MISC Inst. # 2023004692, Pg: 1 of 1 Rec Date: 01/20/2023 13:06:31.730
Fee Received: $52.00 By: NS
Douglas County, NE Assessor/Register of Deeds Walter E. Peffer

CITY OF OMAHA, NEBRASKA
ADMINISTRATIVE SUBDIVISION

LOTS 1 AND 2, WESTWOOD HEIGHTS 15TH ADDITION REPLAT 4

PART OF LOT 1 BLOCK 1, WESTWOOD HEIGHTS 15TH ADDITION ~~REPLAT 3~~, A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA. *T&N

LEGEND

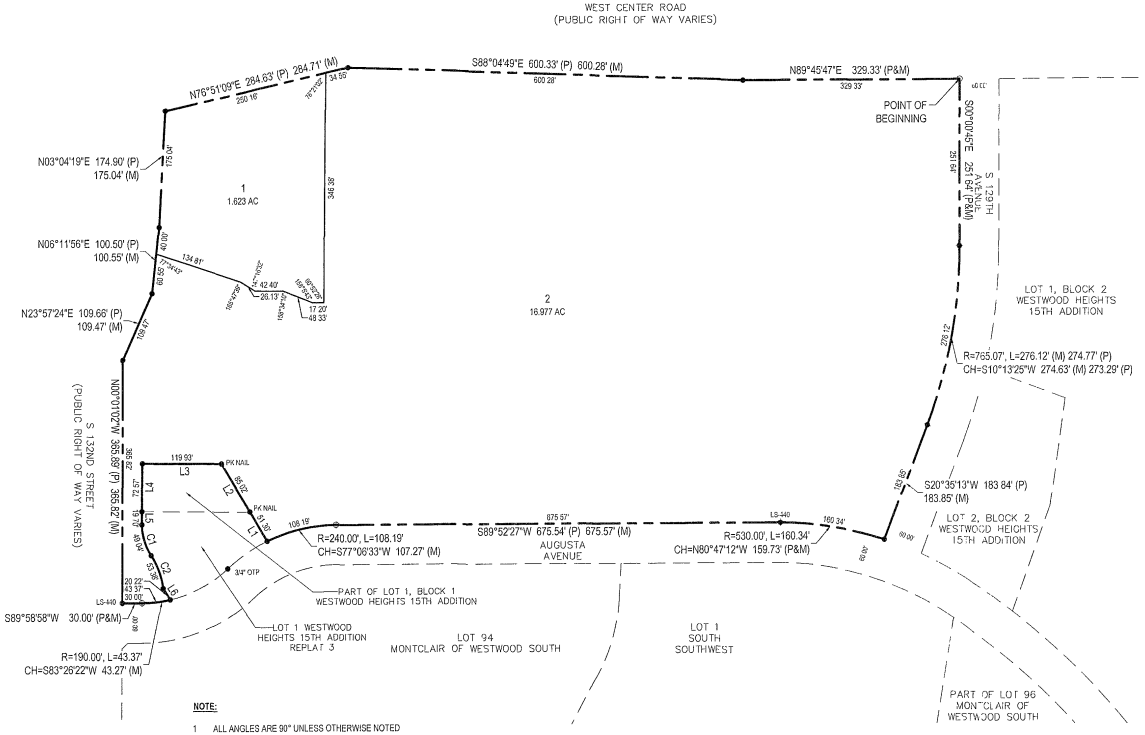
- ○ 5/8" REBAR SET WITH CAP LS-608
- ● MONUMENTS FOUND (5/8" REBAR UNLESS NOTED)
- BOUNDARY LINE
- LOT LINE
- EXIST. PROPERTY LINES
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- OTP OPEN TOP PIPE

100 0 100
1 inch = 100 ft.

DOUGLAS COUNTY ENGINEERS REVIEW
Nov 2022
REVIEWED
DOUGLAS COUNTY ENGINEERS OFFICE

LOT LINE TABLE			
LINE	BEARING	LENGTH (M)	LENGTH (P)
L1	N30°52'09"W	51.30'	51.41'
L2	N30°53'40"W	85.02'	85.02'
L3	N89°46'50"W	119.93'	119.93'
L4	S00°13'08"W	72.57'	72.57'
L5	S00°21'01"E	19.70'	19.36'
L6	S32°22'26"E	20.22'	20.09'

LOT CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	83.50'	49.04'	S16°39'34"E	48.34' (P&M)
C2	116.50'	53.38'	S20°21'43"E	52.91' (P&M)



NOTE:

1 ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED

APPROVAL OF OMAHA PLANNING DIRECTOR

APPROVED AS A SUBDIVISION OF NOT MORE THAN TWO (2) LOTS, PARCELS OR TRACTS, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7 08 HOME RULE CHARTER OF THE CITY OF OMAHA, 1956. THIS SUBDIVISION APPROVAL IS VOID UNLESS THIS PLAT IS FILED AND RECORDED WITH THE COUNTY REGISTER OF DEEDS WITHIN THIRTY (30) DAYS OF THIS DATE

OMAHA PLANNING DIRECTOR — DATE 12/19/22

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED A TRACT OF LAND LOCATED IN PART OF LOT 1, BLOCK 1, WESTWOOD HEIGHTS 15TH ADDITION, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M . DOUGLAS COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, WESTWOOD HEIGHTS 15TH ADDITION, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST CENTER ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF 129TH AVENUE; THENCE ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK 1, WESTWOOD HEIGHTS 15TH ADDITION, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 129TH AVENUE ON THE FOLLOWING THREE (3) DESCRIBED COURSES (1) THENCE S00°00'45"E (ASSUMED BEARING), A DISTANCE OF 251 64 FEET, (2) THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 765 07 FEET, A DISTANCE OF 276 12 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S10°13'25"W, A DISTANCE OF 274 63 FEET (3) THENCE S20°35'13"W A DISTANCE OF 183 85 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, WESTWOOD HEIGHTS 15TH ADDITION, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF 129TH AVENUE AND THE NORTHERLY RIGHT-OF-WAY LINE OF AUGUST AVENUE THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1, WESTWOOD HEIGHTS 15TH ADDITION, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF AUGUST AVENUE ON THE FOLLOWING THREE (3) DESCRIBED COURSES, (1) THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 530 00 FEET, A DISTANCE OF 160 34 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N80°47'12"W, A DISTANCE OF 159 73 FEET (2) THENCE S89°52'27"W, A DISTANCE OF 675 57 FEET, (3) THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 240 00 FEET, A DISTANCE OF 108 19 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S77°06'33"W, A DISTANCE OF 107 27 FEET TO THE SOUTHEAST CORNER OF LOT 1 WESTWOOD HEIGHTS 15TH ADDITION REPLAT 3, A SUBDIVISION LOCATED IN PART OF SAID NW1/4 OF SECTION 31, THENCE N30°52'09"W, A DISTANCE OF 51 30 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, WESTWOOD HEIGHTS 15TH ADDITION REPLAT 3. THENCE N30°53'40"W, A DISTANCE OF 85 02 FEET, THENCE N89°46'50"W, A DISTANCE OF 119 93 FEET, THENCE S00°13'08"W, A DISTANCE OF 72 57 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, WESTWOOD HEIGHTS 15TH ADDITION REPLAT 3, THENCE ALONG THE WESTERLY LINE OF SAID LOT 1, WESTWOOD HEIGHTS 15TH ADDITION REPLAT 3 ON THE FOLLOWING FOUR (4) DESCRIBED COURSES (1) THENCE S00°21'01"E, A DISTANCE OF 19 70 FEET, (2) THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 83 50 FEET, A DISTANCE OF 49 04 FEET SAID CURVE HAVING A LONG CHORD WHICH BEARS S16°39'34"E, A DISTANCE OF 48 34 FEET, (3) THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 116 50 FEET, A DISTANCE OF 53 38 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S20°21'43"E, A DISTANCE OF 52 91 FEET; (4) THENCE S32°22'26"E, A DISTANCE OF 20 22 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, WESTWOOD HEIGHTS 15TH ADDITION REPLAT 3, SAID POINT ALSO BEING ON SAID SOUTHERLY LINE OF LOT 1, BLOCK 1, WESTWOOD HEIGHTS 15TH ADDITION SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF AUGUSTA AVENUE; THENCE ALONG SAID SOUTHERLY LINE OF LOT 1, BLOCK 1, WESTWOOD HEIGHTS 15TH ADDITION, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF AUGUSTA AVENUE ON THE FOLLOWING TWO (2) DESCRIBED COURSES (1) THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 190 00 FEET, A DISTANCE OF 43.37 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S83°26'22"W, A DISTANCE OF 43 27 FEET, (2) THENCE S89°58'58"W, A DISTANCE OF 30 00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 BLOCK 1, WESTWOOD HEIGHTS 15TH ADDITION, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF AUGUST AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF 132ND STREET THENCE ALONG THE WESTERLY LINE OF SAID LOT 1, BLOCK 1, WESTWOOD HEIGHTS 15TH ADDITION, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 132ND STREET ON THE FOLLOWING FOUR (4) DESCRIBED COURSES (1) THENCE N00°01'02"W, A DISTANCE OF 385 82 FEET, (2) THENCE N23°57'24"E, A DISTANCE OF 109 47 FEET, (3) THENCE N06°11'56"E, A DISTANCE OF 100 55 FEET, (4) THENCE N03°04'19"E, A DISTANCE OF 175 04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, WESTWOOD HEIGHTS 15TH ADDITION. SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF 132ND STREET AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST CENTER ROAD. THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 BLOCK 1. WESTWOOD HEIGHTS 15TH ADDITION, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST CENTER ROAD ON THE FOLLOWING THREE (3) DESCRIBED COURSES (1) THENCE N78°51'09"E, A DISTANCE OF 284 71 FEET; (2) THENCE S88°04'49"E, A DISTANCE OF 600 28 FEET (3) THENCE N89°45'47"E, A DISTANCE OF 329 33 FEET TO THE POINT OF BEGINNING

SAID TRACT OF LAND CONTAINS 810,217 SQUARE FEET OR 18 600 ACRES, MORE OR LESS.

ERIC A. SCHABEN LS-608 — DATE Nov. 15, 2022

NEBRASKA REGISTERED LS-608 LAND SURVEYOR ERIC A. SCHABEN

OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED ARE OWNER'S OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT

G&I X MONTCLAIR ON CENTER LLC, A DELAWARE LIMITED LIABILITY COMPANY

ANDREW KLINE, VICE PRESIDENT — DATE 11/17/22

ACKNOWLEDGEMENT OF NOTARY

STATE OF ~~NEBRASKA~~ OHIO)

COUNTY OF Cuyahoga)

ON THIS 17th DAY OF November 2022 BEFORE ME. THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME ANDREW KLINE. VICE PRESIDENT OF G&I X MONTCLAIR ON CENTER LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED 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

NOTARY PUBLIC — DATE 11/17/22

Kristen E. Nelson
Attorney At Law
Notary Public, State of Ohio
My commission has no exp date
Sec 147.03 R.C

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 AS SHOWN BY THE RECORDS OF THIS OFFICE

DOUGLAS COUNTY TREASURER — DATE November 25th 2022

EASEMENT DEDICATION

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 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" IS 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

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 STREETS. 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

E & A CONSULTING GROUP, INC.
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www.eacg.com
State of NE Certificate of Authorization #CA2026
Return:

E & A CONSULTING GROUP, INC. Engineering Answers

WESTWOOD HEIGHTS 15TH ADDITION REPLAT 4
LOTS 1 AND 2
OMAHA, NEBRASKA

ADMINISTRATIVE SUBDIVISION

Revisions		
No.	Date	Description
1	11/17/22	Per City Comments

Proj No: P2022 249 (00)
Date: 11/14/2022
Designed By: JHS
Drawn By: BMP
Scale: 1" = 100'
Sheet: 1 of 1

Sshwall, Date:16 PM, 11/15/2022 10:40 AM N:\2021 Projects\PAVLIK-A-2\Stage\WESTWOOD HEIGHTS 15TH ADD REPLAT 4 2022-11-15.dwg

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