

LOTS 1 THROUGH 133, INCLUSIVE, AND OUTLOTS A THROUGH L, INCLUSIVE

PARCEL CURVE INFORMATION				
CURVE #	DELTA	LENGTH	TANGENT	RADIUS
28	12°42'02"	44.33'	22.26'	200.00'
29	6°57'12"	129.53'	64.85'	1067.39'

CENTERLINE CURVE INFORMATION				
CURVE #	DELTA	LENGTH	TANGENT	RADIUS
1	48°48'59"	127.80'	68.07'	1500.00'
2	42°35'34"	111.51'	58.47'	1500.00'
3	21°18'26"	74.38'	37.62'	2000.00'
4	16°58'54"	44.46'	22.39'	1500.00'
5	14°28'33"	37.90'	19.05'	1500.00'
6	20°47'14"	54.42'	27.51'	1500.00'
7	31°42'55"	83.03'	42.61'	1500.00'
8	61°45'53"	161.70'	89.71'	1500.00'
9	17°43'47"	154.72'	77.98'	5000.00'
10	45°11'32"	118.31'	62.43'	1500.00'
11	44°46'45"	117.23'	61.79'	1500.00'
12	45°27'21"	119.00'	62.83'	1500.00'
13	44°48'28"	117.31'	61.84'	1500.00'
14	18°23'48"	48.16'	24.29'	1500.00'

CENTERLINE CURVE INFORMATION				
CURVE #	DELTA	LENGTH	TANGENT	RADIUS
15	18°23'53"	48.17'	24.29'	1500.00'
16	7°20'01"	26.24'	13.14'	205.00'
17	7°20'01"	19.20'	9.61'	1500.00'
18	13°56'48"	36.51'	18.35'	1500.00'
19	27°27'46"	239.66'	122.18'	5000.00'
20	43°33'56"	228.11'	119.89'	3000.00'
21	22°46'41"	79.51'	40.29'	2000.00'
22	27°27'46"	239.66'	122.18'	5000.00'
23	13°56'48"	36.51'	18.35'	1500.00'
24	25°35'18"	66.99'	34.06'	1500.00'
25	25°35'18"	133.98'	68.13'	3000.00'
26	12°42'02"	66.50'	33.39'	3000.00'
27	19°27'24"	169.79'	85.72'	5000.00'

CONTAINS: 2,784,456 SQUARE FEET OR 63.922 ACRES, MORE OR LESS.

A circular professional seal for a Nebraska Land Surveyor. The outer ring contains the text "NEBRASKA" at the top and "LAND SURVEYOR" at the bottom. Inside this ring, the word "PROFESSIONAL" is written in an arc. The center of the seal features the license number "LS-693" and the name "JON L. CARRELL" in an arc at the bottom. The seal has a decorative, braided border.

SPRINGFIELD HIGHLANDS
LOTS 1 THROUGH 133, INCLUSIVE, AND
OUTLOTS A THROUGH L, INCLUSIVE

U.S. SURVEY FOOT

No.	Description	MM-DD-YY
0000	0000	0000
0000	0000	0000
0000	0000	0000
0000	0000	0000

Sheet Title

Sheet Number

SHEET 1 OF 1

SARPY COUNTY SURVEYOR/ENGINEER

23 2.83' 22

DETAIL "A"

NOT TO SCALE

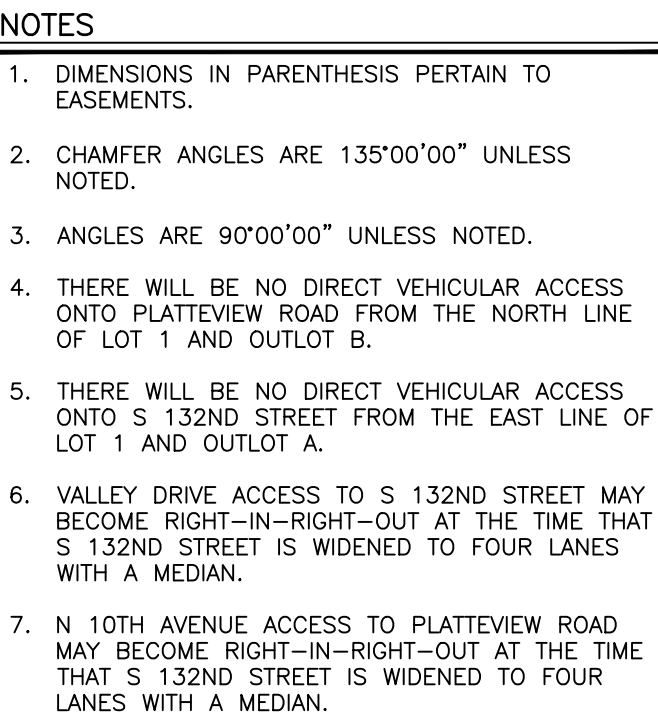
21

1.12'

DETAIL "B"

NOT TO SCALE

PART OF THE SE 1/4 OF SECTION 13-13-11



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 EMBODIED
WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THE
OFFICE THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC

SPRINGFIELD CITY ENGINEER

TREASURER'S SEAL

DEDICATION

[illegible]

PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, 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, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS THEREIN GRANTED.

SPRINGFILED HIGHLANDS, LLC.,
A NEBRASKA LIMITED LIABILITY COMPANY

BY: JOSEPH GOMEZ, MANAGER

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF _____)

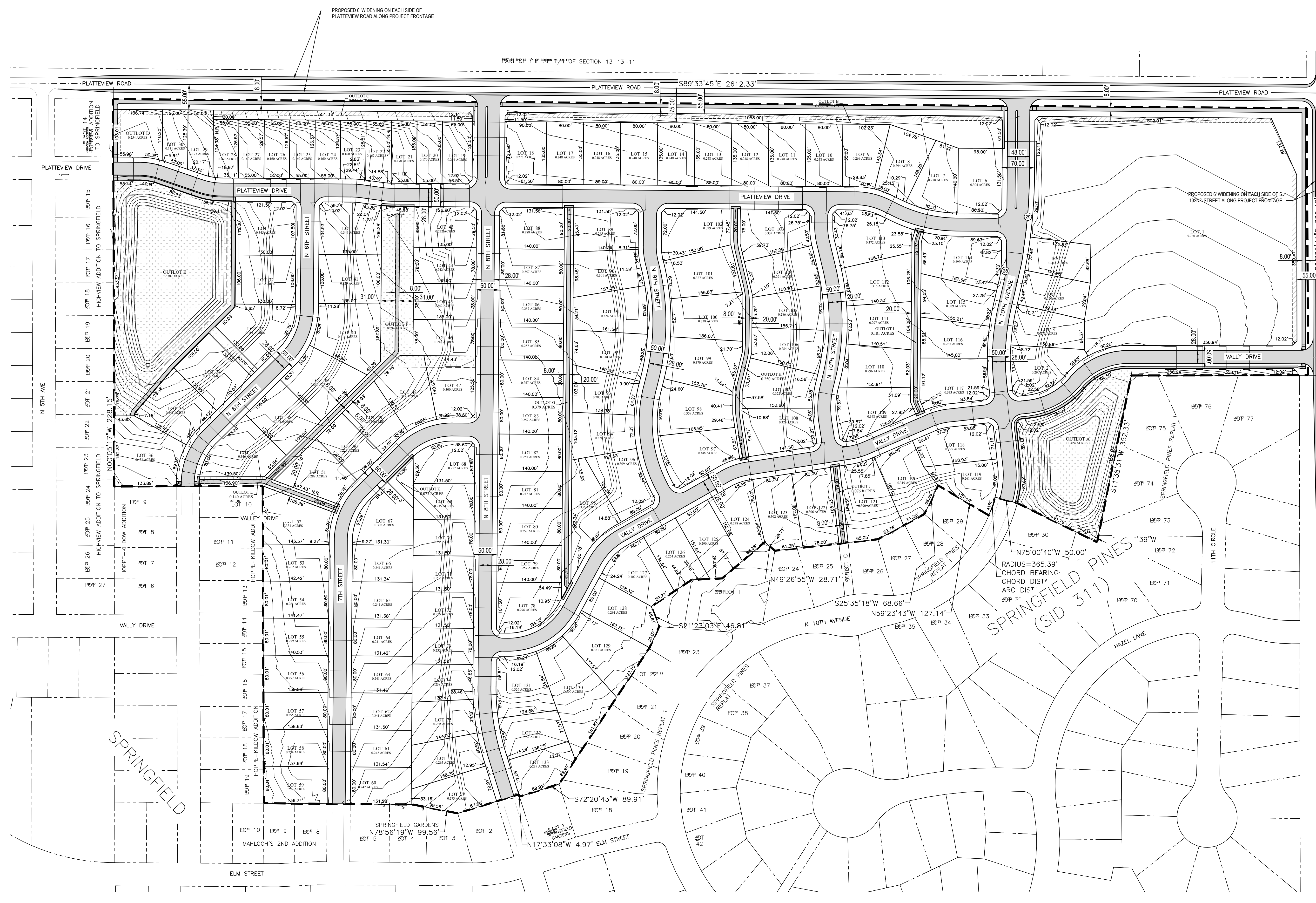
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026 BY JOSEPH GOMEZ, MEMBER OF SPRINGFILED HIGHLANDS, LLC., A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

FIRST WESTROADS BANK

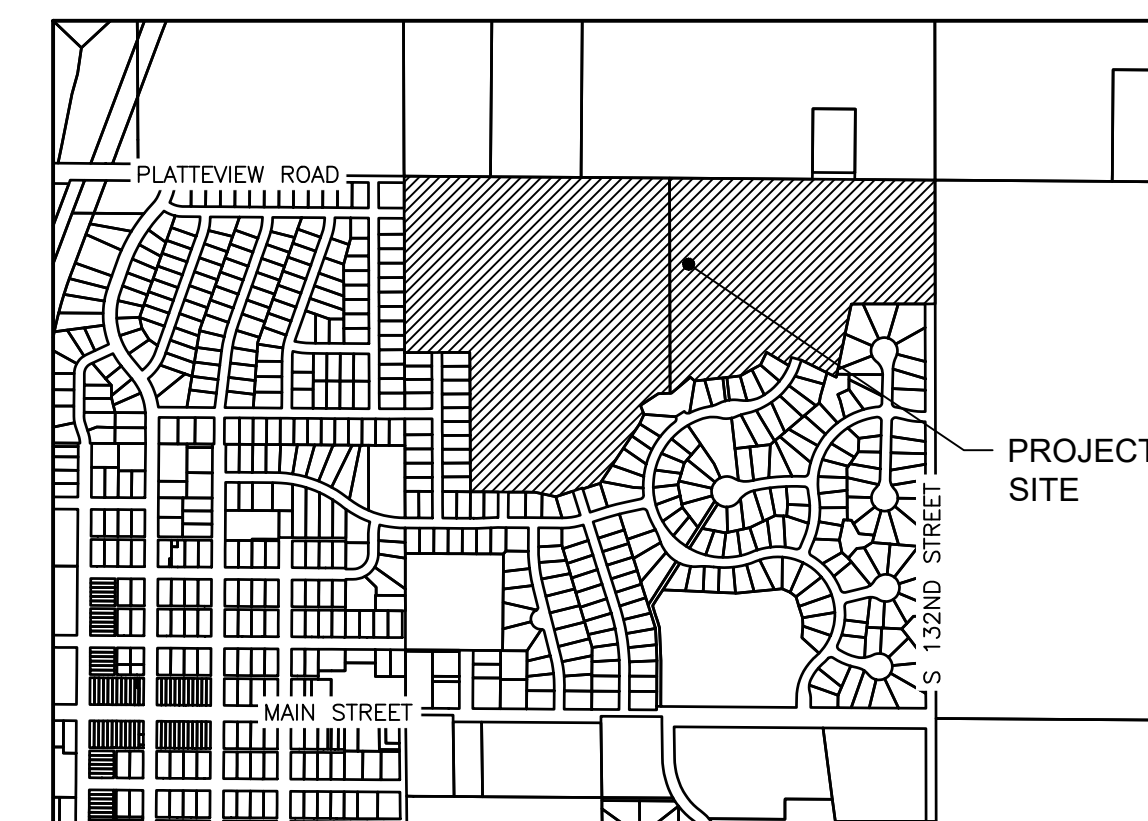
BY: BRETT MICHAEL, SENIOR VICE PRESIDENT
OF COMMERCIAL LENDING

NOTARY PUBLIC

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LOTS 1-133, AND OUTLOTS A-J
SARPY COUNTY, NEBRASKA



LOTS 1-133, AND OUTLOTS A-J, 132 PLATTEVIEW; BEING A
PLATTING OF THE N 1/2 OF THE NE QUARTER OF SECTION 24,
T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

SPRINGFIELD HIGHLANDS LLC
7520 S 95TH STREET
LA VISTA, NE 68128

1. EXISTING ZONING IS R87. PROPOSED ZONING FOR LOT 1 IS B3. PROPOSED ZONING FOR LOTS 2 TO 18 AND LOTS 43 TO 153 IS R87. PROPOSED ZONING FOR LOTS 31 TO 42 IS R30. PROPOSED ZONING FOR LOTS 19 TO 30 IS R87.
2. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2' AND 10' INTERVALS.
3. WATER SHALL BE PROVIDED BY THE CITY OF SPRINGFIELD.
4. GAS SHALL BE PROVIDED BY METROPOLITAN UTILITIES DISTRICT.
5. POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
6. MINIMUM LOT AREA SHALL BE 10,000 SQUARE FEET.
7. PAVEMENT FOR ALL PUBLIC STREETS SHALL BE A MINIMUM OF 25' WIDE, 9-INCH THICK P.C.P., PAVEMENT FRONTING LOT 1. ALL OTHER PAVEMENT SHALL BE 15' WIDE.
8. OUTLOTS A AND E SHALL BE OWNED AND MAINTAINED BY THE SID FOR PERMANENT DETENTION BASINS.
9. OUTLOT D AND F SHALL BE OWNED AND MAINTAINED BY THE HOA FOR GREEN SPACE, TRAILS, AND PARK AMENITIES.

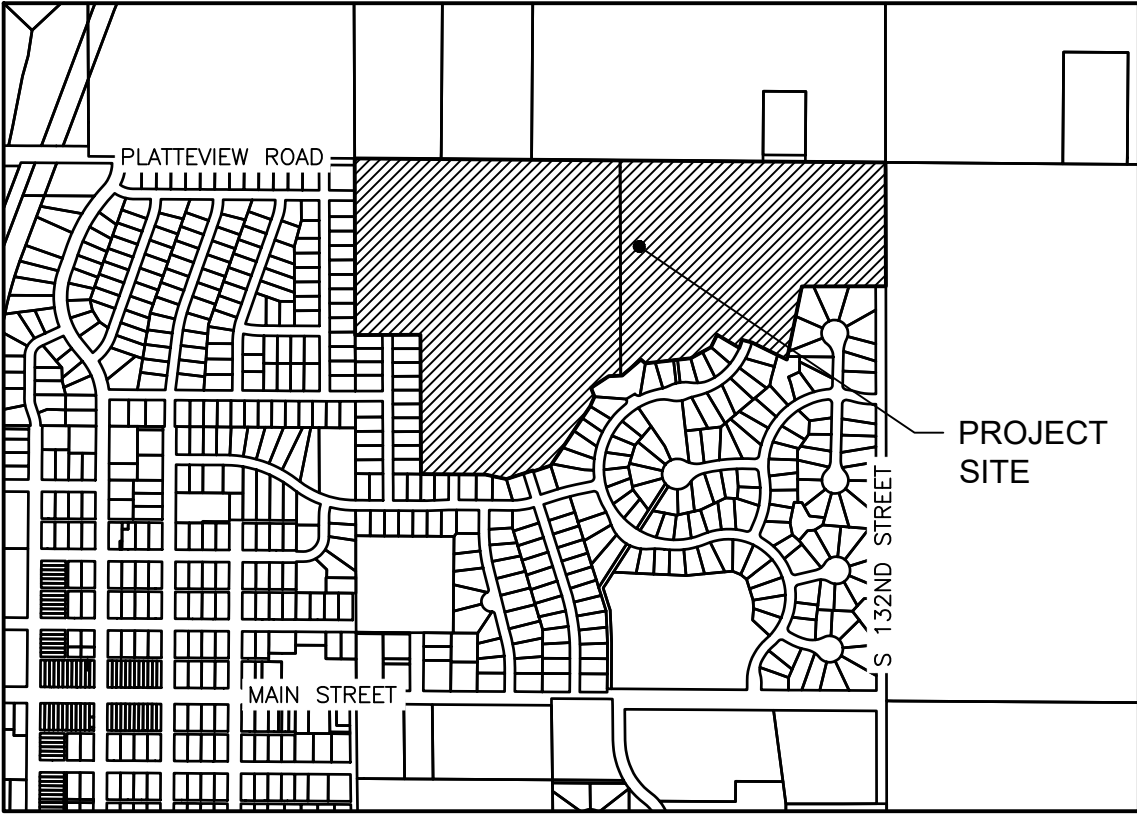
	PROPOSED PAVEMENT
	PROPOSED SEWER AND DRAINAGE EASEMENT
	PROJECT LIMITS
	EXISTING WATER LINE EASEMENT

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No.	Description	MM-DD-YY
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SPRINGFIELD HIGHLANDS

LOTS 1-133, AND OUTLOTS A-J
SARPY COUNTY, NEBRASKA



VICINITY MAP



LEGAL DESCRIPTION

LOTS 1-133, AND OUTLOTS A-J, 132 PLATTEVIEW: BEING A
PLATTING OF THE N 1/2 OF THE NE QUARTER OF SECTION 24,
T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

ENGINEER

THOMPSON, DREESSEN & DÖRNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

APPLICANT

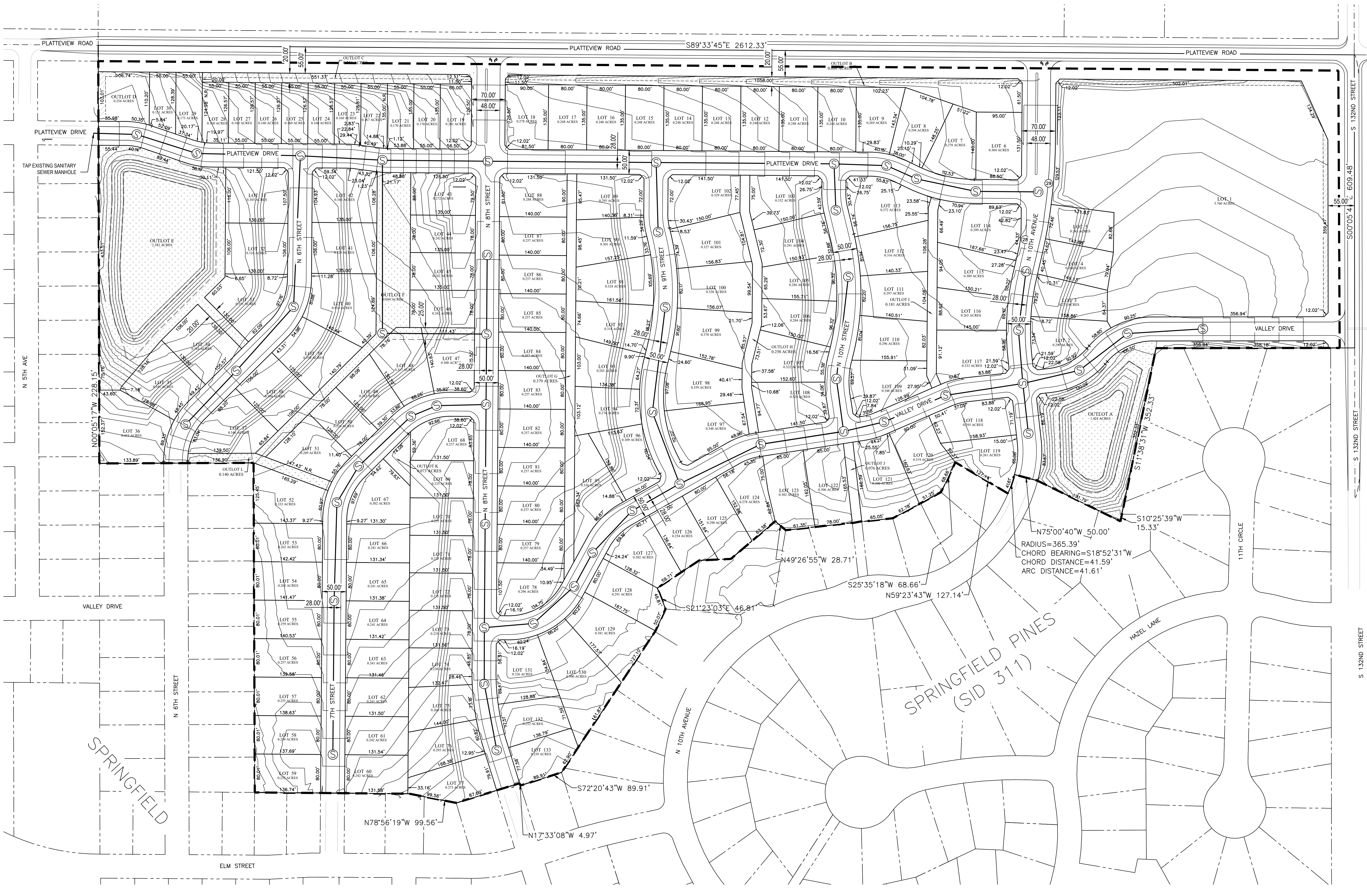
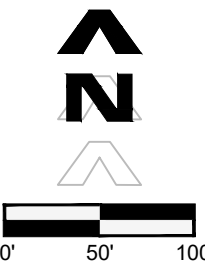
SPRINGFIELD HIGHLANDS LLC
7520 S 36TH STREET
LA VISTA, NE 68128

NOTES

- EXISTING ZONING IS R87. PROPOSED ZONING FOR LOT 1 IS B0.
PROPOSED ZONING FOR LOTS 2 TO 18 AND LOTS 43 TO 133 IS R87.
PROPOSED ZONING FOR LOTS 31 TO 42 IS R30. PROPOSED ZONING
FOR LOTS 19 TO 30 IS R50.
- EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2' AND 10'
INTERVALS.
- WATER SHALL BE PROVIDED BY THE CITY OF SPRINGFIELD.
- GAS SHALL BE PROVIDED BY METROPOLITAN UTILITIES DISTRICT.
- POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
- TYPICAL UTILITY SETBACKS WILL BE DEDICATED WITH THE FINAL PLAN.
- PAVEMENT FOR ALL PUBLIC STREETS SHALL BE A MINIMUM OF 25'
WIDE, 8-INCH THICK P.C.C. PAVEMENT FRONTING LOT 1. ALL OTHER
PAVEMENT SHALL BE 7-INCH THICK P.C.C.
- OUTLOTS A AND E SHALL BE OWNED AND MAINTAINED BY THE SID FOR
PERMANENT DETENTION BASINS.
- OUTLOTS B - D AND F - J SHALL BE OWNED AND MAINTAINED BY
THE HOA FOR GREEN SPACE, TRAILS, AND PARK AMENITIES.

LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED SEWER AND DRAINAGE
EASEMENT
- PROJECT LIMITS
- EXISTING WATER LINE EASEMENT



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SPRINGFIELD HIGHLANDS

LOTS 1-133, AND OUTLOTS A-J
SARPY COUNTY, NEBRASKA



VICINITY MAP



LEGAL DESCRIPTION

LOTS 1-133, AND OUTLOTS A-J, 132 PLATVIEW: BEING A PLATING OF THE N 1/2 OF THE NE QUARTER OF SECTION 24, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

ENGINEER

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10836 OLD MILL ROAD
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APPLICANT

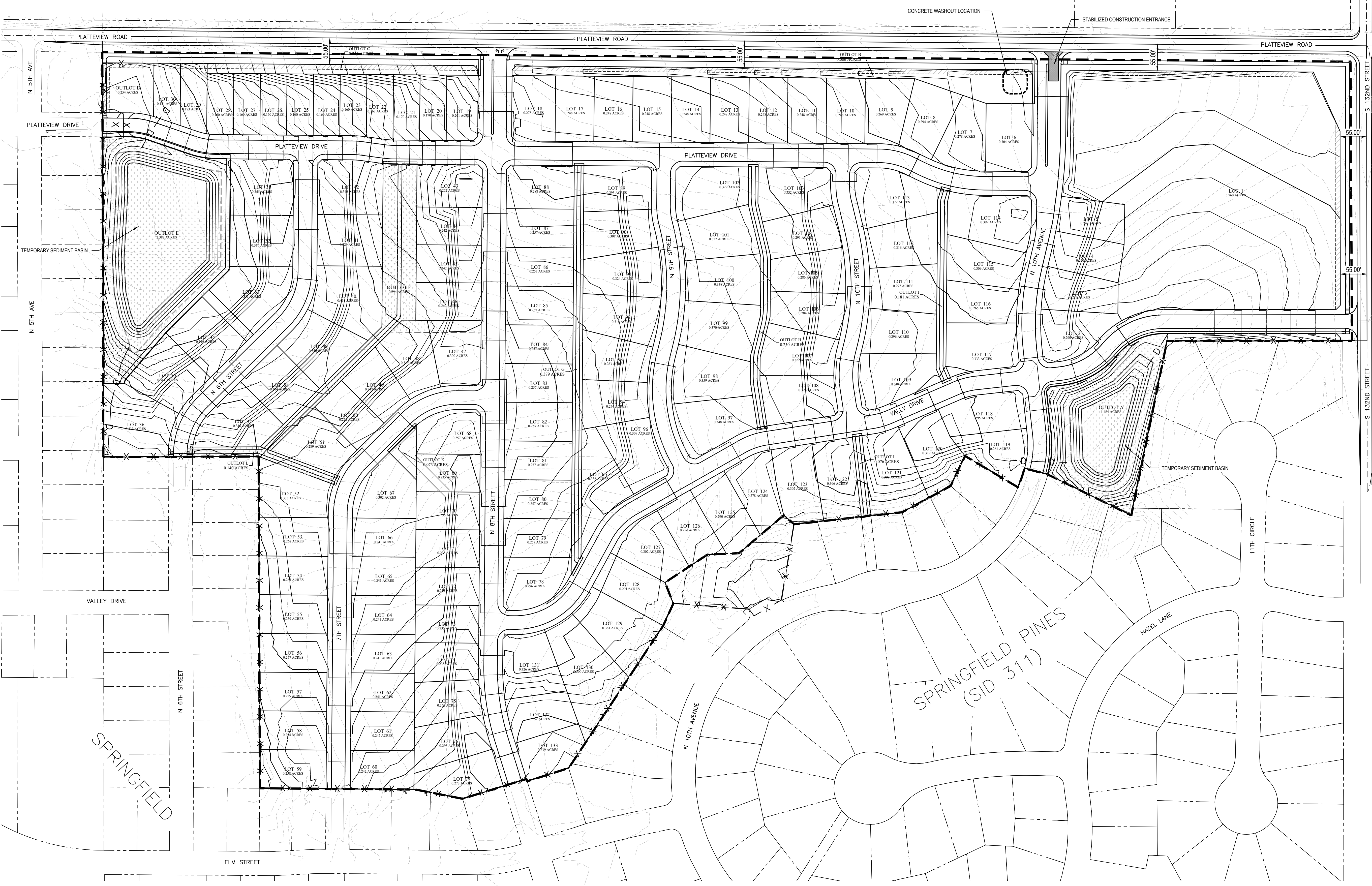
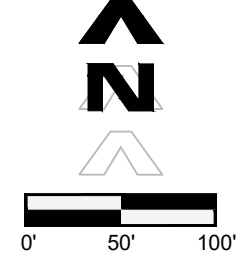
SPRINGFIELD HIGHLANDS LLC
7520 S 95TH STREET
LA VISTA, NE 68128

NOTES

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- PAVEMENT FOR ALL PUBLIC STREETS SHALL BE A MINIMUM OF 25' WIDE, 8-INCH THICK P.C.C. PAVEMENT FRONTING LOT 1. ALL OTHER PAVEMENT SHALL BE 7-INCH THICK P.C.C.
- OUTLOTS A AND E SHALL BE OWNED AND MAINTAINED BY THE SID FOR PERMANENT DETENTION BASINS.
- OUTLOTS B - D AND F - J SHALL BE OWNED AND MAINTAINED BY THE HOA FOR GREEN SPACE, TRAILS, AND PARK AMENITIES.

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SILT FENCE
- PROPOSED DIVERSION BERM
- PROPOSED SEWER AND DRAINAGE EASEMENT
- PROJECT LIMITS
- EXISTING WATER LINE EASEMENT

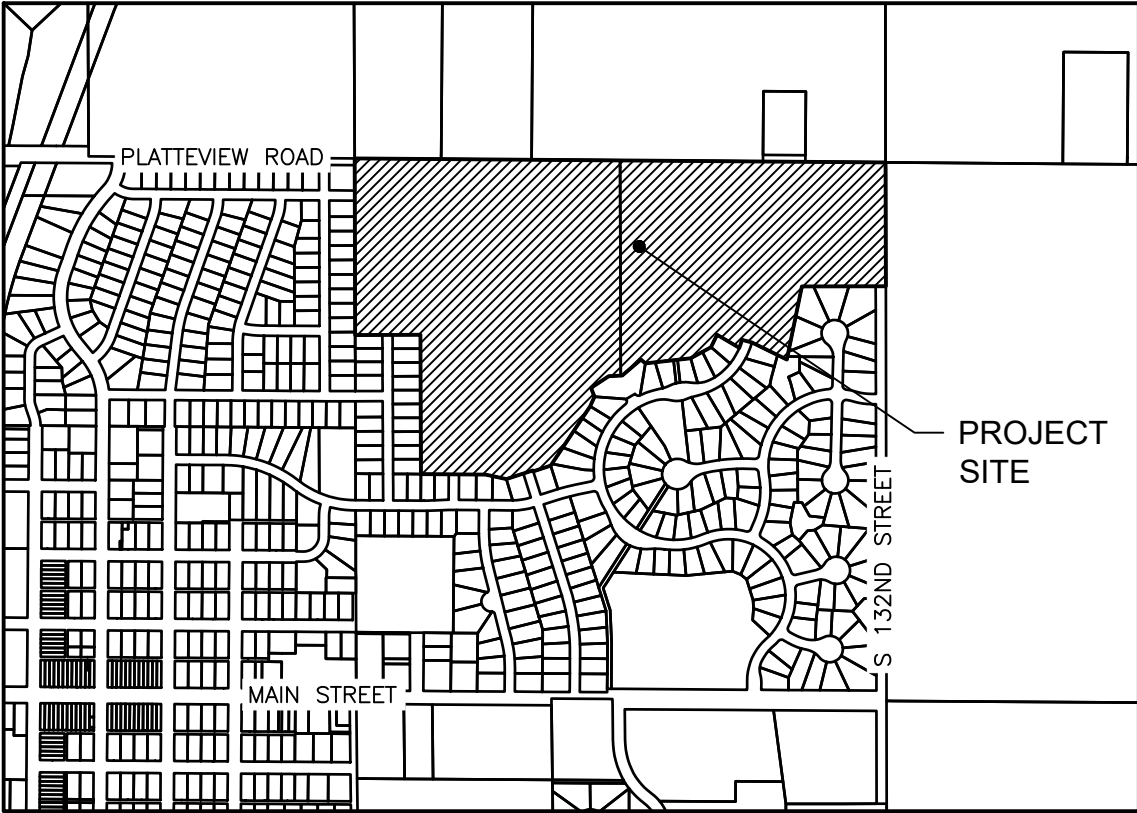


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SPRINGFIELD HIGHLANDS

LOTS 1-133, AND OUTLOTS A-J

SARPY COUNTY, NEBRASKA



VICINITY MAP



LEGAL DESCRIPTION

LOTS 1-133, AND OUTLOTS A-J, 132 PLATVIEW: BEING A PLATING OF THE N 1/2 OF THE NE QUARTER OF SECTION 24, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

ENGINEER

THOMPSON, DREESSEN & DÖRNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

APPLICANT

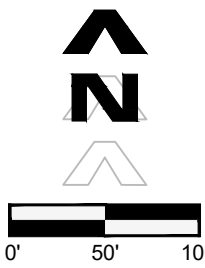
SPRINGFIELD HIGHLANDS LLC
7520 S 96TH STREET
LA VISTA, NE 68128

NOTES

- EXISTING ZONING IS R87. PROPOSED ZONING FOR LOT 1 IS BG. PROPOSED ZONING FOR LOTS 2 TO 18 AND LOTS 43 TO 133 IS R87. PROPOSED ZONING FOR LOTS 31 TO 42 IS R30. PROPOSED ZONING FOR LOTS 19 TO 30 IS R50.
- EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2' AND 10' INTERVALS.
- WATER SHALL BE PROVIDED BY THE CITY OF SPRINGFIELD.
- GAS SHALL BE PROVIDED BY METROPOLITAN UTILITIES DISTRICT.
- POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
- TYPICAL UTILITY SETBACKS WILL BE DEDICATED WITH THE FINAL PLAT.
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LEGEND

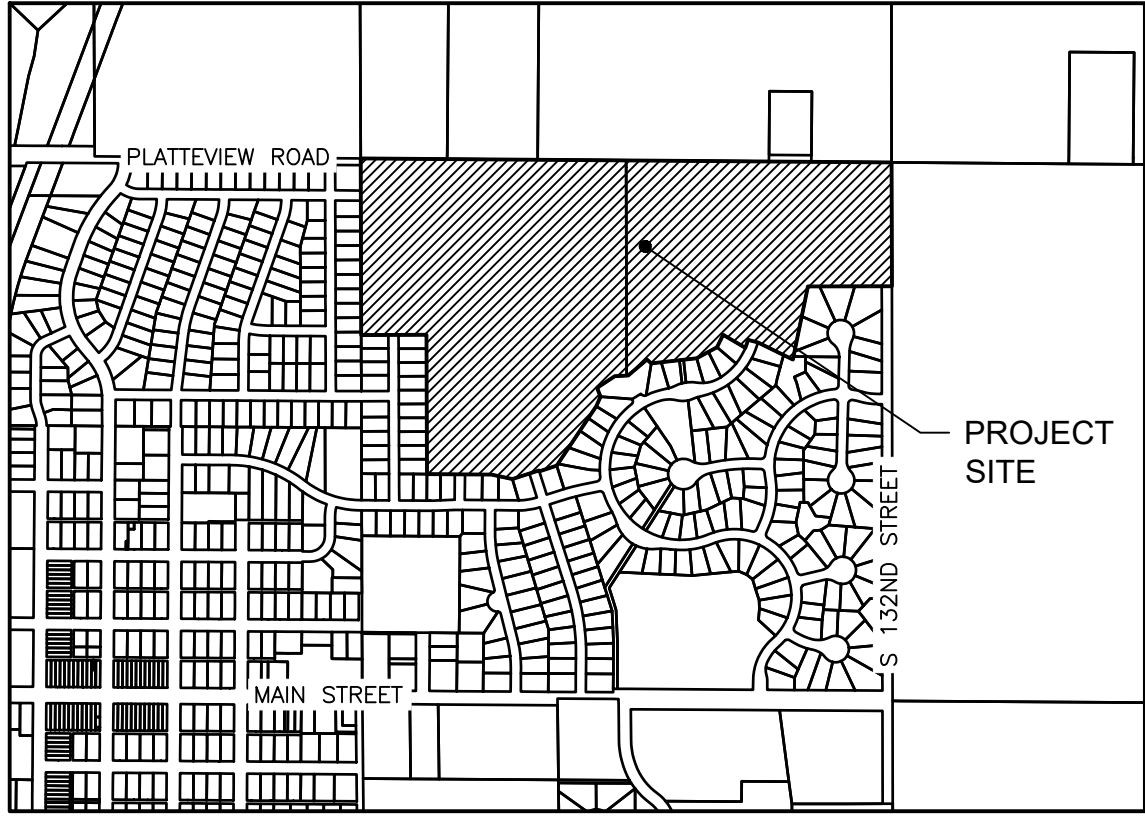
- PROPOSED STORM SEWER
- PROPOSED SEWER AND DRAINAGE EASEMENT
- PROJECT LIMITS
- EXISTING WATER LINE EASEMENT



No.	Description	MM-DD-YY
1	ISSUED FOR PERMIT	07-06-22
2	REVISED PER CITY COMMENTS	07-06-22
3	REVISED PER CITY COMMENTS	07-06-22
4	REVISED PER CITY COMMENTS	07-06-22
5	REVISED PER CITY COMMENTS	07-06-22
6	REVISED PER CITY COMMENTS	07-06-22
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13	REVISED PER CITY COMMENTS	07-06-22
14	REVISED PER CITY COMMENTS	07-06-22
15	REVISED PER CITY COMMENTS	07-06-22
16	REVISED PER CITY COMMENTS	07-06-22
17	REVISED PER CITY COMMENTS	07-06-22
18	REVISED PER CITY COMMENTS	07-06-22
19	REVISED PER CITY COMMENTS	07-06-22
20	REVISED PER CITY COMMENTS	07-06-22

SPRINGFIELD HIGHLANDS

LOTS 1-133, AND OUTLOTS A-J
SARPY COUNTY, NEBRASKA



VICINITY MAP



LEGAL DESCRIPTION

LOTS 1-133, AND OUTLOTS A-J, 132 PLATTEVIEW, BEING A
PLATTING OF THE N 1/2 OF THE NE QUARTER OF SECTION 24,
T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

ENGINEER

THOMPSON, DREESSEN & DÖRNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

APPLICANT

SPRINGFIELD HIGHLANDS LLC
7520 S 95TH STREET
LA VISTA, NE 68128

NOTES

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LEGEND

- PROPOSED SEWER AND DRAINAGE EASEMENT
- PROJECT LIMITS
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- 300' RADIUS LIMIT FOR FIRE HYDRANT COVERAGE
- EXISTING WATER LINE EASEMENT

