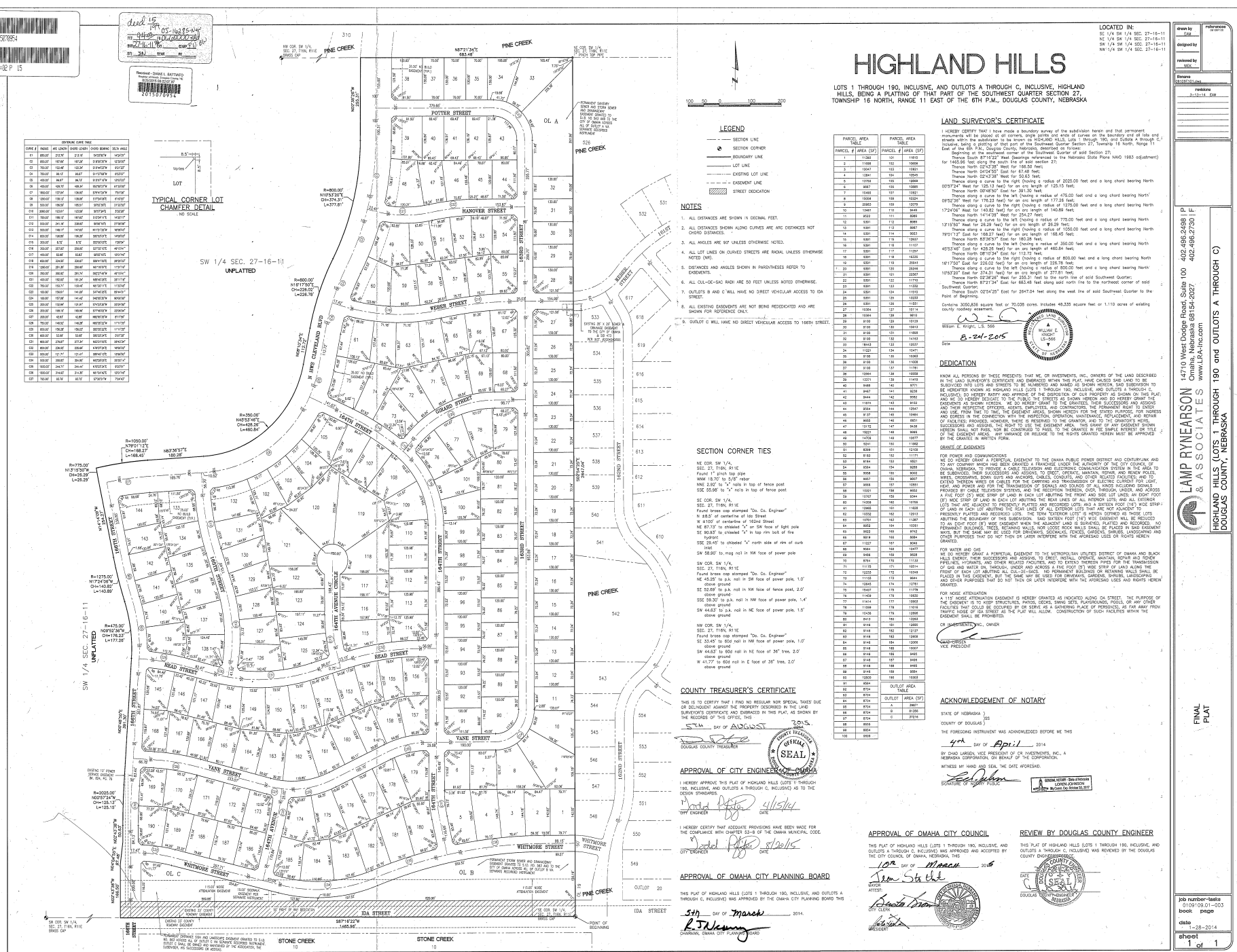
HIGHLAND HILLS
LOTS 1 THROUGH 190, INCLUSIVE, AND OUTLOTS A THROUGH C, INCLUSIVE, HIGHLAND HILLS, BEING A PLATTING OF THAT PART OF THE SOUTHWEST QUARTER SECTION 27, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA
LOCATED IN:
SE 1/4 SW 1/4 SEC. 27-16-11
NE 1/4 SW 1/4 SEC. 27-16-11
SW 1/4 SW 1/4 SEC. 27-16-11
NW 1/4 SW 1/4 SEC. 27-16-11
LEGEND
SECTION LINE
SECTION CORNER
BOUNDARY LINE
LOT LINE
EXISTING LOT LINE
EASEMENT LINE
STREET DEDICATION
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. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. ALL CUL-DE-SAC RADII ARE 50 FEET UNLESS NOTED OTHERWISE.
7. OUTLOTS B AND C WILL HAVE NO DIRECT VEHICULAR ACCESS TO IDA STREET.
8. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
9. OUTLOT C WILL HAVE NO DIRECT VEHICULAR ACCESS TO 166TH STREET.
SECTION CORNER TIES
NE COR, SW 1/4, SEC. 27, T16N, R11E
Found 1" pinch top pipe
WNW 18.70' to 5/8" rebar
NNE 2.92' to "x" nails in top of fence post
SSE 55.98' to "x" nail in top of fence post
SE COR, SW 1/4, SEC. 27, T16N, R11E
Found brass cap stamped "Do. Co. Engineer"
N 28.5° of centerline of 16th Street
W ±100' of centerline of 162nd Street
NE 87.73' to chiseled "x" on SW face of light pole
SE 90.83' to chiseled "x" in top rim bolt of fire hydrant
SSE 29.40' to chiseled "x" north side of rim of curb inlet
SW 58.80' to mag nail in NW face of power pole
SW COR, SW 1/4, SEC. 27, T16N, R11E
Found brass cap stamped "Do. Co. Engineer"
NE 45.25' to p.k. nail in SW face of power pole, 1.0' above ground
SE 52.69' to p.k. nail in NW face of fence post, 2.0' above ground
SSE 59.30' to p.k. nail in NW face of power pole, 1.4' above ground
SW 44.83' to p.k. nail in NE face of power pole, 1.5' above ground
NW COR, SW 1/4, SEC. 27, T16N, R11E
Found brass cap stamped "Do. Co. Engineer"
SE 33.45' to 60d nail in NW face of power pole, 1.0' above ground
SW 44.63' to 60d nail in NE face of 36" tree, 2.0' above ground
W 41.77' to 60d nail in E face of 36" tree, 2.0' above ground
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
5TH DAY OF AUGUST, 2015.
DOUGLAS COUNTY TREASURER
APPROVAL OF CITY ENGINEER OF OMAHA
I HEREBY APPROVE THIS PLAT OF HIGHLAND HILLS (LOTS 1 THROUGH 190, INCLUSIVE, AND OUTLOTS A THROUGH C, INCLUSIVE) AS TO THE DESIGN STANDARDS.
CITY ENGINEER DATE 4/15/15
I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COMPLIANCE WITH CHAPTER 53-6 OF THE OMAHA MUNICIPAL CODE.
CITY ENGINEER DATE 8/20/15
APPROVAL OF OMAHA CITY PLANNING BOARD
THIS PLAT OF HIGHLAND HILLS (LOTS 1 THROUGH 190, INCLUSIVE, AND OUTLOTS A THROUGH C, INCLUSIVE) WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS
5TH DAY OF March, 2014.
CHAIRMAN, OMAHA CITY PLANNING BOARD
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 at lots and streets within the subdivision to be known as HIGHLAND HILLS, Lots 1 through 190, and Outlots A through C, inclusive, being a platting of that part of the Southwest Quarter Section 27, Township 16 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows:
Beginning at the southwest corner of the Southwest Quarter of said Section 27;
Thence South 87°15'22" West (Bearings referenced to the Nebraska State Plane NAVD 1983 adjustment) for 1465.96 feet along the south line of said section 27;
Thence North 02°43'38" West for 166.50 feet;
Thence North 04°04'55" East for 67.48 feet;
Thence North 02°43'38" West for 50.63 feet;
Thence along a curve to the right (having a radius of 2025.00 feet and a long chord bearing North 07°37'24" West for 125.13 feet) for an arc length of 125.15 feet;
Thence North 09°48'50" East for 391.30 feet;
Thence along a curve to the left (having a radius of 475.00 feet and a long chord bearing North 09°52'38" West for 176.23 feet) for an arc length of 177.26 feet;
Thence along a curve to the right (having a radius of 1275.00 feet and a long chord bearing North 17°24'06" West for 140.82 feet) for an arc length of 140.89 feet;
Thence North 14°14'09" West for 254.27 feet;
Thence along a curve to the left (having a radius of 775.00 feet and a long chord bearing North 13°15'50" West for 26.29 feet) for an arc length of 26.29 feet;
Thence along a curve to the right (having a radius of 1050.00 feet and a long chord bearing North 79°01'12" East for 168.27 feet) for an arc length of 168.45 feet;
Thence North 83°36'37" East for 180.28 feet;
Thence along a curve to the left (having a radius of 350.00 feet and a long chord bearing North 40°53'48" East for 428.26 feet) for an arc length of 460.84 feet;
Thence North 08°10'24" East for 112.72 feet;
Thence along a curve to the right (having a radius of 800.00 feet and a long chord bearing North 16°17'50" East for 226.02 feet) for an arc length of 226.78 feet;
Thence along a curve to the left (having a radius of 800.00 feet and a long chord bearing North 10°53'20" East for 374.31 feet) for an arc length of 377.81 feet;
Thence North 02°36'26" West for 255.31 feet to the north line of said Southwest Quarter;
Thence North 87°21'34" East for 683.46 feet along said north line to the northeast corner of said Southwest Quarter;
Thence South 02°54'25" East for 2647.04 feet along the west line of said Southwest Quarter to the Point of Beginning.
Contains 3050,636 square feet or 70.035 acres. Includes 48,335 square feet or 1.110 acres of existing county roadway easement.
William E. Knight, L.S. 566
Date 8-24-2015
DEDICATION
KNOW ALL PERSONS BY THESE PRESENTS, THAT WE, CR INVESTMENTS, INC., 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 HIGHLAND HILLS (LOTS 1 THROUGH 190, 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, A PERMANENT RIGHT TO USE THE EASEMENT AREAS SHOWN HEREON FOR THE PURPOSE OF INSTALLING AND USE THEREIN THAT TO TING, 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.
GRANT OF EASEMENTS
FOR POWER AND COMMUNICATIONS
WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND CENTURYLINK AND TO ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE UNDER THE AUTHORITY OF THE CITY COUNCIL OF OMAHA, NEBRASKA, TO PROVIDE A CABLE TELEVISION AND ELECTRONIC COMMUNICATION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, GUYS AND ANCHORS, 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 INCLUDING SIGNALS PROVIDED BY CABLE TELEVISION SYSTEMS, AND THE RECEPTION THEREON, OVER, THROUGH, UNDER, AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE FRONT AND SIDE LOT LINES; AN EIGHT FOOT (8') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE REAR LINES OF ALL INTERIOR LOTS; AND ALL EXTERIOR LOTS THAT ARE ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS, AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE REAR LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE TERM "EXTERIOR LOTS" IS HEREIN DEFINED AS THOSE LOTS ABUTTING THE BOUNDARY OF THIS SUBDIVISION. SAID SIXTEEN FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE EASEMENT WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS, NOR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR DRIVEWAYS, SIDEWALKS, FENCES, 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
WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT OF OMAHA AND BLACK HILLS ENERGY, 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 (5') WIDE STRIP OF LAND ALONG THE FRONT OF EACH LOT ABUTTING ALL CUL-DE-SACS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THIS EASEMENT, BUT THE SAME MAY BE USED FOR DRIVEWAYS, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS HEREIN GRANTED.
FOR NOISE ATTENUATION
A 7.5' NOISE ATTENUATION EASEMENT IS HEREBY GRANTED AS INDICATED ALONG IDA STREET. THE PURPOSE OF A 7.5' NOISE ATTENUATION EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, OR ANY OTHER FACILITIES THAT WOULD BE OCCUPIED BY OR SERVE AS A GATHERING PLACE OF PERSON(S), AS FAR AWAY FROM FRONTO NOISE OF IDA STREET AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THE EASEMENT SHALL BE PROHIBITED.
CR INVESTMENTS, INC., OWNER
CHAD LARSEN
VICE PRESIDENT
ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
4TH DAY OF April, 2014
BY CHAD LARSEN, VICE PRESIDENT OF CR INVESTMENTS, INC., A NEBRASKA CORPORATION, ON BEHALF OF THE CORPORATION.
WITNESS MY HAND AND SEAL THE DATE AFORESAID.
SIGNATURE OF NOTARY PUBLIC
GENERAL NOTARY - State of Nebraska LOREN JOHNSTON My Comm. Exp. October 10, 2017
APPROVAL OF OMAHA CITY COUNCIL
THIS PLAT OF HIGHLAND HILLS (LOTS 1 THROUGH 190, INCLUSIVE, AND OUTLOTS A THROUGH C, INCLUSIVE) WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA, THIS
10TH DAY OF March, 2015
MAYOR
ATTEST:
CITY CLERK
PRESIDENT
REVIEW BY DOUGLAS COUNTY ENGINEER
THIS PLAT OF HIGHLAND HILLS (LOTS 1 THROUGH 190, INCLUSIVE, AND OUTLOTS A THROUGH C, INCLUSIVE) WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEERING.
DATE
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
HIGHLAND HILLS (LOTS 1 THROUGH 190 and OUTLOTS A THROUGH C)
DOUGLAS COUNTY, NEBRASKA
FINAL PLAT
job number-tasks 010919.01-003
book page
date 1-28-2014
sheet 1 of 1
PARCEL AREA TABLE
PARCEL # | AREA (SF)
1 11,262
2 11,958
3 12,047
4 12,841
5 13,755
6 9,957
7 10,465
8 10,258
9 20,953
10 10,461
11 9,523
12 9,301
13 9,301
14 9,301
15 9,301
16 9,291
17 9,301
18 9,301
19 9,301
20 9,301
21 9,301
22 9,301
23 9,301
24 9,301
25 9,301
26 9,301
27 10,304
28 10,964
29 9,100
30 9,100
31 9,100
32 9,100
33 9,443
34 11,221
35 9,100
36 9,100
37 9,100
38 12,964
39 13,371
40 9,469
41 9,467
42 9,444
43 11,974
44 9,561
45 9,137
46 9,653
47 10,172
48 10,221
49 14,709
50 9,241
51 9,269
52 9,153
53 9,164
54 9,958
55 9,958
56 9,957
57 9,955
58 10,321
59 10,767
60 14,359
61 12,965
62 11,202
63 10,701
64 9,922
65 9,922
66 9,919
67 11,527
68 9,964
69 9,406
70 9,754
71 11,175
72 13,223
73 11,103
74 12,945
75 15,607
76 11,459
77 11,141
78 11,599
79 10,478
80 9,955
81 9,146
82 9,146
83 9,146
84 9,146
85 9,146
86 9,146
87 9,148
88 9,148
89 9,146
90 12,808
91 8,564
92 8,704
93 8,704
94 8,704
95 8,704
96 8,704
97 8,704
98 8,554
99 9,909
100 11,262
101 11,913
102 12,958
103 10,821
104 10,545
105 12,869
106 10,885
107 10,821
108 12,224
109 12,079
110 9,449
111 9,089
112 9,089
113 9,467
114 9,553
115 12,967
116 11,107
117 11,257
118 14,335
119 20,941
120 20,946
121 22,557
122 11,710
123 11,539
124 11,710
125 13,223
126 11,551
127 13,114
128 9,819
129 10,129
130 10,413
131 11,958
132 14,163
133 13,537
134 10,471
135 10,963
136 11,908
137 11,781
138 12,958
139 11,419
140 9,771
141 9,239
142 9,952
143 9,153
144 12,947
145 10,464
146 9,851
147 9,439
148 9,964
149 10,977
150 11,962
151 12,109
152 11,171
153 9,821
154 9,829
155 9,952
156 9,957
157 10,951
158 9,952
159 9,944
160 10,766
161 11,958
162 11,913
163 11,387
164 10,951
165 9,712
166 9,964
167 9,949
168 10,477
169 9,958
170 11,139
171 10,514
172 10,946
173 9,944
174 12,761
175 11,179
176 10,532
177 11,903
178 11,016
179 12,956
180 12,993
181 12,886
182 12,127
183 12,958
184 12,008
185 10,901
186 9,955
187 9,949
188 9,953
189 9,954
190 10,958
OUTLOT AREA TABLE
OUTLOT | AREA (SF)
A 29,871
B 81,256
C 37,218
TYPICAL CORNER LOT CHAMFER DETAIL
NO SCALE
CENTERLINE CURVE TABLE
CURVE # | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE
C1 | 800.00' | 212.74' | 212.15' | N72°08'56"W | 14°14'31"
C2 | 800.00' | 157.85' | 157.58' | S13°51'53"W | 12°39'00"
C3 | 700.00' | 152.48' | 152.24' | S13°44'23"W | 12°28'32"
C4 | 700.00' | 86.10' | 86.07' | S11°15'56"W | 07°02'51"
C5 | 450.00' | 84.97' | 84.83' | S13°31'41"W | 12°04'23"
C6 | 450.00' | 426.10' | 410.34' | S52°53'31"W | 81°05'09"
C7 | 550.00' | 137.54' | 137.18' | S79°47'34"W | 7°09'26"
C8 | 1,250.00' | 139.13' | 139.06' | S17°54'06"E | 6°22'50"
C9 | 550.00' | 158.55' | 157.97' | S9°03'28"E | 16°30'52"
C10 | 2,050.00' | 122.61' | 122.59' | S01°37'36"E | 3°25'28"
C11 | 700.00' | 188.15' | 187.62' | S13°24'11"E | 14°58'17"
C12 | 550.00' | 241.18' | 239.18' | S01°51'11"E | 25°06'58"
C13 | 550.00' | 148.77' | 147.92' | N11°33'18"E | 15°29'31"
C14 | 450.00' | 108.88' | 108.62' | S85°55'51"E | 14°06'50"
C15 | 300.00' | 8.72' | 8.72' | S02°00'05"E | 1°39'54"
C16 | 350.00' | 237.63' | 233.00' | S21°23'12"E | 49°12'41"
C17 | 450.00' | 83.88' | 83.63' | S89°28'18"E | 10°40'42"
C18 | 450.00' | 334.55' | 326.87' | S69°41'16"E | 39°35'23"
C19 | 1,250.00' | 251.35' | 250.90' | N81°18'19"E | 11°31'19"
C20 | 350.00' | 280.85' | 273.34' | S82°24'49"E | 45°59'41"
C21 | 450.00' | 152.83' | 151.24' | N89°40'26"E | 19°27'16"
C22 | 700.00' | 153.71' | 153.40' | N11°03'11"E | 12°34'57"
C23 | 450.00' | 158.61' | 157.78' | S47°40'25"E | 20°11'51"
C24 | 450.00' | 157.86' | 157.06' | S68°28'39"E | 20°05'58"
C25 | 450.00' | 157.84' | 157.03' | S88°34'37"E | 20°05'47"
C26 | 350.00' | 198.15' | 195.56' | S77°40'16"E | 32°26'34"
C27 | 550.00' | 42.85' | 42.84' | N82°35'39"E | 4°27'56"
C28 | 750.00' | 148.52' | 148.29' | N83°38'12"E | 11°20'57"
C29 | 850.00' | 176.28' | 176.01' | S83°31'32"E | 11°52'57"
C30 | 850.00' | 53.56' | 53.55' | S76°33'26"E | 3°36'39"
C31 | 850.00' | 276.87' | 275.64' | N82°39'05"E | 18°39'34"
C32 | 850.00' | 228.60' | 225.90' | N 67°31'31"E | 15°24'52"
C33 | 850.00' | 112.77' | 112.69' | S89°40'13"E | 7°36'00"
C34 | 550.00' | 288.85' | 284.96' | N83°58'58"E | 30°05'41"
C35 | 1,950.00' | 244.11' | 244.44' | N70°53'34"E | 7°10'31"
C36 | 1,950.00' | 244.02' | 244.31' | N63°54'42"E | 7°10'14"
C37 | 700.00' | 83.74' | 83.72' | S73°59'19"W | 7°04'43"
SW 1/4 SEC. 27-16-11 UNPLATTED
NW COR, SW 1/4, SEC. 27, T16N, R11E 3900.5 CAP
NE COR, SW 1/4, SEC. 27, T16N, R11E 3900.5 CAP
SE COR, SW 1/4, SEC. 27, T16N, R11E 3900.5 CAP
SW COR, SW 1/4, SEC. 27, T16N, R11E 3900.5 CAP
POINT OF BEGINNING
POTTER STREET
HANOVER STREET
WEBSTER STREET
GRAND STREET
READ STREET
VANE STREET
WHITMORE STREET
IDA STREET
LEGEND STREET
N 163RD CLEVELAND BLVD
164TH STREET
165TH STREET
166TH STREET
167TH STREET
168TH STREET
169TH STREET
PINE CREEK
STONE CREEK
OL A
OL B
OL C
OUTLOT 20
R=800.00' N18°17'50"E CH=226.02' L=226.78'
R=350.00' N83°57'46"E CH=428.26' L=460.84'
R=1050.00' N79°01'12"E CH=168.27' L=168.45'
R=775.00' N13°15'39"W CH=26.29' L=26.29'
R=1275.00' N17°24'06"W CH=140.82' L=140.89'
R=475.00' N09°52'38"W CH=176.23' L=177.26'
R=2025.00' N07°37'24"W CH=125.13' L=125.15'
R=800.00' N16°17'50"E CH=374.31' L=377.81'
TYPICAL CORNER LOT CHAMFER DETAIL
LOT
8.5' Varies 8.5'
EXISTING 25' X 25' SCHER & ORANGE DASHOUT TO THE CUL-DE-SAC PER PLAT REFERENCED
EXISTING 10' POWER DISTRICT EASEMENT BK. 564, PG. 78
EXISTING 33' COUNTY ROADWAY EASEMENT
EXISTING 33' COUNTY ROADWAY EASEMENT
PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT GRANTED TO THE CITY OF OMAHA ON OUTLOT B AND TO THE SEPARATE RECORDED INSTRUMENT
PERMANENT SANITARY SEWER AND STORM SEWER AND DRAINAGEWAY EASEMENT GRANTED TO B.S.D. NO. 66 AND TO THE CITY OF OMAHA ON OUTLOT A AND SEPARATE RECORDED INSTRUMENT
7.5' NOISE ATTENUATION EASEMENT
7.5' NOISE ATTENUATION EASEMENT
TO BE MAINTAINED BY THE ASSOCIATION, THE SUBDIVIDER, ITS SUCCESSORS, OR ASSIGNS.
PERMANENT ENTRANCE SIGN AND LANDSCAPE EASEMENT GRANTED TO B.S.D. NO. 66 AND TO THE CITY OF OMAHA ON OUTLOT C AND TO BE MAINTAINED BY THE ASSOCIATION, THE SUBDIVIDER, ITS SUCCESSORS, OR ASSIGNS.
SW COR, SW 1/4, SEC. 27, T16N, R11E 3900.5 CAP
SE COR, SW 1/4, SEC. 27, T16N, R11E 3900.5 CAP
S87°15'22"W 1465.96'
2647.04'
2647.04'
2555.31'
N02°36'26"W
S02°54'25"E
deed 15 104 03-16435-1140
27-16-11 CWP
Received - DIANE L. BATTIATO Register of Deeds, Douglas County, NE 08/25/2015 08:32:00.00
2015070954
AUG 25 2015 08:32 P 15