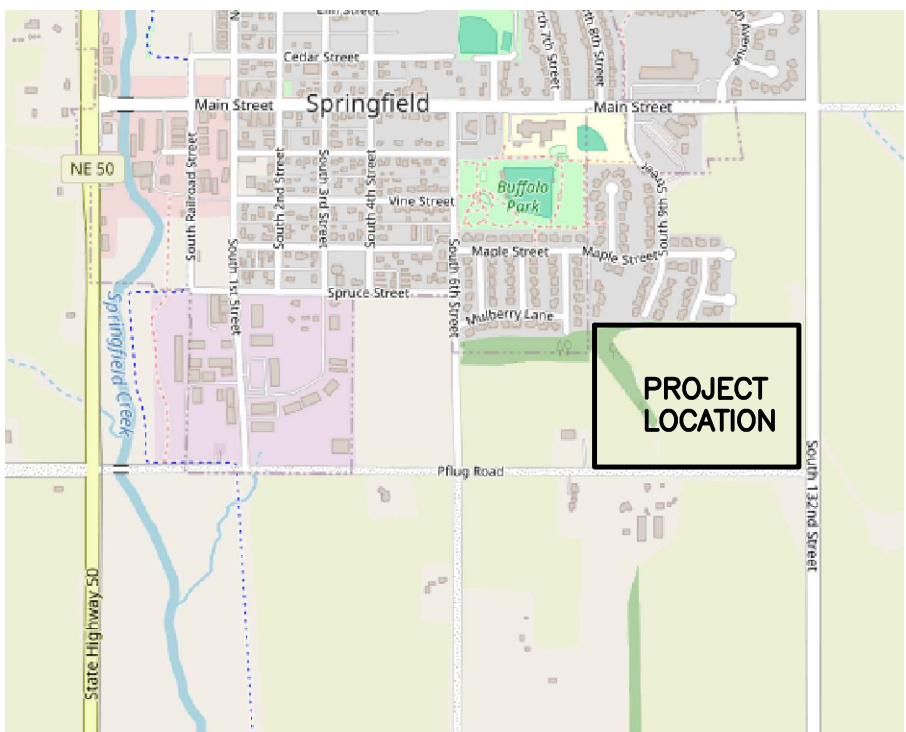
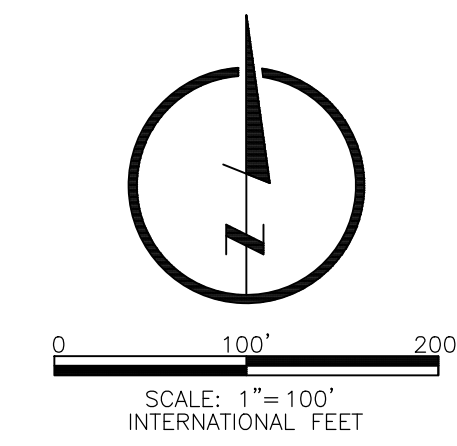


SPRINGVIEW

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., SARPY COUNTY, NEBRASKA

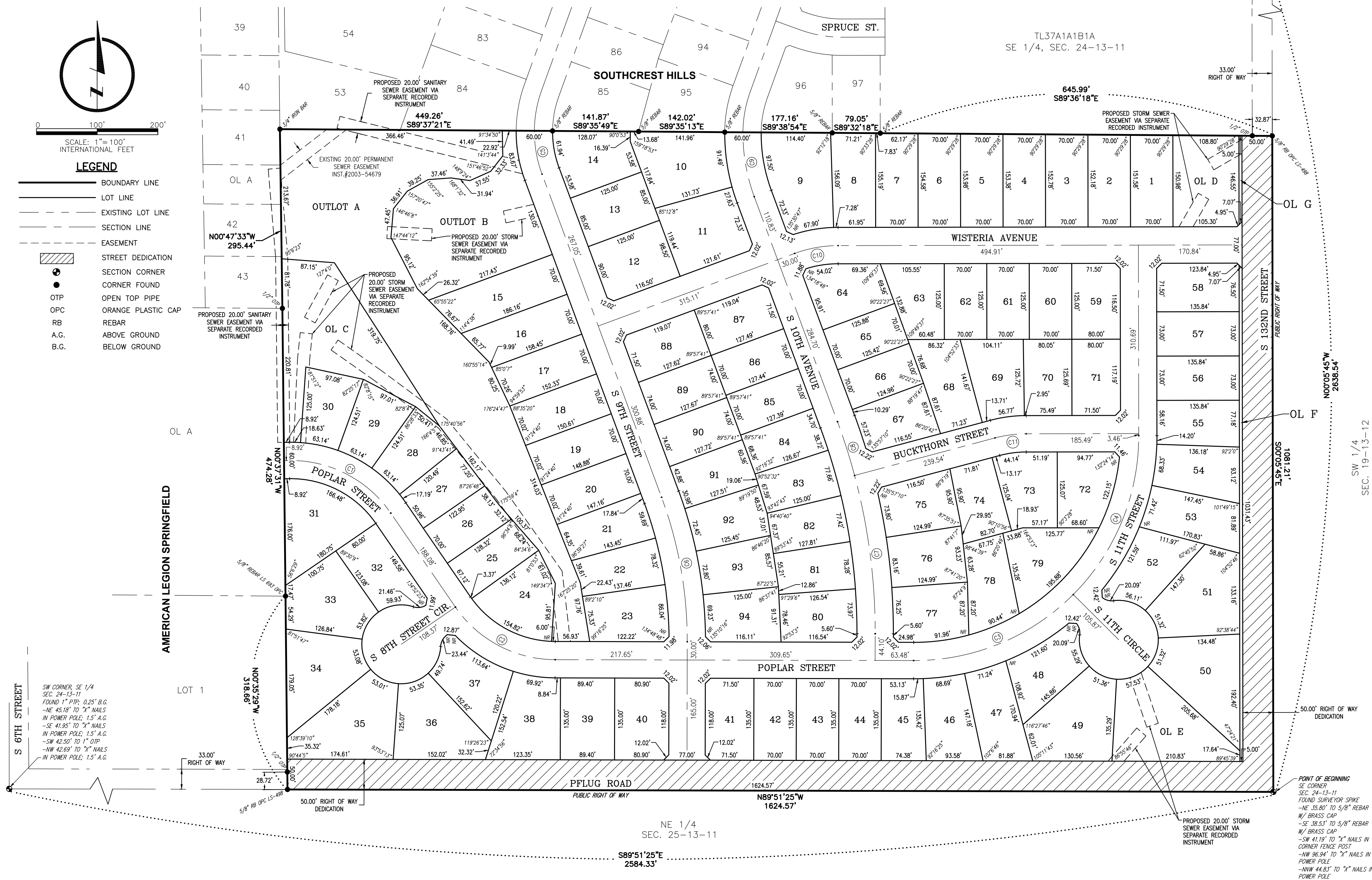


VICINITY MAP



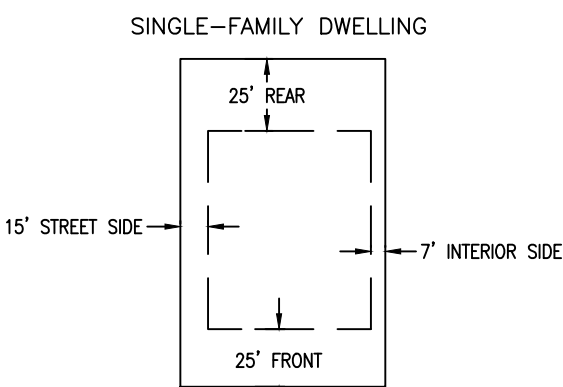
LEGEND

- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- SECTION LINE
- EASEMENT
- STREET DEDICATION
- SECTION CORNER
- OTF
- OPC
- RB
- A.G.
- B.G.



NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- 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, THIS
- THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT 8.5' RADII FROM THE INTERSECTION OF RIGHT OF WAY LINES.
- 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 OUTLOTS D AND E 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.
- HORIZONTAL DATUM IS BASED ON THE DOUGLAS/SARPY COUNTY LOW DISTORTION PROJECTION SYSTEM.
- 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.



R50 ZONING (TWO-FAMILY RESIDENTIAL DISTRICT)

NOTE: SEE SPRINGFIELD, NEBRASKA ZONING ORDINANCE SECTION 5.10 FOR COMPLETE ZONING REQUIREMENTS.

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'	292.24'	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 10590	22 9757	43 9450	64 11429	85 8919
2 10632	23 11406	44 9450	65 8796	86 8922
3 10674	24 12365	45 9681	66 8783	87 10165
4 10716	25 9148	46 11294	67 10144	88 10172
5 10758	26 8751	47 11893	68 11668	89 9446
6 10800	27 8818	48 11688	69 11381	90 9450
7 10842	28 9864	49 12739	70 9960	91 9789
8 11141	29 9774	50 17501	71 10019	92 10047
9 16441	30 9797	51 17155	72 11255	93 9856
10 15937	31 15694	52 11949	73 11534	94 10439
11 14805	32 11021	53 11921	74 9552	
12 12276	33 14539	54 11284	75 11037	
13 10626	34 15278	55 10158	76 10966	
14 11651	35 18186	56 9916	77 11379	
15 14126	36 15743	57 9916	78 10911	
16 11954	37 12121	58 10825	79 12992	
17 10878	38 14051	59 9984	80 10482	
18 10603	39 12069	60 8750	81 9296	
19 10482	40 11997	61 8750	82 9179	
20 10362	41 10728	62 8750	83 9170	
21 10334	42 9450	63 10377	84 9020	

APPROVAL OF CITY OF SPRINGFIELD CITY COUNCIL

THIS PLAT OF SPRINGVIEW, LOTS 1 THROUGH 94, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE, WAS APPROVED BY THE CITY COUNCIL OF SPRINGFIELD, NEBRASKA THIS

DAY OF _____, 20__

MAYOR

ATTEST:

CITY CLERK

APPROVAL OF THE CITY OF SPRINGFIELD PLANNING COMMISSION

THIS PLAT OF SPRINGVIEW, LOTS 1 THROUGH 94, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE, WAS APPROVED BY THE CITY OF SPRINGFIELD PLANNING COMMISSION THIS

DAY OF _____, 20__

CHAIRMAN, CITY OF SPRINGFIELD PLANNING COMMISSION

APPROVAL OF CITY OF SPRINGFIELD CITY ENGINEER

THIS PLAT OF SPRINGVIEW, LOTS 1 THROUGH 94, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE, WAS APPROVED BY THE CITY OF SPRINGFIELD CITY ENGINEER THIS

DAY OF _____, 20__

CITY OF SPRINGFIELD CITY ENGINEER

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF SPRINGVIEW, LOTS 1 THROUGH 94, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE, WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS

DAY OF _____, 20__

SARPY COUNTY SURVEYOR/ENGINEER

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAND SURVEYOR'S REGULATION ACT THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THE SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE AND CORRECT 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 (5/8" REBAR W/ 1/4" ORANGE PLASTIC CAPS STAMPED PL-498) WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS SPRINGVIEW, LOTS 1 THROUGH 94, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE, BEING A PLATTING OF TAX LOT 37A1A1A, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 24;
THENCE NORTH 0°00'45" WEST (BEARINGS REFERENCED TO THE DOUGLAS - SARPY 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 SOUTHEAST CORNER OF LOT 97, SOUTHCREST HILLS, A SUBDIVISION AS SURVEYED, PLATTED, AND RECORDED IN CASS COUNTY, NEBRASKA;
THENCE NORTH 89°32'18" WEST FOR 79.05 FEET ON THE SOUTH LINE OF SAID SOUTHCREST HILLS TO THE SOUTHWEST CORNER OF SAID LOT 97;
THENCE NORTH 89°35'44" WEST FOR 177.16 FEET CONTINUING ON SAID SOUTH LINE TO THE SOUTHEAST CORNER OF LOT 95, OF SAID SOUTHCREST HILLS;
THENCE NORTH 89°35'49" WEST FOR 141.87 FEET CONTINUING ON SAID SOUTH LINE TO THE SOUTHWEST CORNER OF LOT 85, OF SAID SOUTHCREST HILLS;
THENCE NORTH 89°37'21" WEST FOR 449.26 FEET CONTINUING ON SAID SOUTH 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 0°07'43" EAST FOR 259.44 FEET ON THE WEST LINE OF SAID TAX LOT 37A1A1A TO THE SOUTHEAST 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 0°03'37" EAST FOR 474.28 FEET CONTINUING ON SAID WEST LINE TO THE SOUTHEAST CORNER OF OUTLOT A, OF SAID AMERICAN LEGION SPRINGFIELD;
THENCE SOUTH 0°02'52" 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 SOUTHEAST 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, WHICH INCLUDES 2.02 ACRES OF COUNTY ROAD EASEMENTS.

DANNY JOE W. MARTINEZ, P.L.S. 498

DATE

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, MDC PMG, LLC, OWNERS AND MORTGAGEES, OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SPRINGVIEW, LOTS 1 THROUGH 94, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE, 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 GRANTEES, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT 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. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS TO THE GRANTOR 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
PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, 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 AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 16-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM "EXTERIOR LOTS" IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, 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 HEREIN GRANTED.

FOR WATER AND GAS

PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT, AND ANY NATURAL GAS PROVIDER, AND THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL STREET FRONTS OF ALL LOTS, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, 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 HEREIN GRANTED.

MDC PMG, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

(PRINTED NAME) SIGNATURE

(PRINTED TITLE)

(PRINTED NAME)

(PRINTED NAME) SIGNATURE

(PRINTED TITLE)

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA } SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DAY OF _____, 20__

BY _____ (PRINTED NAME) _____ (PRINTED TITLE) OF
MDC PMG, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

SIGNATURE OF NOTARY PUBLIC

STATE OF NEBRASKA } SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DAY OF _____, 20__

BY _____ (PRINTED NAME) _____ (PRINTED TITLE) OF
_____ ON BEHALF OF SAID BANK.

SIGNATURE OF NOTARY PUBLIC

LAMP RYNEARSON

LAMP RYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402) 486-2498
NE AUTHORIZING NO. CA0030
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970) 226-0342
KANSAS CITY, MISSOURI
8001 STATE LINE RD., STE. 200 (816) 351-0440
MO AUTH. NO.: E-2013011903 | LS-2016043127

FINAL PLAT

SPRINGVIEW (LOTS 1-94 AND OUTLOTS A-G)
SPRINGFIELD, SARPY COUNTY, NEBRASKA

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

DESIGNER / DRAFTER
DAN MARTINEZ / RACHEL RENNECKER
DATE
12/5/2025
PROJECT NUMBER
0125139
BOOK AND PAGE
25139
SHEET