

THE OAKS REPLAT THREE

LOT 1

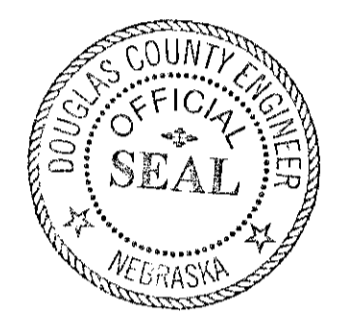
BEING A REPLATTING OF THAT PORTION OF LOT 74, LYING WEST OF A LINE 500 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 74, IN THE OAKS, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, ALONG WITH THE SOUTH 5 FEET OF BARTELS STREET (FORMERLY SYCAMORE LANE) ABUTTING THE ABOVE SAID PORTION OF LOT 74 ON THE NORTH.

- LEGEND**
- CORNERS FOUND (5/8" REBAR W/CAP #306)
 - CORNER SET (5/8" REBAR W/CAP #308)
 - R RECORDED DISTANCE
 - M MEASURED DISTANCE

APPROVAL OF OMAHA CITY COUNCIL
 THIS PLAT OF THE OAKS REPLAT THREE WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL ON THIS 8th DAY OF November, 2023.

John Steinhilber MAYOR
Chris E. Dornier PRESIDENT
[Signature] CITY CLERK

REVIEW BY THE DOUGLAS COUNTY ENGINEER
 THIS PLAT OF THE OAKS REPLAT THREE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER.

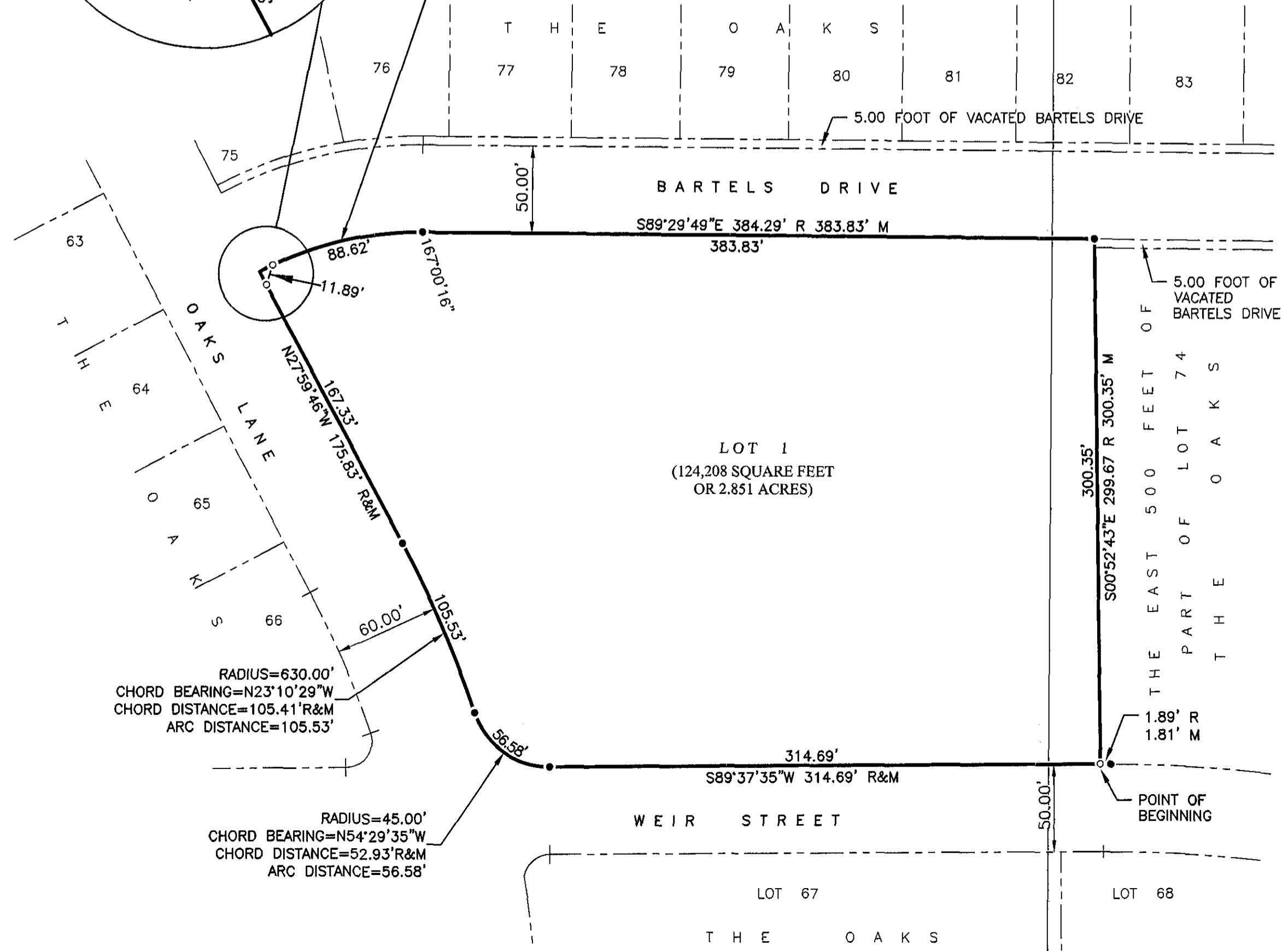
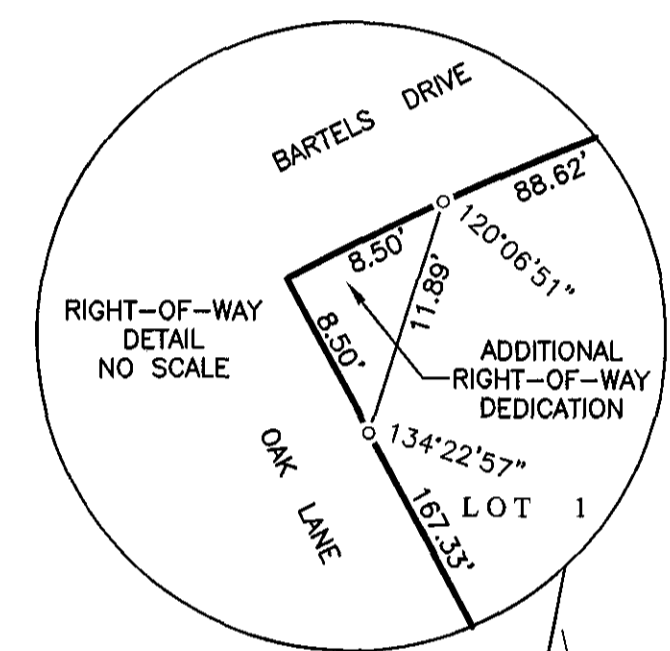


[Signature]
 DOUGLAS COUNTY ENGINEER

DATE: 9/22/23

RADIUS=195.0'
 CHORD BEARING=N76°15'30"E
 CHORD DISTANCE=96.12'
 ARC DISTANCE=97.12'

NOTES:
 ANGLES SHOWN ADJACENT TO CURVES ARE MEASURED TO THE CHORD LINE OF THE CURVE.

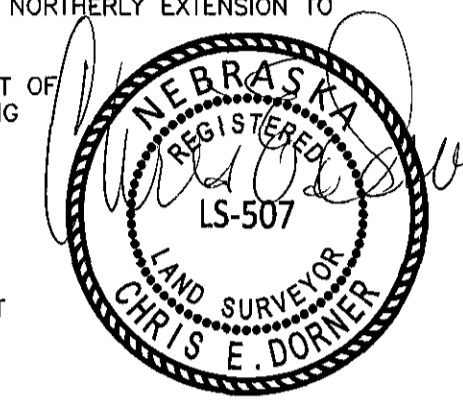


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY 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 AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS IN EFFECT AS OF THE DATE SHOWN HEREON AND THAT PERMANENT MARKERS WERE FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY OF SAID SUBDIVISION TO BE KNOWN AS THE OAKS REPLAT THREE, LOT 1, BEING A REPLATTING OF THAT PORTION OF LOT 74 LYING WEST OF A LINE 500 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 74, IN THE OAKS, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, ALONG WITH THE SOUTH 5 FEET OF BARTELS STREET (FORMERLY SYCAMORE LANE) ABUTTING THE ABOVE SAID PORTION OF LOT 74 ON THE NORTH AND MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SW CORNER OF THE EAST 500.00 FEET OF SAID LOT 74;

- THENCE S89°37'35"W (BEARING SAID ON DOUGLAS/SARPY COUNTIES LOW DISTORTION PROJECTION) 314.69 FEET ON THE SOUTH LINE OF SAID LOT 74;
- THENCE NORTHWESTERLY ON THE SOUTHWESTERLY LINE OF SAID LOT 74 ON A 45.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N54°29'35"W, CHORD DISTANCE 52.93 FEET, AN ARC DISTANCE OF 56.58 FEET;
- THENCE NORTHWESTERLY ON THE WEST LINE OF SAID LOT 74 ON A 630.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N23°10'29"W CHORD DISTANCE 105.41 FEET, AN ARC DISTANCE OF 105.53 FEET;
- THENCE N27°59'46"W 175.83 FEET ON THE WEST LINE OF SAID LOT 74 AND ITS NORTHERLY EXTENSION TO THE NORTH LINE OF THE VACATED SOUTH 5.00 FEET OF BARTELS DRIVE;
- THENCE NORTHWESTERLY ON THE NORTH LINE OF THE VACATED SOUTH 5.00 FEET OF BARTELS DRIVE ON A 195.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N76°15'30"E, CHORD DISTANCE 96.12 FEET, AN ARC DISTANCE OF 97.12 FEET;
- THENCE S89°29'49"E, 383.83 FEET ON THE NORTH LINE OF THE VACATED SOUTH 5.00 FEET OF BARTELS STREET TO THE NW CORNER OF THE EAST 500.00 FEET OF SAID LOT 74;
- THENCE S00°52'43"E 300.35 FEET ON THE WEST LINE OF THE EAST 500.00 FEET OF SAID LOT 74 TO THE POINT OF BEGINNING.

JUNE 1, 2023
 DATE:



CHRIS E DORNER
 NEBRASKA RLS #507

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, 12656 WEIR, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A LOT TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS THE OAKS REPLAT THREE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREET AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT 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-FOOT-WIDE STRIP OF LAND ABUTTING ALL PROPERTY LINES.

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 PIPES 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 LOTS.

NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAY, 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 THEREIN GRANTED.

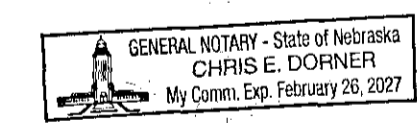
12656 WEIR, LLC,
 A NEBRASKA LIMITED LIABILITY COMPANY

BY: *[Signature]*
 DARIN SMITH, MANAGER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF September, 2023 BY DARIN SMITH, MANAGER OF 12656 WEIR, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.



[Signature]
 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 THE RECORDS OF THIS OFFICE THIS 29th DAY OF Sept, 2023.

[Signature]
 DOUGLAS COUNTY TREASURER



APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF THE OAKS REPLAT THREE ON THIS 30 DAY OF October, 2023.

[Signature]
 CITY ENGINEER

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

DATE: 11/16/2023

[Signature]
 CITY ENGINEER

APPROVAL OF CITY OF OMAHA PLANNING BOARD

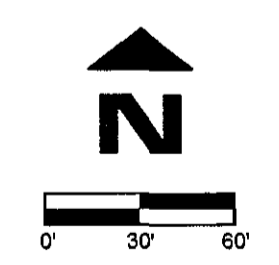
THIS PLAT OF THE OAKS REPLAT THREE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 5th DAY OF July, 2023.

[Signature]
 CHAIRPERSON

THE OAKS REPLAT THREE LOT 1



thompson, dreesen & dornier, inc.
 10836 Old Mill Rd
 Omaha, NE 68154
 p.402.330.8860 f.402.330.5866
 td2co.com



Revision Dates

No.	Description	MM-DD-YY
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Job No.: A748-780A
 Drawn By: RJR
 Reviewed By: CED
 Date: JUNE 1, 2023
 Book: 22/12
 Pages: 22-24

Sheet Title
 CITY OF OMAHA
 FINAL PLAT

Sheet Number
 SHEET 1 OF 1