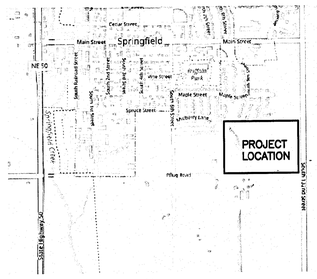
SPRINGVIEW

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



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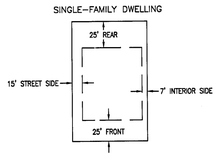
VICINITY MAP

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. DISTANCES IN PARENTHESES REFER TO EASEMENTS.
4. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT 8.5' RADII FROM THE INTERSECTION OF RIGHT OF WAY LINES.
5. ALL ANGLES ARE 90° UNLESS NOTED.
6. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR).
7. ALL CUL-DE-SAC RADII ARE 65 FEET UNLESS NOTED OTHERWISE.
8. ALL CUL-DE-SAC THROAT RADII ARE 25 FEET UNLESS NOTED OTHERWISE.
9. LOTS 35 THROUGH 49 AND OUTLOT E WILL HAVE NO DIRECT VEHICULAR ACCESS TO PFLUG ROAD.
10. LOTS 50 THROUGH 58 AND OUTLOTS D AND E WILL HAVE NO DIRECT VEHICULAR ACCESS TO S 132ND STREET.
11. OUTLOT A IS A DEDICATED DRAINAGEWAY.
12. OUTLOTS B THROUGH E ARE FOR STORM WATER DETENTION.
13. OUTLOTS F & G ARE FOR FUTURE RIGHT OF WAY EXPANSION, PER THE WESTERN SARPY COUNTY TRANSPORTATION ENHANCEMENT PLAN (WE-STEP).
14. HORIZONTAL DATUM IS BASED ON THE DOUGLAS/SARPY COUNTY LOW DISTORTION PROJECTION SYSTEM.
15. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
16. ALL PROPOSED EASEMENTS WILL BE RECORDED VIA SEPARATE RECORDED INSTRUMENTS.
17. 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	DELTA ANGLE
C1	200.00'	195.85'	S62°34'16"E	188.12'	56°08'29"
C2	200.00'	193.17'	S62°11'13"E	185.75'	55°20'23"
C3	370.00'	292.24'	N67°30'59"E	284.70'	45°15'13"
C4	370.00'	290.50'	N22°23'48"E	283.10'	44°59'08"
C5	200.00'	72.72'	S10°01'42"E	72.32'	20°50'01"
C6	681.87'	243.25'	S10°04'37"E	241.97'	20°26'25"
C7	1000.00'	263.81'	S07°24'51"E	263.04'	15°06'54"
C8	1000.00'	92.94'	S17°38'04"E	92.91'	5°19'31"
C9	300.00'	108.31'	S09°57'16"E	107.72'	20°41'07"
C10	207.34'	73.10'	N79°48'13"E	72.72'	20°12'04"
C11	200.00'	51.93'	N82°27'58"E	51.78'	14°52'33"

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	8763	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	17239	70	9960	91	9789
8	11141	29	9774	50	17501	71	10019	92	10047
9	16441	30	9797	51	17155	72	11257	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	15276	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	9964	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		

OUTLOT AREA TABLE	
PARCEL #	AREA (SF)
A	116804
B	41083
C	33360
D	16370
E	20970
F	4077
G	720

SARPY 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, THIS

12th DAY OF Aug. 20 26

SARPY COUNTY TREASURER

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

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

21st DAY OF August 20 26

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

20th DAY OF August 20 26

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

20th DAY OF August 20 26

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

12TH DAY OF AUGUST 20 26

SARPY COUNTY SURVEYOR/ENGINEER

JEREMY M. BENDER SURVEYOR SARPY COUNTY, NEBRASKA

FILED SARPY COUNTY NEBRASKA
Instrument #: 202620914
Filing Fee: $64.00
Date: Tue Sep 01 10:55:43 CDT 2026
Amber Houghtaling
County Clerk/Register of Deeds
PLAT
Pages: 10

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 1/4" ORANGE PLASTIC CAPS STAMPED PLS-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 00°05'46" 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 SARPY 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°38'54" WEST FOR 177.16 FEET CONTINUING ON SAID SOUTH LINE TO THE SOUTHEAST CORNER OF LOT 95, OF SAID SOUTHCREST HILLS;
THENCE NORTH 89°35'13" WEST FOR 142.02 FEET CONTINUING ON SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 95;
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 00°47'33" EAST FOR 295.44 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 SARPY COUNTY, NEBRASKA;
THENCE SOUTH 00°37'31" EAST FOR 474.28 FEET CONTINUING ON SAID WEST LINE TO THE SOUTHEAST 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 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

06/10/2026
DATE

NEBRASKA PROFESSIONAL LAND SURVEYOR DANNY JOE W. MARTINEZ PLS-498

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 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
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 FRONTAGES 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

Paul McGuire
PRINTED NAME

SIGNATURE

Manager
PRINTED TITLE

_____, MORTGAGEE

PRINTED NAME

SIGNATURE

PRINTED TITLE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
} SS
COUNTY OF Douglas)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

17th DAY OF June 2026

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

SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska KAYLA M PENNELL My Comm. Exp. August 23, 2029

LIEN HOLDER CONSENT

THE UNDERSIGNED HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS SPRINGVIEW, LOTS 1 THROUGH 94, INCLUSIVE, AND OUTLOTS A THROUGH G, INCLUSIVE, (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF SARPY COUNTY, NEBRASKA AS INSTRUMENT NO._____ (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, OR STREETS OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

F & M Bank
(NAME OF LIEN HOLDER)

BY:

(PRINTED NAME OF INDIVIDUAL)

TITLE: Market President

LAMP RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD. STE. 100 (402) 496.2498
NE AUTHORIZATION NO.: CA0130

FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970) 226.0342

KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816) 361.2440
MO AUTH. NO.: E-2013011903 | LS-2010043127

FINAL PLAT

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

811 Know what's below. Call before you dig.
ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL UTILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS

DESIGNER / DRAFTER
DAN MARTINEZ / RACHEL RENNECKER
DATE
6/10/2026
PROJECT NUMBER
0125139
BOOK AND PAGE
25139

SHEET
1 OF 1

L:\Engineering\0125139 McGuire Springfield\SURVEY\DRAWINGS\BASE MODELS\0125139-FP.dwg, 6/10/2026 8:29:31 AM, RACHEL RENNECKER, LAMP RYNEARSON