DEED 2015074987

SEP 04 2015 12:08 P 10

deed 19/25 OC-31202-NW
FB: 6412 FBC-31201-pgl
BKP: ____ C/O ____ COMP: ____
DEL: ____ SCAN: ____ FV: ____

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
9/4/2015 12:08:57.14
2015074987

THE PRAIRIES REPLAT 2

LOTS 1 THRU 11 AND OUTLOTS A AND B

BEING A REPLATTING OF LOTS 225 THRU 235 AND OUTLOT O OF THE PRAIRIES (LOTS 136 THRU 269 AND OUTLOTS K THRU P) LOCATED IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 15 NORTH, RANGE 10 EAST, OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA.

NOTES:

1. ALL INTERIOR LOT LINES ARE RADIAL/PERPENDICULAR UNLESS OTHERWISE NOTED (NR).
2. ALL INTERIOR ANGLES ARE 90° UNLESS OTHERWISE NOTED.

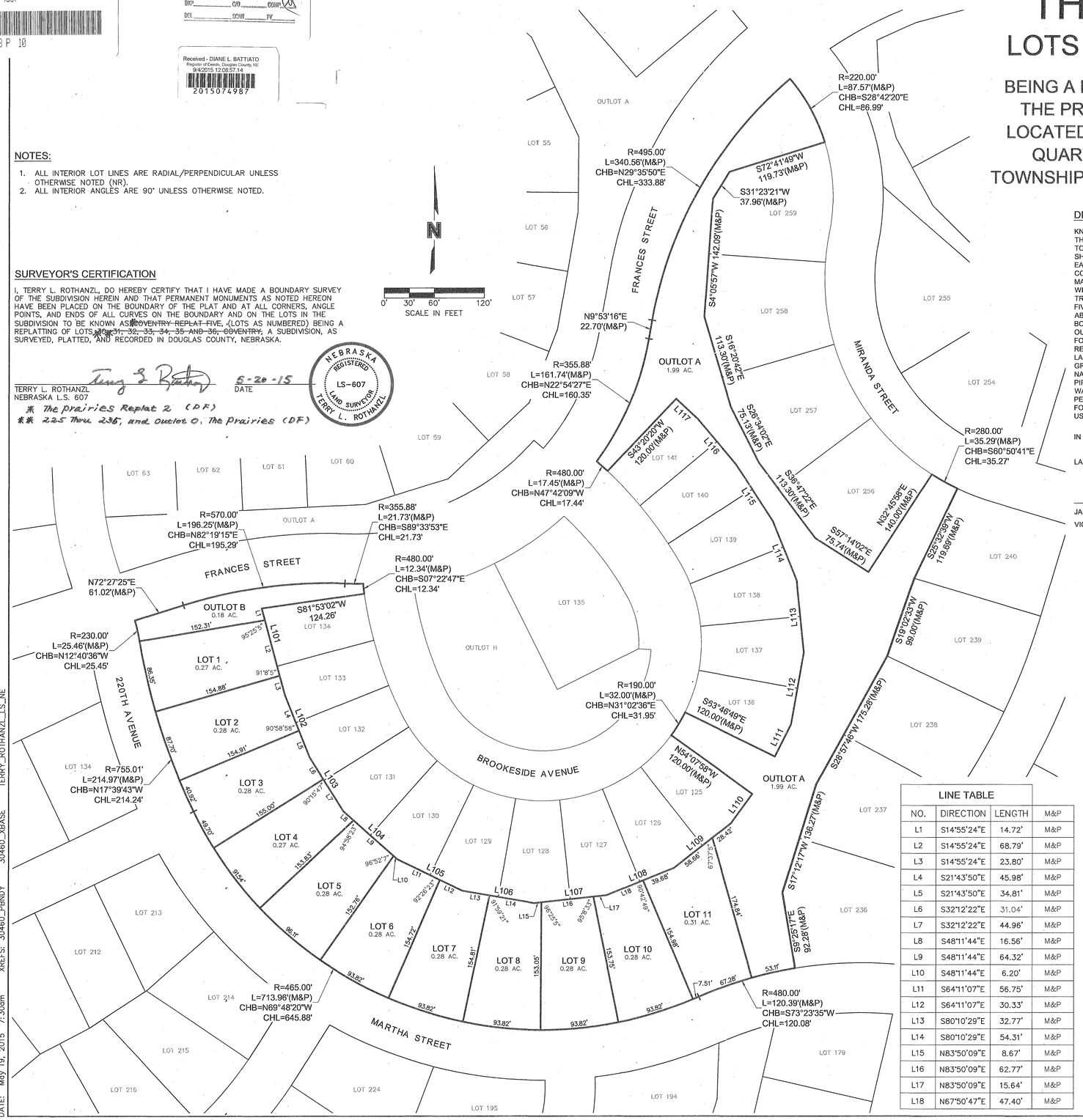
SURVEYOR'S CERTIFICATION

I, TERRY L. ROTHANZL, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS AS NOTED HEREON HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND AT ALL CORNERS, ANGLE POINTS, AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS ~~COVENTRY REPLAT FIVE~~, (LOTS AS NUMBERED) BEING A REPLATTING OF LOTS ~~30 OF 31, 32, 33, 34, 35 AND 36, COVENTRY~~, A SUBDIVISION, AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

Terry L Rothanzl 5-20-15
TERRY L. ROTHANZL — DATE
NEBRASKA L.S. 607

NEBRASKA REGISTERED LS-607 LAND SURVEYOR TERRY L. ROTHANZL

* The Prairies Replat 2 (DF)
** 225 thru 235, and Outlot O, The Prairies (DF)



LINE TABLE			
NO.	DIRECTION	LENGTH	
L1	S14°55'24"E	14.72'	M&P
L2	S14°55'24"E	68.79'	M&P
L3	S14°55'24"E	23.80'	M&P
L4	S21°43'50"E	45.98'	M&P
L5	S21°43'50"E	34.81'	M&P
L6	S32°12'22"E	31.04'	M&P
L7	S32°12'22"E	44.96'	M&P
L8	S48°11'44"E	16.56'	M&P
L9	S48°11'44"E	64.32'	M&P
L10	S48°11'44"E	6.20'	M&P
L11	S64°11'07"E	56.75'	M&P
L12	S64°11'07"E	30.33'	M&P
L13	S80°10'29"E	32.77'	M&P
L14	S80°10'29"E	54.31'	M&P
L15	N83°50'09"E	8.67'	M&P
L16	N83°50'09"E	62.77'	M&P
L17	N83°50'09"E	15.64'	M&P
L18	N67°50'47"E	47.40'	M&P

BOUNDARY LINE TABLE		
NO.	DIRECTION	LENGTH
L101	S14°55'24"E	107.31'
L102	S21°43'50"E	80.79'
L103	S32°12'22"E	76.02'
L104	S48°11'44"E	87.08'
L105	S64°11'07"E	87.08'
L106	S80°10'29"E	87.08'
L107	N83°50'09"E	87.08'
L108	N67°50'47"E	87.08'
L109	N51°51'24"E	87.08'
L110	N35°52'02"E	43.54'
L111	N26°13'11"E	43.54'
L112	N10°13'48"E	87.08'
L113	N5°45'34"W	87.08'
L114	N21°44'56"W	76.93'
L115	N33°02'47"W	81.27'
L116	N39°51'14"W	71.37'
L117	N46°39'40"W	35.69'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, LANOHA REAL ESTATE COMPANY, OWNER'S OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS THE PRAIRIES REPLAT 2 (LOTS NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT. 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 (5') FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN (8') 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 (8') EIGHT FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN 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, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT 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 (5') FIVE-FOOT-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.

IN WITNESS HEREOF, WE DO SET OUR HANDS.

LANOHA REAL ESTATE COMPANY

JASON LANOHA
VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

ON THIS 26th DAY OF May, 2015, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JASON LANOHA, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

Kristina J. Carter
NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska KRISTINA J. CARTER My Comm. Exp. August 28, 2019

DOUGLAS COUNTY ENGINEER'S REVIEW

THIS PLAT OF THE PRAIRIES REPLAT 2 (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

DOUGLAS COUNTY ENGINEER — DATE 6/19/15

DOUGLAS COUNTY ENGINEER SEAL NEBRASKA

APPROVAL OF CITY PLANNING DIRECTOR

THIS PLAT OF THE PRAIRIES REPLAT 2 WAS APPROVED BY THE CITY PLANNING BOARD: Director

for CHAIRMAN OF PLANNING BOARD — DATE 9-1-15

Director

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF THE PRAIRIES REPLAT 2 (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

CITY ENGINEER — DATE 8/28/15

COUNTY TREASURER'S CERTIFICATE

THIS IS CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER — DATE 6/12/15

COUNTY TREASURER OFFICIAL AS COUNTY TREASURER

M5232

OLSSON ASSOCIATES
2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116
FAX 402.341.5895
www.olssonassociates.com

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

MINOR ADMINISTRATIVE REPLAT

THE PRAIRIES REPLAT 2
LOTS 1 THRU 11 AND OUTLOTS A AND B

2015

OMAHA, NEBRASKA

drawn by: MDB
checked by: RJL / LRW
approved by:
QA/QC by: TLR / EDF
project no.: 013-0460
drawing no.:
date: 5/19/2015

SHEET 1 of 1

DWG: F:\Projects\013-0460__LDVP\Final_Plat\30460_PLAT-RP2.dwg USER: mblickford
DATE: May 19, 2015 7:30am XREFS: 30460_PBNDY 30460_XBASE TERRY_ROTHANZL_LS_NE