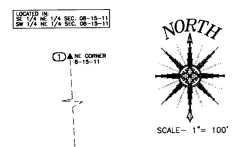


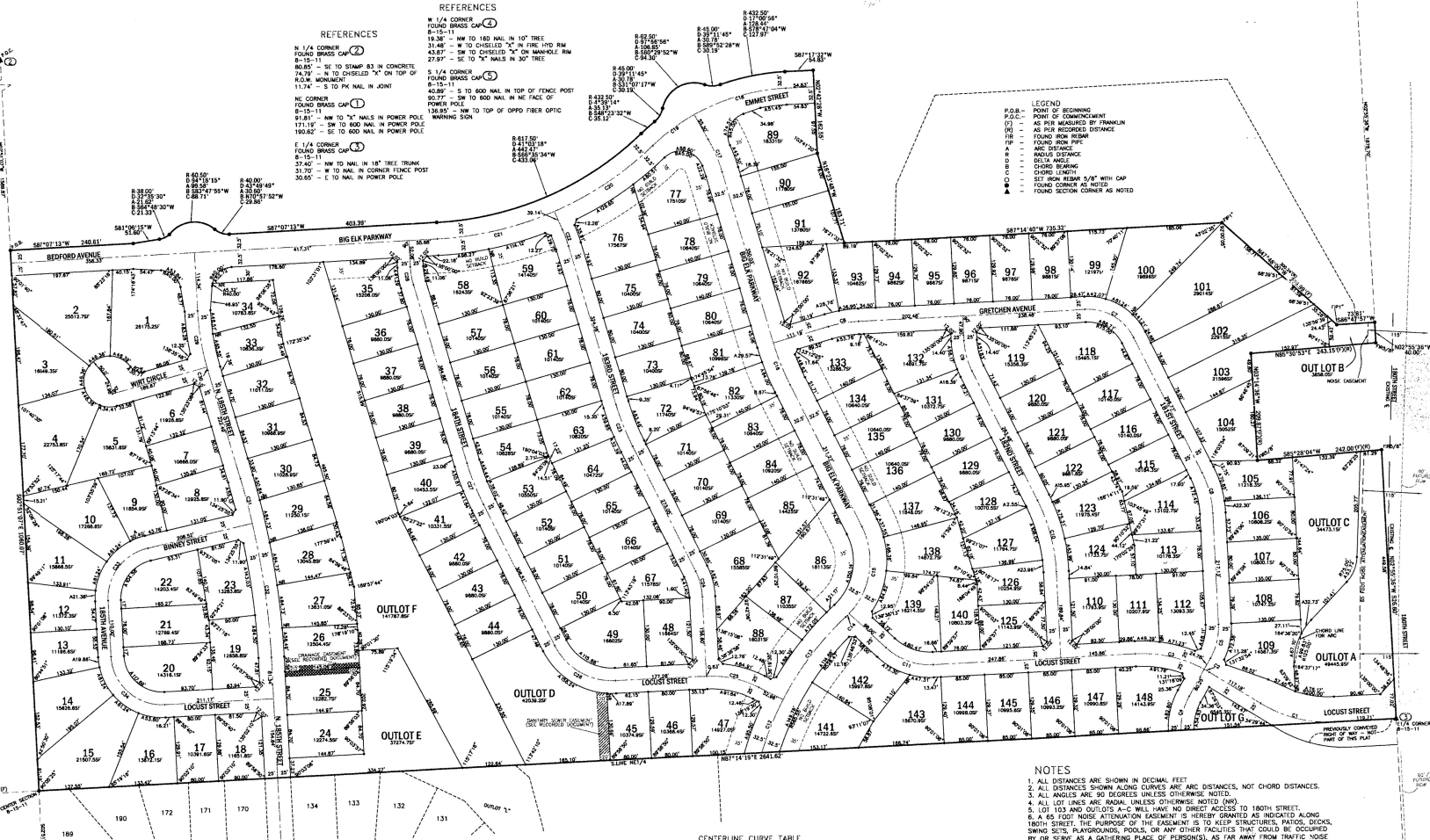
# FINAL PLAT

## SPRUCE 180

**LOTS 1 THROUGH 148, AND OUTLOTS A THROUGH G, INCLUSIVE  
 LOCATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SEC 8, T15N, R11E,  
 OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA**



- REFERENCES**
- W 1/4 CORNER FOUND BRASS CAP (1)
  - 8-15-11 NW TO 180 NAIL IN 10' TREE
  - 31.46 - W TO CHISEL "X" IN FIRE HYD RM
  - 43.87 - SW TO CHISEL "X" ON MANHOLE RM
  - 27.97 - SE TO "X" NAILS IN 30' TREE
  - 8-15-11 S TO 800 NAIL IN TOP OF FENCE POST
  - 80.97 - SW TO 800 NAIL IN NE FACE OF POWER POLE
  - 136.83 - NW TO TOP OF OPPO FIBER OPTIC MARKING SIGN
  - 8-15-11 NW TO 18" NAIL IN 18" TREE TRUNK
  - 31.70 - W TO NAIL IN CORNER FENCE POST
  - 30.85 - E TO NAIL IN POWER POLE
- LEGEND**
- P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - (R) - AS PER MEASURED BY FRANCHISE
  - (K) - AS PER RECORDED DISTANCE
  - (F) - FOUND IRON PIPE
  - (I) - FOUND IRON PIPE
  - (A) - WIDE DISTANCE
  - (R) - RADIUS DISTANCE
  - (D) - DELTA ANGLE
  - (C) - CHORD BEARING
  - (S) - CHORD LENGTH
  - (\*) - 3" IRON REBAR "X" WITH CAP
  - (\*) - FOUND CORNER AS NOTED
  - (\*) - FOUND SECTION CORNER AS NOTED



**BLONDO RIDGES**

**CENTRAL CURVE TABLE**

CURVE	RADIUS	ARC	DELTA	CHORD	CURVE	RADIUS	ARC	DELTA	CHORD
C1	250.00	150.32	34.29	148.25	C18	400.00	180.00	28.42	180.34
C2	250.00	11.00	2.53	11.19	C19	400.00	170.00	12.23	169.34
C3	250.00	138.24	31.64	137.44	C20	400.00	231.00	20.24	230.30
C4	250.00	68.87	17.33	68.00	C21	400.00	84.00	20.73	83.74
C5	250.00	99.62	25.24	98.72	C22	250.00	54.00	13.50	53.54
C6	200.00	68.81	17.33	68.00	C23	400.00	84.00	20.73	83.74
C7	100.00	115.85	28.74	109.98	C24	250.00	54.00	13.50	53.54
C8	150.00	58.32	14.41	58.22	C25	200.00	124.00	17.09	123.51
C9	150.00	62.19	15.63	61.78	C26	200.00	144.00	18.53	143.24
C10	150.00	146.51	37.19	145.19	C27	200.00	164.00	20.00	163.17
C11	150.00	171.57	43.39	170.14	C28	200.00	184.00	21.50	182.97
C12	100.00	120.51	30.24	119.28	C29	200.00	204.00	23.00	202.74
C13	100.00	89.99	22.64	89.39	C30	150.00	86.15	21.84	86.12
C14	100.00	8.99	2.26	9.00	C31	150.00	86.15	21.84	86.12
C15	100.00	18.00	4.50	18.18	C32	150.00	126.00	31.40	125.54
C16	100.00	87.88	22.02	87.74	C33	100.00	28.42	7.19	28.42
C17	50.00	68.87	17.33	68.47	C34	100.00	158.40	39.54	157.31

- 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 IN DEGREES UNLESS OTHERWISE NOTED.
  4. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED (N/A).
  5. LOT 103 AND OUTLOTS A-G WILL HAVE NO DIRECT ACCESS TO 180TH STREET.
  6. A 65 FOOT NOISE ATTENUATION EASEMENT IS HEREBY GRANTED AS INDICATED ALONG 180TH STREET. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PARKS, STICKS, SWING SETS, PLAYGROUNDS, POOLS, OR ANY OTHER FACILITIES THAT COULD BE OCCUPIED BY OR SERVE AS A GATHERING PLACE OF PERSONS, AS FAR AWAY FROM TRAFFIC NOISE OF 180TH STREET AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THE EASEMENT SHALL BE PROHIBITED.

THIS REVIEW OF DOUGLAS COUNTY ENGINEER  
 THE PLAT OF SPRUCE 180, LOTS 1 THROUGH 148, AND OUTLOTS A THROUGH G, IS  
 THE DOUGLAS COUNTY ENGINEER.

DATE: 7/23/17

DOUGLAS COUNTY ENGINEER



DATE: 3-23-2017  
 REVISION: 4-18-2017  
 REVISION: 9-5-2017

DRAWN BY: AJP  
 CHECKED BY: DMF  
 JOB NO.: 2016-107

Sheet 1 of 2

**SPRUCE 180**

SPRUCE 180 (LOTS 1 THROUGH 148, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE)  
 DOUGLAS COUNTY, NEBRASKA

**FINAL PLAT**

SINCE 1996

**Alpha Land Surveying**

DAN ANDERSON, LICENSED SURVEYOR  
 10806 CA, NE 68004 (402) 371-7271  
 10806 CA, NE 68004 (402) 494-2122  
 website: www.alpha-land-surveying.com  
 email: info@alpha-land-surveying.com

SCOTT'S 1/4 SEC 08-15-11  
1/4 SEC 08-15-11

# FINAL PLAT SPRUCE 180

## LOTS 1 THROUGH 148, AND OUTLOTS A THROUGH G, INCLUSIVE LOCATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SEC 8, T15N, R11E, OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA

DATE:	3-23-2017
RECEIVED:	4-18-2017
RECEIVED BY:	9-5-2017
DATE:	9-5-2017
BY:	Sheet 2 of 2

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A FIELD SURVEY AND REPRESENTATIVE SUBDIVISION PLAT DESCRIBED HEREIN AND SAID PLAT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA. I FURTHER CERTIFY THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE LAND AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, AND ANGLE POINTS WITH SAID SUBDIVISION TO BE KNOWN AS SPRUCE 180 (LOTS NUMBERED AS SHOWN).

*[Signature]*  
FRED W. FRANKLIN, RLS 525  
DATE: 9-2-2017



### LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA. ALL CORNERS OF THIS DESCRIPTION ARE SET OR FOUND AS DESCRIBED ON OFFICIAL PLAT OF SURVEY SHOWED ON 11-18-2016, HEREAFTER MADE A PART OF THIS DESCRIPTION BY THIS REFERENCE, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT NORTH 1/2 CORNER OF SAID SECTION 8, THENCE S02°51'07"E, ON THE WEST LINE OF THE NORTHEAST 1/4, A DISTANCE OF 1589.87 FEET TO THE POINT OF BEGINNING; THENCE S02°51'07"E, ON SAID WEST LINE, A DISTANCE OF 1000.07 FEET TO THE CENTER OF SECTION; THENCE N07°14'18"E, ON THE SOUTH LINE OF THE NORTHEAST 1/4, A DISTANCE OF 2641.62 FEET TO THE EAST 1/2 CORNER OF SAID SECTION; THENCE N02°50'36"W, ON THE EAST LINE OF THE NORTHEAST 1/4, A DISTANCE OF 526.60 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND KNOWN AS PARCEL ID 0118070000 IN THE PUBLIC RECORDS OF DOUGLAS COUNTY; THENCE S80°28'47"W, ON THE SOUTH LINE OF SAID PARCEL ID 0118070000, A DISTANCE OF 242.00 FEET; THENCE N03°14'38"W, ON THE WEST LINE OF SAID PARCEL ID 0118070000, A DISTANCE OF 269.87 FEET; THENCE N80°30'53"E, ON THE NORTH LINE OF SAID PARCEL ID 0118070000, A DISTANCE OF 243.10 FEET TO THE EAST LINE OF THE NORTHEAST 1/4; THENCE N02°50'36"W, ON THE SAID EAST LINE, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND KNOWN AS PARCEL ID 0118060012 IN THE PUBLIC RECORDS OF DOUGLAS COUNTY; THENCE S88°47'57"W, ON THE SOUTHERLY LINE OF SAID PARCEL ID 0118060012, A DISTANCE OF 73.81 FEET TO A FOUND IRON PIPE; THENCE N47°48'00"E, ON THE SOUTHERLY LINE OF SAID PARCEL ID 0118060012, A DISTANCE OF 299.99 FEET TO A FOUND IRON PIPE; THENCE S87°14'40"W, ON THE SOUTHERLY LINE OF SAID PARCEL ID 0118060012, A DISTANCE OF 162.50 FEET; THENCE N10°23'44"W, A DISTANCE OF 183.71 FEET; THENCE N02°42'28"W, A DISTANCE OF 162.50 FEET; THENCE S87°17'32"W, A DISTANCE OF 54.83 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 128.44 FEET, WITH A RADIUS OF 432.50 FEET, WITH A CHORD BEARING OF S78°47'04"W AND WITH A CHORD LENGTH OF 127.97 FEET; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 30.78 FEET, WITH A RADIUS OF 45.00 FEET, WITH A CHORD BEARING OF S89°32'28"W AND WITH A CHORD LENGTH OF 30.19 FEET; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 108.95 FEET, WITH A RADIUS OF 82.50 FEET, WITH A CHORD BEARING OF S60°29'52"W AND WITH A CHORD LENGTH OF 84.30 FEET; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 30.78 FEET, WITH A RADIUS OF 45.00 FEET, WITH A CHORD BEARING OF S31°07'17"W AND WITH A CHORD LENGTH OF 30.19 FEET; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 35.13 FEET, WITH A RADIUS OF 432.50 FEET, WITH A CHORD BEARING OF S48°23'32"W AND WITH A CHORD LENGTH OF 35.12 FEET; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 442.47 FEET, WITH A RADIUS OF 617.50 FEET, WITH A CHORD BEARING OF S86°35'34"W AND WITH A CHORD LENGTH OF 433.09 FEET; THENCE S87°17'32"W, A DISTANCE OF 462.59 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 99.29 FEET, WITH A RADIUS OF 40.00 FEET, WITH A CHORD BEARING OF N70°57'52"W AND WITH A CHORD LENGTH OF 29.89 FEET; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 21.62 FEET, WITH A RADIUS OF 38.00 FEET, WITH A CHORD BEARING OF S84°49'30"W AND WITH A CHORD LENGTH OF 21.33 FEET; THENCE S81°05'10"W, A DISTANCE OF 51.80 FEET; THENCE S87°07'13"W, A DISTANCE OF 240.81 FEET BACK TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 63,177.8 ACRES MORE OR LESS.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, SPRUCE 180, LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND THEREAFTER 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 SPRUCE 180 (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY GRANT TO THE PUBLIC FOR PUBLIC USE THE STREETS, ALLEYS AND CIRCLES, AND WE DO HEREBY GRANT THE EASEMENTS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK COMMUNICATIONS 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 ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN-FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE-DESCRIBED ADDITION. SAID SIXTEEN-FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT, 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 PIPES FOR THE TRANSMISSION OF GAS AND WATER ON THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL OUL-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 HEREBY GRANTED.

*[Signature]*  
THOMAS FALCONE  
MANAGING MEMBER  
DATE: 9-2-2017

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }  
COUNTY OF DOUGLAS }  
ON THIS 2nd DAY OF SEPTEMBER 2017 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THOMAS FALCONE, A MANAGING MEMBER OF SPRUCE 180, LLC, WHO PERSONALLY KNOWN TO BE IDENTICAL PERSON WHOSE NAME IS APPLIED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.  
WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

*[Signature]*  
NOTARY PUBLIC

### APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF SPRUCE 180, LOTS 1 THROUGH 148, AND OUTLOTS A THROUGH G INCLUSIVE, AS TO THE DESIGN STANDARDS.

*[Signature]*  
OMAHA CITY ENGINEER  
DATE: 8/20/17

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

*[Signature]*  
OMAHA CITY ENGINEER  
DATE: 11/18

### OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF SPRUCE 180, LOTS 1 THROUGH 148, AND OUTLOTS A THROUGH G, INCLUSIVE WAS APPROVED BY THE CITY COUNCIL OF OMAHA.

*[Signature]*  
MAYOR  
DATE: 11/2/17  
*[Signature]*  
ATTESTED, COUNTY CLERK  
DATE: 11/2/17  
*[Signature]*  
PRESIDENT OF COUNCIL  
DATE:



### APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF SPRUCE 180, LOTS 1 THROUGH 148, AND OUTLOTS A THROUGH G, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE CITY PLANNING BOARD.

*[Signature]*  
CHAIRMAN OF CITY PLANNING BOARD  
DATE: 4/5/17

### 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 LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE.

*[Signature]*  
DOUGLAS COUNTY TREASURER  
DATE: 7-23-18



### REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF SPRUCE 180, LOTS 1 THROUGH 148, AND OUTLOTS A THROUGH G, INCLUSIVE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER.

*[Signature]*  
DOUGLAS COUNTY ENGINEER  
DATE: 9/14/17



SPRUCE 180 (LOTS 1 THROUGH 148, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE)  
DOUGLAS COUNTY, NEBRASKA

Alpha Land Surveying  
OMAHA, NE (402) 685-6844  
BLAIR, NE (402) 371-7571  
SOUTH SIOUX CITY, NE (402) 484-2122  
email: alphalandsurveying@gmail.com