' above ground

### NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR).
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
- LOT 114 WILL HAVE NO DIRECT VEHICULAR ACCESS TO HIGHWAY 370.
- OUTLOT D IS A DEDICATED DRAINAGEWAYS.
- LOTS 51, 94, 95 AND 113 WILL HAVE NO DIRECT VEHICULAR ACCESS TO OAKMONT DRIVE.
- ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.

### COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE.

DAY OF \_\_\_\_\_, 2014.

SARPY COUNTY TREASURER

### REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF TIBURON RIDGE, LOTS 51 THROUGH 114, INCLUSIVE AND OUTLOT D WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS

DAY OF \_\_\_\_\_, 2014.

SARPY COUNTY SURVEYOR/ENGINEER

### APPROVAL OF COUNTY PLANNING COMMISSION

THIS PLAT OF TIBURON RIDGE, LOTS 51 THROUGH 114, INCLUSIVE AND OUTLOT D WAS APPROVED AND ACCEPTED BY THE COUNTY PLANNING COMMISSION ON THIS

DAY OF \_\_\_\_\_, 2014.

CHAIRMAN, COUNTY PLANNING COMMISSION

### APPROVAL OF COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF TIBURON RIDGE, LOTS 51 THROUGH 114, INCLUSIVE AND OUTLOT D WAS APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, THIS

DAY OF \_\_\_\_\_, 2014.

ATTENDED, COUNTY CLERK \_\_\_\_\_ CHAIRMAN, BOARD OF COMMISSIONERS \_\_\_\_\_

### APPROVAL OF COUNTY PLANNING DIRECTOR

THIS PLAT OF TIBURON RIDGE, LOTS 51 THROUGH 114, INCLUSIVE AND OUTLOT D WAS APPROVED AND ACCEPTED BY THE COUNTY PLANNING DIRECTOR ON THIS

DAY OF \_\_\_\_\_, 2014.

COUNTY PLANNING DIRECTOR

### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all corners angle points and ends of curves on the boundary on the plat and that permanent monuments will be placed at all corners angle points and ends of curves on all lots and streets within the subdivision to be known as TIBURON RIDGE, LOTS 51 THROUGH 114, INCLUSIVE, AND OUTLOT D, BEING A PLATTING OF THAT PART OF TAX LOT 16B IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

Commencing at the Northwest corner of the East Half of the Southwest Quarter of Section 28, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska;

Thence South 02°46'08" East (bearing referenced to Nebraska state plane NAD83) for 235.22 feet along the west line of the East Half of said Southwest Quarter to the TRUE POINT OF BEGINNING;

Thence North 87°13'52" East for 191.46 feet;

Thence South 02°46'08" East for 90.90 feet;

Thence North 87°13'52" East for 92.06 feet;

Thence South 72°46'51" East for 90.99 feet;

Thence South 69°53'17" East for 341.83 feet;

Thence South 72°10'33" East for 63.58 feet;

Thence South 76°50'13" East for 115.55 feet;

Thence South 82°43'59" East for 108.69 feet;

Thence North 88°49'25" East for 91.00 feet;

Thence South 00°22'48" East for 188.51 feet;

Thence along a curve to the right (having a radius of 1275.00 feet and a long chord bearing North 82°47'53" West for 25.90 feet) for an arc length of 25.90 feet;

Thence South 01°26'01" West for 93.49 feet;

Thence South 08°12'54" West for 81.53 feet;

Thence South 19°11'11" West for 106.33 feet;

Thence South 10°11'14" West for 152.21 feet;

Thence along a curve to the right (having a radius of 1275.00 feet and a long chord bearing North 76°52'17" West for 29.51 feet) for an arc length of 29.51 feet;

Thence South 13°47'52" West for 44.16 feet;

Thence South 05°10'52" West for 46.63 feet;

Thence South 00°50'47" East for 46.13 feet;

Thence South 78°12'53" East for 85.38 feet;

Thence South 82°25'09" East for 97.60 feet;

Thence South 86°40'14" East for 105.49 feet;

Thence South 02°46'08" East for 90.90 feet;

Thence South 02°36'47" East for 90.01 feet;

Thence South 00°49'39" West for 47.15 feet;

Thence North 05°55'44" West for 47.13 feet;

Thence South 05°43'22" West for 117.01 feet;

Thence South 00°49'39" West for 47.15 feet;

Thence North 05°55'44" West for 47.13 feet;

Thence North 11°19'19" West for 78.36 feet;

Thence North 08°52'52" West for 87.35 feet;

Thence North 02°46'08" West for 78.32 feet;

Thence North 03°54'09" East for 119.23 feet;

Thence North 02°46'08" East for 111.28 feet;

Thence North 12°20'26" East for 104.64 feet;

Thence North 17°28'36" East for 286.24 feet;

Thence North 02°46'08" East for 90.93 feet;

Thence along a curve to the right (having a radius of 1275.00 feet and a long chord bearing North 72°34'57" West for 119.86 feet) for an arc length of 119.91 feet;

Thence North 02°46'08" East for 207.81 feet;

Thence along a curve to the left (having a radius of 275.00 feet and a long chord bearing North 81°19'43" West for 109.09 feet) for an arc length of 109.82 feet;

Thence North 02°46'08" East for 111.28 feet;

Thence South 02°46'08" East for 55.60 feet;

Thence North 87°13'52" East for 191.46 feet to the west line of the East Half of the Southwest Quarter of Section 28, Township 14 North, Range 11 East;

Thence North 02°46'08" West for 340.00 feet to the Point of Beginning;

Contains 1315.82 square feet or 30.279 acres.

William E. Knight, L.S. 566  
Date \_\_\_\_\_



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, JMF, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER AND PINNACLE BANK, TRUSTEE FOR PINNACLE BANK-GREINA, MORTGAGEE OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED HEREIN HAVE CAUSED SAID LANDS TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS TIBURON RIDGE, LOTS 51 THROUGH 114, INCLUSIVE AND OUTLOT D; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERPETUAL RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. IN THE EVENT THAT THE GRANTEE ENTERS THE EASEMENT AREA FOR PURPOSES OF MAINTENANCE OR REPAIR, THE GRANTEE SHALL COMPENSATE GRANTOR FOR ANY DAMAGE TO AUTHORIZED USES WITHIN SAID EASEMENTS. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS  
FOR POWER AND COMMUNICATIONS  
WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND CENTURY LINK AND TO ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE UNDER THE AUTHORITY OF SARPY COUNTY, NEBRASKA, TO PROVIDE A CABLE TELEVISION SERVICE AND TO THE GRANTEE, AND TO THE GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, TO PLACE, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CABLES, CONDUITS, AND OTHER RELATED FACILITIES; AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY CABLE TELEVISION SYSTEMS, AND THE RECEPTION THEREON, OVER, THROUGH, UNDER, AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE FRONT AND SIDE LOT LINES; AN EIGHT FOOT (8') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE REAR LINES OF ALL INTERIOR LOTS; AND ALL EXTERIOR LOTS THAT ARE ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS; AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE REAR LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE EXTERIOR LOTS IS HEREBY DEFINED AS THOSE LOTS ABUTTING THE BOUNDARY OF THIS SUBDIVISION. SAID SIXTEEN FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE EASEMENT WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT STRUCTURES, TREES, RETAINING WALLS, NOR LOOSE ROCK WALLS SHALL BE PLACED IN THIS EASEMENT, BUT THE SAME MAY BE USED FOR DRIVEWAYS, FENCES, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HERIN GRANTED.

FOR DRAINAGE AND STORM SEWERS AND SANITARY SEWERS  
WE DO HEREBY GRANT THE PERPETUAL STORM SEWER EASEMENTS, THE PERPETUAL SANITARY SEWER EASEMENTS, AND THE PERPETUAL DRAINAGE EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF SAID UTILITIES TO SANITARY AND IMPROVEMENT DISTRICT #278. NO PERMANENT STRUCTURES, TREES, RETAINING WALLS, LOOSE ROCK WALLS NOR ANY GRADING, FILL OR FILL MATERIAL OR EMBANKMENT WORK SHALL BE PLACED IN, ON, OVER, OR ACROSS THIS EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HERIN GRANTED.

JMF, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER  
PAUL S. MCCUNE  
MANAGING MEMBER

PINNACLE BANK, TRUSTEE FOR PINNACLE BANK-GREINA, MORTGAGEE  
DOUG ZOERB  
PRESIDENT PINNACLE BANK

ACKNOWLEDGEMENT OF NOTARIES  
STATE OF NEBRASKA )  
COUNTY OF SARPY )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

BY PAUL S. MCCUNE, MANAGING MEMBER OF JMF, LLC A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.  
SIGNATURE OF NOTARY PUBLIC

STATE OF NEBRASKA )  
COUNTY OF SARPY )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

BY DOUG ZOERB, PRESIDENT OF PINNACLE BANK ON BEHALF OF SAID BANK.  
SIGNATURE OF NOTARY PUBLIC

drawn by	EAM
designed by	
reviewed by	WEK
license	07019F201-FINAL.dwg
revisions	

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

LAMP RYNEARSON & ASSOCIATES  
TIBURON RIDGE (LOTS 51 THROUGH 114, INCLUSIVE AND OUTLOT D) SARPY COUNTY, NEBRASKA

FINAL PLAT

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.

[Signature of Shon Barenklau]

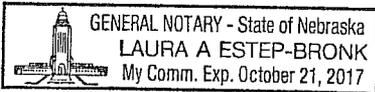
Shon Barenklau OR Anne Lee
Publisher Business Manager

Today's Date 05-06-2014

Signed in my presence and sworn to before me:

[Signature of Notary Public]

Notary Public



Printer's Fee \$ 34.40
Customer Number: 40638
Order Number: 0001753370

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, May 20, 2014, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Bldg., 1210 Golden Gate Drive, Papillion, Nebraska.

Renee Johnson, dba ComeSitStay has submitted an application for consideration of a Special Use Permit allowing for the expansion of an existing pet boarding, daycare, and grooming facility for dogs at 7001 South 181st Street, legally described as Lot 2, Sunridge Replat Three, as surveyed, platted and recorded in Sarpy County, NE.

Ronald and Alane Johns have submitted applications for consideration of a Change of Zone from AG to AGD and RE2 and a Preliminary Plat and Final Plat of a subdivision to be known as Hog Haven Replat 1 (Lots 1 and 2) being a replat of Lot 1 Hog Haven and a platting of all of Tax Lots 1 and 2A2, a part of Tax Lot 2A1, all located in the Northeast 1/4 of Sec 10, Twp 13N, Rng 10E as surveyed, platted and recorded in Sarpy County, NE. The property is located on the southeast corner of 234th Street and Capehart Road.

JMF-LLC, Paul McCune has submitted applications for consideration of a

Change of Zone from AG to RS-100, RS-72, RG-15 and BG for Tax Lot 15A and Tax Lot 16B located in the southwest 1/4 of Sec 28, Twp 14N, Rng 11E of the 6th P.M. Sarpy County, NE to be known as Lots 51-164 and Outlots D through F, Tiburon Ridge and a Revised Preliminary Plat of a subdivision to be known as Tiburon Ridge, Lots 1-164 and Outlots A through F being a platting of Tax Lot 15A and Tax Lot 16E in the southwest 1/4 of Sec 28, Twp 14N, Rng 11E of the 6th P.M. Sarpy County NE. Generally located northwest of 174th Street and Hwy 370.

JMF-LLC, Paul McCune has submitted an application for consideration of a Final Plat of a subdivision to be known as Tiburon Ridge, Lots 51 through 114 and Outlot D being a platting of Tax Lot 16B in the east 1/2 of the southwest 1/4 of Sec 28, Twp 14N, Rng 11E of the 6th P.M. Sarpy County, NE. Generally located northwest of 174th Street and Hwy 370.

Charlie Walcutt, agent for Vala's Pumpkin Patch and Timothy and Janiver Vala, has submitted an application for consideration of an extension and amendment of an existing Special Use Permit allowing for the operation of a Seasonal Commercial Recreation Area (pumpkin patch) located at 12102 S 180th Street, legally described as Tax Lots 3A2, 5, 7, 8, 10 and that part of Tax Lot 11 lying north and west of I-80 and the Northeast 1/4 of the Northwest 1/4 all located in Sec 5, Twp 13N, Rng 11E and Tax Lots 1, 3 and the south 5.14 acres of Tax Lot 2 in Sec 32, Twp. 14N, Rng 11E of the 6th P.M. Sarpy County, NE. Generally from 180th Street to 192nd Street, south of Schram Road.

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office. 1753370; 5/7

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:

Wednesday, May 28, 2014

Papillion Times
Bellevue Leader
Gretna Breeze
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

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, June 10, 2014, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Building, 1210 Golden Gate Drive, Papillion, NE.

Renee Johnson, dba ComeSitStay has submitted an application for consideration of a Special Use Permit allowing for the expansion of an existing pet boarding, daycare, and grooming facility for dogs at 7001 South 181st Street, legally described as Lot 2, Sunridge Replat Three, as surveyed, platted and recorded in Sarpy County, NE.

Ronald and Alane Johns have submitted applications for consideration of a Change of Zone from AG to AGD and RE2 and a Preliminary Plat and Final Plat of a subdivision to be known as Hog Haven Replat 1 (Lots 1 and 2) being a replat of Lot 1 Hog Haven and a platting of all of Tax Lots 1 and 2A2, a part of Tax Lot 2A1, all located in the Northeast 1/4 of Sec 10, Twp 13N, Rng 10E as surveyed, platted and recorded in Sarpy County, NE. The property is located on the southeast corner of 234th Street and Capehart Road.

JMF-LLC, Paul McCune has submitted applications for consideration of a Change of Zone from AG to RS-100, RS-72, RG-15 and BG for Tax Lot 15A and Tax Lot 16B located in the southwest 1/4 of Sec 28, Twp 14N, Rng 11E of the 6th P.M. Sarpy County, NE to be known as Lots 51-164 and Outlots D through F, Tiburon Ridge and a Revised Preliminary Plat of a subdivision to be known as Tiburon Ridge, Lots 1-164 and Outlots A through F being a platting of Tax Lot 15A and Tax Lot 16B in the southwest 1/4 of Sec 28, Twp 14N, Rng 11E of the 6th P.M. Sarpy County NE. Generally located northwest of 174th

Street and Hwy 370.

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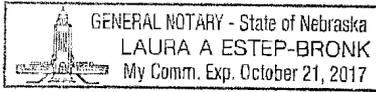
An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department, Sarpy County Administration Bldg., 1210 Golden Gate Drive, Papillion, NE. 1759508; 5/28

Today's Date 05-27-2014

Signed in my presence and sworn to before me:

Handwritten signature of Notary Public

Notary Public



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