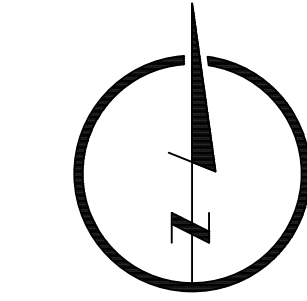
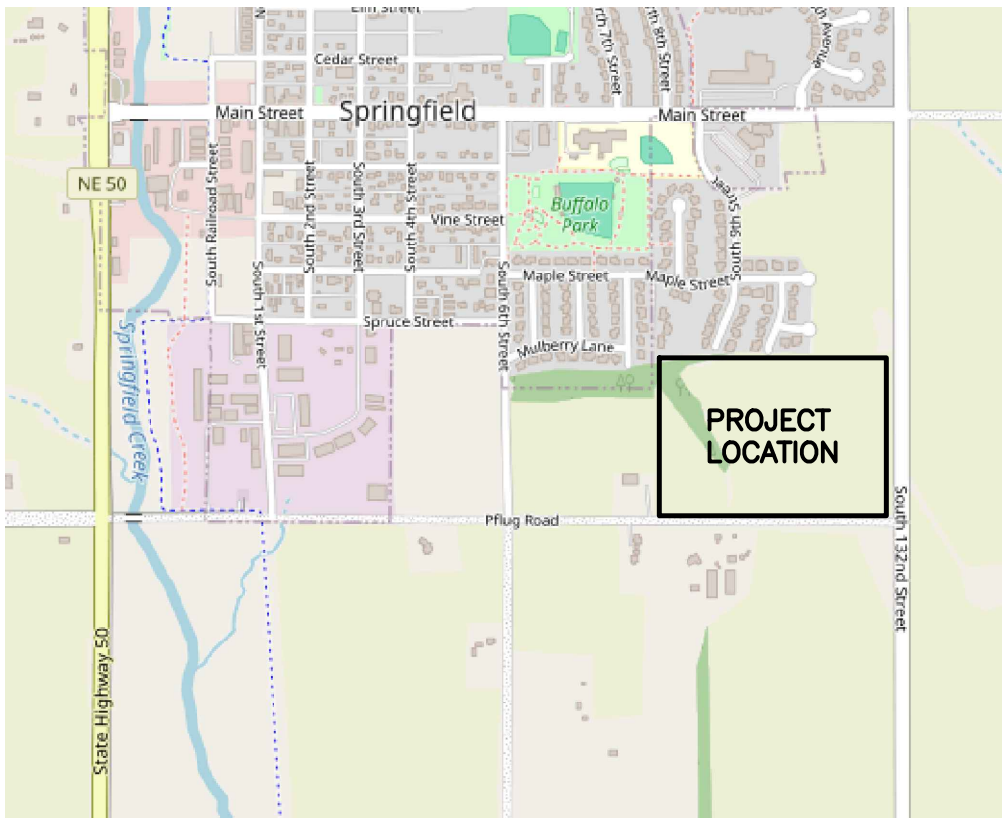


SPRING VIEW

LOTS 1 THROUGH 94, INCLUSIVE, AND OUTLOTS A THROUGH G, INCLUSIVE
BEING A PLATTING OF TAX LOT 37A1A1A, IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 13
NORTH, RANGE 11 EAST OF THE 6TH P.M., SARY COUNTY, NEBRASKA



SCALE: 1"=100'
INTERNATIONAL FEET

LEGEND

- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- SECTION LINE
- EASEMENT
- STREET DEDICATION
- SECTION CORNER

LEGAL DESCRIPTION

TAX LOT 37A1A1A, LOCATED IN THE SOUTHEAST Quarter of SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARY COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE NORTH 00°05'45" WEST (BEARINGS REFERENCED TO THE DOUGLAS - SARY COUNTY LOW DISTORTION PROJECTION) FOR 1081.21 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHEAST CORNER OF SAID TAX LOT 37A1A1A;

THENCE NORTH 89°36'18" WEST FOR 645.99 FEET ON THE NORTH LINE OF SAID TAX LOT 37A1A1A TO THE SOUTHWEST CORNER OF LOT 97, SOUTHCREST HILLS, A SUBDIVISION AS SURVEYED, PLATTED, AND RECORDED IN CASS COUNTY, NEBRASKA;

THENCE NORTH 89°36'42" WEST FOR 989.35 FEET CONTINUING ON SAID NORTH LINE TO THE SOUTHWEST CORNER OF LOT 53, OF SAID SOUTHCREST HILLS, THIS ALSO BEING THE NORTHWEST CORNER OF SAID TAX LOT 37A1A1A;

THENCE SOUTH 00°47'33" EAST FOR 295.44 FEET ON THE WEST LINE OF SAID TAX LOT 37A1A1A TO THE SOUTHWEST CORNER OF LOT 43, OF SAID SOUTHCREST HILLS, THIS ALSO BEING THE NORTHEAST CORNER OF AMERICAN LEGION SPRINGFIELD, A SUBDIVISION AS SURVEYED, PLATTED, AND RECORDED IN CASS COUNTY, NEBRASKA;

THENCE SOUTH 00°37'31" EAST FOR 474.28 FEET CONTINUING ON SAID WEST LINE TO THE SOUTHWEST CORNER OF OUTLOT A, OF SAID AMERICAN LEGION SPRINGFIELD;

THENCE SOUTH 00°35'29" EAST FOR 318.66 FEET CONTINUING ON SAID WEST LINE, AND THE EAST LINE OF SAID AMERICAN LEGION SPRINGFIELD, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, THIS BEING THE SOUTHWEST CORNER OF SAID TAX LOT 37A1A1A;

THENCE SOUTH 89°51'25" EAST FOR 1624.57 FEET ON SAID SOUTH LINE TO THE POINT OF BEGINNING.
CONTAINING 40.580 ACRES

OWNER/ APPLICANT

MCCUNE DEVELOPMENT, LLC

ENGINEER

LAMP RYNEARSON
14710 WEST DODGE ROAD, SUITE 100
OMAHA, NEBRASKA 68154-2027

ZONING

EXISTING: AG

PROPOSED: R50 (TWO-FAMILY RESIDENTIAL DISTRICT)

LOTS 1 THROUGH 94 - 24.134 ACRES
OUTLOTS A THROUGH G - 5.356 ACRES
PUBLIC RIGHT OF WAY - 11.090 ACRES
TOTAL AREA - 40.580 ACRES

POWER: OMAHA PUBLIC POWER DISTRICT
444 SOUTH 16TH STREET MALL
OMAHA, NE 68102-2247
GAS & WATER: METROPOLITAN UTILITIES DISTRICT
3100 SOUTH 61ST AVENUE
OMAHA, NE 68106-3621

CONTROL NOTE

- HORIZONTAL DATUM IS BASED ON THE DOUGLAS/SARY COUNTY LOW DISTORTION COORDINATE SYSTEM.
- VERTICAL DATUM IS BASED ON NAVD88 (GEOID-12A).

UTILITY NOTES

1. 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" (811) PRIOR TO ANY EXCAVATION ON THIS SITE.

R50 ZONING - TWO-FAMILY RESIDENTIAL DISTRICT

(SEE SPRINGFIELD, NEBRASKA ZONING ORDINANCE SECTION 5.10)

Uses	Lot Area	Lot Width	Front Yard	Side Yard	Street Side Yard	Rear Yard	Maximum Height
Single-family Dwelling	5,000 sq. ft.	50'	25'	7'	15'	25'	2 ½ stories or 35'
Two Family Dwelling	5,000 sq. ft./dwelling	80'	25'	10'	15'	25'	2 ½ stories or 35'
Other Permitted Uses	8,700	60'	25'	10'	15'	25'	35'
Accessory Buildings*	---	---	50'	5'	15'	3'	15'

*Including provisions listed in Section 4.14 pertaining to Accessory Building and Uses

CENTERLINE CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	200.00'	195.85'	S62°34'16"E	188.12'
C2	200.00'	193.17'	S62°11'13"E	185.75'
C3	370.00'	282.24'	N67°30'59"E	284.70'
C4	370.00'	290.50'	N22°23'48"E	283.10'
C5	200.00'	72.72'	S10°01'42"E	72.32'
C6	681.87'	243.25'	S10°04'37"E	241.97'
C7	1000.00'	263.81'	S07°24'51"E	263.04'
C8	1000.00'	92.94'	S17°38'04"E	92.91'
C9	300.00'	108.31'	S09°57'16"E	107.72'
C10	207.34'	73.10'	N79°48'13"E	72.72'
C11	200.00'	51.93'	N82°27'58"E	51.78'

PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE	
PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)
1	11878	22	9512	43	9450	64	11586	85	9042
2	10637	23	11406	44	9450	65	8732	86	10068
3	10679	24	12365	45	9681	66	8698	87	10146
4	10721	25	9203	46	11078	67	10118	88	10190
5	10763	26	8758	47	12109	68	11698	89	8883
6	10805	27	8818	48	11688	69	11350	90	8823
7	10847	28	9864	49	17239	70	9960	91	8886
8	9818	29	9774	50	17501	71	10019	92	9145
9	16433	30	9797	51	17155	72	11270	93	9145
10	15934	31	15708	52	11949	73	11547	94	13407
11	14805	32	11084	53	13845	74	9527		
12	12276	33	14496	54	10745	75	11123		
13	10626	34	15313	55	8435	76	10980		
14	11642	35	18144	56	9509	77	11279		
15	14126	36	15618	57	10664	78	10911		
16	11954	37	12218	58	10825	79	12992		
17	10878	38	14051	59	9964	80	12954		
18	10603	39	12669	60	8750	81	8554		
19	10482	40	11997	61	8750	82	8618		
20	10362	41	10728	62	8750	83	8696		
21	10578	42	9450	63	10377	84	7792		

OUTLOT AREA TABLE	
PARCEL #	AREA (SF)
A	116730
B	41081
C	33360
D	16370
E	20970
F	4077
G	720

NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT 8.5' RADII FROM THE INTERSECTION OF RIGHT OF WAY LINES.
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
- ALL CUL-DE-SAC RADII ARE 65 FEET UNLESS NOTED OTHERWISE.
- ALL CUL-DE-SAC THROAT RADII ARE 25 FEET UNLESS NOTED OTHERWISE.
- LOTS 35 THROUGH 49 AND OUTLOT E WILL HAVE NO DIRECT VEHICULAR ACCESS TO PFLUG ROAD.
- LOTS 50 THROUGH 58 AND OUTLOT D WILL HAVE NO DIRECT VEHICULAR ACCESS TO S 132ND STREET.
- OUTLOT A IS A DEDICATED DRAINAGEWAY.
- OUTLOTS B THROUGH E ARE FOR STORM WATER DETENTION.
- OUTLOTS F & G ARE FOR FUTURE RIGHT OF WAY EXPANSION.
- DEDICATION AND CERTIFICATION STATEMENTS WILL BE SHOWN ON THE FINAL PLAT.
- ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
- ALL PROPOSED EASEMENTS WILL BE RECORDED VIA SEPARATE RECORDED INSTRUMENTS.
- NEW EASEMENTS SHOWN HEREON MAY BE SUBJECT TO CHANGE. REFER TO THE FINAL EASEMENT RECORDED DOCUMENT FOR THE OFFICIAL LOCATION.

LAMP
RYNEARSON

LAMP RYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402) 498-2498
NE AUTHORIZATION NO.: CAD130
FORT COLLINS, COLORADO
4716 INNOVATION DR., STE. 100 (970) 238-0342
KANSAS CITY, MISSOURI
8001 STATE LINE RD., STE. 200 (816) 361-0440
MO AUTH. NO.: E-2013011903 (LS-2010043127)

PRELIMINARY
PLAT

SPRING VIEW
SPRINGFIELD, SARY COUNTY, NEBRASKA

811

Know what's below.
Call before you dig.

REVISIONS

DESIGNER / DRAFTER

DAN MARTINEZ / RACHEL RENNECKER

DATE

7/25/2025

PROJECT NUMBER

0125139

BOOK AND PAGE

SHEET

1 OF 1