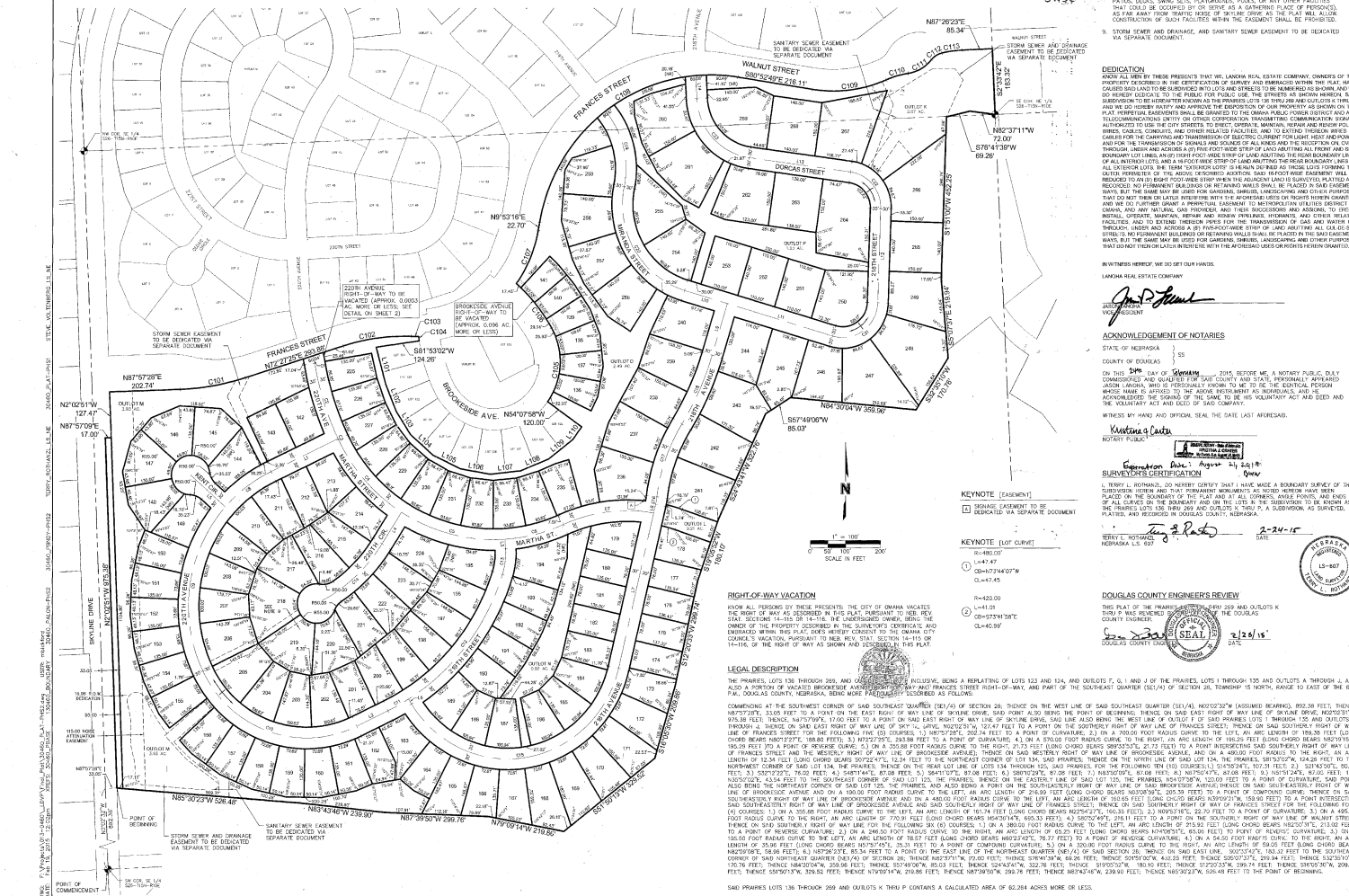




# THE PRAIRIES

**LOTS 136 THRU 269 AND OUTLOTS K THRU P INCLUSIVE**  
 BEING A REPLATTING OF THE PRAIRIES LOTS 123 AND 124, OUTLOTS F, G, I, J, AND ALSO A PORTION OF VACATED BROOKESIDE AVENUE RIGHT-OF-WAY AND FRANCES STREET RIGHT-OF-WAY, AND AN UNPLATTED TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA



- NOTES**
1. ALL LOT LINES ARE PARALLEL/PERPENDICULAR TO CENTERLINES UNLESS INDICATED AS NON-USUAL (N/U).
  2. ALL INTERNAL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  3. NO DIRECT ACCESS SHALL BE PERMITTED ONTO SKYLINE DRIVE FROM OUTLOT M.
  4. A BLANKET GRASSHARE AND STORM SEWER EASEMENT SHALL BE GRANTED OVER THE ENTIRETY OF OUTLOTS K THRU P.
  5. OUTLOTS K THRU P SHALL HAVE A BLANKET PEDESTRIAN ACCESS EASEMENT GRANTED VIA SEPARATE DOCUMENT.
  6. ALL OUTLOTS SHALL BE MAINTAINED PRIVATELY.
  7. OUTLOTS K THRU P SHALL BE USED FOR PEDESTRIAN TRAILS, GRASSHARE, AND LANDSCAPING GREENSPACE.
  8. A 10' WIDE AFFIRMATIVE EASEMENT IS HEREBY GRANTED AS INDICATED ALONG SKYLINE DRIVE. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES FROM BEING PLACED TOO CLOSE TO ADJACENT TRAILS OR ANY OTHER FACILITIES THAT COULD BE OCCUPIED BY OR BECOME AS A GATHERING PLACE OF PERSONS), AS FAR FROM TRAFFIC HOSE OF SKYLINE DRIVE AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THE EASEMENT SHALL BE PROHIBITED.
  9. STORM SEWER AND DRAINAGE, AND SWIRTSIDE STORM EASEMENT TO BE DEDICATED VIA SEPARATE DOCUMENT.

**DEDICATION**

ALL LOT LINES BY THESE PRESENTS THAT WE, LANDMARK REAL ESTATE COMPANY, OWNERS OF THE PROPERTY OF RECORD IN THE OFFICE OF RECORDATION OF DOUGLAS COUNTY, NEBRASKA, HAVE CAUSED TO BE RECORDED BY THESE PRESENTS AS BEING THE SAME PUBLIC HIGHWAY AND SO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE. THE STREETS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR PUBLIC USE. THE DEDICATION OF THESE PUBLIC HIGHWAYS IS HEREBY GRANTED TO THE PUBLIC FOR PUBLIC USE. THE DEDICATION OF THESE PUBLIC HIGHWAYS IS HEREBY GRANTED TO THE PUBLIC FOR PUBLIC USE. THE DEDICATION OF THESE PUBLIC HIGHWAYS IS HEREBY GRANTED TO THE PUBLIC FOR PUBLIC USE.

**WITNESSES HERETO, WE DO SET OUR HANDS:**

LANDMARK REAL ESTATE COMPANY  
 J. P. [Signature]

**ACKNOWLEDGEMENT OF NOTARIES**

STATE OF NEBRASKA  
 COUNTY OF DOUGLAS  
 ON THIS 24th DAY OF SEPTEMBER 2015, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JAMES G. [Name], WHO IS PERSONALLY KNOWN TO ME TO BE THE SIGNATORY PERSON, AND HE HAS ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VALIDITY AND EFFECT OF SAID DOCUMENT.

**SUBJECT PROPERTY DESCRIPTION**

THE PART OF THE PRAIRIES [Name] AND OUTLOTS K THRU P, AS SHOWN ON THE PLAT, BEING A REPLATTING OF THE PRAIRIES LOTS 123 AND 124, OUTLOTS F, G, I, J, AND ALSO A PORTION OF VACATED BROOKESIDE AVENUE RIGHT-OF-WAY AND FRANCES STREET RIGHT-OF-WAY, AND AN UNPLATTED TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

**KEYNOTE [EASEMENT]**

- 1. 08-482.00
- 2. 08-479.40

**KEYNOTE [LOT CURVE]**

- 1. 08-422.00
- 2. 08-423.00
- 3. 08-424.00

**DOUGLAS COUNTY ENGINEER'S REVIEW**

THE PART OF THE PRAIRIES [Name] AND OUTLOTS K THRU P, AS SHOWN ON THE PLAT, BEING A REPLATTING OF THE PRAIRIES LOTS 123 AND 124, OUTLOTS F, G, I, J, AND ALSO A PORTION OF VACATED BROOKESIDE AVENUE RIGHT-OF-WAY AND FRANCES STREET RIGHT-OF-WAY, AND AN UNPLATTED TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

**LEGAL DESCRIPTION**

THE PRAIRIES, LOTS 136 THROUGH 269, AND OUTLOTS K THRU P, INCLUSIVE, BEING A REPLATTING OF LOTS 123 AND 124, AND OUTLOTS F, G, I, J, AND L OF THE PRAIRIES, LOTS 136 THROUGH 155 AND OUTLOTS A THROUGH J, AND OUTLOTS K THROUGH P, INCLUSIVE, BEING A REPLATTING OF THE PRAIRIES LOTS 123 AND 124, OUTLOTS F, G, I, J, AND ALSO A PORTION OF VACATED BROOKESIDE AVENUE RIGHT-OF-WAY AND FRANCES STREET RIGHT-OF-WAY, AND AN UNPLATTED TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

**OLSSON ASSOCIATES**

FINAL PLAT

THE PRAIRIES - ADD OUTLOTS K THRU P INCLUSIVE

LOT 136 THROUGH 269 - ADD OUTLOTS K THRU P INCLUSIVE

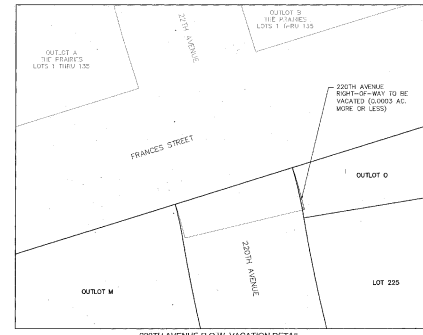
2015

SHEET 1 OF 2

# THE PRAIRIES

LOTS 136 THRU 269 AND OUTLOTS K THRU P INCLUSIVE  
BEING A REPLATTING OF THE PRAIRIES LOTS 123 AND 124, OUTLOTS F, G, I, J, AND ALSO A PORTION OF VACATED  
BROOKSIDE AVENUE RIGHT-OF-WAY AND FRANCES STREET RIGHT-OF-WAY, AND AN UNPLATTED TRACT OF  
LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER  
OF SECTION 26, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

NE SE  
SE SE  
SW SE  
SW SE



220TH AVENUE R.O.W. VACATION DETAIL  
SCALE 1"=50'

LINE #	LENGTH	DIRECTION
L101	107.37'	S24°52'24"E
L102	80.78'	S24°42'50"E
L103	78.62'	S21°17'37"E
L104	87.64'	S48°11'44"E
L105	87.08'	S49°17'37"E
L106	87.64'	S28°17'37"E
L107	87.64'	N83°50'00"E
L108	87.64'	N83°50'47"E
L109	87.64'	N81°51'24"E
L110	43.54'	N83°52'02"E

NO.	LENGTH	DIRECTION
L1	291.82'	S64°23'05"W
L2	58.73'	N64°13'11"E
L3	25.34'	N3°40'52"W
L4	103.88'	S32°19'30"W
L5	132.37'	N48°16'35"W
L6	10.54'	S31°49'40"E
L7	443.48'	N12°59'52"E
L8	25.00'	N12°59'52"E
L9	100.00'	N90°40'20"E
L10	127.88'	S07°18'40"E
L11	34.48'	S73°14'40"E
L12	88.50'	N1°51'00"E
L13	28.45'	N82°06'54"W
L14	63.60'	N2°37'14"W

CURVE #	RADIUS	LENGTH	DIRECTION	CHORD
C101	700.00'	189.36'	N82°19'15"E	188.80'
C102	570.00'	186.26'	N82°19'15"E	185.20'
C103	355.88'	21.73'	S80°33'53"E	21.73'
C104	480.00'	12.34'	S72°22'47"E	12.34'
C105	190.00'	218.99'	N10°02'07"E	206.39'
C106	480.00'	163.60'	N30°09'27"W	158.90'
C107	355.88'	181.76'	N22°54'22"E	160.53'
C108	495.00'	770.97'	N34°30'14"E	693.33'
C109	380.00'	215.82'	N82°50'31"E	213.02'
C110	240.00'	83.25'	N41°09'07"E	83.06'
C111	105.00'	78.57'	N62°17'47"E	78.77'
C112	54.50'	35.86'	N57°57'45"E	35.31'
C113	320.00'	58.05'	N82°59'58"E	58.89'

NO.	RADIUS	LENGTH	DIRECTION	CHORD
C1	200.00'	21.25'	S12°32'50"E	21.24'
C2	785.01'	221.18'	S17°34'37"E	220.45'
C3	785.01'	2.33'	S29°44'01"E	2.33'
C4	485.00'	273.24'	S41°46'24"E	271.71'
C5	485.00'	211.05'	S78°07'47"E	200.89'
C6	490.00'	173.75'	N30°15'45"E	172.86'
C7	450.00'	232.64'	N82°05'40"E	228.83'
C8	410.00'	184.62'	S53°05'10"W	183.64'
C9	415.00'	488.78'	S17°52'02"W	481.00'
C10	330.00'	538.17'	S10°44'00"E	488.02'
C11	632.64'	87.23'	N61°13'48"E	87.20'
C12	630.00'	447.82'	N37°49'24"E	438.10'
C13	200.00'	73.85'	N0°53'48"E	73.43'
C14	480.00'	253.84'	S48°29'19"W	250.58'
C15	310.00'	286.79'	N80°38'08"E	280.80'
C16	280.00'	20.82'	N10°00'00"E	20.81'
C17	580.00'	218.52'	N19°26'17"E	214.63'
C18	800.00'	210.87'	N24°17'58"E	210.00'
C19	250.00'	224.12'	S14°17'10"E	216.69'
C20	250.00'	269.37'	S20°53'28"E	238.63'

NO.	RADIUS	LENGTH	DIRECTION	CHORD
C21	150.00'	183.90'	S54°16'10"E	168.87'
C22	150.00'	148.60'	N40°08'57"W	133.80'
C23	175.00'	242.80'	N42°23'04"W	228.87'

### SURVEYOR'S CERTIFICATION

I, TERRY L. ROEMER, 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, ANGLES, POINTS, AND BOUNDS AS ALL CORNERS ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS THE DIVIDED LOTS OR LOTS 136 THRU 269 AND OUTLOTS K THRU P, A SUBDIVISION, AS SHOWN, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

TERRY L. ROEMER  
2-24-15  
NEBRASKA LICENSE NO. 15-801  
DATE

### DOUGLAS COUNTY ENGINEER'S REVIEW

THIS PLAT OF THE PRAIRIES LOTS 136 THRU 269 AND OUTLOTS K THRU P HAS BEEN REVIEWED BY THE DOUGLAS COUNTY ENGINEER.  
DATE: 2/24/15  
DOUGLAS COUNTY ENGINEER



### OWNER'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE UNDERSIGNED ARE OWNERS AND TITLE HOLDERS OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HEREBY WITHIN THIS DEED HAVE CAUSED SAID LAND TO BE SUBMITTED INTO LOTS AS SHOWN ON THIS PLAT.

LAROMA REAL ESTATE COMPANY  
DATE: 02-24-15  
RESIDENT

### ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA }  
COUNTY OF DOUGLAS }  
ON THIS 24th day of February, 2015, before me, a Notary Public, duly commissioned and qualified for said county and state, personally appeared JASON LAROMA, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUAL, 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 ADDRESS.  
Notary Public  
Expiration Date: August 21, 2019

### APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF THE PRAIRIES LOTS 136 THRU 269 AND OUTLOTS K THRU P WAS APPROVED BY THE CITY PLANNING BOARD.  
DATE: 2/17/15

### APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF THE PRAIRIES LOTS 136 THRU 269 AND OUTLOTS K THRU P WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA.  
DATE: 02/24/15

### APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF THE PRAIRIES LOTS 136 THRU 269 AND OUTLOTS K THRU P AS TO THE SECOND STANDARD.  
DATE: 2/24/15

### COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ORIGINATED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.  
DATE: 2-24-15



**COLLISON ASSOCIATES**

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

DATE: 2/24/15

PROJECT: THE PRAIRIES LOTS 136 THRU 269 AND OUTLOTS K THRU P

OMAHA, NEBRASKA

SHEET 2 OF 2