



Read by me  
TERRY L. ROTUNZ  
DATE: 9-28-15



# THE PRAIRIES REPLAT 2

## LOTS 1 THRU 11 AND OUTLOTS A AND B

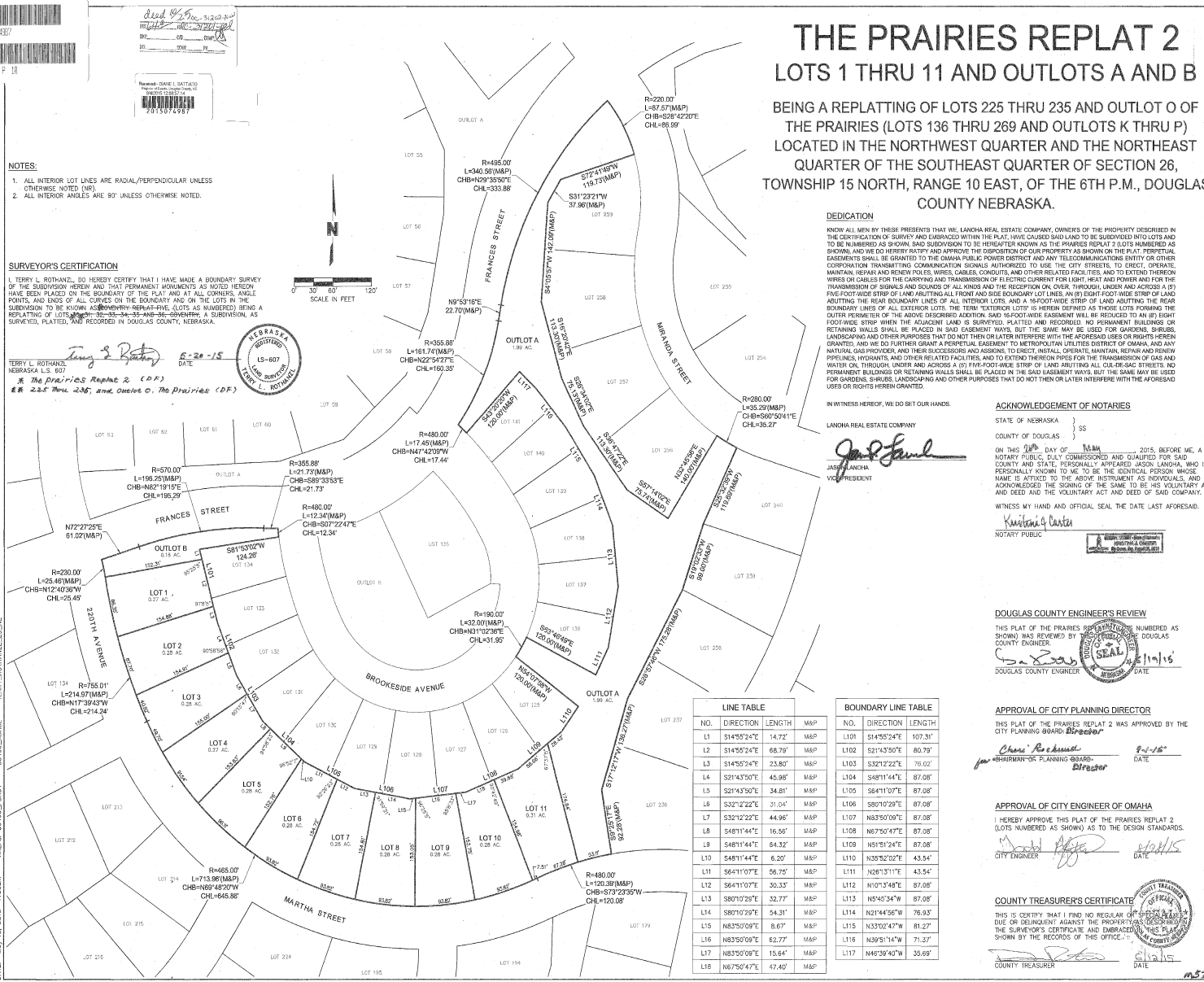
BEING A REPLATTING OF LOTS 225 THRU 235 AND OUTLOT O OF THE PRAIRIES (LOTS 136 THRU 269 AND OUTLOTS K THRU P) LOCATED IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 15 NORTH, RANGE 10 EAST, OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA.

- 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. ROTUNZ, 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 **THE PRAIRIES REPLAT-FIVE** (LOTS AS NUMBERED BEING A REPLATTING OF LOTS 225 THRU 235 AND OUTLOT O OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 15 NORTH, RANGE 10 EAST, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

TERRY L. ROTUNZ  
NEBRASKA L.S. 607  
DATE: 9-28-15  
# The Prairies Replat 2 (DF)  
#&# 225 thru 235, and Outlot O, The Prairies (DF)



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, LANCHA REAL ESTATE COMPANY, OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBODIED 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 AS NUMBERED AS SHOWN) AND WE DO HEREBY ACCEPT 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 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 AND THE RECEPTION ON OVER, THROUGH, UNDER AND ACROSS A (1) FIVE FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN (2) EIGHT FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A (3) FIVE FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM "EXTERIOR LOT" IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID 15-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 SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SWIRRS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE APFORESAID USES OR RIGHTS HEREBY 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 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 OIL, THROUGH, UNDER AND ACROSS A (1) FIVE FOOT WIDE STRIP OF LAND ABUTTING ALL CURB-LESS STREETS, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SWIRRS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE APFORESAID USES OR RIGHTS HEREBY GRANTED.

IN WITNESS WHEREOF, WE DO SET OUR HANDS.

LANCHA REAL ESTATE COMPANY

Jason Lancha  
Vice President

**ACKNOWLEDGEMENT OF NOTARIES**

STATE OF NEBRASKA }  
COUNTY OF DOUGLAS }  
ON THIS 28th DAY OF SEPTEMBER, 2015, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JASON LANCHA, WHO IS PERSONALLY KNOWN TO ME TO BE THE SCIENTIFIC 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.

Kristine A. Carter  
NOTARY PUBLIC

**DOUGLAS COUNTY ENGINEER'S REVIEW**

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



**APPROVAL OF CITY PLANNING DIRECTOR**

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

Chase R. Schaefer  
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

**COUNTY TREASURER'S CERTIFICATE**

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

COUNTY TREASURER

**LINE TABLE**

NO.	DIRECTION	LENGTH	M&P
L1	S14°58'24"E	14.72'	M&P
L2	S14°58'24"E	68.79'	M&P
L3	S14°58'24"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	84.32'	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	8.07'	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°58'24"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	S48°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°31'11"E	43.54'
L112	N10°13'48"E	87.08'
L113	N5°45'34"E	87.08'
L114	N21°44'56"E	76.93'
L115	N33°02'42"E	81.27'
L116	N39°51'45"E	71.37'
L117	N46°39'40"E	35.69'



MINOR ADMINISTRATIVE REPLAT

REV. NO.	DATE	REVISIONS
1	2015	REVISIONS

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