

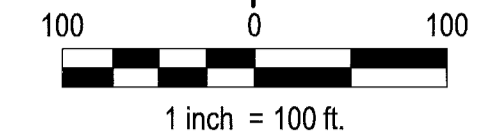
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Rec'd 10/9
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 Registrar of Deeds, Douglas County, NE
 11/18/2015 13:11:29.3
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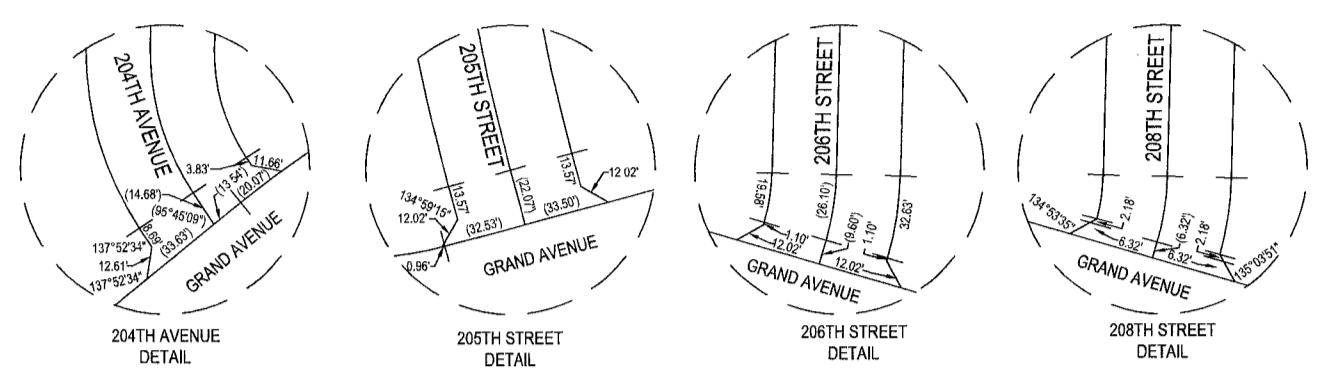
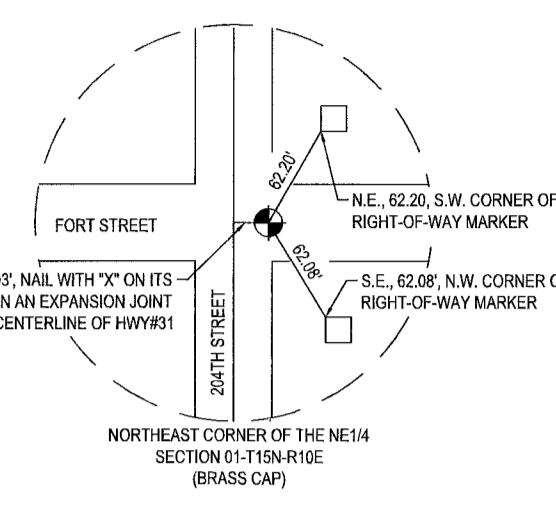
ARBOR VIEW

LOTS 128 THRU 235 INCLUSIVE

A TRACT OF LAND LOCATED IN THE PART OF THE NE1/4 OF THE NE1/4, ALSO PART OF THE SE1/4 OF THE NE1/4, AND ALSO PART OF THE NW1/4 OF THE NE1/4, ALL LOCATED IN SECTION 01, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA



- LEGEND**
- BOUNDARY LINE
 - RIGHT OF WAY LINE
 - LOT LINE
 - EASEMENTS
 - EXIST. SECTION CORNER
 - EXIST. SECTION LINES
 - EXIST. PROPERTY LINES



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, CHARLESTON HOMES LLC AND ELKHORN SCHOOL DISTRICT, OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS ARBOR VIEW LOTS TO BE NUMBERED AS SHOWN, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK COMMUNICATIONS AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, 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 INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5) WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT-FOOT (8) WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN-FOOT (16) 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 SIXTEEN-FOOT (16) WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8) WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT, 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 (5) WIDE STRIP OF LAND ABUTTING ALL CURB-DE SACS STREETS. 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 HEREBY GRANTED.

CHARLESTON HOMES LLC
 MARC STODOLA
 MANAGING MEMBER

ELKHORN SCHOOL DISTRICT
 RYAN LINDQUIST
 DATE DIRECTOR OF BUSINESS SUPPORT SERVICES
 ELKHORN PUBLIC SCHOOLS

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)

ON THIS 30 DAY OF June 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME MARC STODOLA, A MANAGING MEMBER OF CHARLESTON HOMES LLC, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

James Wiedel
 NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)

ON THIS 30 DAY OF June 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME RYAN LINDQUIST, DIRECTOR OF BUSINESS SUPPORT SERVICES FOR ELKHORN PUBLIC SCHOOLS, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Ryan Lindquist
 NOTARY PUBLIC

R.O.W. CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
13	150.00'	47.33'	23.86'	18° 04' 42"
14	150.00'	34.27'	17.21'	13° 05' 31"
15	75.00'	17.40'	8.74'	13° 17' 21"
16	125.00'	30.45'	15.30'	13° 57' 21"

CENTER-LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	200.00'	13.71'	6.86'	3° 55' 42"
2	100.00'	26.10'	13.13'	14° 57' 20"
3	100.00'	26.10'	13.13'	14° 57' 20"
4	785.26'	225.92'	113.74'	16° 29' 02"
5	100.00'	60.80'	31.37'	34° 50' 14"
6	200.00'	113.57'	58.36'	32° 32' 10"
7	200.00'	129.52'	67.12'	37° 06' 14"
8	100.00'	88.02'	47.09'	50° 25' 58"
9	100.00'	28.78'	14.49'	16° 29' 30"
10	200.00'	63.11'	31.82'	18° 04' 42"
11	200.00'	63.11'	31.82'	18° 04' 42"
12	100.00'	50.48'	25.79'	28° 55' 28"

- NOTES:**
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO FORT STREET FROM LOTS 128-132 & LOT 235. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 204TH STREET FROM LOTS 228-230. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO GRAND AVENUE FROM LOTS 146, 147, 175, 176, 188, 190, 205, 206, 220 & 221. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 208TH STREET FROM LOT 128.
 - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
 - TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEAD END STREETS.
 - A 115' NOISE ATTENUATION EASEMENT IS HEREBY GRANTED AS INDICATED ALONG 204TH STREET AND ALSO ALONG FORT STREET. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS OR ANY OTHER FACILITIES THAT COULD BE OCCUPIED BY OR SERVE AS A GATHERING PLACE OF PERSON(S), AS FAR AWAY FROM TRAFFIC NOISE OF 204TH STREET AND FORT STREET AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THE EASEMENT SHALL BE PROHIBITED.
 - ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.
 - DIMENSIONS WITHIN PARENTHESIS ARE FOR THE CENTERLINE.
 - THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT EIGHT AND A HALF FEET (8.5) RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLES.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN ARBOR VIEW (THE LOTS NUMBERED AS SHOWN), A TRACT OF LAND LOCATED IN THE PART OF THE NE1/4 OF THE NE1/4, ALSO PART OF THE SE1/4 OF THE NE1/4, AND ALSO PART OF THE NW1/4 OF THE NE1/4, ALL LOCATED IN SECTION 01, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE1/4 OF SECTION 01; THENCE S87°25'53"W (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID NE1/4 OF SECTION 01, A DISTANCE OF 590.92 FEET; THENCE S02°34'07"E, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF FORT STREET; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S02°20'37"E, A DISTANCE OF 494.72 FEET; THENCE N87°25'20"E, A DISTANCE OF 493.69 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 204TH STREET; THENCE S02°14'36"E ALONG SAID WEST RIGHT-OF-WAY LINE OF 204TH STREET, A DISTANCE OF 346.93 FEET TO THE NORTHEAST CORNER OF OUTLOT "A", ARBOR VIEW, A SUBDIVISION LOCATED IN SAID NE1/4 OF SECTION 01; THENCE N88°43'49"W ALONG THE NORTH LINE OF SAID OUTLOT "A", ARBOR VIEW, A DISTANCE OF 152.84 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "A", ARBOR VIEW; THENCE ALONG THE WEST LINE OF SAID OUTLOT "A", ARBOR VIEW, ON THE FOLLOWING TWO (2) COURSES: (1) THENCE S01°16'11"W, A DISTANCE OF 303.20 FEET; (2) THENCE S02°04'18"E, A DISTANCE OF 80.43 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "A", ARBOR VIEW, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF GRAND AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GRAND AVENUE ON THE FOLLOWING EIGHT (8) COURSES: (1) THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 380.52 FEET, A DISTANCE OF 132.12 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S60°37'37"W, A DISTANCE OF 131.46 FEET; (2) THENCE S50°40'49"W, A DISTANCE OF 202.06 FEET; (3) THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 167.67 FEET, A DISTANCE OF 70.54 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S62°43'59"W, A DISTANCE OF 70.02 FEET; (4) THENCE S74°47'09"W, A DISTANCE OF 109.81 FEET; (5) NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 125.10 FEET, A DISTANCE OF 68.84 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N89°26'58"W, A DISTANCE OF 67.98 FEET; (6) THENCE N73°14'05"W, A DISTANCE OF 723.48 FEET; (7) THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 225.00 FEET, A DISTANCE OF 58.73 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N81°09'45"W, A DISTANCE OF 58.56 FEET; (8) THENCE N88°38'25"W, A DISTANCE OF 202.78 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF GRAND AVENUE AND THE EAST RIGHT-OF-WAY LINE OF SAID GRAND AVENUE; THENCE N01°21'30"E, A DISTANCE OF 1187.21 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF FORT STREET; THENCE N87°25'53"E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF FORT STREET, A DISTANCE OF 1064.52 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS _____ FEET OR 40.854 ACRES, MORE OR LESS.

Eric A. Schaben LS-608
 DATE: June 30, 2015

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF ARBOR VIEW (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

David Pfeiffer 7/15/15
 CITY ENGINEER DATE

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

David Pfeiffer 11/17/15
 CITY ENGINEER DATE

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF ARBOR VIEW (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA.

Tom Stothard 9/15/2015
 MAYOR DATE

ATTEST
 Ben Bray
 CITY CLERK
 PRESIDENT OF COUNCIL

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF ARBOR VIEW (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD.

3-4-15
 CHAIRMAN OF CITY PLANNING BOARD DATE

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 IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

7-14-15
 COUNTY TREASURER DATE

REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF ARBOR VIEW (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

6/30/15
 DOUGLAS COUNTY ENGINEER DATE

E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services

10909 Mill Valley Road, Suite 100 Omaha, NE 68154
 Phone: 402.895.4700 Fax: 402.895.3599
 www.eaag.com

Engineering Answers

ARBOR VIEW
 LOTS 128 THRU 235
 OMAHA, NEBRASKA

FINAL PLAT

Revisions	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

Proj. No.: P2013-175-001
 Date: 02/09/2015
 Designed By: KGV
 Drawn By: TRH
 Scale: 1"=100'
 Sheet: 1 of 1