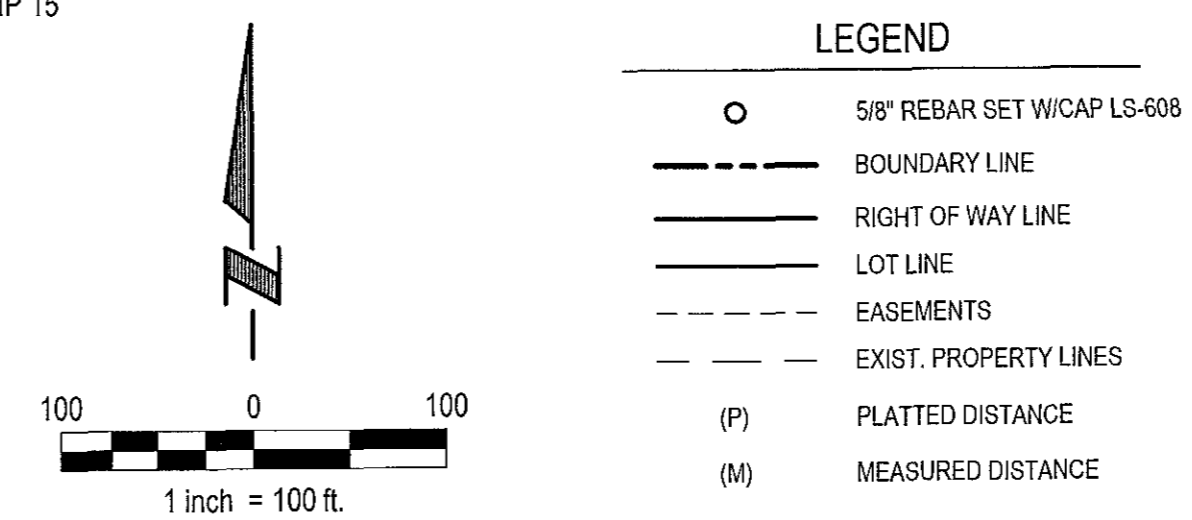
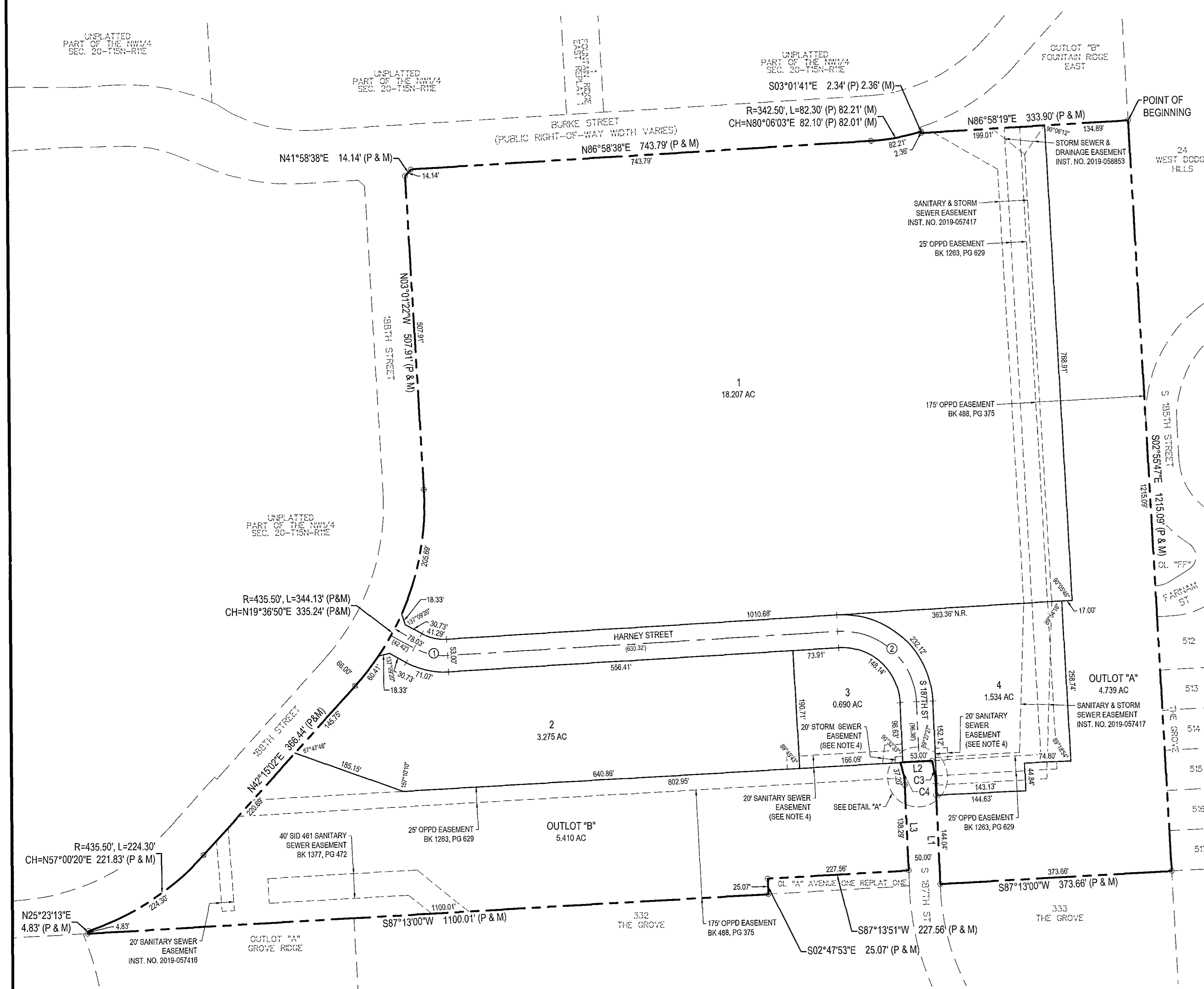


AVENUE ONE REPLAT 2

LOTS 1 THRU 4 & OUTLOTS "A" AND "B" INCLUSIVE

A TRACT OF LAND LOCATED IN ALL OF LOT 8 AND OUTLOT A, AVENUE ONE, ALONG WITH ALL OF OUTLOT B, AVENUE ONE REPLAT ONE, ALONG WITH PART OF THE SE1/4 OF THE NW1/4, AND PART OF THE SW1/4 OF THE NW1/4, ALL LOCATED IN SECTION 20, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, JASPER STONE 192ND & DODGE LLC, A DELAWARE LIMITED LIABILITY COMPANY THE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR CERTIFICATION AND EMBRACED WITHIN THIS 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 AVENUE ONE REPLAT 2 (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, CENTURYLINK 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 ERRECT, 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 ERRECT, 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 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.

JASPER STONE 192ND & DODGE LLC, A DELAWARE LIMITED LIABILITY COMPANY
 BY: JASPER STONE PROPERTIES III LLC, ITS SOLE MANAGER
 BY: JASPER STONE PARTNERS LLC, ITS SOLE MANAGER
Jeffrey Hoyer 8/16/2022
 NAME: JEFFREY HOFER DATE
 TITLE: AUTHORIZED REPRESENTATIVE

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF Douglas)
 ON THIS 16 DAY OF August, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JEFFREY HOFER, AUTHORIZED REPRESENTATIVE OF JASPER STONE 192ND & DODGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY JASPER STONE PROPERTIES III LLC, ITS SOLE MANAGER AND BY JASPER STONE PARTNERS LLC, ITS SOLE MANAGER, 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.
Crystal Alley
 NOTARY PUBLIC

APPROVAL OF CITY ENGINEER OF OMAHA
 I HEREBY APPROVE THIS PLAT OF AVENUE ONE REPLAT 2 (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.
David Pfeiffer 8/18/22
 CITY ENGINEER DATE

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.
Jeff Riedel 12-14-2022
 CITY ENGINEER 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.
John M. Leung 10/27/2022
 COUNTY TREASURER DATE

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 THE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN AVENUE ONE REPLAT 2 (THE LOTS NUMBERED AS SHOWN). A TRACT OF LAND LOCATED IN ALL OF LOT 8 AND OUTLOT A, AVENUE ONE, ALONG WITH ALL OF OUTLOT B, AVENUE ONE REPLAT ONE, ALONG WITH PART OF THE SE1/4 OF THE NW1/4, AND PART OF THE SW1/4 OF THE NW1/4, ALL LOCATED IN SECTION 20, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT "A", AVENUE ONE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF OUTLOT B, FOUNTAIN RIDGE EAST, A SUBDIVISION LOCATED IN PART OF SAID SECTION 20, SAID POINT ALSO BEING ON THE EAST LINE OF SAID NW1/4 OF SECTION 20, SAID POINT ALSO BEING ON THE WESTERLY LINE OF LOT 24, WEST DODGE HILLS, A SUBDIVISION LOCATED IN PART OF SAID SECTION 20; THENCE S02°55'47"E (ASSUMED BEARING), ALONG THE EASTERLY LINE OF SAID OUTLOT A, AVENUE ONE, SAID LINE ALSO BEING SAID LINE OF THE NW1/4 OF SECTION 20, SAID LINE ALSO BEING SAID WESTERLY LINE OF LOT 24, WEST DODGE HILLS, SAID LINE ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 187TH STREET, SAID LINE ALSO BEING THE WESTERLY LINE OF OUTLOT FF AND LOTS 512 THRU 517, THE GROVE, A SUBDIVISION LOCATED IN PART OF SAID SECTION 20, A DISTANCE OF 1,215.09 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT A, AVENUE ONE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID NW1/4 OF SECTION 20, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 517, THE GROVE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 448, SAID THE GROVE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 333, SAID THE GROVE; THENCE S87°13'00"W, ALONG THE SOUTHERLY LINE OF SAID OUTLOT A, AVENUE ONE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID NW1/4 OF SECTION 20, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 333, THE GROVE, A DISTANCE OF 373.66 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT A, AVENUE ONE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 333, THE GROVE, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 187TH STREET; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID OUTLOT A, AVENUE ONE, SAID LINE ALSO BEING SAID WESTERLY LINE OF SOUTH 187TH STREET ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE N02°14'27"W, A DISTANCE OF 162.83 FEET; (2) THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 175.00 FEET, A DISTANCE OF 37.42 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N08°21'58"W, A DISTANCE OF 37.35 FEET TO A POINT ON THE NORTHERLY LINE OF SAID OUTLOT A, AVENUE ONE; THENCE S87°13'00"W, A DISTANCE OF 51.51 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT B, AVENUE ONE REPLAT ONE, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SOUTH 187TH STREET; THENCE ALONG THE EASTERLY LINE OF SAID OUTLOT B, AVENUE ONE REPLAT ONE, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH 187TH STREET ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 125.00 FEET, A DISTANCE OF 37.20 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S10°45'53"E, A DISTANCE OF 37.06 FEET; (2) THENCE S02°14'27"E, A DISTANCE OF 138.29 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT B, AVENUE ONE REPLAT ONE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID OUTLOT B, AVENUE ONE REPLAT ONE, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID OUTLOT B, AVENUE ONE REPLAT ONE, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID OUTLOT A, AVENUE ONE REPLAT ONE, A DISTANCE OF 227.56 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT A, AVENUE ONE REPLAT ONE; THENCE S02°47'53"E ALONG SAID SOUTHERLY LINE OF OUTLOT B, AVENUE ONE REPLAT ONE, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID OUTLOT B, AVENUE ONE REPLAT ONE, A DISTANCE OF 25.07 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT A, AVENUE ONE REPLAT ONE, SAID POINT ALSO BEING THE SOUTH LINE OF SAID OUTLOT A, AVENUE ONE REPLAT ONE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID OUTLOT B, AVENUE ONE REPLAT ONE, SAID LINE ALSO BEING SAID SOUTH LINE OF THE NW1/4 OF SECTION 20, SAID LINE ALSO BEING SAID SOUTH LINE OF LOT 332, THE GROVE, SAID LINE ALSO BEING THE NORTHERLY LINE OF OUTLOT "A", GROVE RIDGE, A SUBDIVISION LOCATED IN PART OF SAID SECTION 20, A DISTANCE OF 1,100.01 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT B, AVENUE ONE REPLAT ONE, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF 188TH STREET; THENCE ALONG THE WESTERLY LINE OF SAID OUTLOT B, AVENUE ONE REPLAT ONE, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 8, AVENUE ONE, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 188TH STREET ON THE FOLLOWING SIX (6) DESCRIBED COURSES: (1) THENCE N25°23'13"E, A DISTANCE OF 4.83 FEET; (2) THENCE N02°14'27"E, A DISTANCE OF 37.06 FEET TO THE LEFT WITH A RADIUS OF 435.50 FEET, A DISTANCE OF 224.30 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N57°00'20"E, A DISTANCE OF 221.83 FEET; (3) THENCE N42°15'02"E, A DISTANCE OF 366.44 FEET; (4) THENCE N08°21'58"W, A DISTANCE OF 344.13 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N19°36'50"E, A DISTANCE OF 335.24 FEET; (5) THENCE N03°01'22"W, A DISTANCE OF 507.91 FEET; (6) THENCE N41°58'38"E, A DISTANCE OF 14.14 FEET TO THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF 188TH STREET AND THE SOUTHERLY RIGHT-OF-WAY OF BURKE STREET; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 8 AND OUTLOT "A", AVENUE ONE, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF BURKE STREET, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF BURKE STREET, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID OUTLOT B, FOUNTAIN RIDGE EAST ON THE FOLLOWING FOUR (4) DESCRIBED COURSES: (1) THENCE N86°58'38"E, A DISTANCE OF 743.79 FEET; (2) THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 342.50 FEET, A DISTANCE OF 82.21 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N80°06'03"E, A DISTANCE OF 82.01 FEET; (3) THENCE S03°01'41"E, A DISTANCE OF 2.36 FEET; (4) THENCE N86°58'19"E, A DISTANCE OF 333.90 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,528,855 SQUARE FEET OR 35.098 ACRES, MORE OR LESS.
E.A. Schaben 8/16/2022
 ERIC A. SCHABEN, LS-608 DATE

OMAHA CITY COUNCIL ACCEPTANCE
 THIS PLAT OF AVENUE ONE REPLAT 2 (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA.
Tom Sto that 10/19/2022
 MAYOR DATE
 ATTEST
Crystal Alley
 CITY CLERK
Jeff Pfeiffer
 PRESIDENT OF COUNCIL

APPROVAL OF OMAHA CITY PLANNING BOARD
 THIS PLAT OF AVENUE ONE REPLAT 2 (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD.
Michael Schaben
 CHAIRMAN OF CITY PLANNING BOARD DATE
REVIEW OF DOUGLAS COUNTY ENGINEER
 THIS PLAT OF AVENUE ONE REPLAT 2 (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.
Jeff Pfeiffer 8/16/22
 DOUGLAS COUNTY ENGINEER DATE

BOUNDARY LINE TABLE

LINE	BEARING	LENGTH
L1	N02°14'27"W	162.83' (P & M)
L2	S87°13'00"W	51.51' (P & M)
L3	S02°14'27"E	138.29' (P & M)

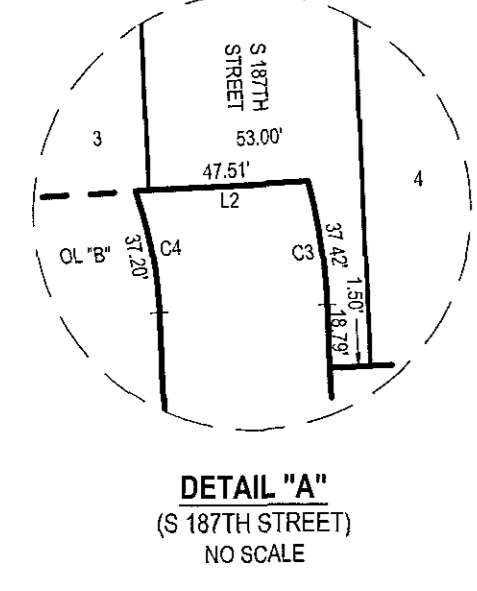
CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00'	56.18'	28.85'	32°11'27"
2	120.00'	190.13'	121.65'	90°46'50"

BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C3	175.00'	37.42'	N08°21'58"W	37.35' (M)
C4	125.00'	37.20'	S10°45'53"E	37.06' (P & M)

- NOTES:**
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
 - ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
 - ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
 - THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT TWELVE AND HALF FEET (12.5) RADI FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.



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E & A CONSULTING GROUP, INC.
 Engineering Answers

AVENUE ONE REPLAT 2
 LOTS 1 THRU 4 & OUTLOTS "A" AND "B" INCLUSIVE
 OMAHA, NEBRASKA

FINAL PLAT

Revisions	Description	Date
1	11/08/2021	JRS
2	11/08/2021	EHK

Proj No: P2021.189.001
 Date: 11/08/2021
 Designed By: JRS
 Drawn By: EHK
 Scale: 1" = 100'
 Sheet: 1 of 1
 Esso Mobar 8/15/2022 2:53 PM K:\Projects\2021\189\PP\Planning & Planning\Final\Final Plat\AVENUE ONE REPLAT 2.DWG