

SPRINGFIELD GATEWAY PARK

LOT 1 AND OUTLOTS A AND B

BEING A PLATTING OF THAT PART OF THE W 1/2 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, TOGETHER WITH PART OF OUTLOT A, GRUHN ACRES, A SUBDIVISION IN SAID SARPY COUNTY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS IN EFFECT AS OF THE DATE SHOWN HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS WITHIN SAID SUBDIVISION TO BE KNOWN AS SPRINGFIELD GATEWAY PARK, LOT 1 AND OUTLOTS A AND B, BEING A PLATTING OF THAT PART OF THE W 1/2 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, TOGETHER WITH PART OF OUTLOT A, GRUHN ACRES, A SUBDIVISION IN SAID SARPY COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE NW 1/4 OF SAID SECTION 12;

THENCE S89°33'17"E 1329.07' R 1329.11' M

THENCE N01°19'28"E 590.22 FEET ON THE EAST RIGHT OF WAY LINE OF SAID HIGHWAY 50;

THENCE N02°42'31"W 230.08 FEET CONTINUING ON THE EAST RIGHT OF WAY LINE OF SAID HIGHWAY 50;

THENCE NORTHEASTERLY ON A 260.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING N64°58'52"E, CHORD DISTANCE OF 67.89 FEET AND ARC DISTANCE OF 68.09 FEET;

THENCE N01°04'19"E 182.32 FEET;

THENCE S89°14'54"E 115.12 FEET;

THENCE S00°45'56"E 97.14 FEET;

THENCE NORTHEASTERLY ON A 340.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING N76°58'13"E, CHORD DISTANCE OF 144.40 FEET AND ARC DISTANCE 145.51 FEET;

THENCE N89°13'49"E 956.61 FEET;

THENCE S00°36'27"E 775.93 FEET;

THENCE SOUTHEASTERLY ON A 360.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING S08°07'22"E, CHORD DISTANCE OF 94.17 FEET AND ARC DISTANCE OF 94.44 FEET;

THENCE S15°38'16"E 123.52 FEET TO THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 12, ALSO BEING THE SOUTH LINE OF OUTLOT A, SAID GRUHN ACRES;

THENCE N89°33'14"W 124.37 FEET ON THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 12 TO THE SE CORNER OF THE W 1/2 OF THE NW 1/4 OF SAID SECTION 12;

THENCE CONTINUING N89°33'14"W 1212.12 FEET ON THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 12 TO THE POINT OF BEGINNING.

CONTAINS: 1,249,313 SQUARE FEET OR 28.680 ACRES MORE OR LESS



JULY 14, 2026
DATE

APPROVAL OF THE SPRINGFIELD CITY PLANNING COMMISSION

THIS PLAT OF SPRINGFIELD GATEWAY PARK WAS APPROVED BY THE SPRINGFIELD CITY PLANNING COMMISSION THIS DAY OF _____, 2026.

ATTEST: SECRETARY OF PLANNING COMMISSION

CHAIRPERSON

APPROVAL OF THE SPRINGFIELD CITY COUNCIL

THIS PLAT OF SPRINGFIELD GATEWAY PARK WAS APPROVED BY THE CITY COUNCIL OF SPRINGFIELD, NEBRASKA THIS DAY OF _____, 2026.

ATTEST: CITY CLERK, KATHLEEN GOTTSCH

MAYOR, ROBERT ROSELAND

SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS DAY OF _____, 2026.

SARPY COUNTY TREASURER

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF SPRINGFIELD GATEWAY PARK WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS DAY OF _____, 2026.

SARPY COUNTY SURVEYOR/ENGINEER

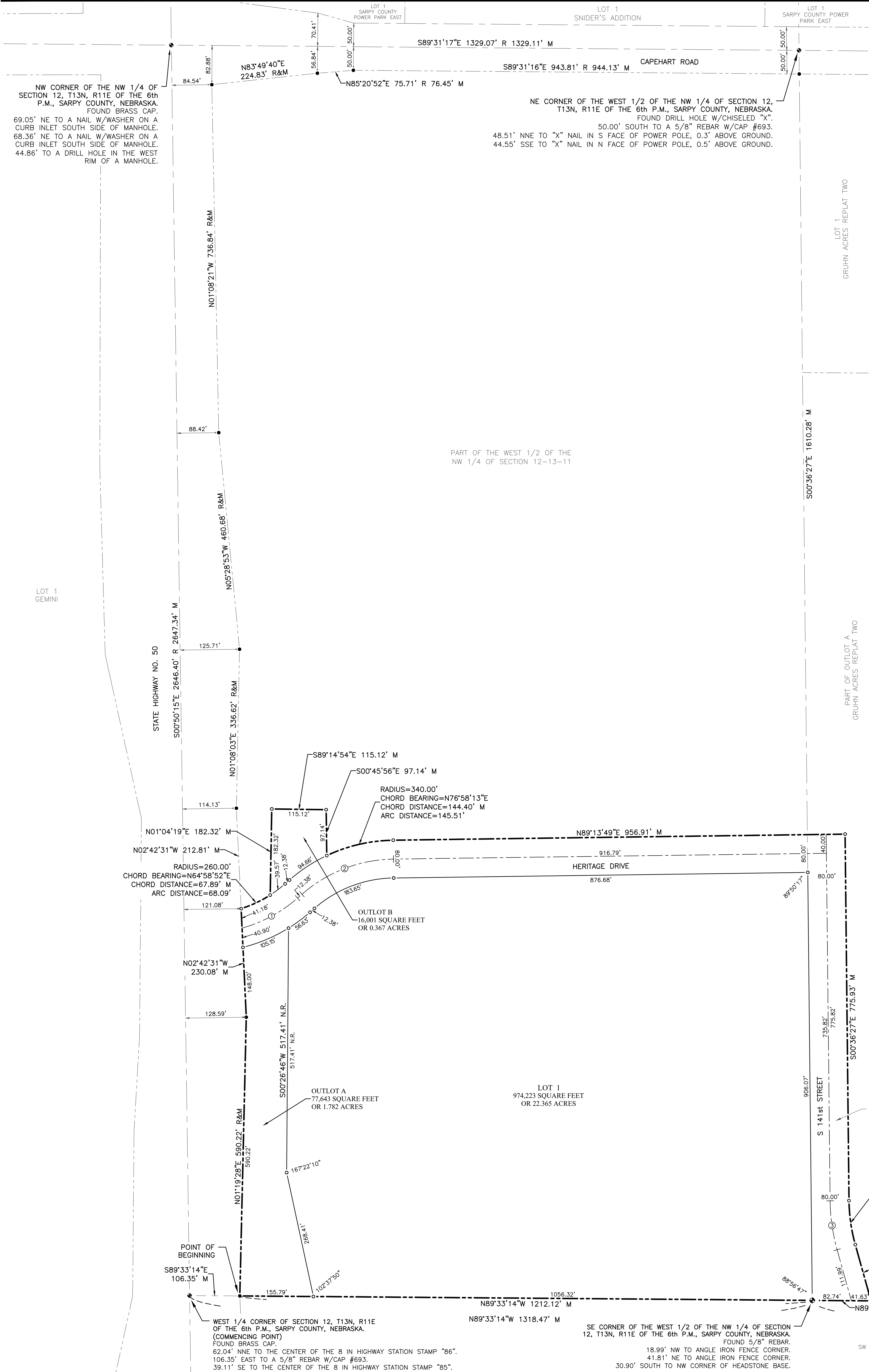
CENTERLINE CURVE INFORMATION				
CURVE #	DELTA	LENGTH	TANGENT	RADIUS
1	25°44'06"	134.75'	68.53'	300.00'
2	40°28'17"	211.91'	110.59'	300.00'
3	15°01'48"	104.93'	52.77'	400.00'

LEGEND

- PROPERTY CORNER FOUND (5/8" REBAR W/CAP #693)
- SECTION CORNER FOUND
- PROPERTY CORNER SET (5/8" REBAR W/CAP #693)
- R RECORD DISTANCE
- M MEASURED DISTANCE
- N.R. NON-RADIAL

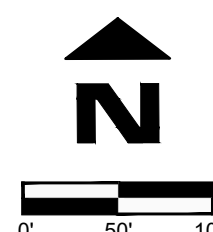
NOTES

- ANGLES ARE 90°00'00" UNLESS NOTED.
- THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO STATE HIGHWAY NO. 50 OVER THE WEST LINE OF OUTLOT A.



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SPRINGFIELD GATEWAY PARK
LOT 1 AND OUTLOTS A AND B



U.S. SURVEY FOOT

Revision Dates

No.	Description	MM-DD-YY
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Job No.: A2439-101A
Drawn By: BJH
Reviewed By: JLC
Date: 07/14/2026
Book: 26/16
Page: 44

Sheet Title

SPRINGFIELD, NEBRASKA,
SARPY COUNTY
FINAL PLAT

Sheet Number

SHEET 1 OF 1