

MISC 2017062659  
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 Received - DIANE L. BATTIATO  
 Recorder - Douglas County, NE  
 8/22/2017 14:06:35.32  
 2017062659

# LAWNFIELD REPLAT 6

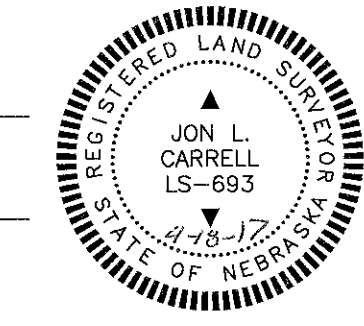
LOTS 1 AND 2, BEING AN ADMINISTRATIVE REPLATTING OF ALL OF LOTS 1 AND 2, BLOCK 15, LAWNFIELD, A SUBDIVISION, AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF LOTS 3, 8, 9 AND 10, SAID BLOCK 15, LAWNFIELD

LOCATED IN:  
 NW 1/4 NW 1/4 SEC. 36-15-12

## LAND SURVEYOR'S CERTIFICATE

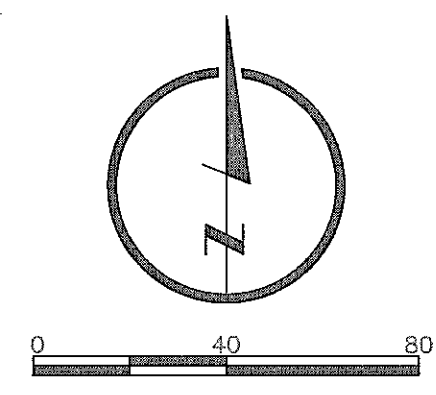
I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS LAWNFIELD REPLAT 6, LOTS 1 AND 2, BEING AN ADMINISTRATIVE REPLATTING OF ALL OF LOTS 1 AND 2, BLOCK 15, LAWNFIELD, A SUBDIVISION, AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF LOTS 3, 8, 9 AND 10, SAID BLOCK 15, LAWNFIELD, ENTIRE TRACT DESCRIBED AS FOLLOWS:  
 BEGINNING AT A 5/8" REBAR AT THE NORTHEAST CORNER OF SAID LOT 1, ALSO BEING THE POINT OF INTERSECTION OF THE WEST RIGHT OF WAY LINE OF 70TH STREET AND THE SOUTH RIGHT OF WAY LINE OF OAK STREET;  
 THENCE SOUTH 00°17'43" EAST (BEARING REFERENCED TO NEBRASKA STATE PLANE COORDINATE SYSTEM) FOR 300.04 FEET ON SAID EAST RIGHT OF WAY LINE OF 70TH STREET ALSO BEING THE EAST LINE OF SAID LOTS 1, 2 AND 3, BLOCK 15, LAWNFIELD TO A BRASS CAP IN CONCRETE;  
 THENCE NORTH 89°59'01" WEST FOR 558.89 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED LOUIS LS 421 IN THE EAST LINE OF ACQUISITION BY DOUGLAS COUNTY AS DESCRIBED IN BOOK 1504, PAGE 11;  
 THENCE NORTH 05°50'26" EAST FOR 183.60 FEET ON SAID EAST LINE TO A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED LS 561 IN THE EASTERLY RIGHT OF WAY LINE OF 72ND STREET AS DESCRIBED IN RIGHT OF WAY TAKING BY DOUGLAS COUNTY RECORDED IN BOOK 355, PAGE 29 AND BOOK 1094, PAGE 339 IN THE DOUGLAS COUNTY REGISTER OF DEEDS OFFICE;  
 THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 341.94 FEET AND A LONG CHORD BEARING NORTH 35°32'58" EAST FOR 144.06 FEET) FOR AN ARC LENGTH OF 145.14 FEET ON SAID EASTERLY RIGHT OF WAY LINE TO A 1" OPEN TOP PIPE IN THE SOUTH RIGHT OF WAY LINE OF OAK STREET;  
 THENCE ON SAID SOUTH RIGHT OF WAY LINE FOR THE FOLLOWING THREE (3) COURSES:  
 1. THENCE SOUTH 89°57'15" EAST FOR 65.07 FEET TO A 5/8" REBAR WITH PINK PLASTIC CAP STAMPED VAN VOLTENBERG RLS 653;  
 2. THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 40.00 FEET AND A LONG CHORD BEARING NORTH 89°57'37" EAST FOR 69.25 FEET) FOR AN ARC LENGTH OF 83.72 FEET TO A 5/8" REBAR WITH PINK PLASTIC CAP STAMPED VAN VOLTENBERG RLS 653;  
 3. THENCE NORTH 89°59'29" EAST FOR 320.58 FEET TO THE POINT OF BEGINNING.

CONTAINS: 3.635 ACRES  
 JON L. CARRELL, L.S. 693  
 DATE: 4-16-2017



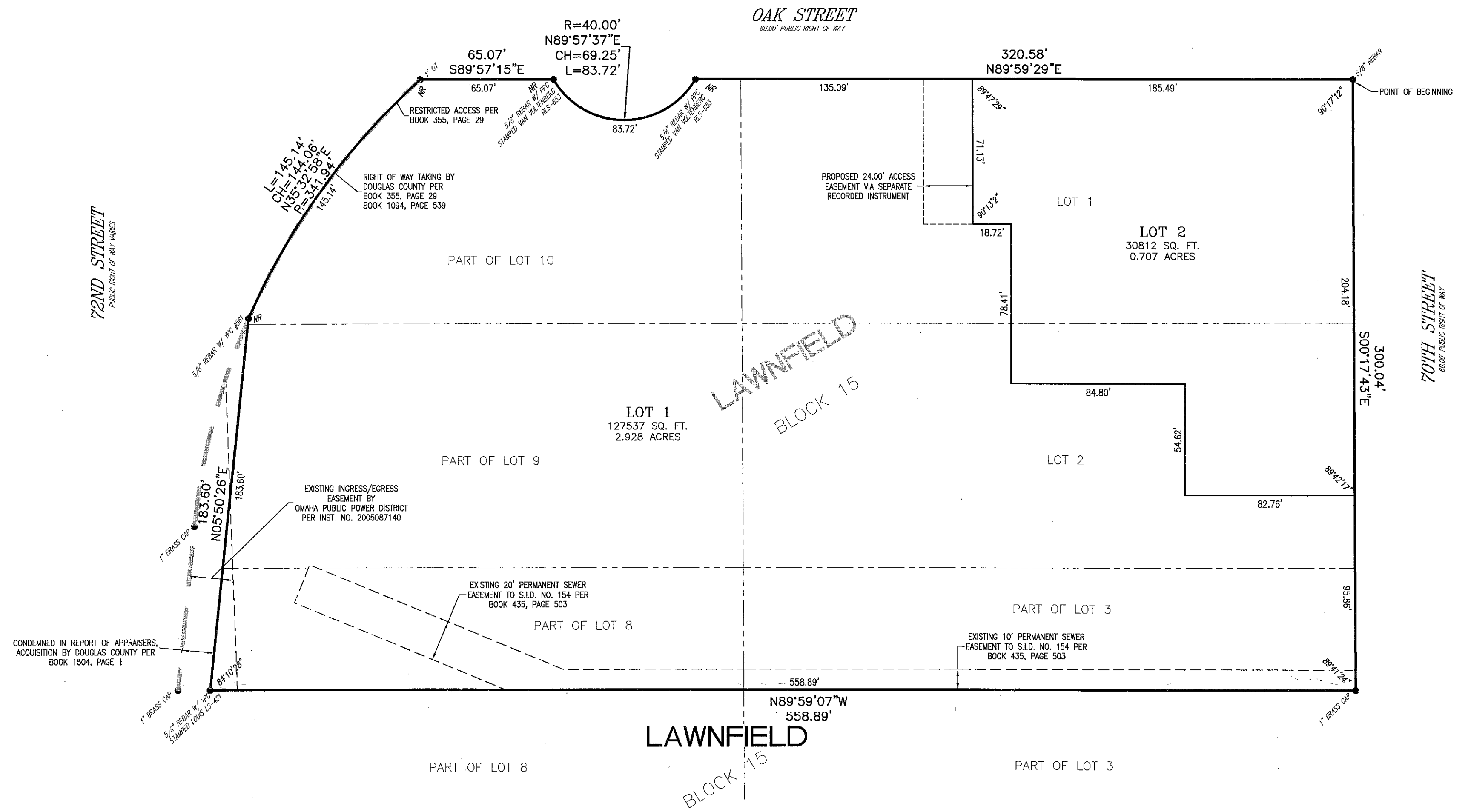
## NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR).
- LOTS 1 AND 2 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 72ND STREET.
- ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.



## LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- RESTRICTED ACCESS
- CORNER FOUND
- OT OPEN TOP PIPE
- YPC YELLOW PLASTIC CAP
- PPC PINK PLASTIC CAP



## DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, LAWNFIELD DEVELOPMENT, LP AND 7029 OAK STREET, LLC, OWNERS AND AMERICAN NATIONAL BANK 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 TO BE HEREAFTER KNOWN AS LAWNFIELD REPLAT 6, LOTS 1 AND 2; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEE, 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 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. 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 OF OMAHA, 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 CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTAGES OF ALL CORNER 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.

LAWNFIELD DEVELOPMENT, LP, OWNER  
 JAMES ROYER  
 (PRINTED TITLE)  
 (SIGNATURE)  
 (PRINTED TITLE)

AMERICAN NATIONAL BANK, MORTGAGEE  
 (PRINTED NAME)  
 (SIGNATURE)  
 (PRINTED TITLE)

7029 OAK STREET, LLC, OWNER  
 LAVONNE PLAMBECK  
 LAVONNE PLAMBECK  
 (PRINTED TITLE) OWNER  
 (MORTGAGEE)  
 (PRINTED NAME)  
 (SIGNATURE)  
 (PRINTED TITLE)

## 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  
 17th DAY OF AUGUST 2017.  
 DOUGLAS COUNTY TREASURER



## PLANNING DIRECTOR'S APPROVAL

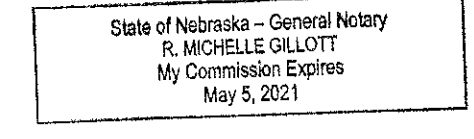
APPROVED AS A SUBDIVISION OF LAWNFIELD REPLAT 6, LOTS 1 AND 2, OF NOT MORE THAN TWO (2) LOTS, PARCELS OR TRACTS WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08, HOME RULE CHARTER OF THE CITY OF OMAHA 1956. THIS SUBDIVISION APPROVAL IS VOID UNLESS THIS PLAT IS FILED AND RECORDED WITH THE COUNTY REGISTER OF DEEDS WITHIN THIRTY (30) DAYS OF THIS DATE.  
 PLANNING DIRECTOR DATE: 8-22-17

## ACKNOWLEDGEMENT OF NOTARIES

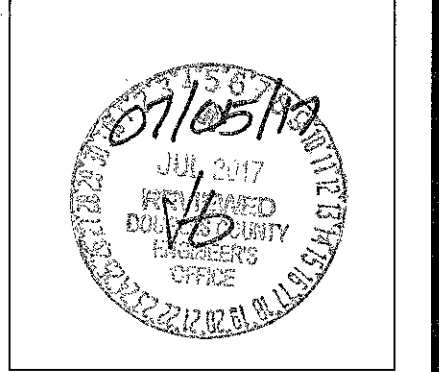
STATE OF NEBRASKA } SS  
 COUNTY OF \_\_\_\_\_ )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017  
 BY JAMES ROYER, \_\_\_\_\_ OF  
 (TITLE) (PRINTED NAME) (PRINTED TITLE)  
 ON BEHALF OF LAWNFIELD DEVELOPMENT, LP, A PARTNERSHIP.  
 SIGNATURE OF NOTARY PUBLIC

STATE OF NEBRASKA } SS  
 COUNTY OF Douglas )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF August 2017  
 BY LAVONNE PLAMBECK, Owner OF  
 (PRINTED NAME) (PRINTED TITLE)  
 AMERICAN NATIONAL BANK OF OMAHA, ON BEHALF OF SAID BANK.  
 SIGNATURE OF NOTARY PUBLIC

STATE OF NEBRASKA } SS  
 COUNTY OF \_\_\_\_\_ )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017  
 BY \_\_\_\_\_ OF  
 (PRINTED NAME) (PRINTED TITLE)  
 ON BEHALF OF SAID COMPANY.  
 SIGNATURE OF NOTARY PUBLIC



DOUGLAS COUNTY ENGINEER REVIEW



14710 West Dodge Road, Suite 100  
 Omaha, Nebraska 68154-2027  
 www.LRA-inc.com

LAMP RYNEARSON & ASSOCIATES

LAWNFIELD REPLAT 6 (LOTS 1 AND 2)  
 OMAHA, DOUGLAS COUNTY, NEBRASKA

ADMINISTRATIVE SUBDIVISION

402.496.2498 | F  
 402.496.2730 | F

3-1-2017  
 JOB NUMBER-TASKS  
 D116163.02-004  
 BOOK AND PAGE  
 16163.1-6

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SHEET 1 OF 1