

11/30/13
40.00
1.00
42000
0.85
A

Received - DANIE L. BATTIATO
12/27/2013 12:25:21 PM
12/27/2013 12:25:21 PM
2013120443

DEC 27 2013 12:25 P 6

2013120443

WEST SHORES REPLAT 5

LOTS 1 & 2

BEING A REPLAT OF LOT 245 WEST SHORES, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THE SOUTH 33.00 FEET OF VACATED WEST DODGE ROAD ADJACENT THERETO ON THE NORTH.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT PERSONAL SUPERVISION, THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF THE LOTS BEING PLATTED.



JAMES D. WARNER,
NEBRASKA RLS 308

NOVEMBER 26, 2013

LEGEND

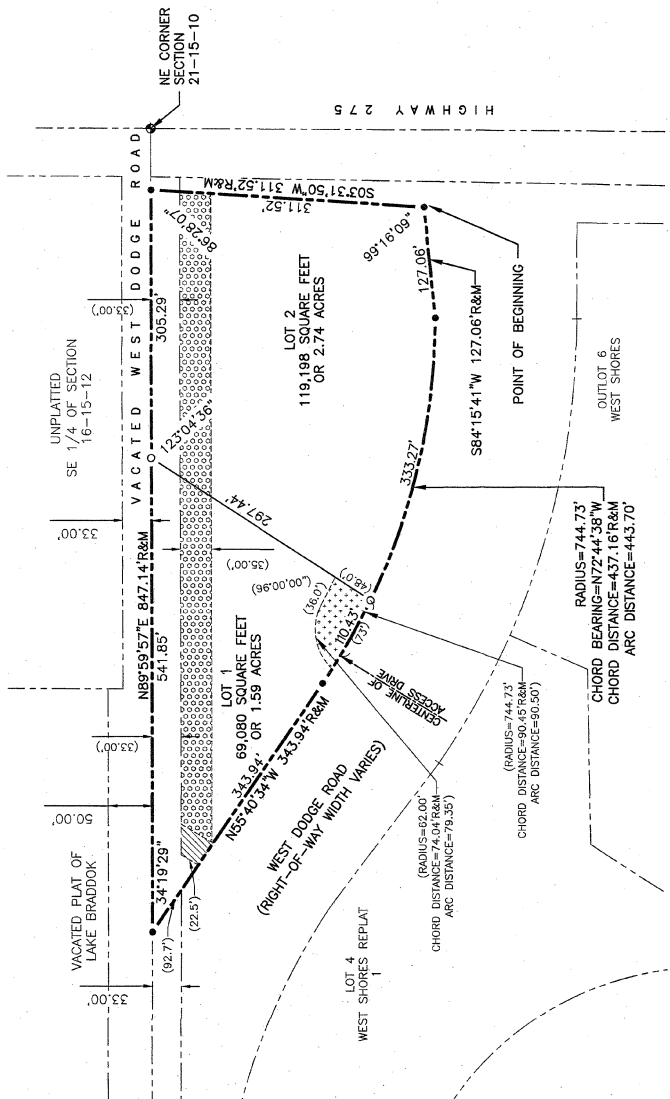
- CORNERS FOUND
- 5/8" REBAR W/CAP #308
- CORNERS SET
- 5/8" REBAR W/CAP #308
- R RECORDED DISTANCE
- M MEASURED DISTANCE
- CTP CRIMPED TOP PIPE
- OTF OPEN TOP PIPE

- NOTES**
1. ANGLES AND DISTANCE IN PARENTHESIS PERTAIN TO EASEMENTS.
 2. ACCESS TO LOTS 1 AND 2 WILL BE LIMITED TO ONE SHARED 30' WIDE DRIVEWAY OFF THE SOUTHWEST CORNER OF LOT 1 AS SHOWN HEREON.

SANITARY SEWER AND WATER LINE EASEMENT GRANTED TO S.I.D. NO. 453 RECORDED IN BOOK 1365 AT PAGE 122 AND AS SHOWN ON THE FINAL PLAT OF WEST SHORES RECORDED IN BOOK 2171 AT PAGE 482.

SANITARY SEWER AND WATER MAIN EASEMENT GRANTED TO S.I.D. NO. 453 RECORDED AS INSTRUMENT NO. 2003173114.

INGRESS AND EGRESS EASEMENT GRANTED TO THE PRESENT AND FUTURE OWNERS OF LOT 2. (SEE RECORDED DOCUMENT)



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE HEALTH CARE PROFESSIONALS, INC., A NEBRASKA CORPORATION, BEING THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

HEALTH CARE PROFESSIONALS, INC., A NEBRASKA CORPORATION
BY: *Brett Richmond*
BRETT RICHMOND, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14TH DAY OF DECEMBER, 2013 BY BRETT RICHMOND, PRESIDENT OF HEALTH CARE PROFESSIONALS, INC., A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION.

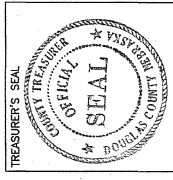
James Warner
NOTARY PUBLIC



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 20TH DAY OF NOVEMBER, 2013.

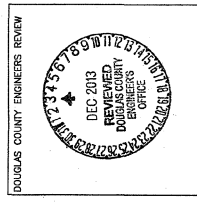
Al J...
DOUGLAS COUNTY TREASURER



PLANNING DIRECTOR'S APPROVAL

APPROVED AS A SUBDIVISION 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.

Chris Rockwell
PLANNING DIRECTOR



12/27/13
DATE



Revision Dates	No.	Description	MM-DD-YY
	1		
	2		
	3		
	4		

Job No.: 1792-101ADM
Drawn By: MRS
Reviewed By: JDW
Date: 11-26-2013
Book:
Page:

SHEET TITLE
CITY OF OMAHA
ADMINISTRATIVE
SUBDIVISION

SHEET NUMBER
SHEET 1 OF 1
0.5586

WEST SHORES REPLAT 5
LOT 1 AND 2