

ARBOR VIEW

LOTS 236 THRU 381 INCLUSIVE & OUTLOTS "E" THRU "H"

A TRACT OF LAND LOCATED IN PART OF THE SW1/4 OF THE NE1/4 AND PART OF THE NW1/4 OF THE NE1/4, ALL LOCATED IN SECTION 01, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, CHARLESTON HOMES, LLC, THE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR CERTIFICATION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS ARBOR VIEW LOTS TO BE NUMBERED AS SHOWN, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS 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 (OPPD), COX COMMUNICATIONS, 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 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 PIPELINES, HYDRAUNTS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER, ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5) WIDE STRIP OF LAND ABUTTING ALL CURB-DE-SAC STREETS AND ALONG ALL STREET FRONTS OF ALL CORNER LOTS, 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.

CHARLESTON HOMES LLC

MARC STODOLA, MANAGING MEMBER DATE

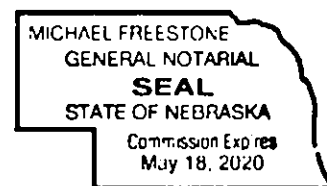
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

ON THIS 20th DAY OF September 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME MARC STODOLA, MANAGING MEMBER OF CHARLESTON HOMES 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



APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF ARBOR VIEW (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

John Pfeiffer 10/3/17
CITY ENGINEER DATE

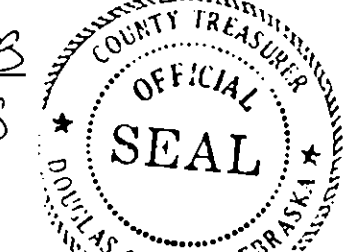
I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE

Jeff R. Rasmussen 9/15/18
CITY ENGINEER DATE

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.

Jean Bernhardt 7-11-18
COUNTY TREASURER DATE



SURVEYOR'S 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 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 ARBOR VIEW (THE LOTS NUMBERED AS SHOWN), A TRACT OF LAND LOCATED IN PART OF THE SW1/4 OF THE NE1/4 AND PART OF THE NW1/4 OF THE NE1/4, ALL LOCATED IN SECTION 01, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER SAID NE1/4 OF SECTION 01, THENCE S02°18'53"E (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NE1/4 OF SECTION 01, A DISTANCE OF 33.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF FORT STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE N87°25'53"E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF FORT STREET, A DISTANCE OF 987.10 FEET, THENCE ALONG THE WEST LINE OF LOTS 25 THRU 27, 132 THRU 146, AND OUTLOT "B", ARBOR VIEW, A SUBDIVISION LOCATED IN SAID SECTION 01 AND ITS NORTHERLY EXTENSION THEREON, ON THE FOLLOWING THREE (3) COURSES: (1) THENCE S01°21'30"W, A DISTANCE OF 1,478.81 FEET; (2) THENCE S11°22'30"W, A DISTANCE OF 201.73 FEET; (3) THENCE S29°37'15"W, A DISTANCE OF 392.94 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "B", ARBOR VIEW, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 159, ARBOR RIDGE 2ND ADDITION, A SUBDIVISION LOCATED IN SAID SECTION 01, THENCE ALONG THE WESTERN LINE OF SAID LOT 159, ARBOR RIDGE 2ND ADDITION ON THE FOLLOWING FOUR (4) COURSES: (1) THENCE S49°49'01"W, A DISTANCE OF 156.07 FEET; (2) THENCE S87°14'02"W, A DISTANCE OF 258.40 FEET; (3) THENCE S76°41'34"W, A DISTANCE OF 271.73 FEET; (4) THENCE S78°20'51"W, A DISTANCE OF 24.44 FEET TO A POINT ON SAID WEST LINE OF THE NE1/4 OF SECTION 01, THENCE N02°18'53"W ALONG SAID WEST LINE OF THE NE1/4 OF SECTION 01, A DISTANCE OF 2,280.99 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,916.169 SQUARE FEET OR 43.989 ACRES, MORE OR LESS.

Eric A. Schaben 15-608 Sept 20, 2017
ERIC A. SCHABEN LS-608 DATE



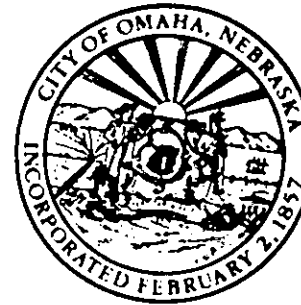
OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF ARBOR VIEW (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA

Jim Stodola 11/2/17
MAYOR DATE

ATTEST

City Clerk
President of Council



APPROVAL OF OMAHA CITY PLANNING BOARD

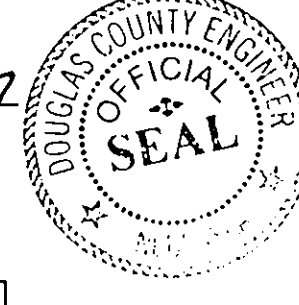
THIS PLAT OF ARBOR VIEW (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD.

Charles C. Marshall 6/7/17
CHAIRMAN OF CITY PLANNING BOARD DATE

REVIEW OF DOUGLAS COUNTY ENGINEER

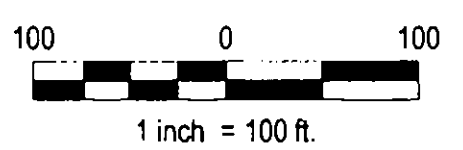
THIS PLAT OF ARBOR VIEW (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

9/20/17
DOUGLAS COUNTY ENGINEER DATE

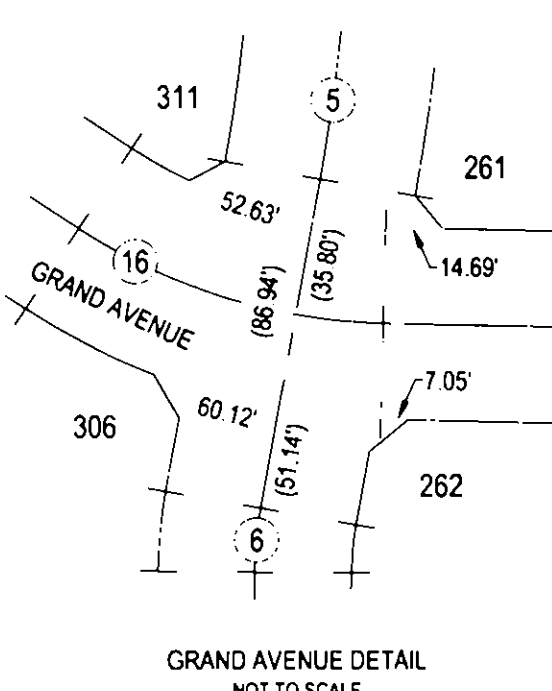
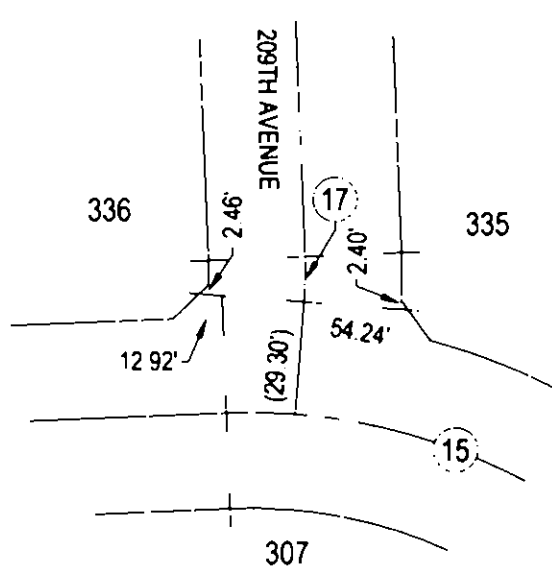


CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00	18.28	9.17	10°28'31"
2	200.00	36.57	18.33	10°28'31"
3	300.00	54.85	27.50	6°43'54"
4	300.00	33.92	16.98	6°28'40"
5	525.00	113.28	56.86	12°21'46"
6	100.00	16.76	8.40	9°36'19"
7	200.00	46.22	23.21	13°14'23"
8	200.00	37.62	18.87	10°48'40"
9	200.00	107.95	55.33	30°55'34"
10	200.00	148.89	78.09	42°39'15"
11	150.00	56.69	28.69	21°39'14"
12	150.00	87.64	45.11	33°28'40"
13	100.00	27.92	14.05	15°59'50"
14	300.00	14.44	7.22	2°45'27"
15	150.00	93.39	48.26	35°40'21"
16	150.00	83.77	43.01	31°59'54"
17	100.00	11.80	5.91	6°45'45"
18	100.00	28.09	14.14	16°05'45"
19	100.00	28.54	14.37	16°20'59"

RIGHT-OF-WAY CURVE TABLE				
Curve	RADIUS	LENGTH	TANGENT	CHORD BEARING
20	330.00	88.09	44.31	N18°17'58"W
				87.83'



- LEGEND
- BOUNDARY LINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - EASEMENTS
 - EXIST. SECTION CORNER
 - EXIST. SECTION LINES
 - EXIST. PROPERTY LINES
 - EXIST. EASEMENTS



NOTES

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO FORT STREET FROM LOTS 236-249 & OUTLOT "E", ARBOR VIEW.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
- ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
- THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT EIGHT AND HALF FEET (8.5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
- A 115' NOISE ATTENUATION EASEMENT IS HEREBY GRANTED AS INDICATED ALONG FORT STREET. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS OR ANY OTHER FACILITIES THAT COULD BE OCCUPIED BY OR SERVE AS A GATHERING PLACE OF PERSONS) AS FAR AWAY FROM TRAFFIC NOISE FORT STREET AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THE EASEMENT SHALL BE PROHIBITED.
- TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEADEND STREETS.
- ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
- OUTLOT "E" SHALL BE USED AS A SANITARY SEWER, STORM SEWER, AND DRAINAGEWAY EASEMENT. OUTLOT "E" SHALL BE OWNED AND MAINTAINED BY THE SUBDIVIDER AND THEREAFTER BY THE ASSOCIATION.
- OUTLOT "F" SHALL BE USED AS A DRAINAGEWAY EASEMENT. OUTLOT "F" SHALL BE OWNED AND MAINTAINED BY THE SUBDIVIDER AND THEREAFTER BY THE ASSOCIATION.
- OUTLOT "G" SHALL BE USED AS A POST-CONSTRUCTION STORM WATER MANAGEMENT (PCSPM) EASEMENT. OUTLOT "G" SHALL BE OWNED AND MAINTAINED BY THE DISTRICT AND ITS SUCCESSORS AFTER ANNEXATION.
- OUTLOTS "H" SHALL BE USED AS A PRIVATE PEDESTRIAN TRAIL AND DRAINAGEWAY EASEMENT. OUTLOT "H" SHALL BE OWNED AND MAINTAINED BY THE SUBDIVIDER AND THEREAFTER BY THE ASSOCIATION.

NORTHWEST CORNER OF THE NE1/4 SECTION 01-T15N-10E (COMMENCING POINT)

POINT OF BEGINNING
SECTION CORNER TIES
NW 39.32' TO NAIL FOUND SOUTH SIDE OF TREE
NW 55.00' TO NAIL FOUND EAST SIDE OF TREE
S 27.88' TO NAIL FOUND NORTH SIDE OF POWER POLE
SE 29.36' TO NAIL FOUND NORTH SIDE OF POWER POLE

UNPLATTED

UNPLATTED

GRAND AVENUE DETAIL NOT TO SCALE

GRAND AVENUE DETAIL NOT TO SCALE

217.73 N.R.

S79°20'51"W 24.44'

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