

# WEST FAIRACRES VILLAGE REPLAT

(A CLUSTER SUBDIVISION)

LOTS 1 THROUGH 8 INCLUSIVE AND OUTLOT 1 BEING A REPLATING OF LOTS 8 THROUGH 22 INCLUSIVE AND PART OF OUTLOT 1, WEST FAIRACRES VILLAGE, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY that I have made a boundary survey of the subdivision herein and that permanent markers have been set at all angle points on the boundary of the plat and that a bond has been posted with the City of Omaha, Nebraska, in order to insure that permanent monuments will be placed at all corners of all lots, streets, angle points, and ends of all curves, and ends of all subdivisions to be known as WEST FAIRACRES VILLAGE REPLAT, (Lots 1 through 8 inclusive and Outlot 1) being a replating of Lots 8 through 22 inclusive and part of Outlot 1, WEST FAIRACRES VILLAGE, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, more particularly described as follows: Beginning at the southwest corner of Lot 7, WEST FAIRACRES VILLAGE; Thence South 90°41'20" East (bearing referenced to the WEST FAIRACRES VILLAGE Final Plat) for 93.98 feet along the southerly line of said Lot 7, WEST FAIRACRES VILLAGE to the northwest corner of Lot 23, WEST FAIRACRES VILLAGE; Thence South 01°05'00" East for 158.16 feet along the west line of Lots 23 and 24, WEST FAIRACRES VILLAGE extended to the south line of Outlot 1, WEST FAIRACRES VILLAGE; Thence South 89°22'55" West for 96.59 feet along the said south line of Outlot 1, WEST FAIRACRES VILLAGE; Thence North 39°15'21" West for 4.55 feet along the south line of Outlot 1, WEST FAIRACRES VILLAGE; Thence North 84°36'27" West for 170.33 feet along the south line of said Outlot 1, WEST FAIRACRES VILLAGE; Thence South 89°23'55" West for 71.06 feet along the south line of said Outlot 1, WEST FAIRACRES VILLAGE to the west line of the subdivision; Thence North 00°21'24" East for 413.91 feet to the northwest corner of the subdivision; Thence North 89°59'59" East for 330.46 feet to the northeast corner of the subdivision; Thence South 00°22'46" West for 129.41 feet to a corner of Outlot 1, WEST FAIRACRES VILLAGE; Thence South 88°54'16" West for 79.65 feet along the north line of said Outlot 1, WEST FAIRACRES VILLAGE; Thence South 04°38'17" West for 122.06 feet along the westerly line of said Lot 7, WEST FAIRACRES VILLAGE to the Point of Beginning. Contains 2.97 acres.

Date 4-27-88 Gerald B. Rager, Jr.  
 Gerald B. Rager, Jr., LS-222

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That we, CV THRIFT SERVICES, INC., a New York Corporation, being the sole owner 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 WEST FAIRACRES VILLAGE REPLAT, and we do hereby ratify and approve of the disposition of our property as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District, Northwestern Bell Telephone Company, and any company which has been granted a franchise to provide a cable television system 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, including signals provided by a cable television system, and their reception and on, over, through, under, and across all or Outlot 1; across a five-foot-wide strip of land abutting all front and side boundary lot lines; and across an eight-foot-wide strip of land adjoining the rear boundary lines of all lots. No permanent buildings, trees, retaining walls, or loose rock 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.

CV THRIFT SERVICES, INC., a New York Corporation, Owner  
 BY: Matthew R. Gervais, President  
 Matthew R. Gervais, President

ATTEST: Bernard A. King, Secretary  
 Bernard A. King, Secretary

STATE OF New York }  
 COUNTY OF Ulster } ss

On this 26th day of April, 1988, before me, a Notary Public, duly commissioned and qualified for said county, appeared MATTHEW R. GERVAIS, who is personally known by me to be the President of CV THRIFT SERVICES, INC., a New York Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed and the voluntary act and deed of said corporation.

Witness my hand and official seal, the date last aforesaid.  
Suzanne S. Charlotte  
 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 in this plat, as shown by the records of this office, this 11 day of April, 1988.

Deputy John J. Schaefer  
 Douglas County Treasurer

**COUNTY SURVEYOR'S CERTIFICATE**

THIS plat of WEST FAIRACRES VILLAGE REPLAT was reviewed by the Douglas County Surveyor's office.  
 Date April 29 1988  
John W. Smith  
 Douglas County Surveyor

**APPROVAL OF CITY ENGINEER OF OMAHA**

I HEREBY APPROVE this plat of WEST FAIRACRES VILLAGE REPLAT as to the design standards this 6th day of May, 1988.  
Raymond J. Neumann  
 City Engineer

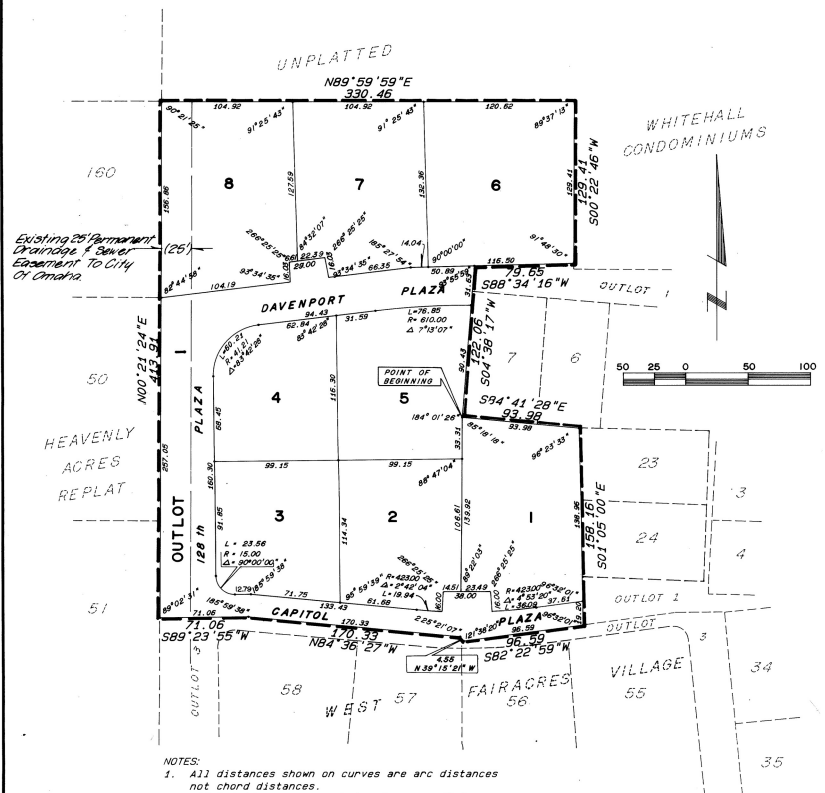
I HEREBY CERTIFY that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.  
August 12 1988  
Raymond J. Neumann  
 City Engineer

**APPROVAL OF CITY PLANNING BOARD**

THIS plat of WEST FAIRACRES VILLAGE REPLAT was approved by the City Planning Board of the City of Omaha this 9th day of December, 1987.  
Michael D. Jahn  
 Chairman, City Planning Board

**APPROVAL OF OMAHA CITY COUNCIL**

This plat of WEST FAIRACRES VILLAGE REPLAT was approved and accepted by the City Council of Omaha on this 26th day of April, 1988.  
John C. O'Connell  
 Mayor



- NOTES:
1. All distances shown on curves are arc distances not chord distances.
  2. All lot lines on curved streets are radial unless noted: N.R. (Not Radial).
  3. All angles are 90° unless noted otherwise.
  4. All easement dimensions are in parentheses.
  5. Lots 1 thru 8 and Outlot 1 are platted under the Cluster Subdivision Ordinance of the City of Omaha.

RECEIVED  
 1988 SEP -7 PM 3:50  
 GEORGE A. DOWLING  
 RECORDER OF DEEDS  
 DOUGLAS COUNTY, NEBRASKA

BK 1834 N \_\_\_\_\_ C/O \_\_\_\_\_ FEE 22.50  
 PG 103 N \_\_\_\_\_ DEL \_\_\_\_\_ MC \_\_\_\_\_  
 OF 1888 COMP \_\_\_\_\_ FB \_\_\_\_\_

FINAL PLAT

lamp, ryneanson & associates, inc.  
 planners  
 architects  
 engineers  
 19747 CALIFORNIA STREET  
 OMAHA, NEBRASKA 68154-1915  
 402-498-2498

WEST FAIRACRES VILLAGE, REPLAT  
 OMAHA, NEBRASKA

designer **MPM**  
 draftsman **LLD**  
 revisions \_\_\_\_\_

job number **83 28-1259**  
 date **NOV. 12, 87**

sheet **1 of 1**