



DEED 2017027700



APR 12 2017 14:47 P 31

Deed  
31/14 FEE 190.00 FB 01-60000 (old) new  
BKP 23-1511<sup>LE</sup> EXAM

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Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
4/12/2017 14:47:13.00



2017027700

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PAGE DOWN FOR BALANCE OF INSTRUMENT

RETURN TO: #16

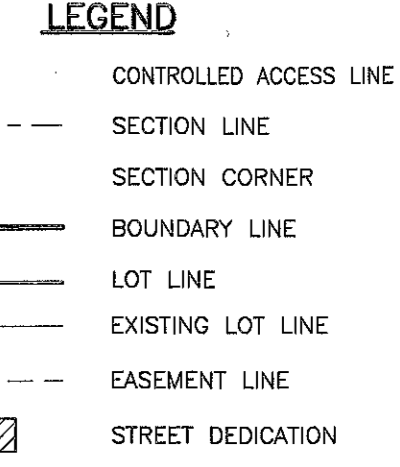
CHECK NUMBER

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LOCATED IN:  
 NW 1/4 NE 1/4 SEC. 23, T15N, R11E NW 1/4 SE 1/4 SEC. 23, T15N, R11E  
 SW 1/4 NE 1/4 SEC. 23, T15N, R11E SW 1/4 SE 1/4 SEC. 23, T15N, R11E  
 NE 1/4 NE 1/4 SEC. 23, T15N, R11E NE 1/4 SE 1/4 SEC. 23, T15N, R11E  
 SE 1/4 NE 1/4 SEC. 23, T15N, R11E

# WEST FARM

LOTS 1 THROUGH 13, INCLUSIVE BEING A PLATTING OF THE EAST HALF OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA



### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY AND ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS WEST FARM, LOTS 1 THROUGH 13, BEING A PLATTING OF THE EAST HALF OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH-WEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA;

THENCE NORTH 02°59'17" WEST (BEARINGS REFERENCED TO THE NEBRASKA STATE PLANE COORDINATE SYSTEM) FOR 5000 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 02°59'17" EAST FOR 2596.28 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE NORTH 02°59'04" WEST FOR 2100.86 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23 TO THE SOUTH RIGHT OF WAY LINE OF SAID WEST DODGE ROAD FOR THE FOLLOWING 5 COURSES:

- 1) THENCE NORTH 83°05'15" EAST FOR 713.51 FEET;
- 2) THENCE NORTH 80°35'15" EAST FOR 352.28 FEET;
- 3) THENCE NORTH 87°06'26" EAST FOR 400.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23;
- 4) THENCE SOUTH 87°10'56" EAST FOR 1004.99 FEET;
- 5) THENCE SOUTH 82°59'04" WEST FOR 2100.86 FEET TO THE WEST RIGHT OF WAY LINE OF 144TH STREET;

THENCE ALONG THE WEST RIGHT OF WAY LINE OF SAID 144TH STREET FOR THE FOLLOWING 7 COURSES:

- 1) THENCE SOUTH 36°10'51" EAST FOR 83.75 FEET;
- 2) THENCE SOUTH 02°54'51" EAST FOR 780.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23;
- 3) THENCE SOUTH 06°32'54" WEST FOR 91.24 FEET;
- 4) THENCE SOUTH 02°54'51" EAST FOR 460.03 FEET SOUTH OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23;
- 5) THENCE SOUTH 11°53'18" EAST FOR 262.84 FEET;
- 6) THENCE SOUTH 02°54'51" EAST FOR 687.88 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23;
- 7) THENCE SOUTH 02°54'51" EAST FOR 995.15 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23;

THENCE SOUTH 87°11'07" WEST FOR 1275.38 FEET;

THENCE SOUTH 02°57'29" EAST FOR FEET 1803.36 TO THE NORTH RIGHT OF WAY LINE OF PACIFIC STREET;

THENCE SOUTH 87°12'29" WEST FOR 1323.21 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23 TO THE POINT OF BEGINNING.

258.14 ACRES.

WILLIAM E. KNIGHT, L.S. 566  
 DATE 3-9-2017

### DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, NEW WEST FARM HOLDINGS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS WEST FARM, LOTS 1 THROUGH 13, INCLUSIVE; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON 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 GRANTEE, AND TO THE GRANTEE'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.

NEW WEST FARM HOLDINGS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

JAY KIDDLE, AUTHORIZED SIGNATORY

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA } SS  
 COUNTY OF Douglas }  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF March, 2017  
 BY JAY KIDDLE OF NEW WEST FARM HOLDINGS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.  
 TERESA STANDER  
 SIGNATURE OF NOTARY PUBLIC

TERESA STANDER  
 Notary Public, State of Nebraska  
 My Comm. Exp. February 12, 2019

### NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR).
5. LOTS 1, 2, 3, 6, 8, 10, 11 AND 12 WILL HAVE NO DIRECT VEHICULAR ACCESS TO WEST DODGE ROAD, 144TH STREET OR PACIFIC STREET.
6. LOT 10 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 150TH STREET.
7. ALL EXISTING EASEMENTS ARE NOT BEING DEDICATED AND ARE SHOWN FOR REFERENCE ONLY.

CENTERLINE CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	725.00	618.45	600.78	048°07'10"
C2	725.00	119.88	119.81	009°27'20"
C3	800.00	592.78	541.86	036°32'20"
C4	800.00	923.50	881.79	036°32'22"
C5	275.00	118.74	117.82	026°38'50"
C6	270.25	386.84	382.13	064°08'01"

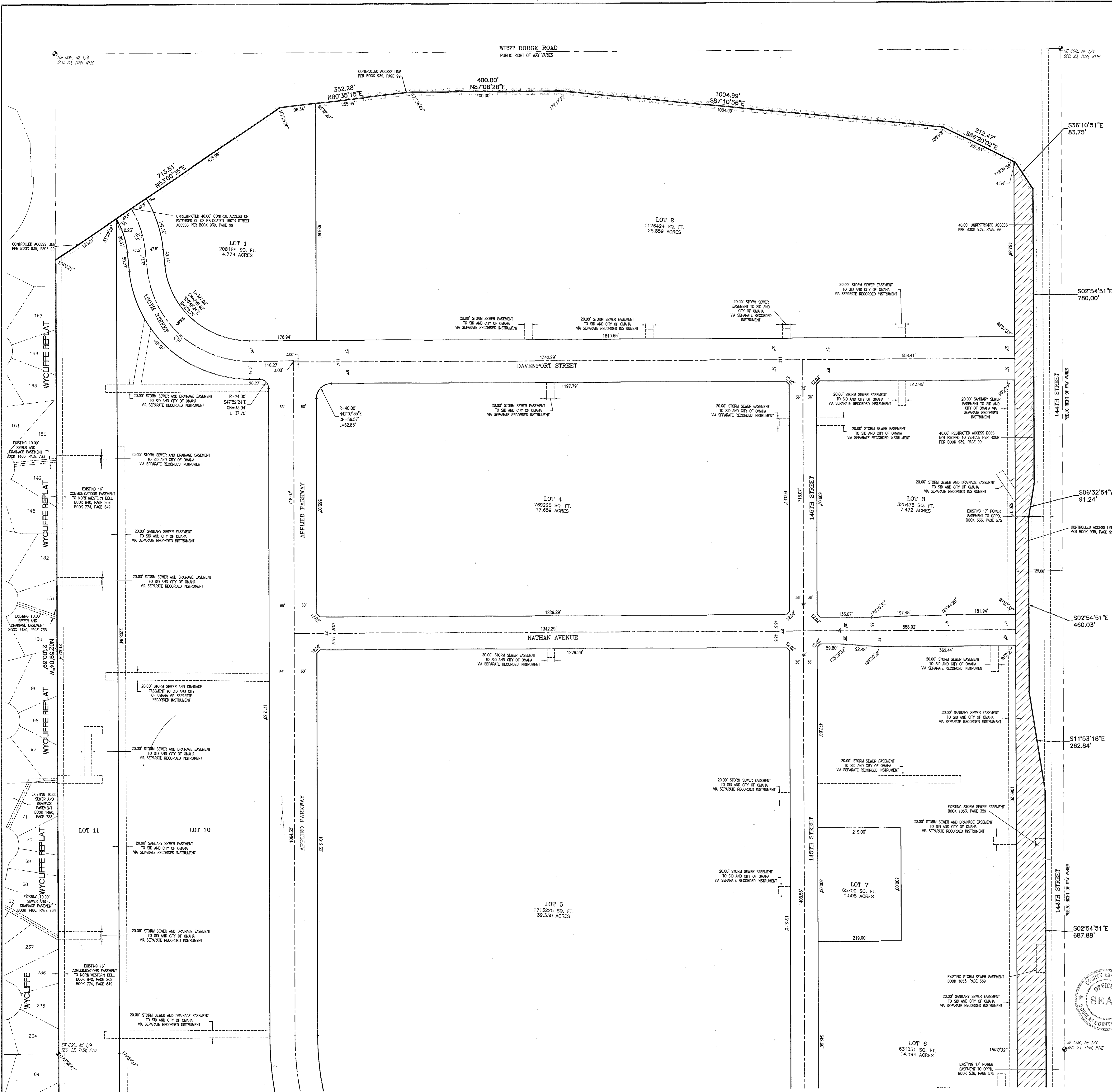
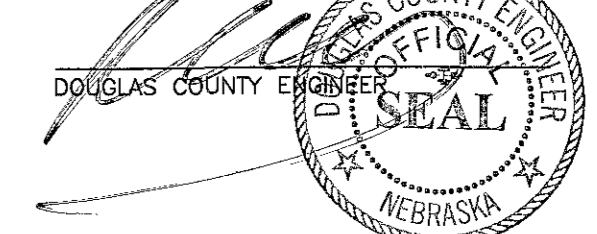


Douglas County Treasurer  
 Susan Bernacki  
 4-12-17

### REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF WEST FARM, LOTS 1 THROUGH 13, INCLUSIVE, WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

DATE 3/9/2017



DRAWN BY: [Blank]  
 CHECKED BY: [Blank]  
 DATE: [Blank]  
 SHEET: [Blank] OF [Blank]

REVISIONS: [Blank]

LAMP RYNEARSON  
 14710 West Dodge Road, Suite 100  
 Omaha, Nebraska 68154-2027  
 WWW.LRA-INC.COM

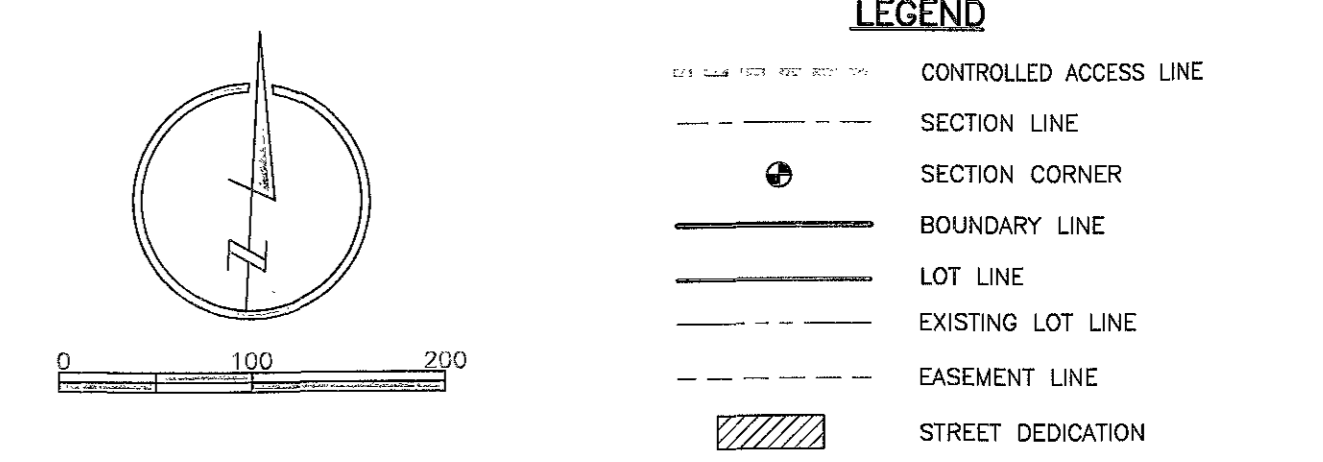
WEST FARM (LOTS 1 THROUGH 13, INCLUSIVE)  
 DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

1 OF 2

# WEST FARM

LOTS 1 THROUGH 13, INCLUSIVE, BEING A PLATTING OF PART OF THE EAST HALF OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., IN DOUGLAS COUNTY, NEBRASKA, EXCEPT THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER



### NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR).
5. LOTS 1, 2, 3, 6, 8, 10, 11 AND 12 WILL HAVE NO DIRECT VEHICULAR ACCESS TO WEST DODGE ROAD, 144TH STREET OR PACIFIC STREET.
6. LOT 10 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 150TH STREET.
7. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.



CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	725.00	616.45	600.78	048°57'15"
C2	725.00	119.85	119.51	009°27'30"
C3	800.00	562.78	541.85	039°39'39"
C4	880.00	583.52	581.79	039°23'27"
C5	275.00	118.74	117.82	02°38'30"
C6	270.25	396.84	362.13	08°08'01"

### SECTION CORNER TIES

- NW CORNER NE 1/4 SEC. 23, T15N, R11E**  
 2" BRASS CAP STAMPED DOUGLAS COUNTY SURVEYOR  
 CENTER OF INTERSECTION OF 144TH AND DODGE STREETS  
 FLUSH WITH GRADE ON CONCRETE BRIDGE DECK  
 -N 121.81' TO 800 NAIL IN NOSE OF ISLAND  
 -E 74.65' TO CHISELED "X" IN NW BOLT OF TRAFFIC SIGNAL POLE  
 -S 121.11' TO PK NAIL IN NOSE OF ISLAND  
 -W 74.61' TO CHISELED "X" IN NE BOLT OF TRAFFIC SIGNAL POLE CENTER OF INTERSECTION OF 144TH AND DODGE STREETS  
 -NNW 87.92' TO CHISELED "X" ON RM WH
- SW CORNER NE 1/4 SEC. 23, T15N, R11E**  
 1" P.I. CL FENCE LINE S (PROJECTED)  
 CL TREE LINE W, 0.1' B.G.  
 -E 105.20' TO "X" NAILS W FACE CORNER FENCE POST, 2.0' A.G.  
 -S 79.07' TO TOP CENTER CORNER 3" CHAIN LINK FENCE POST  
 -SW 103.88' TO EASTERN MOST CORNER HOUSE #407  
 -NW 86.98' TO SOUTHWEST MOST CORNER HOUSE #14965
- SE CORNER NE 1/4 SEC. 23, T15N, R11E**  
 2" BRASS CAP STAMPED DOUGLAS COUNTY SURVEYOR  
 CENTER OF INTERSECTION OF 144TH AND PACIFIC STREETS  
 FLUSH WITH CONCRETE SURFACE  
 -NNE 81.71' TO DRILL HOLE W/ "X" IN ISLAND NOSE  
 -E 74.44' TO DRILL HOLE W/ "X" IN ISLAND NOSE  
 -S 84.03' TO DRILL HOLE W/ "X" IN ISLAND NOSE  
 -W 75.53' TO DRILL HOLE W/ "X" IN ISLAND NOSE  
 -NE 99.80' TO 1" BRASS DISK STAMPED DOUGLAS COUNTY IN CONCRETE TRAFFIC POLE BASE  
 -SE 47.73' TO DRILL HOLE W/ "X" IN SIDEWALK CL.  
 -SW 47.73' TO DRILL HOLE W/ "X" IN SIDEWALK CL.  
 -NW 48.35' TO DRILL HOLE W/ "X" IN SIDEWALK CL.  
 -SW 53.73' TO CHISELED "X" NE CORNER LIGHT POLE BASE
- SE CORNER SE 1/4 SEC. 23, T15N, R11E**  
 2" BRASS CAP STAMPED DOUGLAS COUNTY SURVEYOR  
 CENTER OF INTERSECTION OF 144TH AND PACIFIC STREETS  
 FLUSH WITH CONCRETE SURFACE  
 -NNE 81.71' TO DRILL HOLE W/ "X" IN ISLAND NOSE  
 -E 74.44' TO DRILL HOLE W/ "X" IN ISLAND NOSE  
 -S 84.03' TO DRILL HOLE W/ "X" IN ISLAND NOSE  
 -W 75.53' TO DRILL HOLE W/ "X" IN ISLAND NOSE  
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 -SE 47.73' TO DRILL HOLE W/ "X" IN SIDEWALK CL.  
 -SW 47.73' TO DRILL HOLE W/ "X" IN SIDEWALK CL.  
 -NW 48.35' TO DRILL HOLE W/ "X" IN SIDEWALK CL.  
 -SW 53.73' TO CHISELED "X" NE CORNER LIGHT POLE BASE

### APPROVAL OF THE VILLAGE ENGINEER OF THE VILLAGE OF BOYS TOWN

I HEREBY APPROVE THIS PLAT OF WEST FARM, LOTS 1 THROUGH 13, INCLUSIVE AS TO THE DESIGN STANDARDS.

*Peter Anderson*  
 CITY ENGINEER  
 DATE: 4-4-17

### APPROVAL OF VILLAGE OF BOYS TOWN PLANNING COMMISSION

THIS PLAT OF WEST FARM, LOTS 1 THROUGH 13, INCLUSIVE WAS APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF BOYS TOWN THIS

*John J. ...*  
 CHAIRMAN, VILLAGE PLANNING COMMISSION  
 DAY OF March 2017.

### APPROVAL OF THE VILLAGE BOARD

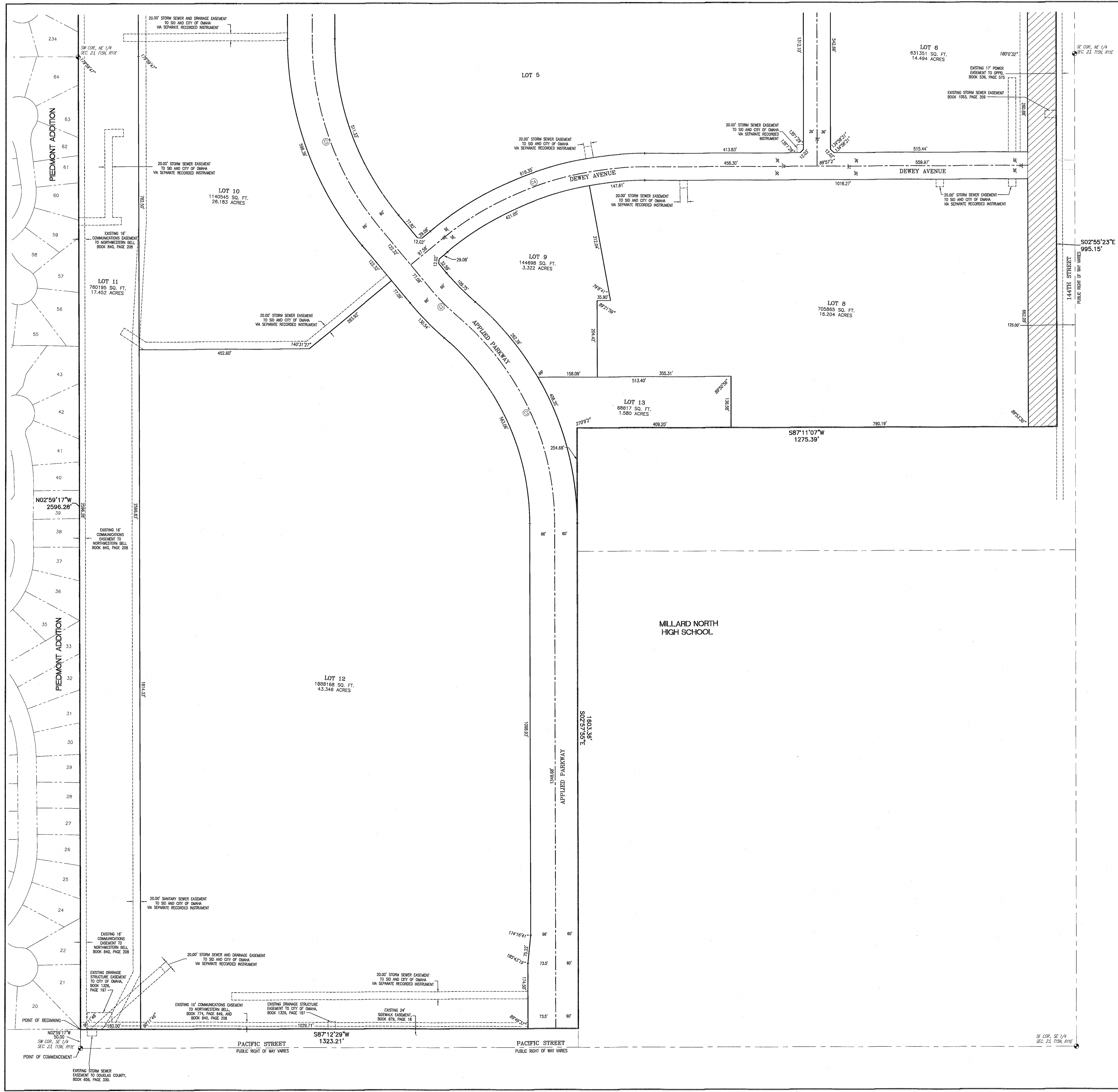
THIS PLAT OF WEST FARM, LOTS 1 THROUGH 13, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE VILLAGE OF BOYS TOWN ON THIS

*John J. ...*  
 PRESIDENT  
*John J. ...*  
 VILLAGE CLERK  
 DAY OF March 2017.

### REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF WEST FARM, LOTS 1 THROUGH 13, INCLUSIVE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

DATE: 3/9/2017



DRAWN BY: [ ]  
 DESIGNED BY: [ ]  
 CHECKED BY: [ ]  
 DATE: 1-8-2017  
 JOB NUMBER: 68154-2027  
 CLIENT: WEST FARM (LOTS 1 THROUGH 13, INCLUSIVE)  
 COUNTY: DOUGLAS COUNTY, NEBRASKA

WEST FARM (LOTS 1 THROUGH 13, INCLUSIVE)  
 DOUGLAS COUNTY, NEBRASKA

LAMP RYNEARSON & ASSOCIATES  
 14710 West Dodge Road, Suite 100  
 Omaha, Nebraska 68154-2027  
 402.496.2730  
 www.LRA-Inc.com

FINAL PLAT

SHEET 2 OF 2