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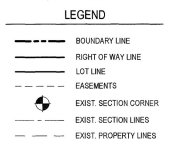
REP TO: DOW COMP SURV
 BY: SCW EP

1 inch = 100 ft

WINDGATE RANCH TWO REPLAT ONE

LOTS 1 THRU 44 & OUTLOTS "A" AND "B" INCLUSIVE

BEING A REPLAT OF PART OF MARINDA STREET, PART OF 210TH STREET, PART OF 211TH STREET, AND TOGETHER WITH LOTS 207 THRU 224, LOTS 228 THRU 246, LOTS 261 THRU 274 AND ALSO OUTLOTS "A" AND "B" LOCATED IN THE SE1/4 OF THE SW1/4 OF THE SW1/4 OF THE SE1/4 OF THE NW1/4 OF THE SW1/4 OF NE1/4, THE NE1/4 OF THE NE1/4, THE SE1/4 OF THE NE1/4, NE1/4 OF THE SE1/4, NW1/4 OF THE SE1/4, ALL LOCATED IN SECTION 25, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA



APPROVAL OF CITY ENGINEER OF OMAHA
 I HEREBY APPROVE THIS PLAN OF WINDGATE RANCH TWO REPLAT ONE (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

[Signature] 1/27/2014
 CITY ENGINEER DATE

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 25 OF THE OMAHA MUNICIPAL CODE.

[Signature] 3/19/15
 CITY ENGINEER DATE

APPROVAL OF OMAHA CITY PLANNING BOARD
 THIS PLAN OF WINDGATE RANCH TWO REPLAT ONE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD.

[Signature] 10-3-14
 CHAIRMAN OF CITY PLANNING BOARD DATE

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, PACIFIC WINDGATE & LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SURVISION TO BE HEREAFTER KNOWN AS WINDGATE RANCH TWO REPLAT ONE (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTRIUM LINK 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 TRANSMISSION OF 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 HEREBY 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, OPERATE, MAINTAIN, REPAIR AND RENEW PRELINES, HYDRANTS AND OTHER RELATED FACILITIES, AND TO PROVIDE FOR THE TRANSMISSION OF GAS AND WATER ON THROUGH, UNDER AND ACROSS A FIVE FOOT (5) WIDE STRIP OF LAND ABUTTING ALL CURB-TO-CURB 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 HEREBY GRANTED.

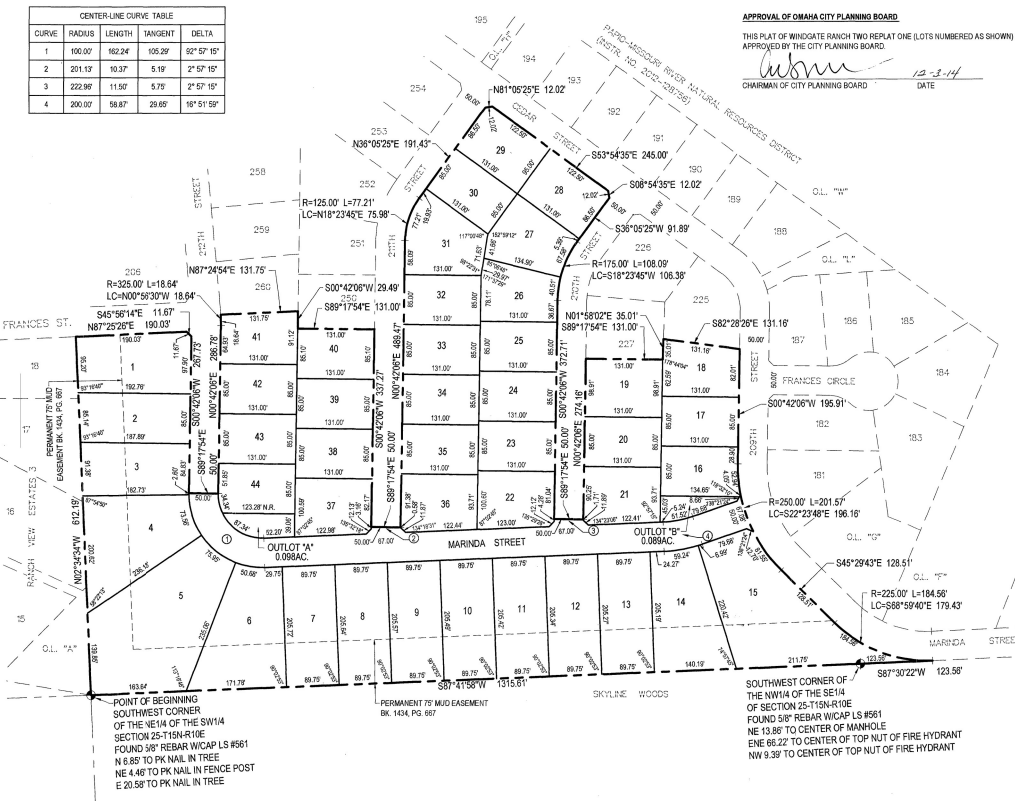
[Signature] 11/20/14
 THOMAS R. FALCONE DATE
 MANAGING MEMBER
 PACIFIC WINDGATE, LLC

SURVEYORS CERTIFICATION
 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 BOUNDARY 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 REPLAT ONE (LOTS NUMBERED AS SHOWN), BEING A REPLAT OF PART OF MARINDA STREET, PART OF 210TH STREET, PART OF 211TH STREET, AND TOGETHER WITH LOTS 207 THRU 224, LOTS 228 THRU 246, LOTS 261 THRU 274 AND ALSO OUTLOTS "A" & "B", WINDGATE RANCH TWO, A SUBDIVISION LOCATED IN THE A SUBDIVISION LOCATED IN THE NE1/4 OF THE SW1/4 OF THE NW1/4 OF THE SW1/4 OF NE1/4, THE NE1/4 OF THE NE1/4, THE SE1/4 OF THE NE1/4, NE1/4 OF THE SE1/4, NW1/4 OF THE SE1/4, 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 NE1/4 OF THE SW1/4 SAID SECTION 25, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 21, SAID WINDGATE RANCH TWO, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF OUTLOT "A", RANCH VIEW ESTATES 3, A SUBDIVISION LOCATED IN SAID SECTION 25, THENCE N20°30'00" W 100.00 FEET BEARING ALONG THE WEST LINE OF LOTS 207 THRU 211, SAID WINDGATE RANCH TWO, SAID LINE ALSO BEING THE EAST LINE OF LOTS 16 THRU 18 AND OUTLOT "A", SAID RANCH VIEW ESTATES 3, A DISTANCE OF 612.19 FEET TO THE NORTHWEST CORNER OF SAID LOT 207, SAID WINDGATE RANCH TWO, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 18, SAID RANCH VIEW ESTATES 3, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF FRANCIS STREET, THENCE ALONG THE NORTH LINE OF SAID LOT 211, WINDGATE RANCH TWO, SAID LINE ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF FRANCIS STREET ON THE FOLLOWING TWO (2) COURSES: THENCE N00°40'00" E, A DISTANCE OF 100.00 FEET; THENCE S60°58'47" E, A DISTANCE OF 11.87 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF FRANCIS STREET AND THE WEST RIGHT-OF-WAY LINE OF 210TH STREET, THENCE S00°42'00" W ALONG THE EAST LINE OF SAID LOTS 207 THRU 211, WINDGATE RANCH TWO, SAID LINE ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF 210TH STREET, A DISTANCE OF 207.73 FEET; THENCE S89°17'56" E, A DISTANCE OF 500.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 264, WINDGATE RANCH TWO, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID 210TH STREET, THENCE ALONG THE WEST LINE OF SAID LOTS 261 THRU 264, WINDGATE RANCH TWO, SAID LINE ALSO BEING SAID RIGHT-OF-WAY LINE OF 210TH STREET ON THE FOLLOWING TWO (2) COURSES: THENCE N00°40'00" E, A DISTANCE OF 288.78 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 326.00 FEET, A DISTANCE OF 18.84 FEET; SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS N07°56'50" W, A DISTANCE OF 18.84 FEET TO THE NORTHWEST CORNER OF SAID LOT 261, WINDGATE RANCH TWO, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 260, WINDGATE RANCH TWO, THENCE N27°24'56" E ALONG THE NORTH LINE OF SAID LOT 260, WINDGATE RANCH TWO, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 260, WINDGATE RANCH TWO, A DISTANCE OF 131.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 260, WINDGATE RANCH TWO, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 261, WINDGATE RANCH TWO, SAID POINT ALSO BEING ON THE WEST LINE OF LOT 260, SAID WINDGATE RANCH TWO, THENCE S00°42'00" W ALONG THE EAST LINE OF SAID LOT 261, WINDGATE RANCH TWO, SAID LINE ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 261, WINDGATE RANCH TWO, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 260, WINDGATE RANCH TWO, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 260, WINDGATE RANCH TWO, THENCE S89°17'56" E ALONG THE WEST LINE OF SAID LOTS 261 THRU 264, WINDGATE RANCH TWO, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOTS 261 THRU 264, WINDGATE RANCH TWO, A DISTANCE OF 131.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 260, WINDGATE RANCH TWO, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 260, WINDGATE RANCH TWO, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF 211TH STREET, THENCE S00°42'00" W ALONG THE EAST LINE OF LOTS 264 THRU 266, SAID WINDGATE RANCH TWO, SAID LINE ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF 211TH STREET, A DISTANCE OF 307.27 FEET; THENCE S89°17'56" E, A DISTANCE OF 500.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 248, WINDGATE RANCH TWO, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF 211TH STREET, THENCE ALONG THE WEST LINE OF SAID LOTS 239 THRU 245, SAID LINE ALSO BEING SAID EAST RIGHT-OF-WAY LINE OF 211TH STREET ON THE FOLLOWING FOUR (4) COURSES: THENCE N00°40'00" E, A DISTANCE OF 484.47 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 120.00 FEET, A DISTANCE OF 77.17 FEET; SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS W12°05'00" E, A DISTANCE OF 75.88 FEET; THENCE N89°52'56" E, A DISTANCE OF 151.43 FEET; THENCE N81°02'56" E, A DISTANCE OF 12.02 FEET TO THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF 211TH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CEDAR STREET, THENCE S89°17'56" E ALONG THE NORTHERLY LINE OF SAID LOTS 227 & 228, WINDGATE RANCH TWO, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF CEDAR STREET, A DISTANCE OF 245.00 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF CEDAR STREET AND THE WEST RIGHT-OF-WAY LINE OF 210TH STREET; THENCE ALONG THE EAST LINE OF SAID LOTS 211 THRU 227, SAID LINE ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF 210TH STREET ON THE FOLLOWING FOUR (4) COURSES: THENCE S89°17'56" E, A DISTANCE OF 12.02 FEET; THENCE S89°17'56" E, A DISTANCE OF 18.84 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 15.00 FEET, A DISTANCE OF 18.84 FEET; SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS S19°22'45" W, A DISTANCE OF 18.84 FEET; THENCE S89°17'56" E, A DISTANCE OF 37.21 FEET; THENCE S89°17'56" E, A DISTANCE OF 500.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 220, WINDGATE RANCH TWO, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF 210TH STREET, THENCE N00°40'00" E ALONG THE WEST LINE OF SAID LOTS 228 THRU 230, SAID WINDGATE RANCH TWO, SAID LINE ALSO BEING SAID EAST RIGHT-OF-WAY LINE OF 210TH STREET, A DISTANCE OF 214.14 FEET TO THE NORTHWEST CORNER OF SAID LOT 228, WINDGATE RANCH TWO, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 227, WINDGATE RANCH TWO, THENCE S89°17'56" E ALONG THE NORTH LINE OF SAID LOT 228, WINDGATE RANCH TWO, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 228, WINDGATE RANCH TWO, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 227, WINDGATE RANCH TWO, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 228, WINDGATE RANCH TWO, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 227, WINDGATE RANCH TWO, SAID POINT ALSO BEING THE WEST LINE OF SAID WINDGATE RANCH TWO, THENCE N1°58'28" E ALONG SAID WEST LINE OF SAID LOT 224, WINDGATE RANCH TWO, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 227, SAID WINDGATE RANCH TWO, A DISTANCE OF 35.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 224, WINDGATE RANCH TWO, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 224, WINDGATE RANCH TWO, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 224, WINDGATE RANCH TWO, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 224, WINDGATE RANCH TWO, SAID CORNER ALSO BEING THE SOUTH CORNER OF SAID LOT 224, WINDGATE RANCH TWO, A DISTANCE OF 131.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 224, WINDGATE RANCH TWO, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 224, WINDGATE RANCH TWO, SAID POINT ALSO BEING THE WEST LINE OF SAID WINDGATE RANCH TWO, THENCE S87°30'22" W, A DISTANCE OF 123.50 FEET; THENCE S00°42'00" W, A DISTANCE OF 195.91 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 200.00 FEET, A DISTANCE OF 201.15 FEET; SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS S22°02'00" E, A DISTANCE OF 18.18 FEET; THENCE S87°30'22" W, A DISTANCE OF 128.51 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 250.00 FEET, A DISTANCE OF 184.58 FEET; SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS S89°58'59" E, A DISTANCE OF 174.43 FEET TO THE SOUTHWEST CORNER OF SAID LOT 221, WINDGATE RANCH TWO, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF 210TH STREET AND THE SOUTH RIGHT-OF-WAY LINE OF MARINDA STREET; THENCE S89°17'56" W ALONG THE SOUTHERLY LINE OF SAID LOT 221, WINDGATE RANCH TWO, A DISTANCE OF 255.64 FEET TO THE SOUTHWEST CORNER OF SAID NE1/4 OF THE SW1/4 OF SECTION 25, THENCE S87°30'22" W ALONG THE SOUTH LINE OF SAID LOTS 211 THRU 221, WINDGATE RANCH TWO, A DISTANCE OF 1316.81 FEET TO THE POINT OF BEGINNING.

CENTER-LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00	62.24	105.29	92°52'15"
2	201.13	10.37	5.19	2°52'15"
3	222.89	11.67	5.79	2°52'15"
4	200.00	58.87	59.69	16°51'59"



ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)

ON THIS 20th DAY OF November 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THOMAS R. FALCONE, MANAGING MEMBER, WHO IS PERSONALLY KNOWN TO ME, THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE CERTIFICATION 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

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 SURVEYORS CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

[Signature] 3-19-15
 COUNTY TREASURER DATE

OMAHA CITY COUNCIL ACCEPTANCE
 THIS PLAN OF WINDGATE RANCH TWO REPLAT ONE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA.

[Signature] March 3, 2015
 MAYOR DATE

[Signature]
 PRESIDENT OF COUNCIL

NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
- ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
- THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT EIGHT AND A HALF FEET (8.5) RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. UNLESS SHOWN OTHERWISE, THE RIGHT-OF-WAY LINES HAVE 90° ANGLE.

REVIEW OF DOUGLAS COUNTY ENGINEER
 THIS PLAN OF WINDGATE RANCH TWO REPLAT ONE (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

[Signature] 2/20/14
 DOUGLAS COUNTY ENGINEER

E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services
 520 North 17th Street, Omaha, NE 68104
 Phone: 402.342.2000
 www.eagroup.com

WINDGATE RANCH TWO REPLAT ONE
 OMAHA, NEBRASKA

FINAL PLAT

Date	Description
08/11/2014	FILE
08/11/2014	FILE
08/11/2014	FILE
08/11/2014	FILE
08/11/2014	FILE

Project No: 20130182003
 Date: 08/11/2014
 Drawn By: JHE
 Check By: JHE
 Scale: 1"=100'
 Sheet: 1 of 1
 Title: WINDGATE RANCH TWO REPLAT ONE
 Author: JHE