DEED Inst. # 2018033180, Pg. 1 of 1
Rec Date:05/03/2018 08:40:07.893
Fee Received: $40.00 By: MS
NE Doc Stamp Tax Fee:
Douglas County, NE,Assessor
Register of Deeds DIANE L. BATTIATO

PUTT'N PLACE

LOTS 1, 2, 3 AND OUTLOT "A"

BEING A PLATTING OF PART OF THE NE 1/4 OF THE SW 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 16, T15N, R12E 0F THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF 102nd STREET RIGHT-OF-WAY ADJACENT THERETO ON THE EAST.

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF PUTT'N PLACE WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL BOARD ON THIS 2nd DAY OF April, 2018.

MAYOR PRESIDENT CITY CLERK

REVIEW BY THE DOUGLAS COUNTY ENGINEER

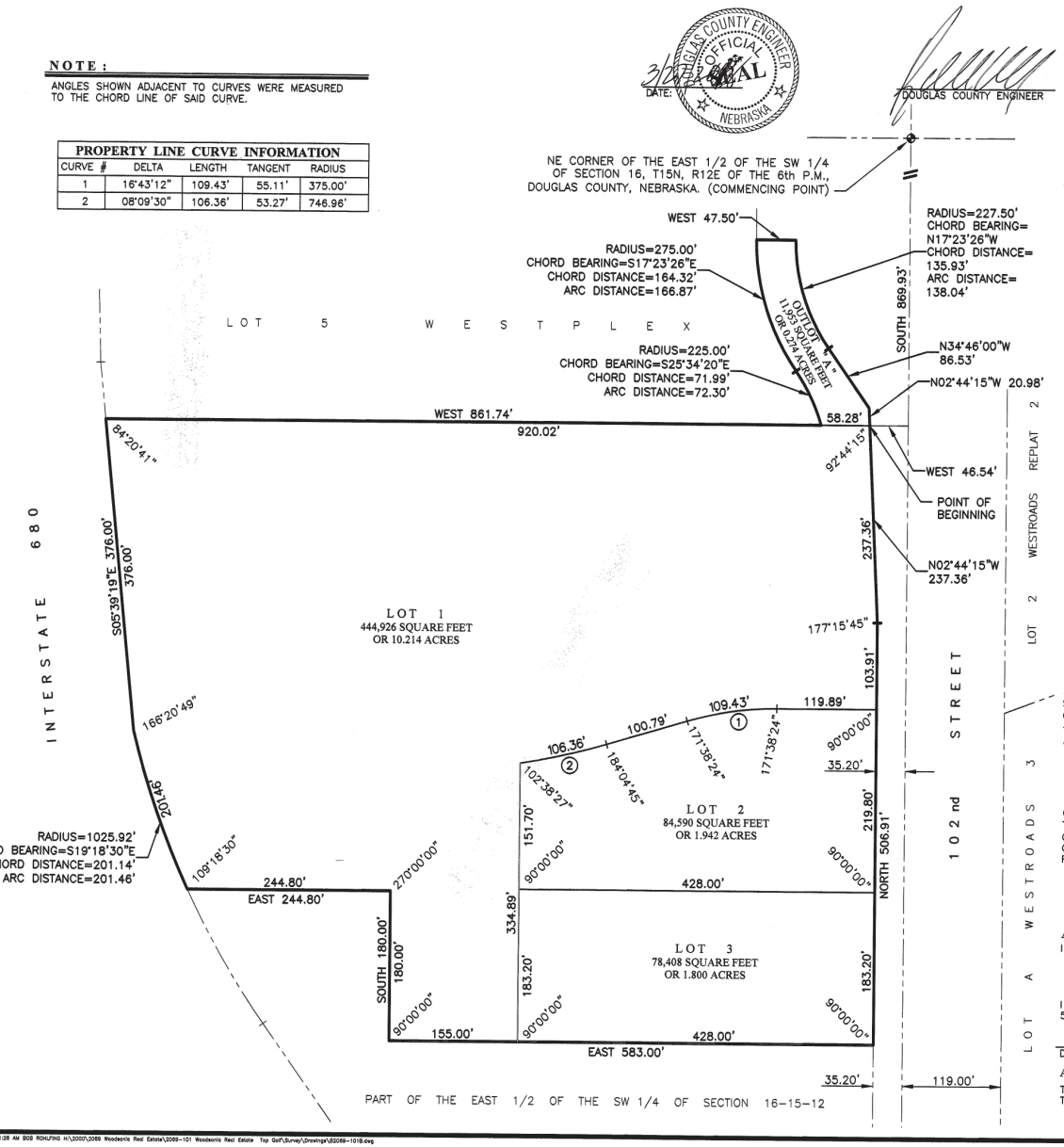
THIS PLAT OF PUTT'N PLACE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER.

DATE: 3/28/2018 DOUGLAS COUNTY ENGINEER

NOTE:

ANGLES SHOWN ADJACENT TO CURVES WERE MEASURED TO THE CHORD LINE OF SAID CURVE.

PROPERTY LINE CURVE INFORMATION				
CURVE #	DELTA	LENGTH	TANGENT	RADIUS
1	16°43'12"	109.43'	55.11'	375.00'
2	08°09'30"	106.36'	53.27'	746.96'



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS PUTT'N PLACE, LOTS 1, 2, 3 AND OUTLOT "A" BEING A PLATTING OF PART OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 16, T15N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF 102ND STREET RIGHT-OF-WAY ADJACENT THERETO ON THE EAST, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE NE CORNER OF SAID EAST 1/2;
THENCE SOUTH (ASSUMED BEARING) 869.93 FEET ON THE EAST LINE OF SAID EAST 1/2 TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 5, WESTPLEX, A SUBDIVISION IN SAID DOUGLAS COUNTY;
THENCE WEST 46.54 FEET ON THE EXTENSION OF THE SOUTH LINE OF SAID LOT 5 TO THE POINT OF BEGINNING;
THENCE N02°44'15"W 20.98 FEET TO THE EAST LINE OF THE 102ND STREET FRONTAGE ROAD;
THENCE N34°46'00"W 86.53 FEET ON THE EAST LINE OF 102ND STREET FRONTAGE ROAD;
THENCE NORTHWESTERLY ON A EAST LINE OF 102ND STREET FRONTAGE ROAD ON A 227.50 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N17°23'26"W, CHORD DISTANCE 135.93 FEET, AN ARC DISTANCE OF 138.04 FEET;
THENCE WEST 47.50 FEET TO THE WEST LINE OF 102ND STREET FRONTAGE ROAD AND THE EAST LINE OF LOT 5, SAID WESTPLEX;
THENCE SOUTHEASTERLY ON THE WEST LINE OF 102ND STREET FRONTAGE ROAD AND ON THE EAST LINE OF SAID LOT 5 ON A 275.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S17°23'26"E, CHORD DISTANCE 164.32 FEET, AN ARC DISTANCE OF 166.87 FEET;
THENCE SOUTHEASTERLY ON THE WEST LINE OF 102ND STREET FRONTAGE ROAD AND ON THE EAST LINE OF SAID LOT 5 ON A 225.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S25°34'20"E, CHORD DISTANCE 71.99 FEET, AN ARC DISTANCE OF 72.30 FEET TO THE SE CORNER OF SAID LOT 5;
THENCE WEST 861.74 FEET ON THE SOUTH LINE OF SAID LOT 5 TO THE SW CORNER THEREOF, SAID CORNER BEING ON THE EAST LINE OF INTERSTATE 680;
THENCE S05°39'19"E 376.00 FEET ON THE EAST LINE OF INTERSTATE 680;
THENCE SOUTHEASTERLY ON THE EAST LINE OF INTERSTATE 680 ON A 1025.92 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S19°18'30"E, CHORD DISTANCE 201.14 FEET, AN ARC DISTANCE OF 201.46 FEET TO THE SW CORNER OF A TRACT OF LAND REFERRED TO AS "PARCEL A" IN A "WARRANTY DEED" RECORDED IN BOOK 1454 AT PAGE 33 OF THE DOUGLAS COUNTY RECORDS;
THENCE EAST 244.80 FEET ON THE SOUTH LINE OF SAID "PARCEL A";
THENCE SOUTH 180.00 FEET;
THENCE EAST 583.00 FEET ON A LINE 180.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID "PARCEL A" TO A POINT 35.20 FEET WEST OF THE EAST LINE OF SAID EAST 1/2;
THENCE NORTH 506.91 FEET ON A LINE 35.20 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID EAST 1/2;
THENCE N02°44'15"W 237.36 FEET TO THE POINT OF BEGINNING.

NEBRASKA REGISTERED James Warner L.S.-308 LAND SURVEYOR JAMES D. WARNER

JANUARY 25, 2018
DATE:

JAMES D. WARNER
NEBRASKA RLS 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, **WESTROADS INVESTORS, LLC**, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS AND **ENTERPRISE BANK**, BEING THE MORTGAGE HOLDERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS **PUTT'N PLACE**, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK QC 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, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES.

PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA OR AQUILA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE.

NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

WESTROADS INVESTORS, LLC,
A NEBRASKA LIMITED LIABILITY COMPANY
BY: DREW SNYDER, MANAGER

ENTERPRISE BANK
BY: SVP
JEFF EIKMEIER, SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF March, 2018 BY DREW SNYDER, MANAGER OF **WESTROADS INVESTORS, LLC**, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

State of Nebraska - General Notary
TANYA K. MAINELLI
My Commission Expires
March 21, 2019

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF March, 2018 BY JEFF EIKMEIER, SENIOR VICE PRESIDENT OF **ENTERPRISE BANK** ON BEHALF OF SAID BANK.

GENERAL NOTARY-State of Nebraska
MARNIE M. BREZACK
My Comm. Exp. February 23, 2019

NOTARY PUBLIC

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 WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 23 DAY OF April, 2018.

DOUGLAS COUNTY TREASURER

TREASURER SEAL

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF PUTT'N PLACE ON THIS 2 DAY OF May, 2018.

CITY ENGINEER

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

5/2/18
DATE:

CITY ENGINEER

APPROVAL OF CITY OF OMAHA PLANNING BOARD

THIS PLAT OF PUTT'N PLACE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 5 DAY OF April, 2018.

CHAIRMAN

TD2 engineering & surveying
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

RET.

PUTT'N PLACE
LOTS 1, 2, 3 AND OUTLOT "A"

N

0' 50' 100'

Revision Dates

No.	Description	MM-DD-YY
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Job No.: B2069-101B
Drawn By: RJR
Reviewed By: JDW
Date: JANUARY 25, 2018
Book:
Page:

Sheet Title

CITY OF OMAHA FINAL PLAT

Sheet Number

SHEET 1 OF 1

3/27/2018 11:28 AM BOB ROHLFING H:\2000\2069 Woodsonia Rec Estate\2069-101 Woodsonia Rec Estate Top Golf\Survey\Drawings\B2069-101B.dwg