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Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 5/23/2013 12:35:36.09



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RETURN TO: EACG1

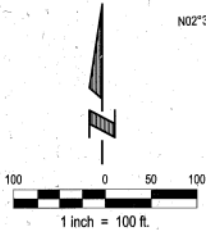
CHECK NUMBER

NORTH OMAHA AIRPORT ACRES REPLAT TWO

LOTS 1 AND LOT 2 INCLUSIVE

BEING A REPLAT OF LOT 1, NORTH OMAHA AIRPORT ACRES REPLAT NO. 1; A SUBDIVISION LOCATED IN PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 13 TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

NORTHWEST CORNER OF THE NW1/4 OF SECTION 13, T16N, R12E COMMENCING POINT



LEGEND

- BOUNDARY LINE
- LOT LINE
- - - EXIST. PROPERTY LINES

NOTES

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. LOT 1 SHALL HAVE NO DIRECT VEHICULAR ACCESS TO MCKINLEY STREET.
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
5. VEHICULAR ACCESS TO LOT 2 SHALL BE VIA THE INGRESS-EGRESS EASEMENT ON LOT 1 AS SHOWN ON THE PLAT OR VIA A DRIVEWAY CONNECTION LOCATED APPROXIMATELY 400' EAST OF 72ND STREET OPPOSITE THE EXISTING DRIVE TO THE NORTH. ANY NEW DRIVE CONNECTION TO LOT 1 SHALL REQUIRE A PERMIT FROM THE DOUGLAS COUNTY ENGINEERS OFFICE. NO DIRECT VEHICULAR ACCESS SHALL BE ALLOWED FROM LOT 2 ONTO BENNINGTON ROAD, 72ND STREET OR MCKINLEY STREET.

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF NORTH OMAHA AIRPORT ACRES REPLAT TWO (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

David Pfeiffer 11/25/12
CITY ENGINEER DATE

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

David Pfeiffer 5/16/13
CITY ENGINEER DATE

REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF NORTH OMAHA AIRPORT ACRES REPLAT TWO (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

[Signature]
DOUGLAS COUNTY ENGINEER
DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, KEITH B. EDQUIST, OWNER OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS NORTH OMAHA AIRPORT ACRES REPLAT TWO (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK COMMUNICATIONS AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, 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 INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN-FOOT (16') 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 SIXTEEN-FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, 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 ABUTTING ALL CUL-DE-SAC STREETS. 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.

Keith B. Edquist
KEITH B. EDQUIST

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 30 DAY OF JANUARY 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME KEITH B. EDQUIST, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC
GENERAL NOTARY STATE OF NEBRASKA
LAWRENCE D. DENTON
My Comm. Exp. August 20, 2018

GENERAL NOTARY STATE OF NEBRASKA
LAWRENCE D. DENTON
My Comm. Exp. August 20, 2018

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 IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

[Signature] 5-8-13
COUNTY TREASURER DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN NORTH OMAHA AIRPORT ACRES REPLAT TWO, BEING A REPLAT OF LOT 1, NORTH OMAHA AIRPORT ACRES REPLAT NO. 1; A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF SECTION 13, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE AT THE NORTHWEST CORNER OF SAID LOT 1, NORTH OMAHA AIRPORT ACRES REPLAT NO. 1, SAID POINT ALSO BEING THE INTERSECTION OF EAST RIGHT-OF-WAY LINE OF NORTH 72ND STREET AND THE SOUTH RIGHT-OF-WAY LINE OF BENNINGTON ROAD, THENCE N87°36'48"E (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID LOT 1, NORTH OMAHA AIRPORT ACRES REPLAT NO. 1, SAID LINE ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF BENNINGTON ROAD, A DISTANCE OF 559.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, NORTH OMAHA AIRPORT ACRES REPLAT NO. 1, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 2, SAID NORTH OMAHA AIRPORT ACRES REPLAT NO. 1; THENCE S02°30'57"E ALONG THE EAST LINE OF SAID LOT 1, NORTH OMAHA AIRPORT ACRES REPLAT NO. 1, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 2, NORTH OMAHA AIRPORT ACRES REPLAT NO. 1, A DISTANCE OF 366.16 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, NORTH OMAHA AIRPORT ACRES REPLAT NO. 1, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 2, NORTH OMAHA AIRPORT ACRES REPLAT NO. 1, SAID POINT ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 36, THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, NORTH OMAHA AIRPORT ACRES REPLAT NO. 1, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 36 ON A CURVE TO THE LEFT WITH A RADIUS OF 2959.79 FEET, A DISTANCE OF 629.89 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N64°42'06"W, A DISTANCE OF 628.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, NORTH OMAHA AIRPORT ACRES, SAID POINT ALSO BEING THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 36 AND SAID EAST RIGHT-OF-WAY LINE OF 72ND STREET; THENCE N02°33'03"W ALONG THE WEST LINE OF SAID LOT 1, NORTH OMAHA AIRPORT ACRES REPLAT NO. 1, SAID LINE ALSO BEING SAID EAST RIGHT-OF-WAY LINE OF 72ND STREET, A DISTANCE OF 74.15 FEET TO THE POINT OF BEGINNING.

SAID PART NORTH OMAHA AIRPORT ACRES REPLAT 2 CONTAINS AN AREA OF 115,370 SQUARE FEET OR 2.649 ACRES, MORE OR LESS.



JASON HEADLEY LS-604

JAN 3, 2012
DATE

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF NORTH OMAHA AIRPORT ACRES REPLAT TWO (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA.

Jim Smith 4/9/2013
MAYOR DATE

Brooks Brown
CITY CLERK

Thomas Mulligan
PRESIDENT OF COUNCIL



APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF NORTH OMAHA AIRPORT ACRES REPLAT TWO (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD.

[Signature] 3/1/12
CHAIRMAN OF CITY PLANNING BOARD DATE



Proj No:	P2007.234.006	Revisions	
Date:	1-09-12	(No)	Date
Designed By:	MAW		
Drawn By:	TRH		
Scale:	1" = 100'		
Sheet	1 of 1		

FINAL PLAT

NORTH OMAHA AIRPORT ACRES REPLAT TWO

LOTS 1 AND LOT 2 INCLUSIVE
OMAHA, NEBRASKA



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