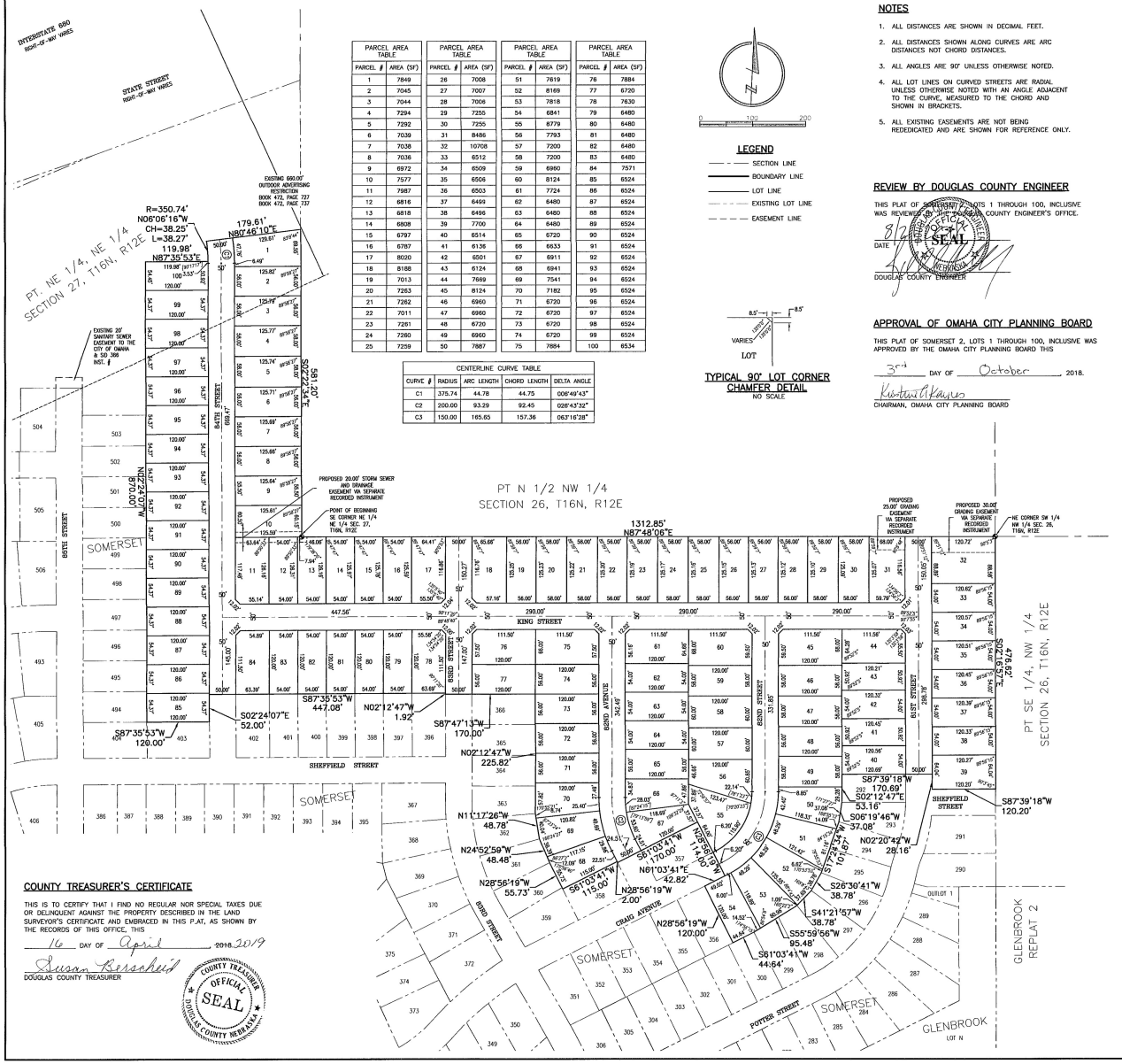
DEED Inst. # 2019035325, Pg: 1 of 1 Rec Date: 05/23/2019 11:03:08.673
Fee Received: $64.00 By: MJ
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

SOMERSET 2

LOTS 1 THROUGH 100, INCLUSIVE, BEING A PLATTING OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 12 EAST AND PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

LOCATED IN:
NE 1/4 NE 1/4 SEC. 27, T16N, R12E
SE 1/4 NE 1/4 SEC. 27, T16N, R12E
SW 1/4 NW 1/4 SEC. 26, T16N, R12E



PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE	
PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)
1	7849	26	7008	51	7619	76	7884
2	7045	27	7007	52	8169	77	6720
3	7044	28	7006	53	7818	78	7630
4	7294	29	7255	54	6841	79	6480
5	7292	30	7255	55	8779	80	6480
6	7039	31	8486	56	7793	81	6480
7	7038	32	10708	57	7200	82	6480
8	7036	33	6512	58	7200	83	6480
9	6972	34	6509	59	6960	84	7571
10	7577	35	6506	60	8124	85	6524
11	7987	36	6503	61	7724	86	6524
12	6816	37	6499	62	6480	87	6524
13	6818	38	6496	63	6480	88	6524
14	6908	39	7700	64	6480	89	6524
15	6797	40	6514	65	6720	90	6524
16	6787	41	6136	66	6633	91	6524
17	8020	42	6501	67	6911	92	6524
18	8188	43	6124	68	6941	93	6524
19	7013	44	7669	69	7541	94	6524
20	7263	45	8124	70	7182	95	6524
21	7262	46	6960	71	6720	96	6524
22	7011	47	6960	72	6720	97	6524
23	7261	48	6720	73	6720	98	6524
24	7260	49	6960	74	6720	99	6524
25	7259	50	7887	75	7884	100	6534

CENTERLINE CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	375.74	44.78	44.75	006°49'43"
C2	200.00	93.29	92.45	026°43'32"
C3	150.00	165.65	157.36	063°16'28"

0 100 200

LEGEND

- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE

8.5' 10.00' 8.5' VARIES LOT

TYPICAL 90° LOT CORNER CHAMFER DETAIL
NO SCALE

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. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF SOMERSET 2, LOTS 1 THROUGH 100, INCLUSIVE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

8/2/2019 DATE

DOUGLAS COUNTY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF SOMERSET 2, LOTS 1 THROUGH 100, INCLUSIVE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS

3rd DAY OF October 2018.

CHAIRMAN, OMAHA CITY PLANNING BOARD

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 SOMERSET 2, LOTS 1 THROUGH 100, INCLUSIVE, BEING A PLATTING OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 12 EAST AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27;
THENCE NORTH 87°48'06" EAST (BEARINGS REFERENCED TO THE FINAL PLAT OF SOMERSET, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA) FOR 1312.85 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26 TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26;
THENCE SOUTH 02°16'57" EAST FOR 476.62 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26 TO THE NORTH RIGHT OF WAY LINE OF SHEFFIELD STREET;
THENCE SOUTH 87°39'18" WEST FOR 120.20 FEET ALONG THE NORTH RIGHT OF WAY LINE OF SHEFFIELD STREET TO THE EAST RIGHT OF WAY LINE OF POTTER STREET;
THENCE NORTH 02°20'42" WEST FOR 28.16 FEET ALONG THE EAST RIGHT OF WAY LINE OF POTTER STREET;
THENCE SOUTH 87°39'18" WEST FOR 170.69 FEET TO THE NORTHWEST CORNER OF LOT 292, SOMERSET;
THENCE SOUTH 02°12'47" EAST FOR 53.16 FEET TO THE SOUTHWEST CORNER OF SAID LOT 292, SOMERSET;
THENCE SOUTH 06°19'46" WEST FOR 37.08 FEET TO THE SOUTHWEST CORNER OF LOT 293, SOMERSET;
THENCE SOUTH 17°24'54" WEST FOR 101.87 FEET TO THE SOUTHWEST CORNER OF LOT 295, SOMERSET;
THENCE SOUTH 26°30'41" WEST FOR 38.78 FEET TO THE SOUTHWEST CORNER OF LOT 296, SOMERSET;
THENCE SOUTH 41°21'57" WEST FOR 38.78 FEET TO THE NORTHWEST CORNER OF LOT 297, SOMERSET;
THENCE SOUTH 55°59'56" WEST FOR 95.48 FEET TO THE NORTHEAST CORNER OF LOT 300, SOMERSET;
THENCE SOUTH 61°03'41" WEST FOR 44.64 FEET TO THE SOUTHEAST CORNER OF LOT 356, SOMERSET;
THENCE NORTH 28°56'19" WEST FOR 120.00 FEET TO THE NORTHEAST CORNER OF LOT 356, SOMERSET;
THENCE NORTH 61°03'41" EAST FOR 42.82 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF CRAIG STREET;
THENCE NORTH 28°56'19" WEST FOR 114.00 FEET TO THE NORTHEAST CORNER OF LOT 357, SOMERSET;
THENCE SOUTH 61°03'41" WEST FOR 170.00 FEET ALONG THE EXTENDED NORTH LINE OF SAID LOT 357, SOMERSET TO THE WEST RIGHT OF WAY LINE OF B2ND AVENUE;
THENCE NORTH 28°56'19" WEST FOR 2.00 FEET TO THE NORTHEAST CORNER OF LOT 358, SOMERSET;
THENCE SOUTH 61°03'41" WEST FOR 115.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 358, SOMERSET;
THENCE NORTH 28°56'19" WEST FOR 55.73 FEET TO THE NORTHEAST CORNER OF LOT 360, SOMERSET;
THENCE NORTH 24°52'59" WEST FOR 48.48 FEET TO THE NORTHEAST CORNER OF LOT 361, SOMERSET;
THENCE NORTH 11°17'26" WEST FOR 48.78 FEET TO THE NORTHEAST CORNER OF LOT 362, SOMERSET;
THENCE NORTH 02°12'47" WEST FOR 225.82 FEET TO THE NORTHEAST CORNER OF LOT 366, SOMERSET;
THENCE SOUTH 87°47'13" WEST FOR 170.00 FEET ALONG THE EXTENDED NORTH LINE OF SAID LOT 366, SOMERSET TO THE WEST RIGHT OF WAY LINE OF B3RD STREET;
THENCE NORTH 02°12'47" WEST FOR 1.92 FEET TO THE NORTHEAST CORNER OF LOT 396, SOMERSET;
THENCE SOUTH 87°35'53" WEST FOR 447.08 FEET ALONG THE EXTENDED NORTH LINE OF LOTS 84 THROUGH 402, SOMERSET TO THE WEST RIGHT OF WAY LINE OF B4TH STREET;
THENCE SOUTH 02°24'07" EAST FOR 52.00 FEET TO THE NORTHEAST CORNER OF LOT 403, SOMERSET;
THENCE SOUTH 87°35'53" WEST FOR 120.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 403, SOMERSET;
THENCE NORTH 02°24'07" WEST FOR 870.00 FEET ALONG THE EXTENDED EAST LINE OF LOTS 494 THROUGH 503, SOMERSET;
THENCE NORTH 87°35'53" EAST FOR 119.98 FEET;
THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 350.74 FEET AND A LONG CHORD BEARING NORTH 06°06'16" WEST FOR 38.25 FEET) FOR AN ARC LENGTH OF 38.27 FEET;
THENCE NORTH 80°46'10" EAST FOR 179.61 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27;
THENCE SOUTH 02°22'34" EAST FOR 581.20 FEET TO THE POINT OF BEGINNING.
CONTAINS 20.500 ACRES.

WILLIAM E. KNIGHT, L.S. 566

8-20-2018 DATE

WILLIAM E. KNIGHT LS-566 REGISTERED LAND SURVEYOR STATE OF NEBRASKA

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, CELEBRITY HOMES, INC., A NEBRASKA CORPORATION, OWNERS AND OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SOMERSET 2, LOTS 1 THROUGH 100, INCLUSIVE; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEES, 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 GRANTOR, AND TO THE GRANTOR'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 AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

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 FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, 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 ALL EXTERIOR LOTS. THE TERM "EXTERIOR LOTS" AS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID 16-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 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.

FOR WATER AND GAS

PERPETUAL EASEMENTS SHALL BE GRANTED 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 FINGERS FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTAGES OF ALL CORNER LOTS. 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.

CELEBRITY HOMES, INC., A NEBRASKA CORPORATION, OWNER

CHAD LARSEN
VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF Douglas)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

23 DAY OF August 2018

BY CHAD LARSEN, VICE PRESIDENT OF CELEBRITY HOMES, INC., A NEBRASKA CORPORATION, ON BEHALF OF THE CORPORATION.

SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska LOREN JOHNSON My Comm. Exp. October 30, 2021

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF SOMERSET 2, LOTS 1 THROUGH 100, INCLUSIVE AS TO THE DESIGN STANDARDS.

CITY ENGINEER 10/26/18 DATE

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COMPLIANCE WITH CHAPTER 53-8 OF THE OMAHA MUNICIPAL CODE.

CITY ENGINEER 5/21/19 DATE

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF SOMERSET 2, LOTS 1 THROUGH 100, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA, THIS

1st DAY OF February 2019

MAYOR

ATTEST:

CITY CLERK

PRESIDENT

CITY OF OMAHA, NEBRASKA INCORPORATED FEBRUARY 2, 1857

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 P.AT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS

16 DAY OF April 2018 2019

Susan Bosshard
DOUGLAS COUNTY TREASURER

DOUGLAS COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

DRAWN BY: EAM
DESIGNED BY: WEK
DATE: 6-11-2018
JOB NUMBER: 7-ABX3
01180958.01-004
BOOK AND PAGE

REVISIONS

LAMP RYNEARSON
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
402.496.2498 | P
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SOMERSET 2 (LOTS 1 THROUGH 100, INCLUSIVE)
DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

SHEET 1 OF 1

C:\Engineering\01180958 Somerset Phase II\SURVEY\SOMERSET2\SOMERSET2 FINAL PLAT.dwg, 5/17/2019 9:39:48 AM, ELISE A. HOLLAN, LAMP RYNEARSON