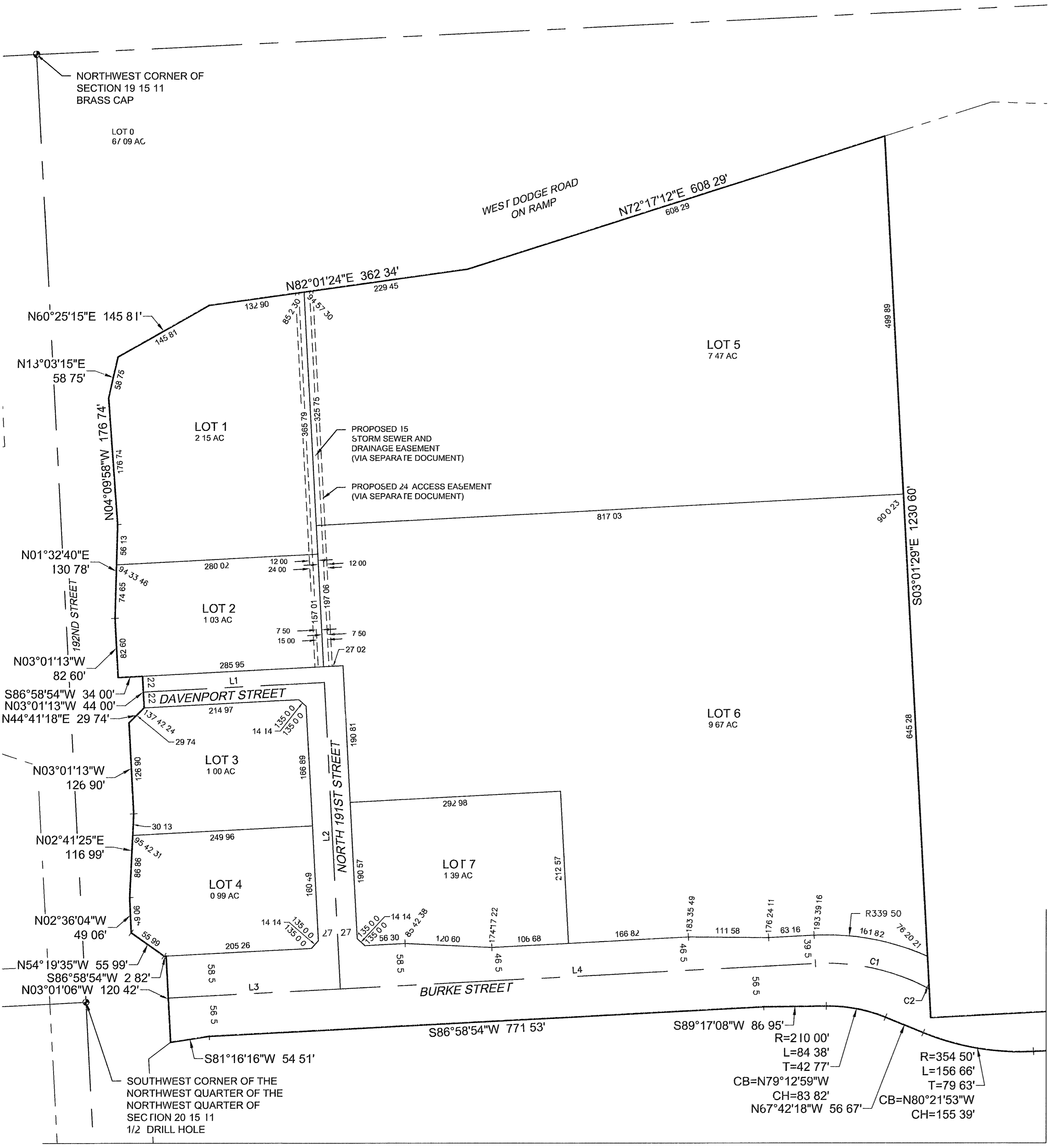


# AVENUE ONE

## LOTS 1 THRU 8 AND OUTLOTS A AND B INCLUSIVE

A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P M , IN DOUGLAS COUNTY, NEBRASKA

ALSO LOCATED IN  
 NW ¼ 20-15-11  
 NW ¼ NW ¼ 20-15-11  
 SW ¼ NW ¼ 20-15-11  
 SE ¼ NW ¼ 20-15-11



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE JASPER STONE 192ND AND DODGE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATION AND EMBRACED WITHIN THE PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AS SHOWN AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREON SAID SUBDIVISION TO BE HEREAFTER KNOWN AS AVENUE ONE LOTS 1 THRU 8 AND OUTLOTS A AND B INCLUSIVE AND WE DO HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT 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 ERCT 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 (5) FIVE FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES AN (8) 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 (8) EIGHT FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED PLATTED AND RECORDED NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENT THEN OR LATER SAME MAY BE USED FOR GARDENS SHRUBS LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA AND ANY NATURAL GAS PROVIDER AND THEIR SUCCESSORS AND ASSIGNS TO ERCT 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 (5) FIVE FOOT WIDE STRIP OF LAND ABUTTING ALL CUL DE SAC STREETS AND ALONG 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

IN WITNESS WHEREOF WE DO SET OUR HANDS

JASPER STONE 192ND AND DODGE

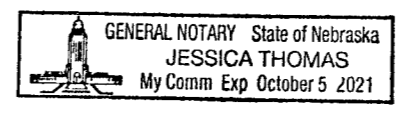
*[Signature]*  
 CURT HOFER  
 MANAGER

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA )  
 COUNTY OF Douglas ) SS  
 ON THIS 24 DAY OF May, 2019 BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE PERSONALLY APPEARED CURT HOFER WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID

*[Signature]*  
 NOTARY PUBLIC



**DOUGLAS COUNTY ENGINEER'S REVIEW**

THIS PLAT OF AVENUE ONE LOTS 1 THRU 8 AND OUTLOTS A AND B INCLUSIVE WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER

*[Signature]*  
 DOUGLAS COUNTY ENGINEER



**COUNTY TREASURER'S CERTIFICATE**

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE

*[Signature]*  
 COUNTY TREASURER



**NOTES**

- 1 ALL INTERNAL LINES ARE RADIAL/PERPENDICULAR UNLESS OTHERWISE NOTED AS NON RADIAL (NR)
- 2 ALL INTERNAL ANGLES ARE 90 UNLESS OTHERWISE NOTED
- 3 ANGLES MEASURED ADJACENT TO CURVES ARE MEASURED TO THE CHORD OF SAID CURVE
- 4 ALL REQUIRED EASEMENTS TO BE RECORDED VIA SEPARATE DOCUMENT
- 5 NO DIRECT ACCESS SHALL BE PERMITTED ONTO 192ND STREET FROM LOTS 1 2 3 AND 4
- 6 NO DIRECT ACCESS SHALL BE PERMITTED ONTO BURKE STREET FROM LOT 4
- 7 NO DIRECT ACCESS SHALL BE PERMITTED ONTO WEST DODGE ROAD ON RAMP FROM LOTS 1 OR 5
- 8 NO DIRECT ACCESS SHALL BE PERMITTED ONTO DAVENPORT STREET FROM LOT 3 NO DIRECT ACCESS SHALL BE PERMITTED ONTO DAVENPORT STREET FROM LOT 2 EXCEPT AT THE NORTH LEG OF THE INTERSECTION OF 191ST STREET AND DAVENPORT STREET

**SURVEYOR'S CERTIFICATION**

I TERRY L. ROTHANZL DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS AS NOTED HEREON HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND AT ALL CORNERS ANGLE POINTS AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS AVENUE ONE LOTS 1 THRU 8 AND OUTLOTS A AND B INCLUSIVE BEING A TRACT OF LAND IN PART OF THE NORTHWEST QUARTER OF SECTION 20 TOWNSHIP 15 NORTH RANGE 11 EAST OF THE 6TH P M IN DOUGLAS COUNTY NEBRASKA

TERRY L. ROTHANZL  
 NEBRASKA L.S. 607

**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 20 TOWNSHIP 15 NORTH RANGE 11 EAST OF THE 6TH P M DOUGLAS COUNTY NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER THENCE ON THE SOUTH LINE OF SAID NORTHWEST QUARTER ON AN ASSUMED BEARING OF S87 12 55 W 2530 91 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 192ND STREET THENCE ON SAID EAST RIGHT OF WAY LINE OF 192ND STREET N02 47 00 W 86 50 FEET THENCE N87 12 52 E 127 03 FEET THENCE S87 05 27 E 80 62 FEET THENCE N87 12 52 E 160 10 FEET THENCE S88 00 58 E 228 54 FEET THENCE N87 13 00 E 71 03 FEET TO A POINT OF CURVATURE THENCE ON A 364 50 FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 286 07 FEET (LONG CHORD BEARS N64 43 58 E 278 78 FEET) THENCE N42 14 57 E 105 62 FEET THENCE S46 22 26 E 5 00 FEET THENCE N42 14 57 E 260 95 FEET TO A POINT OF CURVATURE THENCE ON A 369 50 FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 291 97 FEET (LONG CHORD BEARS N19 36 44 E 284 43 FEET) THENCE 03 01 29 W 495 91 FEET THENCE N48 01 29 W 14 14 FEET THENCE S86 58 31 W 86 91 FEET TO A POINT OF CURVATURE THENCE ON A 354 50 FOOT RADIUS CURVE TO THE RIGHT AN ARC LENGTH OF 156 66 FEET (LONG CHORD BEARS N80 21 53 W 155 39 FEET) THENCE N67 42 18 W 56 67 FEET TO A POINT OF CURVATURE THENCE ON A 210 00 FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 84 38 FEET (LONG CHORD BEARS N79 12 59 W 83 82 FEET) THENCE S89 17 08 W 86 95 FEET THENCE S86 58 54 W 771 53 FEET THENCE S81 16 16 W 54 51 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF 192ND STREET THENCE ON SAID EAST RIGHT OF WAY LINE OF 192ND STREET FOR THE FOLLOWING TWELVE (12) DESCRIBED COURSES (1) N03 01 06 W 120 42 FEET (2) S86 58 54 W 2 82 FEET (3) THENCE N54 19 35 W 55 99 FEET (4) N02 36 04 W 49 06 FEET (5) N02 41 25 E 116 99 FEET (6) N03 01 13 W 126 90 FEET (7) N44 41 18 E 230 74 FEET (8) N03 01 13 W 44 00 FEET (9) S86 58 54 W 34 00 FEET (10) N03 01 13 W 85 60 FEET (11) N01 32 40 W 130 78 FEET (12) N04 09 58 W 176 74 FEET TO A POINT INTERSECTING SAID EAST RIGHT OF WAY LINE OF 192ND STREET AND THE SOUTH RIGHT OF WAY LINE OF THE WEST DODGE ROAD ON RAMP THENCE ON SAID SOUTH RIGHT OF WAY LINE OF THE WEST DODGE ROAD ON RAMP FOR THE FOLLOWING FOUR (4) DESCRIBED COURSES (1) N13 03 15 E 58 75 FEET (2) N60 25 15 E 145 81 FEET (3) N82 01 24 E 362 34 FEET (4) N72 17 12 E 608 29 FEET THENCE S03 01 29 E 1230 60 FEET THENCE N86 58 31 E 1138 55 FEET THENCE S03 01 29 E 35 00 FEET THENCE N86 58 31 E 333 90 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER THENCE ON SAID EAST LINE OF THE NORTHWEST QUARTER S02 55 35 E 1215 09 FEET TO THE POINT OF BEGINNING

EXCEPT THE FOLLOWING TRACT OF LAND

TRACT 1 (EXCEPTION)

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 20 TOWNSHIP 15 NORTH RANGE 15 EAST OF THE 6TH P M DOUGLAS COUNTY NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 20 THENCE ON THE SOUTH LINE OF SAID NORTHWEST QUARTER ON AN ASSUMED BEARING OF S87 12 55 W 135 49 FEET THENCE N02 47 05 W 200 00 FEET TO THE POINT OF BEGINNING THENCE S87 12 55 W 1337 27 FEET THENCE N42 14 57 E 247 40 FEET TO A POINT OF CURVATURE THENCE ON A 435 50 FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 85 75 FEET (LONG CHORD BEARS N36 36 31 E 85 61 FEET) THENCE N86 58 38 E 1107 30 FEET THENCE S02 55 35 E 245 59 FEET TO THE POINT OF BEGINNING

SAID TRACT 1 (EXCEPTION) CONTAINS A CALCULATED AREA OF 295 948 41 SQUARE FEET OR 6 794 ACRES MORE OR LESS

SAID TRACT CONTAINS A CALCULATED AREA OF 2 922 321 68 SQUARE FEET OR 67 087 ACRES MORE OR LESS MINUS TRACT 1 (EXCEPTION) AREA OF 295 948 41 SQUARE FEET OR 6 794 ACRES MORE OR LESS FOR A TOTAL CALCULATED AREA OF 2 626 373 27 SQUARE FEET OR 60 293 ACRES MORE OR LESS

**APPROVAL OF CITY PLANNING BOARD**

THIS PLAT OF AVENUE ONE LOTS 1 THRU 8 AND OUTLOTS A AND B INCLUSIVE WAS APPROVED BY THE CITY PLANNING BOARD

*[Signature]* 1/9/19  
 CHAIRMAN OF PLANNING BOARD DATE

**APPROVAL OF CITY ENGINEER OF OMAHA**

I HEREBY APPROVE THIS PLAT OF AVENUE ONE LOTS 1 THRU 8 AND OUTLOTS A AND B INCLUSIVE AS TO THE DESIGN STANDARDS

*[Signature]* 6/4/19  
 CITY ENGINEER DATE

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

*[Signature]* 7/25/19  
 CITY ENGINEER DATE

**APPROVAL OF OMAHA CITY COUNCIL**

THIS PLAT OF AVENUE ONE LOTS 1 THRU 8 AND OUTLOTS A AND B INCLUSIVE WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA NEBRASKA

*[Signature]* 7-18-19  
 MAYOR DATE

ATTESTED *[Signature]*  
 CITY CLERK

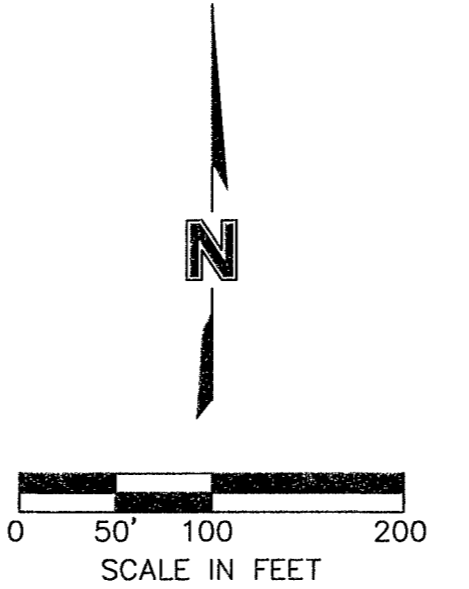
*[Signature]*  
 PRESIDENT OF CITY COUNCIL



**LEGEND**

- SECTION LINE
- BOUNDARY LINE
- PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED ROW CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- DEDICATED RIGHT-OF-WAY

CENTERLINE LINES			CENTERLINE CURVES				
LINE ID	DIRECTION	LENGTH	CURVE ID	RADIUS	LENGTH	CH BEARING	CHORD
L10	N214 32 W	163 07	C5	150 00	37 28	N09 21 45 W	37 19
L1	N46 58 54 E	251 97	C1	300 00	160 42	S77 41 57 E	158 52
L2	S3 01 06 E	427 88	C2	300 00	3 34	S62 41 55 E	3 34
L3	N86 58 54 E	239 44	C3	400 00	313 93	N64 43 59 E	305 94
L4	N86 58 54 E	661 32	C4	400 00	316 07	N19 36 44 E	307 91
L5	N87 12 52 E	243 23					
L6	N88 43 23 E	284 86					
L7	N87 13 00 E	138 15					
L8	N42 14 57 E	366 45					
L9	N3 01 29 W	560 41					



**MOOLSSON ASSOCIATES**

2111 South 67th Street, Suite 200  
 Omaha, NE 68106  
 TEL: 402.341.1116  
 FAX: 402.341.5595  
 www.molssonassociates.com

REV NO	DATE	REVISIONS DESCRIPTION

FINAL PLAT

2019

OMAHA, NEBRASKA

AVENUE ONE LOTS 1 THRU 8 AND OUTLOTS A AND B INCLUSIVE

SHEET 1 of 2

drawn by: DSH  
 checked by: BS  
 approved by: TLR  
 QA/QC by: BS/TLR  
 project no: 016 0458  
 dra./mg no: 016 0458  
 date: 05 20 19

# AVENUE ONE

## LOTS 1 THRU 8 AND OUTLOTS A AND B INCLUSIVE

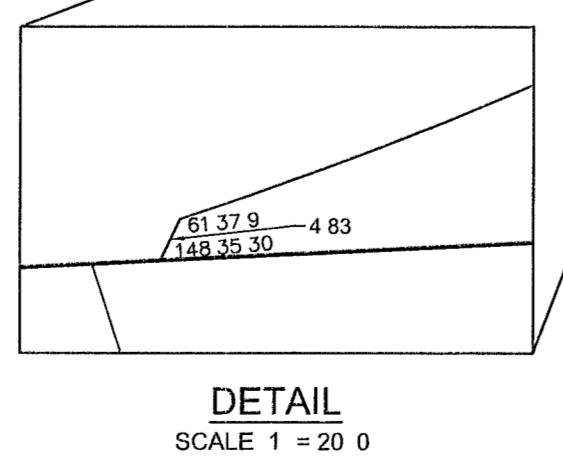
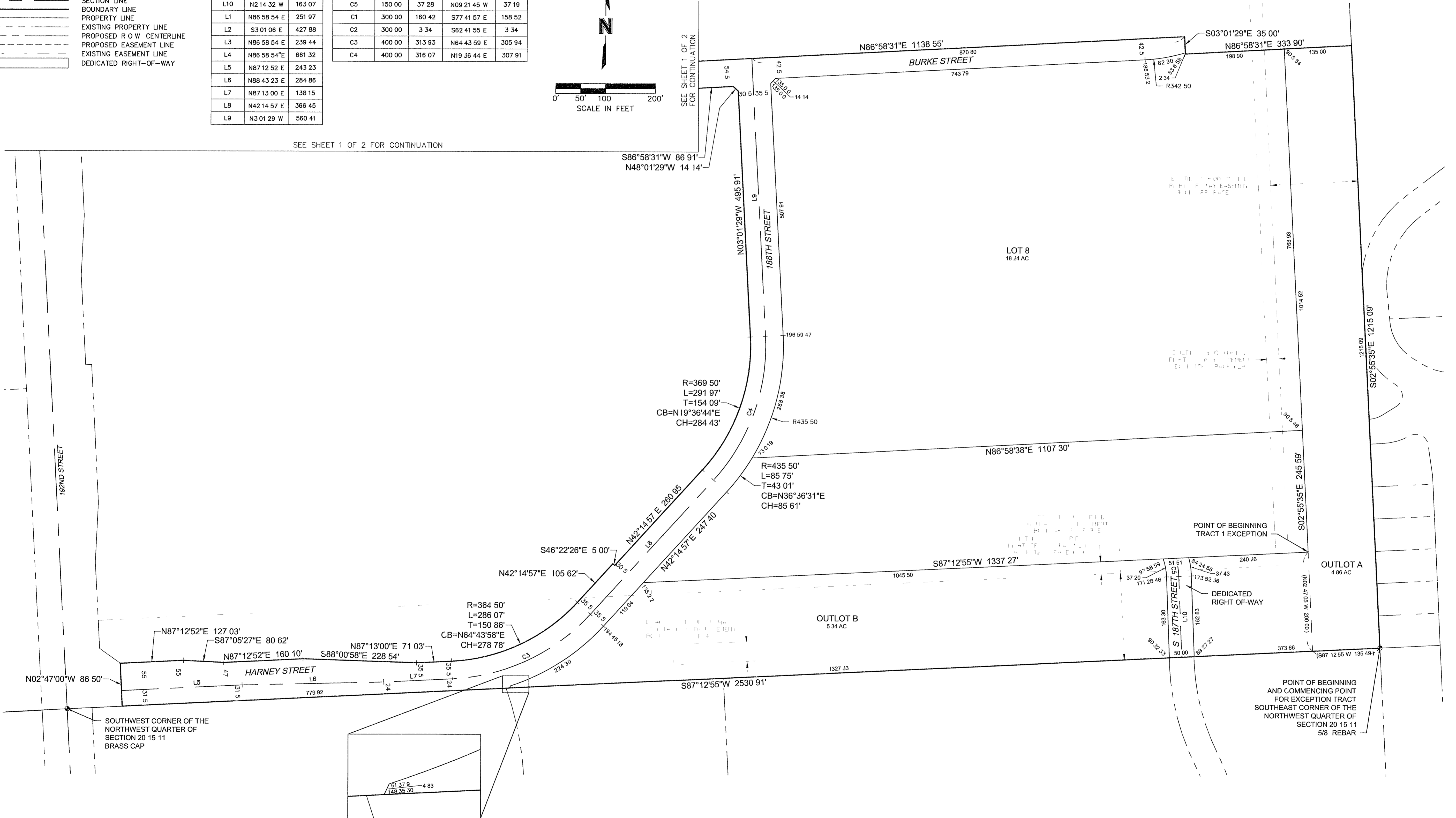
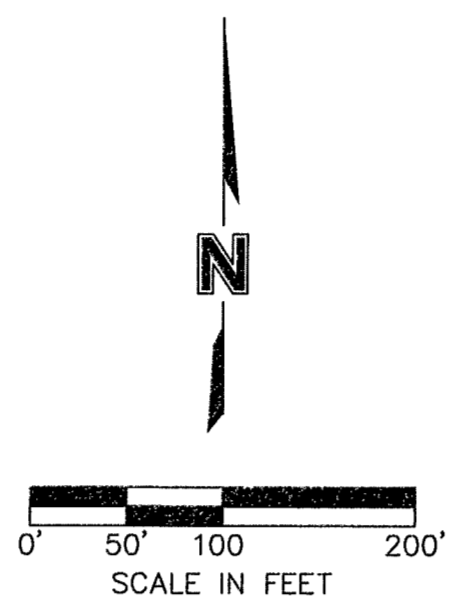
A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 15  
NORTH, RANGE 11 EAST OF THE 6TH P M, IN DOUGLAS COUNTY, NEBRASKA

ALSO LOCATED IN  
 NW ¼ 20-15-11  
 NW ¼ NW ¼ 20-15-11  
 SW ¼ NW ¼ 20-15-11  
 SE ¼ NW ¼ 20-15-11

**LEGEND**

- SECTION LINE
- BOUNDARY LINE
- PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED R.O.W. CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- DEDICATED RIGHT-OF-WAY

CENTERLINE LINES			CENTERLINE CURVES				
LINE ID	DIRECTION	LENGTH	CURVE ID	RADIUS	LENGTH	CH BEARING	CHORD
L10	N214 32 W	163 07	C5	150 00	37 28	N09 21 45 W	37 19
L1	N86 58 54 E	251 97	C1	300 00	160 42	S77 41 57 E	158 52
L2	S3 01 06 E	427 88	C2	300 00	3 34	S62 41 55 E	3 34
L3	N86 58 54 E	239 44	C3	400 00	313 93	N64 43 59 E	305 94
L4	N86 58 54 E	661 32	C4	400 00	316 07	N19 36 44 E	307 91
L5	N87 12 52 E	243 23					
L6	N88 43 23 E	284 86					
L7	N87 13 00 E	138 15					
L8	N42 14 57 E	366 45					
L9	N3 01 29 W	560 41					



**OLSSON ASSOCIATES**  
 2111 South 67th Street Suite 200  
 Omaha NE 68136  
 TEL: 402-541-1116  
 FAX: 402-541-5895  
 www.olsonassociates.com

REV NO	DATE	REVISIONS DESCRIPTION

**FINAL PLAT**

AVENUE ONE  
 LOTS 1 THRU 8 AND OUTLOTS A AND B INCLUSIVE

2019

OMAHA, NEBRASKA

DOUGLAS COUNTY ENGINEER'S REVIEW

THIS PLAT OF AVENUE ONE LOTS 1 THRU 8 AND OUTLOTS A AND B INCLUSIVE WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER

*[Signature]*  
 DOUGLAS COUNTY ENGINEER

drawn by	DSH
checked by	BS
approved by	TLB
QA/QC by	BS/TLB
project no	018 0458
drawing no	
date	05 20 19

DWG F:\2016\0001-0500\016-0458\40-Design\Survey\SRYY\Sheets\Final\Plat\AV\_P\_PLT\_AVENUE ONE-016-0458.dwg  
 DATE May 22, 2019 3:29pm  
 USCR dhostings