

PUTT'N PLACE

LOTS 1, 2, 3 AND OUTLOT "A"

BEING A PLATTING OF PART OF THE NE 1/4 OF THE SW 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 16, T15N, R12E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF 102ND STREET RIGHT-OF-WAY ADJACENT THERETO ON THE EAST.

APPROVAL OF OMAHA CITY COUNCIL
 THIS PLAT OF PUTT'N PLACE WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL BOARD ON THIS 21st DAY OF April, 2018.
Sean Stott MAYOR
John S. Jones PRESIDENT
[Signature] CITY CLERK

REVIEW BY THE DOUGLAS COUNTY ENGINEER
 THIS PLAT OF PUTT'N PLACE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS PUTT'N PLACE, LOTS 1, 2, 3 AND OUTLOT "A" BEING A PLATTING OF PART OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 16, T15N, R12E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF 102ND STREET RIGHT-OF-WAY ADJACENT THERETO ON THE EAST, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE NE CORNER OF SAID EAST 1/2: THENCE SOUTH (ASSUMED BEARING) 869.93 FEET ON THE EAST LINE OF SAID EAST 1/2 TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 5, WESTPLEX, A SUBDIVISION IN SAID DOUGLAS COUNTY; THENCE WEST 46.54 FEET ON THE EXTENSION OF THE SOUTH LINE OF SAID LOT 5 TO THE POINT OF BEGINNING; THENCE SOUTH 20.98 FEET TO THE EAST LINE OF THE 102ND STREET FRONTAGE ROAD; THENCE N34°46'00"W 86.53' ON THE EAST LINE OF 102ND STREET FRONTAGE ROAD; THENCE NORTHWESTERLY ON A EAST LINE OF 102ND STREET FRONTAGE ROAD ON A 227.50 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N17°23'26"W, CHORD DISTANCE 135.93 FEET, AN ARC DISTANCE OF 138.04 FEET; THENCE WEST 47.50 FEET TO THE WEST LINE OF 102ND STREET FRONTAGE ROAD AND THE EAST LINE OF LOT 5, SAID WESTPLEX; THENCE SOUTHEASTERLY ON THE WEST LINE OF 102ND STREET FRONTAGE ROAD AND ON THE EAST LINE OF SAID LOT 5 ON A 275.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S17°23'26"E, CHORD DISTANCE 164.32 FEET, AN ARC DISTANCE OF 166.87 FEET; THENCE SOUTHEASTERLY ON THE WEST LINE OF 102ND STREET FRONTAGE ROAD AND ON THE EAST LINE OF SAID LOT 5 ON A 225.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S25°34'20"E, CHORD DISTANCE 71.99 FEET, AN ARC DISTANCE OF 72.30 FEET TO THE SE CORNER OF SAID LOT 5; THENCE WEST 861.74 FEET ON THE SOUTH LINE OF SAID LOT 5 TO THE SW CORNER THEREOF, SAID CORNER BEING ON THE EAST LINE OF INTERSTATE 680; THENCE S05°39'19"E 376.00 FEET ON THE EAST LINE OF INTERSTATE 680; THENCE SOUTHEASTERLY ON THE EAST LINE OF INTERSTATE 680 ON A 1025.92 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S19°18'30"E, CHORD DISTANCE 201.14 FEET, AN ARC DISTANCE OF 201.46 FEET TO THE SW CORNER OF A TRACT OF LAND REFERRED TO AS "PARCEL A" IN A "WARRANTY DEED" RECORDED IN BOOK 1454 AT PAGE 33 OF THE DOUGLAS COUNTY RECORDS; THENCE EAST 244.80 FEET ON THE SOUTH LINE OF SAID "PARCEL A"; THENCE SOUTH 180.00 FEET; THENCE EAST 583.00 FEET ON A LINE 180.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID "PARCEL A" TO A POINT 35.20 FEET WEST OF THE EAST LINE OF SAID EAST 1/2; THENCE NORTH 506.91 FEET ON A LINE 35.20 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID EAST 1/2; THENCE N02°44'15"W 237.36 FEET TO THE POINT OF BEGINNING.



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 ts2co.com

PUTT'N PLACE
LOTS 1, 2, 3 AND OUTLOT "A"



JAMES D. WARNER
 NEBRASKA RLS 308

JANUARY 25, 2018
 DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, WESTROADS INVESTORS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS AND ENTERPRISE BANK, BEING THE MORTGAGE HOLDERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS PUTT'N PLACE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTERLINK QC 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 ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES.

PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA OR AQUILA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE.

NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVeways AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

WESTROADS INVESTORS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY
 BY: *[Signature]* DREW SNYDER, MANAGER
 ENTERPRISE BANK
 BY: *[Signature]* JEFF EIKMEIER, SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF March, 2018 BY DREW SNYDER, MANAGER OF WESTROADS INVESTORS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.
 State of Nebraska - General Notary
 TARA K. MANDEL
 My Commission Expires
 March 21, 2019
 NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF March, 2018 BY JEFF EIKMEIER, SENIOR VICE PRESIDENT OF ENTERPRISE BANK ON BEHALF OF SAID BANK.
 A GENERAL NOTARY - State of Nebraska
 MARINNE M. BREZACK
 My Comm. Exp. February 23, 2016
 NOTARY PUBLIC

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 WITHIN THIS PLAT AS SHOWN ON RECORDS OF THIS OFFICE THIS 21st DAY OF April, 2018.
 DOUGLAS COUNTY TREASURER

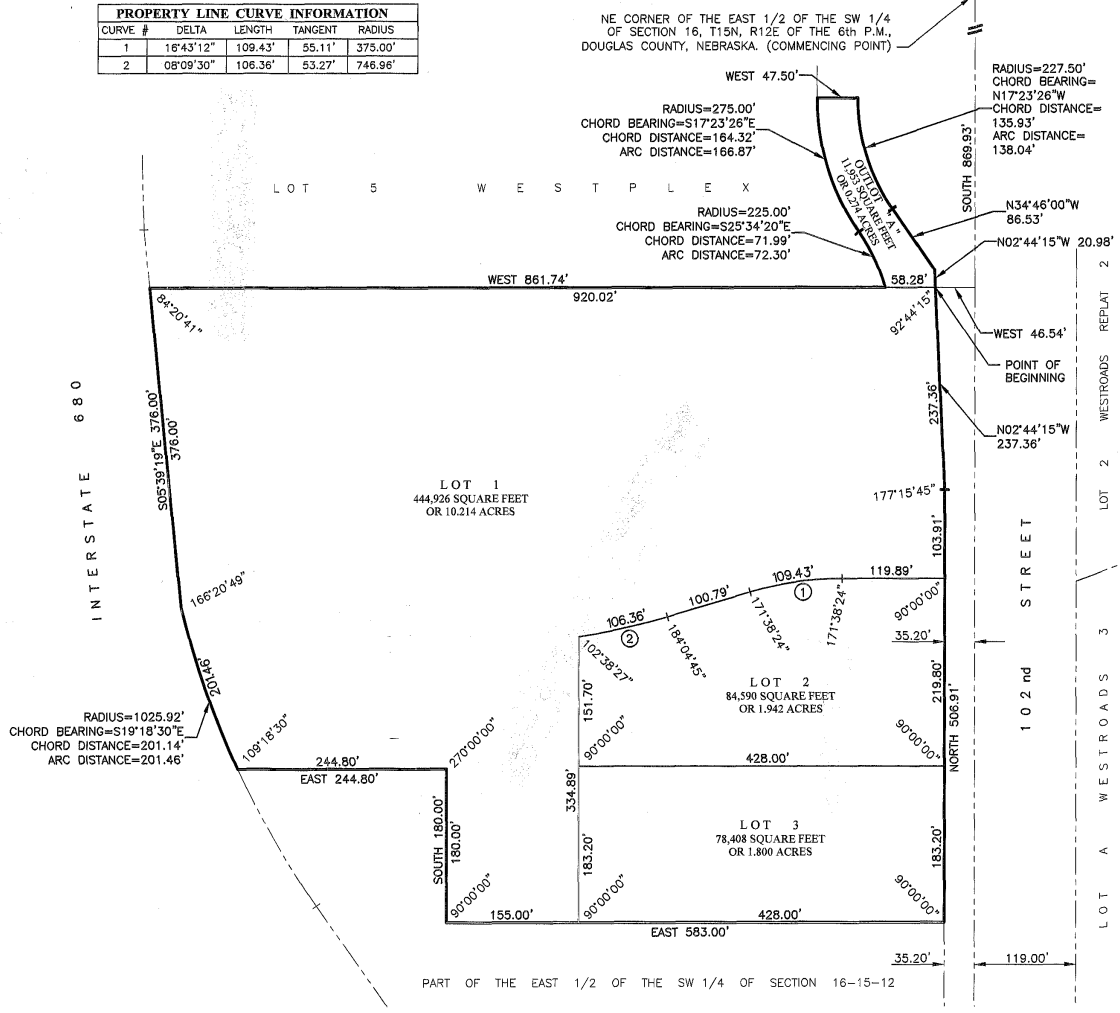
APPROVAL OF CITY ENGINEER
 I HEREBY APPROVE THIS PLAT OF PUTT'N PLACE ON THIS 2 DAY OF May, 2018.
[Signature]
 CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.
 DATE: 5/2/18
 CITY ENGINEER

APPROVAL OF CITY OF OMAHA PLANNING BOARD
 THIS PLAT OF PUTT'N PLACE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 5th DAY OF April, 2018.
 CHAIRMAN

NOTE:
 ANGLES SHOWN ADJACENT TO CURVES WERE MEASURED TO THE CHORD LINE OF SAID CURVE.

CURVE #	DELTA	LENGTH	TANGENT	RADIUS
1	16°43'12"	109.43'	55.11'	375.00'
2	08°09'30"	106.36'	53.27'	746.96'



Revision Dates

No.	Description	MM-DD-YY

Job No.: B20689-101B
 Drawn By: RJR
 Reviewed By: JDW
 Date: JANUARY 25, 2018
 Book:
 Page:
 Sheet Title
 CITY OF OMAHA
 FINAL PLAT
 Sheet Number
SHEET 1 OF 1