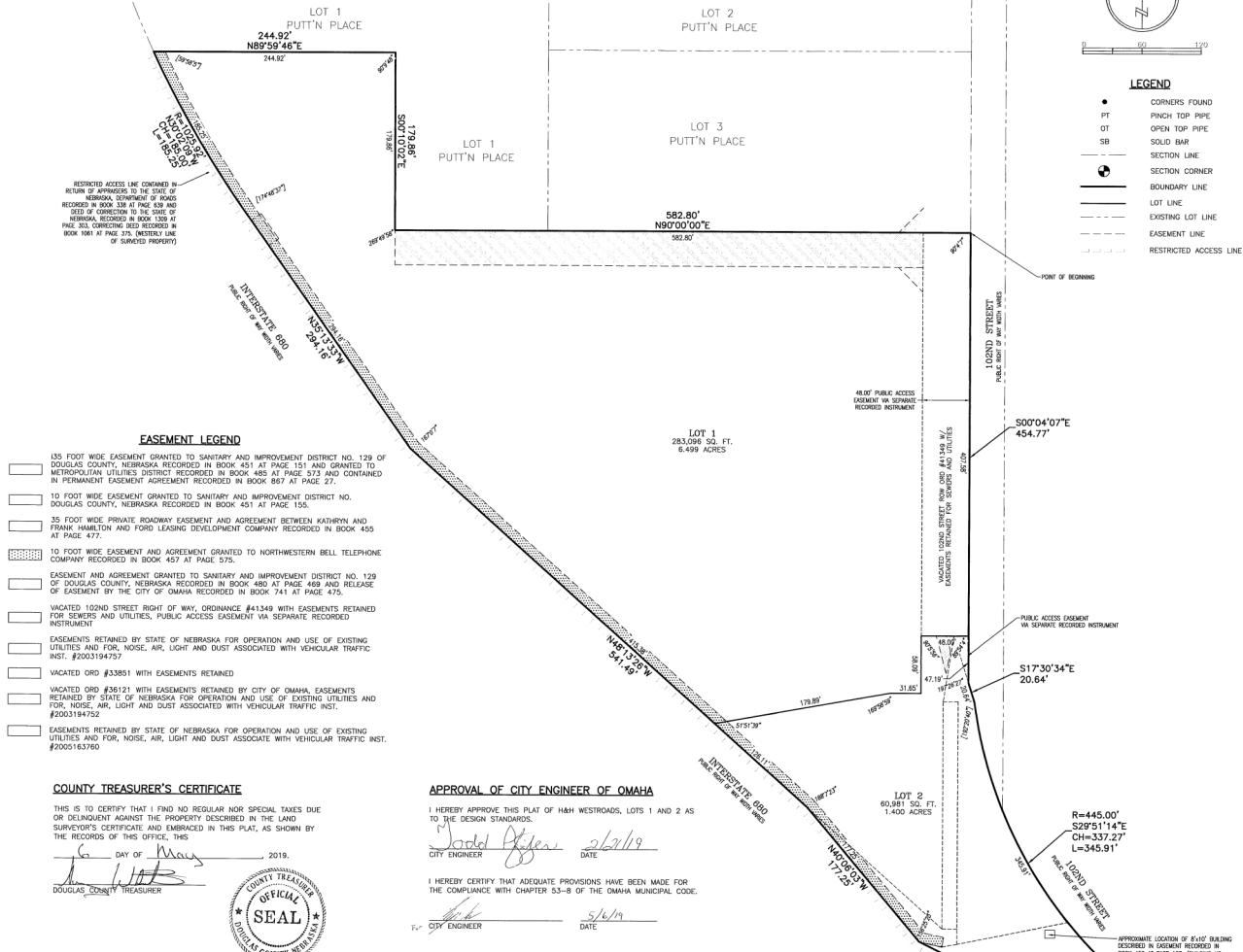


- NOTES**
1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
 2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
 3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 4. ALL LOT LINES ON CURVED STREETS ARE RADIAL, UNLESS OTHERWISE NOTED WITH AN ANGLE ADJACENT TO THE CURVE, MEASURED TO THE CHORD AND SHOWN IN BRACKETS.
 5. LOT 2 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 102ND STREET.
 6. ALL EXISTING EASEMENTS ARE NOT BEING REDDICATIONED AND ARE SHOWN FOR REFERENCE ONLY.

H&H WESTROADS

LOTS 1 AND 2, BEING A PLATTING OF PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF VACATED 102ND STREET RIGHT OF WAY DESCRIBED IN ORDINANCE #41349 DATED DECEMBER 12, 2017

LOCATED IN:
 SE 1/4 SW 1/4 SEC. 16-15-12
 SW 1/4 SE 1/4 SEC. 16-15-12



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS H&H WESTROADS, LOTS 1 AND 2, BEING A PLATTING OF PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF VACATED 102ND STREET RIGHT OF WAY DESCRIBED IN ORDINANCE #41349 DATED DECEMBER 12, 2017, THE ENTIRE PARCEL, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, PUTTIN PLACE, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA;

THENCE SOUTH 07°04'07" EAST (ASSUMED BEARINGS) FOR 454.77 FEET ON THE EAST LINE OF THE VACATED PORTION OF SAID 102ND STREET RIGHT OF WAY TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 561 IN THE EXISTING WEST RIGHT OF WAY LINE OF 102ND STREET;

THENCE SOUTH 17°30'34" EAST FOR 20.64 FEET ON SAID WEST RIGHT OF WAY LINE TO A 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP STAMPED 102-LS-506;

THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 445.00 FEET AND A LONG CHORD BEARING SOUTH 29°51'14" EAST FOR 337.27 FEET) FOR AN ARC LENGTH OF 345.91 FEET TO A 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP STAMPED 102-LS-206;

THENCE SOUTH 30°57'07" WEST FOR 38.38 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED 102-LS477 IN THE EAST RIGHT OF WAY LINE OF INTERSTATE 800;

THENCE ON SAID WEST RIGHT OF WAY FOR THE FOLLOWING SIX (6) COURSES:

- 1) THENCE NORTH 75°38'13" WEST FOR 73.21 FEET TO A 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP STAMPED 102-LS477;
- 2) THENCE NORTH 65°40'40" WEST FOR 142.83 FEET TO A 1" OPEN TOP PIPE;
- 3) THENCE NORTH 47°05'03" WEST FOR 177.25 FEET TO A STAR DRILL HOLE WITH CHISELED "X";
- 4) THENCE NORTH 48°15'26" WEST FOR 241.49 FEET TO A 3/4" PINCHED TOP PIPE;
- 5) THENCE NORTH 35°15'33" WEST FOR 284.16 FEET TO A STAR DRILL HOLE WITH CHISELED "X";
- 6) THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 1025.92 FEET AND A LONG CHORD BEARING NORTH 30°02'09" WEST FOR 185.00 FEET) FOR AN ARC LENGTH OF 185.25 FEET TO A 1" SOLID BARK AT THE SOUTHWEST CORNER OF LOT 1, PUTTIN PLACE;

THENCE NORTH 82°59'48" EAST FOR 244.92 FEET ON THE SOUTH LINE OF SAID LOT 1, TO A 1" REBAR;

THENCE SOUTH 00°10'02" EAST FOR 179.86 FEET CONTINUING ON SAID SOUTH LINE TO A CONCRETE NAIL WITH WASHER STAMPED 102-LS-508;

THENCE NORTH 90°00'00" EAST FOR 582.80 FEET ON THE SOUTH LINE OF SAID LOTS 1 AND 3, TO THE POINT OF BEGINNING, CONTAINING 344,077 SQUARE FEET, 7.899 ACRES.

[Signature]
 TODD L. WHITFIELD, L.S. 561
 DATE: 2-14-2019

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, WEST FARM RE LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNERS AND T MARK REAL ESTATE LLC, A NEBRASKA LIMITED LIABILITY COMPANY, MORTGAGEES, OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS H&H WESTROADS, LOTS 1 AND 2, TO HEREBY GRANT AND APPROVE OF THE DEDICATION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTEE, AND TO THE GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREA. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS
 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 THE SAID PREMISES OF SUCH SIGNALS AND SOUNDS.

AND AN 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 SAID 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 REDDUCED TO AN EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF SAID EXTERIOR LOTS. THIS GRANT OF ANY EASEMENT 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.

WEST FARM RE LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

[Signature]
 JEFFREY WHITFIELD
 (PRINTED NAME) SIGNATURE
 JF/COZ
 (PRINTED TITLE)

T MARK REAL ESTATE LLC, A NEBRASKA LIMITED LIABILITY COMPANY, MORTGAGEE

[Signature]
 Ryan J. Dougherty
 (PRINTED NAME) SIGNATURE
 Attorney
 (PRINTED TITLE)

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA } ss
 COUNTY OF Douglas)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF February, 2019
 BY *[Signature]* (PRINTED NAME) OF *[Signature]* (PRINTED TITLE) OF
 WEST FARM RE LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.
 AND *[Signature]* (PRINTED NAME) OF *[Signature]* (PRINTED TITLE) OF T MARK REAL ESTATE LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.
 Signature of Notary Public *[Signature]*
 Signature of Notary Public *[Signature]*

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF H&H WESTROADS, LOTS 1 AND 2 WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA, THIS 2nd DAY OF April, 2019.
[Signature]
 Mayor
 ATTEST:
[Signature]
 City Clerk
 Ben Berg
 President

- EASEMENT LEGEND**
- 135 FOOT WIDE EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 129 OF DOUGLAS COUNTY, NEBRASKA RECORDED IN BOOK 451 AT PAGE 151 AND GRANTED TO METROPOLITAN UTILITIES DISTRICT RECORDED IN BOOK 465 AT PAGE 373 AND CONTAINED IN PERMANENT EASEMENT AGREEMENT RECORDED IN BOOK 867 AT PAGE 27.
 - 10 FOOT WIDE EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. DOUGLAS COUNTY, NEBRASKA RECORDED IN BOOK 451 AT PAGE 155.
 - 35 FOOT WIDE PRIVATE ROADWAY EASEMENT AND AGREEMENT BETWEEN KATHRYN AND FRANK HAMILTON AND FORD LEASING DEVELOPMENT COMPANY RECORDED IN BOOK 455 AT PAGE 477.
 - 10 FOOT WIDE EASEMENT AND AGREEMENT GRANTED TO NORTHWESTERN BELL TELEPHONE COMPANY RECORDED IN BOOK 457 AT PAGE 575.
 - EASEMENT AND AGREEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 129 OF DOUGLAS COUNTY, NEBRASKA RECORDED IN BOOK 465 AT PAGE 489 AND RELEASE OF EASEMENT BY THE CITY OF OMAHA RECORDED IN BOOK 741 AT PAGE 475.
 - VACATED 102ND STREET RIGHT OF WAY, ORDINANCE #41349 WITH EASEMENTS RETAINED FOR SEWERS AND UTILITIES, PUBLIC ACCESS EASEMENT VIA SEPARATE RECORDED INSTRUMENT
 - EASEMENTS RETAINED BY STATE OF NEBRASKA FOR OPERATION AND USE OF EXISTING UTILITIES AND FOR, NOISE, AIR, LIGHT AND DUST ASSOCIATED WITH VEHICULAR TRAFFIC INST. #2003194752
 - VACATED ORD #33851 WITH EASEMENTS RETAINED
 - VACATED ORD #36121 WITH EASEMENTS RETAINED BY CITY OF OMAHA, EASEMENTS RETAINED BY STATE OF NEBRASKA FOR OPERATION AND USE OF EXISTING UTILITIES AND FOR, NOISE, AIR, LIGHT AND DUST ASSOCIATED WITH VEHICULAR TRAFFIC INST. #2003194752
 - EASEMENTS RETAINED BY STATE OF NEBRASKA FOR OPERATION AND USE OF EXISTING UTILITIES AND FOR, NOISE, AIR, LIGHT AND DUST ASSOCIATE WITH VEHICULAR TRAFFIC INST. #2005163780

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS 6 DAY OF May, 2019.
[Signature]
 Douglas County Treasurer



APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF H&H WESTROADS, LOTS 1 AND 2 AS TO THE DESIGN STANDARDS.
[Signature]
 City Engineer
 DATE: 5/6/19

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF H&H WESTROADS, LOTS 1 AND 2 WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.
[Signature]
 Douglas County Engineer

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF H&H WESTROADS, LOTS 1 AND 2 WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 6th DAY OF February, 2019.
[Signature]
 Chairman, Omaha City Planning Board

PLAT NO. 16-15-12-102ND-001
 DATE: 2-14-2019
 COUNTY: DOUGLAS
 CITY: OMAHA
 SUBDIVISION: H&H WESTROADS
 LOTS 1 AND 2
 SHEET 1 OF 1

REGISTERED PROFESSIONAL LAND SURVEYOR
 TODD L. WHITFIELD, L.S. 561
 14710 West Dodge Road, Suite 100
 Omaha, Nebraska 68135-4247
 WWW.LS-LINK.COM

LAMP RYNEARSON
 14710 West Dodge Road, Suite 100
 Omaha, Nebraska 68135-4247
 WWW.LS-LINK.COM

H&H WESTROADS (LOTS 1 AND 2)
 OMAHA, DOUGLAS COUNTY, NEBRASKA

MINOR PLAT

1 1