DEED Inst. # 2020007094, Pg: 1 of 1 Rec Date: 01/23/2020 10:52:36.410
Fee Received: $76.00 By: LC
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

CHESTNUT HILLS

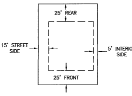
LOTS 1 THROUGH 106, INCLUSIVE AND OUTLOTS A THROUGH C, INCLUSIVE, BEING A PLATTING OF THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THAT PART OF OUTLOT A, PRATT RANCH REPLAT, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

LOCATED IN:
NE 1/4 SW 1/4 SEC. 21-16-11
SE 1/4 SW 1/4 SEC. 21-16-11

LAMP RYNEARSON
14710 W. DODGE RD, STE. 100
OMAHA, NE 68154
402.496.2498
LampRynearson.com

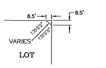
NOTES

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. ACCESS TO STATE STREET FROM ANY ADJACENT LOT OR OUTLOT IS PROHIBITED.
6. OUTLOT A IS GREEN SPACE.
7. OUTLOTS B AND C ARE DEDICATED DRAINAGEWAYS.
8. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.



NOTE: OTHER REQUIREMENTS AND SETBACKS MAY APPLY.

R-4 ZONING SETBACK REQUIREMENTS
NO SCALE



TYPICAL CORNER LOT CHAMFER DETAIL
NO SCALE

PARCEL AREA TABLE

PARCEL #	AREA (SF)
1	10949
2	8575
3	8575
4	8575
5	8575
6	8575
7	8575
8	8575
9	8575
10	8575
11	8575
12	8575
13	8575
14	9339
15	9339
16	8125
17	8125
18	8125
19	8750
20	8750
21	8125
22	8125
23	8125
24	8842
25	12188
26	7475
27	7475
28	7475
29	7475
30	7475
31	7475
32	7475
33	8638
34	9977
35	10344
36	10582
37	9891
38	9138
39	8748
40	8706

PARCEL AREA TABLE

PARCEL #	AREA (SF)
41	8748
42	8996
43	9326
44	11230
45	9230
46	9230
47	9239
48	8664
49	7560
50	8143
51	8371
52	8013
53	7540
54	7540
55	7718
56	7870
57	7867
58	7865
59	7865
60	7867
61	7869
62	8797
63	9348
64	8346
65	8411
66	8469
67	8520
68	8564
69	8406
70	8712
71	7860
72	7860
73	7860
74	7860
75	7860
76	8611
77	6864
78	5762
79	5762
80	5761

PARCEL AREA TABLE

PARCEL #	AREA (SF)
81	5762
82	5762
83	5762
84	6399
85	7894
86	8855
87	6353
88	6353
89	6353
90	6353
91	6353
92	6864
93	9143
94	8561
95	7979
96	7397
97	6601
98	6601
99	6601
100	6601
101	6601
102	6601
103	6601
104	6601
105	6601
106	7477

OUTLOT AREA TABLE

OUTLOT	AREA (SF)
A	6681
B	31157
C	39113

CENTERLINE CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	100.00	58.43	57.60	033°28'34"
C2	250.00	122.46	121.24	028°03'57"
C3	275.00	134.71	133.36	028°03'57"
C4	940.00	513.97	507.59	031°19'41"
C5	200.00	109.36	108.00	031°19'41"
C6	660.00	251.25	249.74	021°48'43"
C7	660.00	109.62	109.49	009°30'59"
C8	200.00	76.14	75.68	021°48'43"

SECTION CORNER TIES

NW CORNER, NE 1/4, SW 1/4
SEC. 21, T16N, R11E
FOUND 5/8" OPEN TOP PIPE; 0.6' DEEP
-W 2.92' TO "X" NAILS IN N. FACE OF CORNER FENCE POST; 0.4' A.G.
-E 20.85' TO MAG NAIL IN W. FACE OF FENCE POST; 1.5' A.G.
-SE 46.89' TO 60D NAIL IN NE FACE OF 18" TREE; 2.0' A.G.
-S ±0.5' TO E/W BARBED WIRE FENCE

SW CORNER, SW 1/4
SEC. 21, T16N, R11E
2" ALUMINUM DISK STAMPED DOUGLAS COUNTY SURVEYOR
-SE 30.56' TO MAG NAIL W/ WASHER IN NW FACE OF 18" TREE; 4.4' A.G.
-SE 29.88' TO MAG NAIL W/ WASHER IN N. FACE OF 12" TREE; 4.5' A.G.
-S 30.39' TO MAG NAIL W/ WASHER IN N. FACE OF 12" TREE; 2.1' A.G.
-SW 30.37' TO MAG NAIL W/ WASHER IN NE FACE OF FENCE POST; 1.7' A.G.
-WSW 57.09' TO MAG NAIL W/ WASHER IN NE FACE OF 24" TREE; 1.4' A.G.
-N 3.5' TO CL OF ROAD

NE CORNER, NE 1/4, SW 1/4
SEC. 21, T16N, R11E
FOUND 1 1/2" OPEN TOP PIPE
-E 2.35' TO "X" NAILS IN W. FACE OF FENCE POST; 0.3' A.G.
-WSW 18.79' TO 60D NAIL IN E. FACE OF 18" TREE; 1.6' A.G.
-SSW 10.69' TO 60D NAIL IN E. FACE OF 12" TREE; 1.5' A.G.
-N ±0.5' TO E/W FENCE LINE

SE CORNER, SW 1/4
SEC. 21, T16N, R11E
2" BRASS DISK STAMPED DOUGLAS COUNTY SURVEYOR
-S 29.62' TO MAG NAIL W/ WASHER IN N. FACE OF WOOD POST; 0.7' A.G.
-NW 24.13' TO 60D NAIL IN S. FACE OF 36" TREE; 0.7' A.G.
-NE 40.09' TO 60D NAIL IN SW FACE OF 36" TREE; 1.3' A.G.
-S 1.0' TO CL OF ROAD

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF CHESTNUT HILLS, LOTS 1 THROUGH 106, INCLUSIVE AND OUTLOTS A THROUGH C, INCLUSIVE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

6/18/2019
DATE

DOUGLAS COUNTY ENGINEER

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF CHESTNUT HILLS, LOTS 1 THROUGH 106, INCLUSIVE AND OUTLOTS A THROUGH C, INCLUSIVE AS TO THE DESIGN STANDARDS.

CITY ENGINEER DATE 7/11/19

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COMPLIANCE WITH CHAPTER 53-8 OF THE OMAHA MUNICIPAL CODE.

CITY ENGINEER DATE 1/17/20

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

27 DAY OF ~~June~~ August, 2019.

Susan Bersa...
DOUGLAS COUNTY TREASURER

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF CHESTNUT HILLS, LOTS 1 THROUGH 106, INCLUSIVE AND OUTLOTS A THROUGH C, INCLUSIVE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS

9th DAY OF January, 2019.

CHAIRMAN, OMAHA CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF CHESTNUT HILLS, LOTS 1 THROUGH 106, INCLUSIVE AND OUTLOTS A THROUGH C, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA, THIS

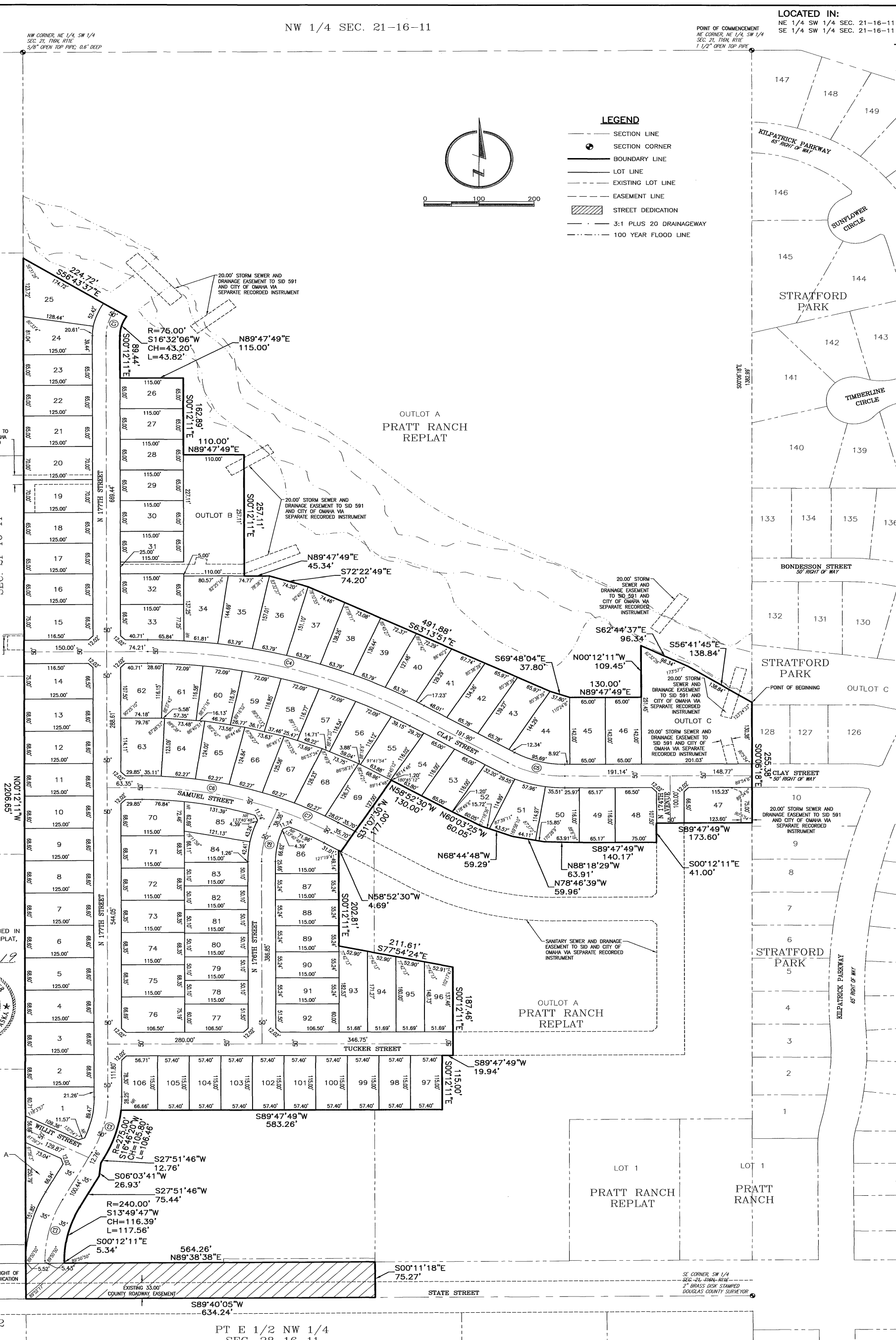
14th DAY OF August, 2019.

Jean Stothert
MAYOR
ATTEST:

CITY CLERK

Christopher Jerram
PRESIDENT

CITY OF OMAHA, NEBRASKA INCORPORATED FEBRUARY 2, 1857



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS CHESTNUT HILLS, LOTS 1 THROUGH 106, INCLUSIVE AND OUTLOTS A THROUGH C, INCLUSIVE, BEING A PLATTING OF THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THAT PART OF OUTLOT A, PRATT RANCH REPLAT, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA ENTIRE TRACT DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID OUTLOT A, PRATT RANCH REPLAT;
THENCE SOUTH 00°06'18" EAST (ASSUMED BEARINGS) FOR 1382.99 FEET ALONG THE EAST LINE OF SAID OUTLOT A TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00°06'18" EAST FOR 255.38 FEET CONTINUING ON SAID EAST LINE;
THENCE SOUTH 89°47'49" WEST FOR 173.60 FEET;
THENCE SOUTH 00°12'11" EAST FOR 41.00 FEET;
THENCE SOUTH 89°47'49" WEST FOR 140.17 FEET;
THENCE NORTH 88°18'29" WEST FOR 63.91 FEET;
THENCE NORTH 78°46'39" WEST FOR 59.96 FEET;
THENCE NORTH 68°44'48" WEST FOR 59.29 FEET;
THENCE NORTH 60°03'25" WEST FOR 60.05 FEET;
THENCE NORTH 58°52'30" WEST FOR 130.00 FEET;
THENCE SOUTH 31°07'30" WEST FOR 177.00 FEET;
THENCE NORTH 58°52'30" WEST FOR 4.69 FEET;
THENCE SOUTH 00°12'11" EAST FOR 202.81 FEET;
THENCE SOUTH 77°54'24" EAST FOR 211.61 FEET;
THENCE SOUTH 00°12'11" EAST FOR 187.46 FEET;
THENCE SOUTH 89°47'49" WEST FOR 19.94 FEET;
THENCE SOUTH 00°12'11" EAST FOR 115.00 FEET;
THENCE SOUTH 89°47'49" WEST FOR 583.26 FEET;
THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 275.00 FEET AND A LONG CHORD BEARING SOUTH 16°46'20" WEST FOR 105.80 FEET) FOR AN ARC LENGTH OF 106.46 FEET;
THENCE SOUTH 27°51'46" WEST FOR 12.76 FEET;
THENCE SOUTH 06°03'41" WEST FOR 26.93 FEET;
THENCE SOUTH 27°51'46" WEST FOR 75.44 FEET;
THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 240.00 FEET AND A LONG CHORD BEARING SOUTH 13°49'47" WEST FOR 116.39 FEET) FOR AN ARC LENGTH OF 117.56 FEET;
THENCE SOUTH 00°12'11" EAST FOR 5.34 FEET;
THENCE NORTH 89°38'38" EAST FOR 564.26 FEET;
THENCE SOUTH 00°11'18" EAST FOR 75.27 FEET TO THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 21;
THENCE SOUTH 89°40'05" WEST FOR 634.24 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 21;
THENCE NORTH 00°12'11" WEST FOR 2206.65 FEET ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 21;
THENCE SOUTH 56°43'37" EAST FOR 224.72 FEET;
THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 75.00 FEET AND A LONG CHORD BEARING SOUTH 16°32'06" WEST FOR 43.20 FEET) FOR AN ARC LENGTH OF 43.82 FEET;
THENCE SOUTH 00°12'11" EAST FOR 89.44 FEET;
THENCE NORTH 89°47'49" EAST FOR 115.00 FEET;
THENCE SOUTH 00°12'11" EAST FOR 162.89 FEET;
THENCE NORTH 89°47'49" EAST FOR 110.00 FEET;
THENCE SOUTH 00°12'11" EAST FOR 257.11 FEET;
THENCE NORTH 89°47'49" EAST FOR 45.34 FEET;
THENCE SOUTH 72°22'49" EAST FOR 74.20 FEET;
THENCE SOUTH 63°13'51" EAST FOR 491.88 FEET;
THENCE SOUTH 69°48'04" EAST FOR 37.80 FEET;
THENCE NORTH 89°47'49" EAST FOR 130.00 FEET;
THENCE NORTH 00°12'11" WEST FOR 109.45 FEET;
THENCE SOUTH 62°44'37" EAST FOR 96.34 FEET;
THENCE SOUTH 56°41'45" EAST FOR 138.84 FEET TO THE POINT OF BEGINNING;
CONTAINS 28.362 ACRES INCLUDES 20,930 SQUARE FEET OR 0.480 ACRES OF EXISTING COUNTY ROADWAY EASEMENT.

JON L. CARRELL, L.S. 693

6-18-19
DATE

REGISTERED LAND SURVEYOR JON L. CARRELL LS-693 STATE OF NEBRASKA 6-18-19

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, RICHLAND HOMES, 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 CHESTNUT HILLS, LOTS 1 THROUGH 106, INCLUSIVE AND OUTLOTS A THROUGH C, 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 GRANTEES, 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 GRANTOR, AND TO THE GRANTOR'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.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS
PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLES, CONDUITS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 16-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM "EXTERIOR LOTS" IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

FOR WATER AND GAS
PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTAGES OF ALL LOTS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

FOR NOISE ATTENUATION
A 115' NOISE ATTENUATION EASEMENT IS HEREBY GRANTED AS INDICATED ALONG STATE STREET. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, OR ANY OTHER FACILITIES THAT COULD BE OCCUPIED BY OR SERVE AS A GATHERING PLACE OF PERSON(S), AS FAR AWAY FROM TRAFFIC NOISE OF STATE STREET AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THE EASEMENT SHALL BE PROHIBITED.

RICHLAND HOMES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

GERALD L. TORCZON
PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF Sarpy)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

21st DAY OF June, 2019

BY GERALD L. TORCZON, PRESIDENT OF RICHLAND HOMES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

SIGNATURE OF NOTARY PUBLIC

State of Nebraska – General Notary
MARY JAYNE THROENER
My Commission Expires
September 27, 2020

JON L. CARRELL
LS-693

FINAL PLAT

CHESTNUT HILLS (LOTS 1 THROUGH 106, INCLUSIVE AND OUTLOTS A THROUGH C, INCLUSIVE)
DOUGLAS COUNTY, NEBRASKA

811 Know what's below. Call before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS	
DESIGNER / DRAFTER	JON CARRELL-ELISE MOLLAK
DATE	12/10/2018
PROJECT NUMBER	0117042.01-003
BOOK AND PAGE	
SHEET	1 OF 1

L:\Engineering\0117042 Chestnut Hills\SURVEY\DRAWINGS\SHEETS\PLAT\0117042-PH1-FP-01.dwg, 6/18/2019 10:22:44 AM, ELISE A. MOLLAK, LAMP RYNEARSON