# WINDGATE RANCH TWO

**LOTS 1 THRU 265 & OUTLOTS "A" THRU "W" INCLUSIVE**

A TRACT OF LAND LOCATED IN PART OF THE NE¼ OF THE SW¼, THE SE¼ OF THE NW¼, THE SW¼ OF NE¼, THE NE¼ OF THE NE¼, THE SE¼ OF THE NE¼, NE¼ OF THE SE¼, NW¼ OF THE SE¼, ALL LOCATED IN SECTION 25, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

1 inch = 100 ft.

E & A CONSULTING GROUP, INC.
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Engineering Answers

WINDGATE RANCH TWO
Omaha, Nebraska

FINAL PLAT

2614948814
JUN 27 2014 16:06 P 16

Recorded - DIANE L. BOTTORFF
Douglas County, Nebraska
6/27/2014 12:06:00.53
2014948814

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, PACIFIC WINDGATE II LLC AND MEAK FARM LLC, BEING THE RESPECTIVE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THE PLAT OF WINDGATE RANCH TWO (HEREINAFTER CALLED) SAID PROPERTY TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS WINDGATE RANCH II LOTS TO BE NUMBERED AS SHOWN, AND WE DO HEREBY DEDICATE FOR PUBLIC USE THE STREETS AND OTHER PROPERTY AS SHOWN ON THE ACCOMPANYING PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THE 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 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 INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER 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, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, MAINTAIN, REPAIR AND RENEW FIRE HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES AND APPURTENANCES, AND WITH THE RIGHT OF INGRESS THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC 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.

PACIFIC WINDGATE II LLC

THOMAS B. FALCONE, MANAGING MEMBER — DATE

MEAK FARM LLC

HOWARD KASBURG, MANAGER — DATE 3/21/14

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )
COUNTY OF DOUGLAS )

ON THIS 21st DAY OF March 2014 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME HOWARD KASLOW, MANAGER OF MEAK FARM LLC, 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

A GENERAL NOTARY-State of Nebraska
LAWRENCE D. DENTON
My Comm. Exp. August 20, 2016

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )
COUNTY OF DOUGLAS )

ON THIS 20th DAY OF March 2014 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THOMAS B. FALCONE, MANAGING MEMBER OF PACIFIC WINDGATE II LLC, 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

A GENERAL NOTARY-State of Nebraska
LAURA PRIEN
My Comm. Exp. May 30, 2016

## LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- ADJACENT PROPERTY LINES

| CENTER-LINE CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | TANGENT | DELTA |
| 1 | 380.00' | 31.80' | 15.92' | 5° 04' 28" |
| 2 | 100.00' | 162.47' | 109.54' | 93° 05' 13" |
| 3 | 200.00' | 133.96' | 69.60' | 38° 23' 31" |
| 4 | 150.00' | 92.85' | 47.65' | 35° 27' 19" |
| 5 | 380.00' | 15.47' | 7.74' | 2° 19' 15" |
| 6 | 100.00' | 162.24' | 105.29' | 92° 57' 10" |
| 7 | 380.00' | 15.47' | 7.74' | 2° 19' 15" |
| 8 | 150.00' | 92.85' | 47.65' | 35° 27' 19" |
| 9 | 100.00' | 85.31' | 51.67' | 54° 36' 41" |
| 10 | 225.00' | 181.41' | 95.99' | 46° 11' 48" |
| 11 | 250.00' | 83.57' | 42.49' | 23° 50' 27" |
| 12 | 200.00' | 184.99' | 99.98' | 46° 59' 59" |
| 13 | 328.29' | 177.40' | 99.09' | 30° 57' 48" |
| 14 | 430.12' | 273.17' | 141.37' | 36° 23' 17" |
| 15 | 100.00' | 25.60' | 12.91' | 14° 40' 46" |
| 16 | 200.00' | 102.49' | 52.48' | 29° 21' 42" |
| 17 | 245.89' | 149.44' | 77.11' | 34° 48' 45" |
| 18 | 380.00' | 114.99' | 58.21' | 21° 57' 40" |
| 19 | 255.00' | 180.29' | 94.18' | 40° 30' 32" |
| 20 | 180.00' | 258.39' | 157.23' | 82° 15' 49" |

| CENTER-LINE CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | TANGENT | DELTA |
| 21 | 300.00' | 129.86' | 65.98" | 24° 47' 47" |
| 22 | 208.00' | 69.46' | 35.08" | 19° 07' 59" |
| 23 | 308.00' | 96.83' | 43.72" | 18° 00' 52" |
| 24 | 208.00' | 188.55' | 87.62" | 38° 37' 47" |
| 25 | 308.00' | 135.89' | 53.40" | 20° 17' 07" |
| 26 | 308.00' | 291.52' | 159.07" | 49° 49' 23" |
| 27 | 155.00' | 65.81' | 32.98" | 24° 01' 55" |
| 28 | 131.38' | 162.15' | 93.23" | 70° 43' 41" |
| 29 | 208.00' | 139.85' | 72.38" | 39° 43' 44" |
| 30 | 400.00' | 236.27' | 121.68" | 33° 50' 33" |
| 31 | 108.00' | 17.53' | 8.54" | 9° 40' 24" |
| 32 | 160.00' | 51.72' | 26.08" | 18° 31' 19" |
| 33 | 594.50' | 413.25' | 215.88" | 40° 33' 52" |
| 34 | 160.00' | 20.72' | 14.96" | 10° 39' 30" |
| 35 | 100.00' | 54.44' | 27.91" | 31° 11' 34" |
| 36 | 306.34' | 76.35' | 38.41" | 14° 39' 38" |
| 37 | 500.00' | 291.32' | 102.04" | 33° 04' 12" |
| 38 | 550.00' | 277.96' | 142.31" | 28° 57' 21" |
| 39 | 100.00' | 113.49' | 63.73" | 65° 01' 18" |
| 40 | 600.00' | 232.89' | 117.91" | 22° 14' 12" |

| CENTER-LINE CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | TANGENT | DELTA |
| 41 | 500.00' | 188.15' | 95.19" | 21° 33' 31" |
| 42 | 300.00' | 195.30' | 53.25" | 37° 06' 38" |
| 43 | 125.00' | 43.87' | 22.17" | 20° 06' 38" |
| 44 | 125.00' | 87.49' | 34.59" | 30° 05' 59" |
| 45 | 208.00' | 150.23' | 78.86" | 43° 02' 14" |
| 46 | 300.00' | 170.70' | 99.48" | 33° 33' 26" |
| 47 | 150.00' | 111.23' | 58.28" | 42° 24' 38" |
| 48 | 100.00' | 87.39' | 46.71" | 50° 04' 22" |
| 49 | 208.00' | 30.20' | 15.13" | 8° 19' 08" |
| 50 | 828.33' | 267.66' | 129.98" | 17° 48' 54" |
| 51 | 101.72' | 35.55' | 17.98" | 20° 01' 27" |
| 52 | 474.27' | 199.47' | 84.10" | 23° 06' 42" |

| RIGHT-OF-WAY CURVE TABLE | | | | |
|---|---|---|---|---|
| Curve | RADIUS | LENGTH | TANGENT | DELTA |
| 66 | 360.27' | 138.04' | 69.74' | 20°90'42" |
| 67 | 237.27' | 83.28' | 42.08' | 20°90'42" |

## NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT (9.9') RATH FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
5. ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT 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 IN WINDGATE RANCH TWO LOTS NUMBERED AS SHOWN; A TRACT OF LAND LOCATED IN PART OF THE NE¼ OF THE SW¼, THE SE¼ OF THE NW¼, THE SW¼ OF NE¼, THE NE¼ OF THE NE¼, THE SE¼ OF THE NE¼, NE¼ OF THE SE¼, NW¼ OF THE SE¼, ALL LOCATED IN SECTION 25, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NE¼ OF THE SW¼ OF SAID SECTION 25; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF OUTLOT "K", RANCH VIEW ESTATES 3, A SUBDIVISION LOCATED IN SAID SECTION 25; THENCE N01°26'34"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NE¼ OF THE SW¼ OF SECTION 25, SAID LINE ALSO BEING THE EAST LINE OF RANCH VIEW ESTATES 3, A DISTANCE OF 1320.91 FEET TO A POINT ALONG THE SOUTH LINE OF LOT 21, RANCH VIEW ESTATES 2, A SUBDIVISION LOCATED IN SAID SECTION 25; THENCE N87°42'54"E ALONG THE SOUTH LINE OF SAID LOT 21, RANCH VIEW ESTATES 2, A DISTANCE OF 1070.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21, RANCH VIEW ESTATES 2; THENCE N02°25'02"W ALONG THE EAST LINE OF SAID LOT 21, RANCH VIEW ESTATES 2, A DISTANCE OF 0.77 FEET TO THE SOUTH LINE OF THE PROPERTY DESCRIBED IN INSTRUMENT No. 2012R08621 THENCE N87°37'38"E ALONG SAID SOUTH LINE OF THE PROPERTY DESCRIBED IN INSTRUMENT No. 2012R08621, A DISTANCE OF 443.82 FEET; THENCE ALONG THE SOUTHWESTERLY LINE OF THE PROPERTY DESCRIBED IN INSTRUMENT No. 2012R08621 ON THE FOLLOWING SIX (6) COURSES: THENCE S12°40'05"E, A DISTANCE OF 222.35 FEET; THENCE S03°54'36"E, A DISTANCE OF 831.32 FEET; THENCE S56°37'43"E, A DISTANCE OF 104.87 FEET; THENCE N15°05'17"E, A DISTANCE OF 218.64 FEET; THENCE N65°37'55"W, A DISTANCE OF 333.74 FEET; THENCE N13°34'02"W, A DISTANCE OF 240.81 FEET TO A POINT ALONG THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN INSTRUMENT No. 2012R08621; THENCE ALONG SAID EASTERLY LINE OF THE PROPERTY DESCRIBED IN INSTRUMENT No. 2012R08621 ON THE FOLLOWING TWENTY (20) COURSES: THENCE N77°29'04"E, A DISTANCE OF 193.24 FEET; THENCE N13°30'04"W, A DISTANCE OF 12.89 FEET; THENCE N77°29'04"E, A DISTANCE OF 73.83 FEET; THENCE N15°37'37"E, A DISTANCE OF 130.09 FEET; THENCE N19°25'30"W, A DISTANCE OF 58.09 FEET; THENCE N10°32'14"W, A DISTANCE OF 196.26 FEET; THENCE N05°56'28"W, A DISTANCE OF 62.07 FEET; THENCE N16°24'27"W, A DISTANCE OF 77.99 FEET; THENCE N21°23'20"W, A DISTANCE OF 80.12 FEET; THENCE N20°14'02"W, A DISTANCE OF 65.50 FEET; THENCE N10°03'50"W, A DISTANCE OF 179.66 FEET; THENCE N01°38'34"W, A DISTANCE OF 38.42 FEET; THENCE N87°38'24"E, A DISTANCE OF 1070.00 FEET TO A POINT ALONG THE EAST LINE OF THE NE¼ OF THE SW¼ OF SAID SECTION 25; THENCE S00°07'30"W ALONG SAID EAST LINE OF THE NE¼ OF THE SW¼ OF SECTION 25, A DISTANCE OF 44.46 FEET; THENCE S04°31'29"W, A DISTANCE OF 54.97 FEET; THENCE S30°29'32"W, A DISTANCE OF 27.73 FEET; THENCE S00°31'20"W, A DISTANCE OF 43.91 FEET; THENCE S07°03'44"E, A DISTANCE OF 16.89 FEET; THENCE S18°25'32"E, A DISTANCE OF 43.97 FEET; THENCE S38°12'58"E, A DISTANCE OF 58.49 FEET; THENCE S27°37'48"E, A DISTANCE OF 45.11 FEET; THENCE S14°18'25"E, A DISTANCE OF 2.80 FEET TO THE SOUTH LINE OF THE NE¼ OF THE SW¼ OF SAID SECTION 25; THENCE S87°29'56"W ALONG SAID SOUTH LINE OF THE NE¼ OF THE SW¼ OF SECTION 25, A DISTANCE OF 1313.34 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 5,107,820 SQUARE FEET OR 117.263 ACRES, MORE OR LESS.

ERIC A. SCHMIDT, LS 9581 — DATE March 20, 2014

## APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF WINDGATE RANCH TWO LOTS NUMBERED AS SHOWN AS TO THE DESIGN STANDARDS.

CITY ENGINEER — DATE 6/27/2014

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

CITY ENGINEER — DATE 6/27/2014

## OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF WINDGATE RANCH TWO LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA.

MAYOR — DATE April 8, 2014

ATTEST CITY CLERK

PRESIDENT OF COUNCIL

## REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF WINDGATE RANCH TWO LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

DOUGLAS COUNTY ENGINEER

## APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF WINDGATE RANCH TWO LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD.

CHAIRMAN OF CITY PLANNING BOARD — DATE 12/4/13

## 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.

COUNTY TREASURER — DATE 6-26-14

| No. | Revision | Date |
|---|---|---|
| 1 | | |

Proj. No: 2013.0.0133
Designed By: TJH
Drawn By: TJH
Checked By: BM
Date: 11-01-13
Sheet: 1 of 1

Thomas R. Hund — 2013.0.0133 FM — G:\Projects\2013\2013.0.0133 Windgate Ranch\Plat\Windgate Ranch Two Final Plat.dwg