



DEED 2017027700



APR 12 2017 14:47 P 31

Deed  
31/14 FEE 190.00 FB 01-60000 (old) new  
BKP 23-1511<sup>12</sup> EXAM

IND SCAN PRF

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



2017027700

THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT

RETURN TO:

#16

CHECK NUMBER

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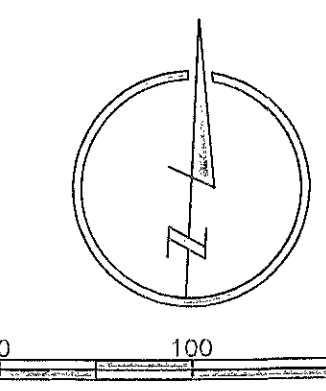
LOCATED IN:  
NW 1/4 NE 1/4 SEC. 23, T15N, R11E NW 1/4 SE 1/4 SEC. 23, T15N, R11E  
SW 1/4 NE 1/4 SEC. 23, T15N, R11E SW 1/4 SE 1/4 SEC. 23, T15N, R11E  
NE 1/4 NE 1/4 SEC. 23, T15N, R11E NE 1/4 SE 1/4 SEC. 23, T15N, R11E  
SE 1/4 NE 1/4 SEC. 23, T15N, R11E

# 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

## LEGEND

- CONTROLLED ACCESS LINE
- SECTION LINE
- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- STREET DEDICATION



## 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 SOUTHWEST 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 2100.89 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23 TO THE SOUTH RIGHT OF WAY LINE OF WEST DODGE ROAD;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SAID WEST DODGE ROAD FOR THE FOLLOWING 5 COURSES;

1) THENCE NORTH 83°03'51" 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 87°06'26" EAST FOR 400.00 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 TO THE WEST RIGHT OF WAY LINE OF 144TH STREET;

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 02°54'51" EAST FOR 282.84 FEET;

6) THENCE SOUTH 02°54'51" EAST FOR 687.88 FEET SOUTH 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 SOUTH OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23;

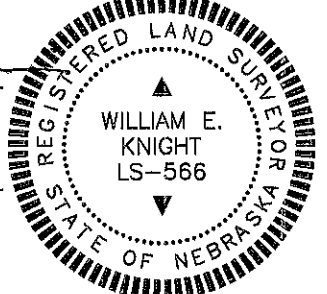
THENCE SOUTH 87°10'56" WEST FOR 1275.39 FEET;

THENCE SOUTH 02°59'04" WEST FOR 2100.89 FEET 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.

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 KODDLE AUTHORIZED SIGNATORY

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA } SS

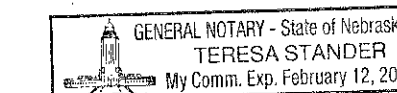
COUNTY OF Douglas }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

9th DAY OF March, 2017

BY JAY KODDLE OF NEW WEST FARM HOLDINGS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

Teresa Stander  
SIGNATURE OF NOTARY PUBLIC



## 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, 2, 3, 6, 8, 10, 11 AND 12 WILL HAVE NO DIRECT VEHICULAR ACCESS TO WEST DODGE ROAD, 144TH STREET OR PACIFIC STREET.
- LOT 10 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 150TH STREET.
- ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.

| CENTERLINE CURVE TABLE |        |            |              |             |
|------------------------|--------|------------|--------------|-------------|
| CURVE #                | RADIUS | ARC LENGTH | CHORD LENGTH | DELTA ANGLE |
| C1                     | 725.00 | 619.45     | 600.78       | 048°57'15"  |
| C2                     | 725.00 | 119.85     | 115.51       | 029°27'20"  |
| C3                     | 800.00 | 552.78     | 541.85       | 039°32'25"  |
| C4                     | 800.00 | 923.50     | 981.79       | 039°32'27"  |
| C5                     | 275.00 | 116.74     | 117.82       | 029°38'50"  |
| C6                     | 270.25 | 396.84     | 362.13       | 064°08'01"  |

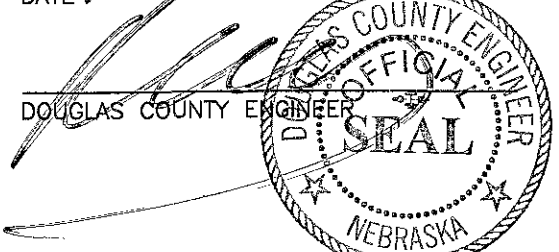
TYPICAL CORNER LOT CHAMFER DETAIL  
NO SCALE

## REVIEW BY DOUGLAS COUNTY ENGINEER

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

5/9/2017

DATE



| REVISIONS | DATE | BY | REASON |
|-----------|------|----|--------|
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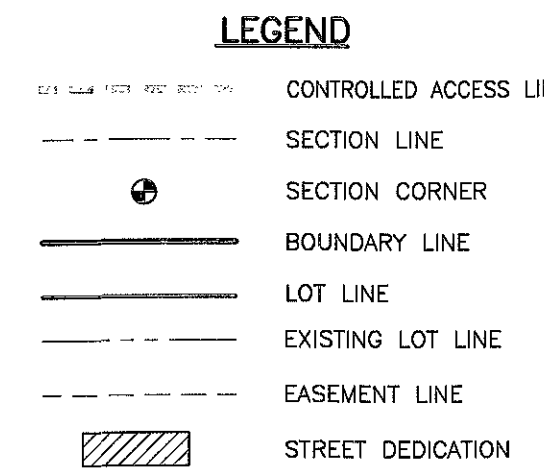
LAMP RYNEARSON  
14710 West Dodge Road, Suite 100  
Omaha, Nebraska 68154-2027  
WWW.LRA-INC.COM

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

FINAL  
PLAT

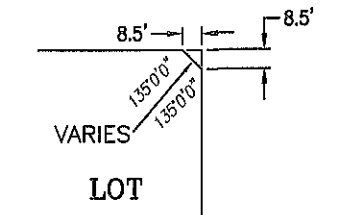


LOTS 1 THROUGH 13, INCLUSIVE, BEING A PLATTING OF PART OF THE  
EAST HALF OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE  
6TH P.M., IN DOUGLAS COUNTY, NEBRASKA, EXCEPT THE SOUTHEAST  
QUARTER OF THE SOUTHEAST QUARTER



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 (N/R).
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.



TYPICAL CORNER LOT  
CHAMFER DETAIL  
NO SCALE

| CURVE # | RADIUS | ARC LENGTH | CHORD LENGTH | DELTA ANGLE |
|---------|--------|------------|--------------|-------------|
| C1      | 725.00 | 618.45     | 800.78       | 048°57'15"  |
| C2      | 725.00 | 119.65     | 119.51       | 009°27'20"  |
| C3      | 800.00 | 502.78     | 541.85       | 039°35'26"  |
| C4      | 860.00 | 563.50     | 581.79       | 039°32'27"  |
| C5      | 276.00 | 118.74     | 117.82       | 024°38'50"  |
| C6      | 270.25 | 366.84     | 362.13       | 064°08'01"  |

### SECTION CORNER TIES

NW CORNER, NE 1/4  
SEC. 23, T15N, R1E  
N 1/4 SEC. 23, T15N, R1E  
2" BRASS CAP FLUSH WITH GRADE ON CORNER  
E.G. -  
- W 37.37' TO CHISELED "X" ON FACE OF CONCRETE  
GUARD RAIL  
- E 1.47' TO CHISELED "X" ON FACE OF CONCRETE  
GUARD RAIL  
- NNW 87.92' TO CHISELED "X" ON RAIL MH

SW CORNER NE 1/4 SEC. 23, T15N, R1E  
1" PT. CL FENCE LINE S (PROJECTED)  
CL TREE LINE W, 0.1' E.G.  
- E 105.20' TO "X" NAILS, W FACE OF CORNER FENCE  
POST, 2.0' A.G.  
- S 75.20' TO TOP CENTER CORNER 3" CHAIN LINK  
FENCE POST  
- SW 103.88' TO EASTERN MOST CORNER HOUSE  
#407  
- NW 85.98' TO SOUTH EASTERN MOST CORNER  
HOUSE #14956

NE CORNER NE 1/4 SEC. 23, T15N, R11E  
2<sup>nd</sup> BRASS CAP STAMPED DOUGLAS COUNTY SURVEYOR,  
CENTER OF INTERSECTION OF 144TH AND DODGE STREETS,  
FLUSH WITH GRASS ON CONCRETE BRIDGE CULVERT  
-- N 121° 51' TO NW CORNER OF 144TH AND DODGE STREETS  
-- E 74° 55' TO CHISELED "X" IN NW BOLT OF TRAFFIC  
SIGNAL POLE  
-- S 121° 11' TO PK W/AL. IN MIDDLE OF ISLAND  
-- W 74° 51' CHISELED "X" IN NE BOLT OF TRAFFIC  
SIGNAL POLE  
-- S 121° 11' TO CORNER OF INTERSECTION OF 144TH  
AND DODGE STREETS

SE CORNER NE 1/4 SEC. 23, T15N, R11E  
2<sup>nd</sup> BRASS CAP STAMPED DOUGLAS COUNTY SURVEYOR  
IN 4<sup>th</sup> CONCRETE MONUMENT, CL GRASSY MEDIAN OF  
144TH STREET, 0.8' B.G.  
-- SE 34° 34' CHISELED "X" IN NW RM OF HWY  
-- E 72° 07' TO CHISELED "X" ON TOP CONCRETE CURB  
-- W 71° 16' TO CHISELED "X" ON TOP CONCRETE CURB  
-- NW 56° 22' TO CL MILE MARKER MEDALLION  
-- NW 56° 22' TO CHISELED "X" IN LIGHT POLE BASE  
-- NW 4° 10' TO STAR BOLT, W/ CHISELED "X"  
IN SIDEWALK

SW CORNER SE 1/4 SEC. 23, T15N, R11E  
2" BRASS CAP STAMPED DOUGLAS COUNTY SURVEYOR  
IN 4" CONCRETE MONUMENT, CL GRASSY MEDIAN OF  
PACIFIC STREET, 1.0' W OF WOODEN PRNACY FENCE  
(PROJECTED), 0.2' B.G.  
--NNE 46.99' TO DRILL HOLE W/ "X" IN SIDEWALK CL  
--SE 56.14' TO CHISELED "X" IN MH RM  
--SE 54.76' TO CHISELED "X" IN MH RM  
--SSW 47.73' TO DRILL HOLE W/ "X" IN SIDEWALK CL  
--SSW 47.76' TO DRILL HOLE W/ "X" IN SIDEWALK CL  
--NW 48.35' TO DRILL HOLE W/ "X" IN SIDEWALK  
CL  
--SSW 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.  
-NW 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 98.80" TO 1" BRASS CAP STAMPED DOUGLAS  
COUNTY IN CONCRETE TRAFFIC POLE BASE  
-S 101.09" TO 1" BRASS DISC STAMPED DOUGLAS  
COUNTY IN CONCRETE TRAFFIC POLE BASE  
-SW 85.55" TO 1" BRASS DISC STAMPED DOUGLAS  
COUNTY IN CONCRETE TRAFFIC POLE BASE  
-NW 94.69" TO 1" BRASS DISC STAMPED DOUGLAS  
COUNTY IN CONCRETE TRAFFIC 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.

Auto Shaw 4-4-17  
CITY ENGINEER DATE

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

13<sup>th</sup> DAY OF March, 2017.  
Josh & Jay  
 CHAIRMAN, VILLAGE PLANNING COMMISSION

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

23 DAY OF March 2017.  
 & Cal [Signature]  
 PRESIDENT


PRESIDENT  
VILLAGE CLERK

## 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

DOUGLAS COUNTY ENGINEER

 **LAMP RYNEARSON**  
ASSOCIATES  
14710 West Dodge Road, Suite 100  
Omaha, Nebraska 68154-2027  
402.496.2498 P  
402.496.2730 F  
[www.LRA-inc.com](http://www.LRA-inc.com)

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

PLAT