

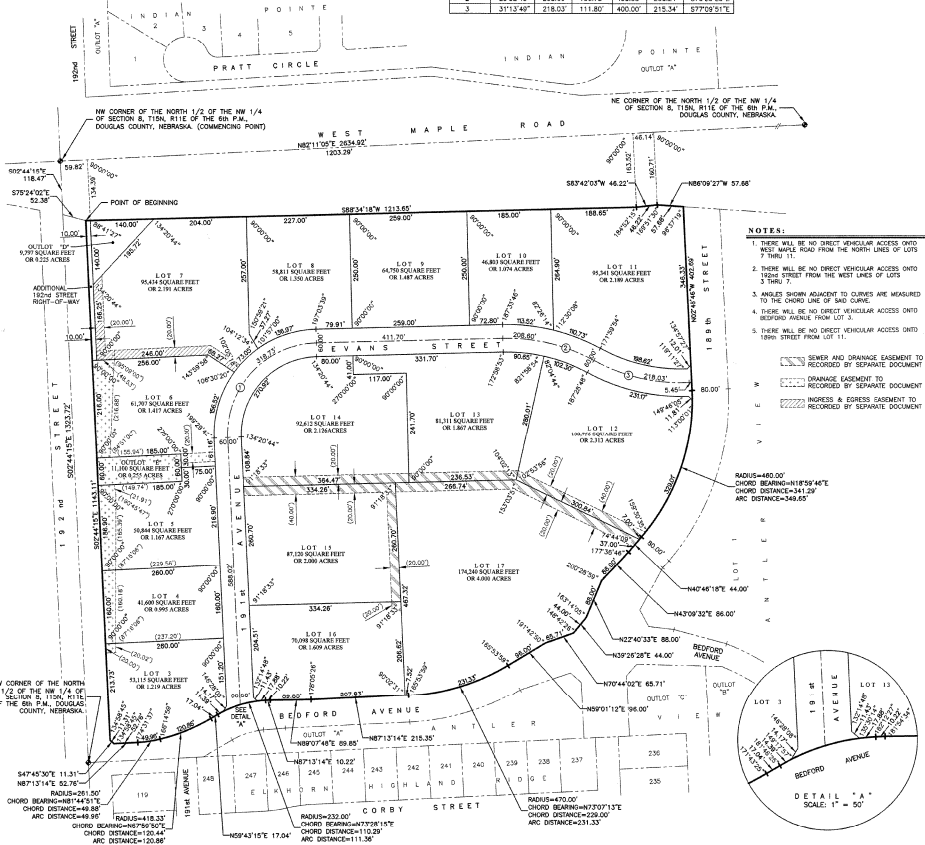
DISTRICT # 20170808A Pg. 1 of 1
 Plan Date: 10/05/17 10:28:39 AM
 File Name: 10/05/17 10:28:39 AM
 NE Doc. Share File Path
 Douglas County, NE, Registrar of Deeds, CLARKE, BATTALIO

ANTLER VIEW

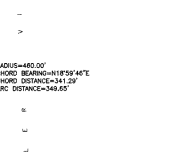
LOTS 3 THRU 17, INCLUSIVE AND OUTLOTS "D" & "E"

BEING A PLATTING OF THAT PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 8, T19N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.

CURVE #	DELTA	LENGTH	TANGENT	RADIUS	CHORD	BEARING
1	91°15'33"	318.20	204.87	500.00	286.62	184°25'22"E
2	29°24'42"	208.60	106.33	400.00	206.24	378°29'20"E
3	31°12'49"	218.03	111.80	400.00	213.54	377°09'51"E



- NOTES:**
- THERE WILL BE NO DIRECT VEHICULAR ACCESS OFF WEST MAPLE ROAD FROM THE NORTH LINES OF LOTS 7 THRU 11.
 - THERE WILL BE NO DIRECT VEHICULAR ACCESS OFF EVANS STREET FROM THE WEST LINES OF LOTS 3 THRU 7.
 - HOUSES SHOWN ADJACENT TO CURVES ARE MEASURED TO THE CHORD LINE OF SAID CURVE.
 - THERE WILL BE NO DIRECT VEHICULAR ACCESS OFF BEDFORD AVENUE FROM LOT 3.
 - THERE WILL BE NO DIRECT VEHICULAR ACCESS OFF 19TH STREET FROM LOT 11.



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 THAT A BOUNDARY WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT PERMANENT MARKERS ARE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS ANTLER VIEW LOTS 3 THRU 17, INCLUSIVE, AND OUTLOTS "D" & "E", BEING A PLATTING OF THAT PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 8, T19N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE 304'x125' (DARIAN) BEARING 118.87 FEET ON THE WEST LINE OF SAID NW 1/4 TO THE SOUTH LINE OF WEST MAPLE ROAD; THENCE S79°20'27" E 52.38 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD TO THE POINT OF BEGINNING, SAID POINT BEING 50.00 FEET EAST OF THE WEST LINE OF SAID NW 1/4 AND ON THE EAST LINE OF 19TH STREET; THENCE S04°18'15" E 114.11 FEET ON THE EAST-SOUTH-EAST LINE PARALLEL WITH THE WEST LINE OF SAID NW 1/4 AND ON THE EAST LINE OF 19TH STREET TO THE NORTH LINE OF BEDFORD AVENUE; THENCE S04°18'15" E 114.11 FEET ON THE NORTH LINE OF BEDFORD AVENUE AND ON THE WEST LINE OF 18TH STREET ON THE FOLLOWING BEARING: S04°18'15" E 114.11 FEET; THENCE N87°13'14" E 52.76 FEET; THENCE S47°42'37" E 11.31 FEET; THENCE N87°13'14" E 52.76 FEET; CHORD BEARING N87°40'51" E, CHORD DISTANCE 49.88 FEET; AN ARC DISTANCE OF 49.88 FEET; THENCE N04°14'15" E 12.04 FEET; THENCE N04°14'15" E 12.04 FEET; CHORD BEARING N73°28'15" E, CHORD DISTANCE 110.29 FEET; AN ARC DISTANCE OF 110.29 FEET; THENCE N87°13'14" E 10.22 FEET; THENCE N87°07'48" E 89.89 FEET; THENCE N87°13'14" E 215.35 FEET; THENCE N04°14'15" E 86.00 FEET; THENCE N04°14'15" E 65.71 FEET; CHORD BEARING N73°28'15" E, CHORD DISTANCE 229.00 FEET; AN ARC DISTANCE OF 233.23 FEET; THENCE N22°40'37" E 86.00 FEET; THENCE N43°00'37" E 86.00 FEET; THENCE N42°48'18" E 44.00 FEET; THENCE N04°14'15" E 86.00 FEET; CHORD BEARING N73°28'15" E, CHORD DISTANCE 177.56 FEET; AN ARC DISTANCE OF 177.56 FEET; THENCE N04°14'15" E 402.89 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD; THENCE S04°18'15" E 125.85 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD TO AN ANGLE POINT THEREIN; THENCE S87°42'37" E 48.22 FEET; THENCE S87°42'37" E 125.85 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD TO THE POINT OF BEGINNING.

OCTOBER 13, 2016.

DATE

JAMES C. WARNER
 NEBRASKA RLS 308

DEDICATION

FROM ALL MEN BY THESE PRESENTS: THAT WE 192 MAPLE LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE KNOWN, NUMBERED AND ENTERED AS SHOWN AND SUBDIVISION TO BE HERETOFORE KNOWN AS ANTLER VIEW LOTS 3 THRU 17, INCLUSIVE, AND OUTLOTS "D" & "E", BEING A PLATTING OF THAT PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 8, T19N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE 304'x125' (DARIAN) BEARING 118.87 FEET ON THE WEST LINE OF SAID NW 1/4 TO THE SOUTH LINE OF WEST MAPLE ROAD; THENCE S79°20'27" E 52.38 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD TO THE POINT OF BEGINNING, SAID POINT BEING 50.00 FEET EAST OF THE WEST LINE OF SAID NW 1/4 AND ON THE EAST LINE OF 19TH STREET; THENCE S04°18'15" E 114.11 FEET ON THE EAST-SOUTH-EAST LINE PARALLEL WITH THE WEST LINE OF SAID NW 1/4 AND ON THE EAST LINE OF 19TH STREET TO THE NORTH LINE OF BEDFORD AVENUE; THENCE S04°18'15" E 114.11 FEET ON THE NORTH LINE OF BEDFORD AVENUE AND ON THE WEST LINE OF 18TH STREET ON THE FOLLOWING BEARING: S04°18'15" E 114.11 FEET; THENCE N87°13'14" E 52.76 FEET; THENCE S47°42'37" E 11.31 FEET; THENCE N87°13'14" E 52.76 FEET; CHORD BEARING N87°40'51" E, CHORD DISTANCE 49.88 FEET; AN ARC DISTANCE OF 49.88 FEET; THENCE N04°14'15" E 12.04 FEET; THENCE N04°14'15" E 12.04 FEET; CHORD BEARING N73°28'15" E, CHORD DISTANCE 110.29 FEET; AN ARC DISTANCE OF 110.29 FEET; THENCE N87°13'14" E 10.22 FEET; THENCE N87°07'48" E 89.89 FEET; THENCE N87°13'14" E 215.35 FEET; THENCE N04°14'15" E 86.00 FEET; THENCE N04°14'15" E 65.71 FEET; CHORD BEARING N73°28'15" E, CHORD DISTANCE 229.00 FEET; AN ARC DISTANCE OF 233.23 FEET; THENCE N22°40'37" E 86.00 FEET; THENCE N43°00'37" E 86.00 FEET; THENCE N42°48'18" E 44.00 FEET; THENCE N04°14'15" E 86.00 FEET; CHORD BEARING N73°28'15" E, CHORD DISTANCE 177.56 FEET; AN ARC DISTANCE OF 177.56 FEET; THENCE N04°14'15" E 402.89 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD; THENCE S04°18'15" E 125.85 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD TO AN ANGLE POINT THEREIN; THENCE S87°42'37" E 48.22 FEET; THENCE S87°42'37" E 125.85 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD TO THE POINT OF BEGINNING.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 I, JAMES C. WARNER, Notary Public, do hereby certify that the foregoing was acknowledged before me this 25th day of October, 2016, by JAMES C. WARNER, NEBRASKA RLS 308, as the authorized representative of 192 MAPLE LLC, A NEBRASKA LIMITED LIABILITY COMPANY.

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 25th DAY OF OCTOBER, 2016.

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF ANTLER VIEW ON THIS 16th DAY OF OCTOBER, 2017.

APPROVAL OF CITY OF OMAHA PLANNING BOARD

THIS PLAT OF ANTLER VIEW WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 20th DAY OF OCTOBER, 2017.

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF ANTLER VIEW WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL BOARD ON THIS 20th DAY OF OCTOBER, 2017.

REVIEW BY THE DOUGLAS COUNTY ENGINEER

THIS PLAT OF ANTLER VIEW HAS BEEN REVIEWED BY THE DOUGLAS COUNTY ENGINEER.

TD2
 engineering & surveying
 Thompson, Dreesen & Dornier, Inc.
 10855 Old Mill Rd
 Omaha, NE 68154
 p.402.330.8860 f.402.330.5866
 td2co.com

ANTLER VIEW
 LOTS 3 THRU 17, INCLUSIVE
 AND OUTLOTS "D" & "E"

REVISION TABLE

No.	Description	MM/DD/YY

Job No.: D1951-103D
 Drawn By: RJR
 Reviewed By: JDW
 Date: OCTOBER 13, 2016
 Book:
 Page:

SHEET NUMBER

CITY OF OMAHA
 FINAL PLAT

SHEET NUMBER

SHEET 1 OF 1



MISC 2017012653



FEB 16 2017 11:20 P 1

1/2 misc

FEE 1000 FB 00-00835

BKP C/O COMPC

DEL SCAN FV

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
2/16/2017 11:20:38.93



2017012653

AFFIDAVIT OF CORRECTION

I, CHRIS E. DORNER, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY SUBMIT THIS AFFIDAVIT IN ORDER TO CORRECT A STREET NAME AS SHOWN ON THE FINAL PLAT OF ANTLER VIEW, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, RECORDED AS INSTRUMENT 2016081767 OF SAID DOUGLAS COUNTY RECORDS.

FEBRUARY 7, 2017

DATE

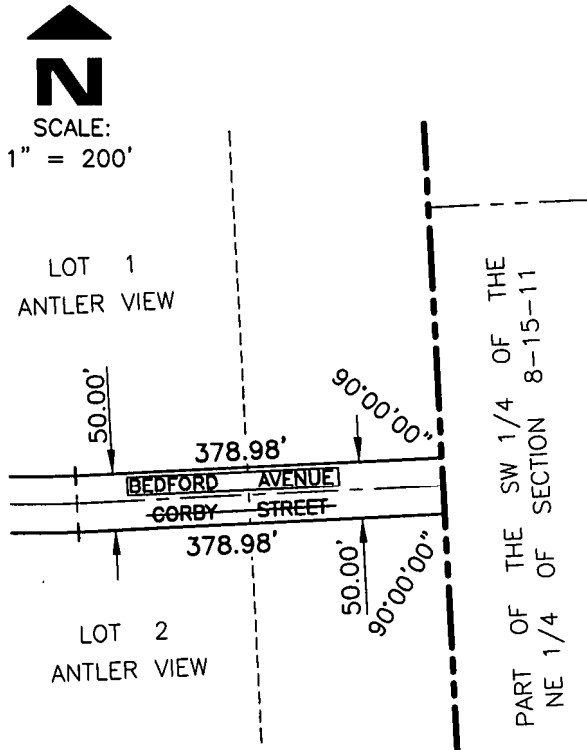
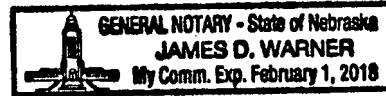
CHRIS E. DORNER, NEBRASKA RLS 507

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

THE FOREGOING AFFIDAVIT OF CORRECTION WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF FEBRUARY, 2017 BY CHRIS E. DORNER.

2017 JW

NOTARY PUBLIC



CORRECTED STREET NAME
 PLATTED STREET NAME



Job Number: 1951-103-AFF1
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

Date: FEBRUARY 7, 2017
Drawn By: RJR
Reviewed By: CED
Revision Date:

AFFIDAVIT

ANTLER VIEW

Book
Page

chg



MISC 2017019781



MAR 15 2017 07:01 P 1

MISC

FEE 10.00 FB 02-00835

BKP C/O COMP SN

DEL SCAN FV

0

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
3/15/2017 07:01:59.48



2017019781

AFFIDAVIT OF CORRECTION

CORRECTIONS TO THE DIMENSIONS, ANGLES AND AREA OF OUTLOT "A" TO ADD CENTERLINE DIMENSIONS TO BEDFORD AVENUE ADJACENT TO SAID OUTLOT "A" AND TO CORRECT THE CURVE INFORMATION FOR THE CENTERLINE CURVE #1 OF ANTLER VIEW RECORDED AS INSTRUMENT NO. 2016081767 IN THE OFFICE OF THE REGISTER OF DEEDS, DOUGLAS COUNTY, NEBRASKA.

~~SEE THE ATTACHED EXHIBIT "A" BY THIS REFERENCE MADE A PART THEREOF.~~

I HEREBY CERTIFY THAT I AM THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE SURVEYOR'S CERTIFICATE OF SAID ANTLER VIEW.

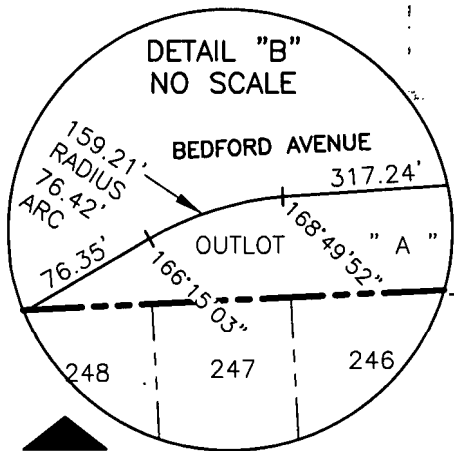
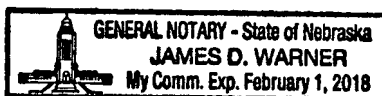
MARCH 14, 2017
DATE

Chris E. Dorner
CHRIS E. DORNER, NEBRASKA RLS 507

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

THE FOREGOING AFFIDAVIT OF CORRECTION WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF MARCH, 2017 BY CHRIS E. DORNER.

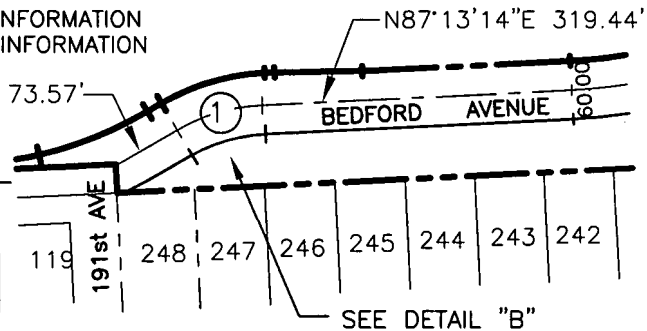
James Warner
NOTARY PUBLIC



— RECORDED INFORMATION
— CORRECTED INFORMATION

OUTLOT "A"
57,735 SQUARE FEET
OR 1.33 ACRES

OUTLOT "A"
57,711 SQUARE FEET
OR 1.325 ACRES



N
SCALE:
1" = 200'

CENTERLINE CURVE INFORMATION						
CURVE #	DELTA	LENGTH	TANGENT	RADIUS	CHORD	BEARING
-1	24°54'43"	86.96'	44.18'	200.00'	86.28'	N72°30'51"E
1	27°30'01"	91.78'	46.79'	191.21'	90.90'	N73°28'15"E



Job Number: 1951-101-AFF
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

Date: MARCH 14, 2017
Drawn By: RJR
Reviewed By: CED
Revision Date:

AFFIDAVIT

ANTLER VIEW

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TDDI 1

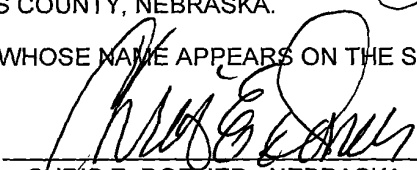
chg

AFFIDAVIT OF CORRECTION

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY SUBMIT THIS AFFIDAVIT IN ORDER TO CORRECT TWO INTERIOR ANGLES ALONG THE NORTHERLY LINE OF LOT 2, ANTLER VIEW, A SUBDIVISION AS SURVEYED PLATTED AND RECORDED AS INSTRUMENT 2016081767 ^(Jw) IN THE OFFICE OF THE REGISTER OD DEEDS, DOUGLAS COUNTY, NEBRASKA.

I HEREBY CERTIFY THAT I AM THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE SURVEYOR'S CERTIFICATE OF SAID ANTLER VIEW.

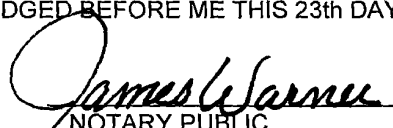
AUGUST 22, 2019
 DATE


 CHRIS E. DORNER, NEBRASKA RLS 507

ACKNOWLEDGEMENT OF NOTARY

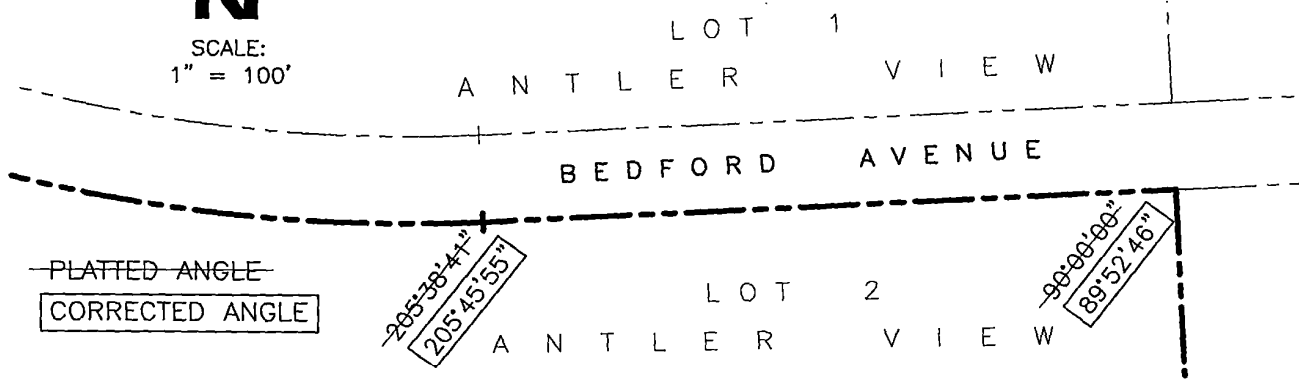
STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)

THE FOREGOING AFFIDAVIT OF CORRECTION WAS ACKNOWLEDGED BEFORE ME THIS 23th DAY OF AUGUST 2019 BY CHRIS E. DORNER.


 NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
JAMES D. WARNER
 My Comm. Exp. February 1, 2022


 SCALE:
 1" = 100'



~~PLATTED ANGLE~~
 CORRECTED ANGLE



MISC 2017023584

MSC 2/1

FEE 16.00 FB DC-00835

BKP _____ C/O _____ COMP up

DEL _____ SCAN _____ FV _____

0



MAR 29 2017 12:02 P 2

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
3/29/2017 12:02:20.39



2017023584

AFFIDAVIT OF CORRECTION

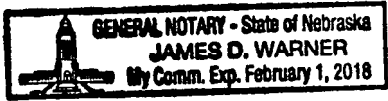
I, CHRIS E. DORNER, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY SUBMIT THIS AFFIDAVIT IN ORDER TO CORRECT THE LOCATION OF THE 30.00 FOOT WIDE SANITARY SEWER EASEMENT AS SHOWN ON THE FINAL PLAT OF ANTLER VIEW RECORDED AS INSTRUMENT 2016081767 OF THE DOUGLAS COUNTY RECORDS. THE CORRECTED SANITARY SEWER EASEMENT IS AS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MARCH 29, 2017
DATE

CHRIS E. DORNER, NEBRASKA RLS 507

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

THE FOREGOING AFFIDAVIT OF CORRECTION WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF MARCH, 2017 BY CHRIS E. DORNER.


NOTARY PUBLIC

SEE SHEET 2 OF 2 FOR CORRECTED LOCATION OF SANITARY SEWER



Job Number: 19521-17-1AFF
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

Date: MARCH 29, 2017
Drawn By: RJR
Reviewed By: JDW
Revision Date:

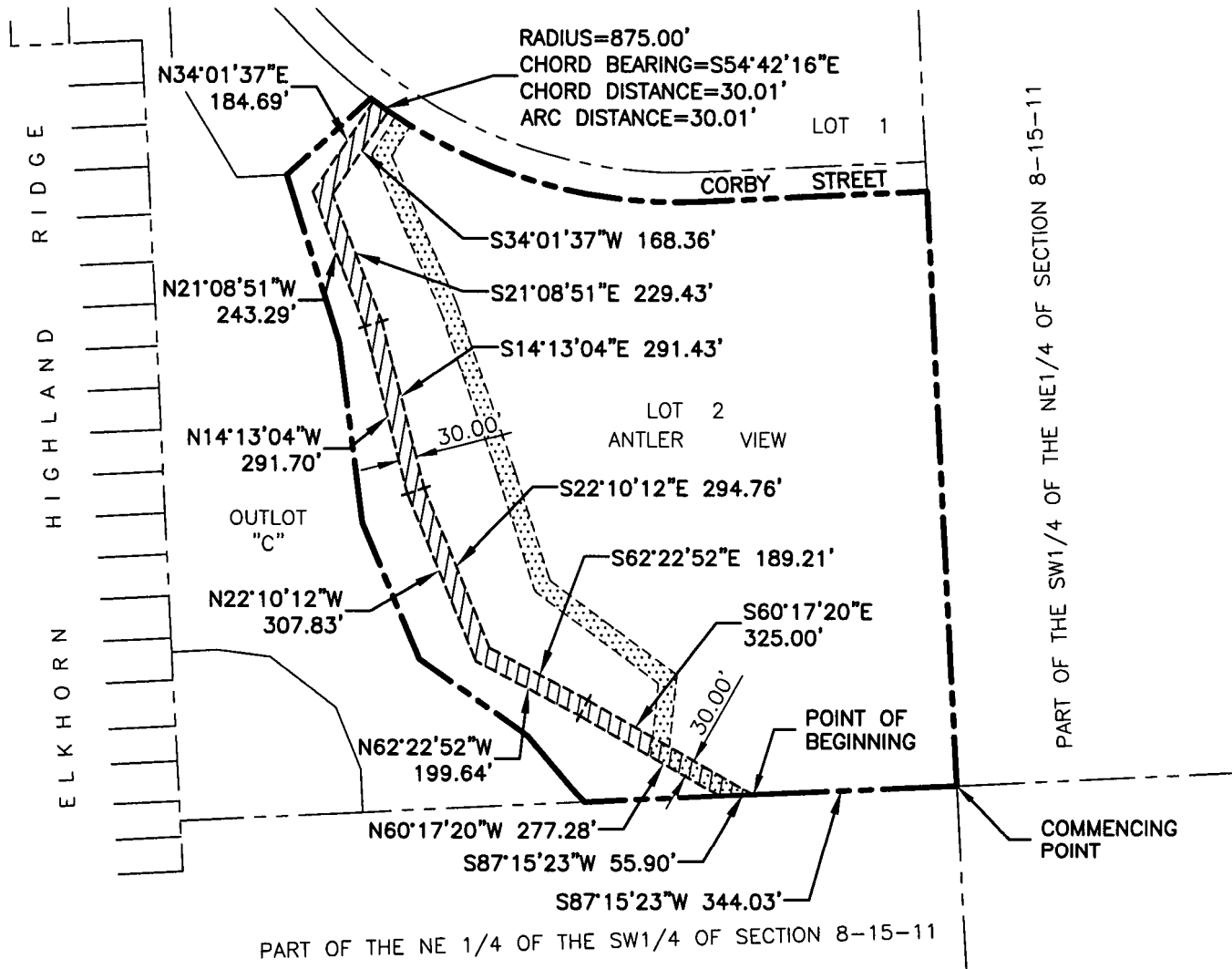
AFFIDAVIT


SHEET 1 OF 2


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Page

TDDI1

chg ©



 30.00' WIDE SANITARY SEWER EASEMENT AS SHOWN ON THE FINAL PLAT OF ANTLER VIEW RECORDED AS INSTRUMENT NO. 2016051767 OF THE SARPY COUNTY RECORDS.

 CORRECTED LOCATION OF 30.00 FOOT WIDE SANITARY SEWER EASEMENT

LEGAL DESCRIPTION

THAT PART OF LOT 2, ANTLER VIEW, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID LOT 2;
 THENCE S87°15'23"W (ASSUMED BEARING) 344.03 FEET ON THE SOUTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING;
 THENCE CONTINUING S87°15'23"W 55.90 FEET ON THE SOUTH LINE OF SAID LOT 2;
 THENCE N60°17'20"W 277.28 FEET; THENCE N62°22'52"W 199.64 FEET;
 THENCE N22°10'12"W 307.83 FEET; THENCE N14°13'04"W 291.70 FEET;
 THENCE N21°08'51"W 243.29 FEET; THENCE N34°01'37"E 184.69 FEET TO THE NORTH LINE OF SAID LOT 2;
 THENCE SOUTHEASTERLY ON THE NORTH LINE OF SAID LOT 2 ON A 875.00 FOOT RADIUS CURVE TO THE LEFT CHORD BEARING S54°42'16"E, CHORD DISTANCE 30.01 FEET AN ARC DISTANCE OF 30.01 FEET ON THE NORTH LINE OF SAID LOT 2;
 THENCE S34°01'37"W 168.36 FEET; THENCE S21°08'51"E 229.43 FEET;
 THENCE S14°13'04"E 291.43 FEET; THENCE S22°10'12"E 294.76 FEET;
 THENCE S62°22'52"E 189.21 FEET; THENCE S60°17'20"E 325.00 FEET TO THE POINT OF BEGINNING.;



Job Number: 19521-17-1AFF
 thompson, dreessen & dorner, inc.
 10836 Old Mill Rd
 Omaha, NE 68154
 p.402.330.8860 f.402.330.5866
 td2co.com

Date: MARCH 29, 2017
 Drawn By: RJR
 Reviewed By: JDW
 Revision Date:

AFFIDAVIT

SHEET 2 OF 2

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