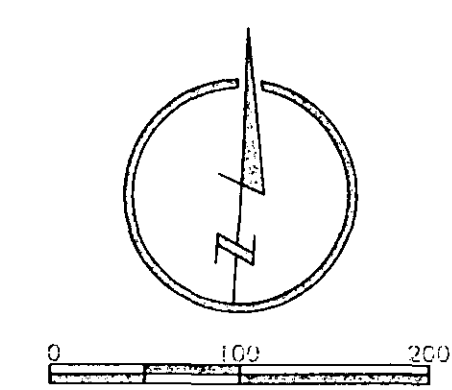# WEST FARM REPLAT 1

LOTS 1 THROUGH 4, INCLUSIVE, BEING AN ADMINISTRATIVE REPLATTING OF
LOTS 10, 11 AND 12, WEST FARM, A SUBDIVISION AS SURVEYED, PLATTED
AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

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

LEGEND

- ─ ── ─ CONTROLLED ACCESS LINE
- ── ── ── SECTION LINE
- ⊗ SECTION CORNER
- ──────── BOUNDARY LINE
- ──────── LOT LINE
- ──────── EXISTING LOT LINE
- ── ── ── EASEMENT LINE

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 WITH AN ANGLE ADJACENT TO THE CURVE, MEASURED TO THE CHORD AND SHOWN IN BRACKETS.
5. LOTS WILL HAVE NO DIRECT VEHICULAR ACCESS TO WEST DODGE ROAD OR PACIFIC STREET.
6. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.

SECTION CORNER TIES

NW CORNER, NE 1/4 SEC. 23, T15N, R11E
N 1/4 SEC. 23, T15N, R11E
2" BRASS CAP FLUSH WITH GRADE ON CONCRETE BRIDGE DECK
−W 37.37' TO CHISELED "X" ON FACE OF CONCRETE BRIDGE RAIL
−E 1.47' TO CHISELED "X" ON FACE OF CONCRETE GUARD RAIL
−NNW 87.92' TO CHISELED "X" ON RIM MH

SW CORNER NE 1/4 SEC. 23, T15N, R11E
1" FT, 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 103.86' TO EASTERN MOST CORNER HOUSE #407
−NW 86.98' TO SOUTH EASTERN MOST CORNER HOUSE #14956

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 PRIVACY FENCE N (PROJECTED), 0.2' B.G.
−NNE 46.99' TO DRILL HOLE W/ "X" IN WH RIM
−NE 56.14' TO CHISELED "X" IN WH RIM
−SE 54.76' TO CHISELED "X" IN WH RIM
−SSE 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

NE 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 600 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

SE CORNER NE 1/4 SEC. 23, T15N, R11E
2" BRASS CAP STAMPED DOUGLAS COUNTY SURVEYOR IN 4" CONCRETE MONUMENT, CL CENTER MEDIAN OF 144TH STREET, 0.6' B.G.
−ESE 38.44' TO CHISELED "X" IN RIM OF WH
−E 7.20' TO CHISELED "X" ON TOP CONCRETE CURB
−W 7.16' TO CHISELED "X" ON TOP CONCRETE CURB
−NW 56.22' TO CL MILE MARKER MEDALLION
−WNW 39.22' TO CHISELED "X" IN LIGHT POLE BASE
−WSW 44.52' TO STAR DRILL W/ CHISELED "X" IN SIDEWALK

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 64.03' 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 DISK STAMPED DOUGLAS COUNTY IN CONCRETE TRAFFIC POLE BASE
−SE 101.09' TO 1" BRASS DISK STAMPED DOUGLAS COUNTY IN CONCRETE TRAFFIC POLE BASE
−SW 86.55' TO 1" BRASS DISK STAMPED DOUGLAS COUNTY IN CONCRETE TRAFFIC POLE BASE
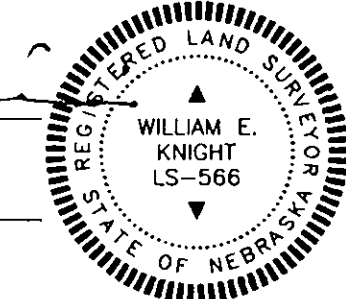−NW 94.99' TO 1" BRASS DISK STAMPED DOUGLAS COUNTY IN CONCRETE TRAFFIC POLE BASE

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 REPLAT 1, LOTS 1 THROUGH 4, INCLUSIVE, BEING AN ADMINISTRATIVE REPLATTING OF LOTS 10, 11 AND 12, WEST FARM, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

CONTAINS 86.967 ACRES.

WILLIAM E. KNIGHT, L.S. 566

WILLIAM E. KNIGHT LS-566

DATE 1-4-2018

OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNERS OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

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

NORTH AMERICAN CASUALTY CO., MANAGER
JEFFREY A. SILVER, VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY
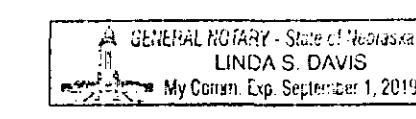
STATE OF NEBRASKA)
) SS
COUNTY OF Douglas)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF January, 2018

BY JEFFREY A. SILVER, VICE PRESIDENT OF NORTH AMERICAN CASUALTY CO., MANAGER OF NEW WEST FARM HOLDINGS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
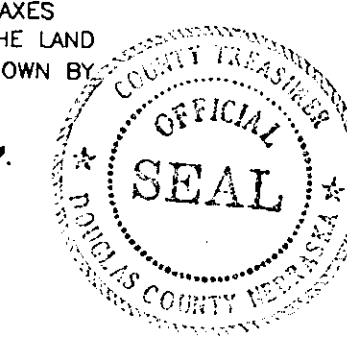LINDA S DAVIS
My Comm Exp September 1, 2019

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS

30 DAY OF January, 2018.

DOUGLAS COUNTY TREASURER

OFFICIAL SEAL DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COMPLIANCE WITH CHAPTER 53-8 OF THE OMAHA MUNICIPAL CODE.
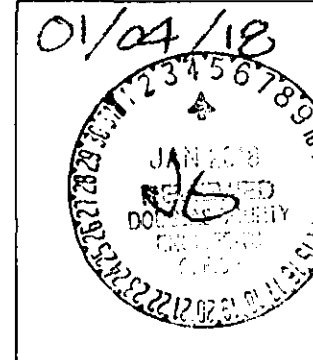
CITY ENGINEER   DATE 2/27/18

PLANNING DIRECTOR'S APPROVAL

APPROVED AS A SUBDIVISION OF WEST FARM REPLAT 1, LOTS 1 THROUGH 4, INCLUSIVE IN COMPLIANCE WITH SECTION 53-10(3), OMAHA MUNICIPAL CODE, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08, HOME RULE CHARTER OF THE CITY OF OMAHA.
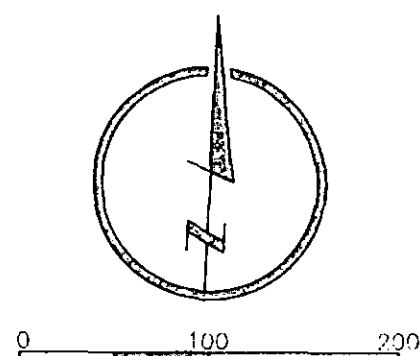
PLANNING DIRECTOR   DATE 3-5-18

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

WEST FARM REPLAT 1 (LOTS 1 THROUGH 4, INCLUSIVE)
DOUGLAS COUNTY, NEBRASKA

ADMINISTRATIVE MINOR PLAT

DOUGLAS COUNTY ENGINEER REVIEW

M5978

SHEET 1 OF 2

WEST FARM

WEST DODGE ROAD
PUBLIC RIGHT OF WAY VARIES

LOT 1
LOT 2
LOT 4
806092 SQ. FT.
18.505 ACRES

R=228.50'
S20°41'21"E
CH=94.62'
L=95.31'

S08°44'24"E
50.27'

N87°07'35"E
26.27'

R=317.75'
S50°48'24"E
CH=425.78'
L=466.59'

R=24.00'
S47°52'24"E
CH=33.94'
L=37.70'

N53°09'35"E
183.24'

APPLIED PARKWAY

150TH STREET

WYCLIFFE REPLAT

DAVENPORT STREET

NATHAN AVENUE

WEST FARM REPLAT 1

LOTS 1 THROUGH 4, INCLUSIVE, BEING A REPLATTING OF LOTS 10, 11 AND 12, WEST FARM, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

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

LEGEND

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

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 WITH AN ANGLE ADJACENT TO THE CURVE, MEASURED TO THE CHORD AND SHOWN IN BRACKETS.

5. LOTS WILL HAVE NO DIRECT VEHICULAR ACCESS TO WEST DODGE ROAD OR PACIFIC STREET.

6. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.

PIEDMONT ADDITION

WEST FARM

DEWEY AVENUE

APPLIED PARKWAY

MILLARD NORTH HIGH SCHOOL

LOT 4

LOT 3
770246 SQ. FT.
17.682 ACRES

LOT 2
349166 SQ. FT.
8.016 ACRES

LOT 1
1862787 SQ. FT.
42.764 ACRES

LOT 5

LOT 9

LOT 13

20.00' STORM SEWER AND DRAINAGE EASEMENT TO SID AND CITY OF OMAHA VIA SEPARATE RECORDED INSTRUMENT

20.00' STORM SEWER EASEMENT TO SID AND CITY OF OMAHA VIA SEPARATE RECORDED INSTRUMENT

30.00' SANITARY SEWER EASEMENT TO SID AND CITY OF OMAHA VIA SEPARATE RECORDED INSTRUMENT

SANITARY SEWER EASEMENT TO SID AND CITY OF OMAHA VIA SEPARATE RECORDED INSTRUMENT

EXISTING 16' COMMUNICATIONS EASEMENT TO NORTHWESTERN BELL BOOK 840, PAGE 208

EXISTING DRAINAGE STRUCTURE EASEMENT TO CITY OF OMAHA BOOK 1228, PAGE 197

EXISTING DRAINAGE STRUCTURE EASEMENT TO CITY OF OMAHA BOOK 678, PAGE 18

EXISTING STORM SEWER EASEMENT TO DOUGLAS COUNTY BOOK 656, PAGE 330

EXISTING 10' COMMUNICATIONS EASEMENT TO NORTHWESTERN BELL BOOK 774, PAGE 649, AND BOOK 840, PAGE 208

EXISTING 24' SIDEWALK EASEMENT BOOK 678, PAGE 18

PACIFIC STREET
PUBLIC RIGHT OF WAY VARIES

S87°12'29"W
1151.12'

S87°12'29"W
38.54'

S02°47'31"E
16.00'

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DOUGLAS COUNTY, NEBRASKA

ADMINISTRATIVE MINOR PLAT

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01/04/18

M5978

SHEET 2 OF 2