

**FINAL PLAT  
OMAHA HOME FOR BOYS REPLAT 1  
LOT 1, AND OUT LOTS A, B, C AND D,  
BEING A REPLAT OF  
LOT 1, OMAHA HOME FOR BOYS, A SUBDIVISION,  
DOUGLAS COUNTY, NEBRASKA.**

PROJECT NO.  
**EGA111306**

NO.	DATE	DESCRIPTION

**EHRHART  
GRIFFIN &  
ASSOCIATES**  
  
3552 Farnam Street  
Omaha, Nebraska 68131  
402 / 551-0631

- ENGINEERING
- PLANNING
- LAND SURVEYING

**OMAHA HOME FOR BOYS REPLAT 1  
FINAL PLAT**  
  
OMAHA, NEBRASKA

DATE: 1/24/2013  
DESIGNED BY:

DRAWN BY:

CHECKED BY:

CREW:



SHEET NO.  
**1 OF 1**

**CURVE TABULATION**

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	74°24'49"	98.00	127.28	118.52	S52°55'09"E
C2	4°11'12"	288.50	21.08	21.08	S17°48'20"E
C3	37°11'39"	561.50	364.50	358.14	S1°18'06"E
C4	37°44'21"	394.50	259.85	255.18	S1°34'28"E
C5	3°48'41"	143.55	9.55	9.55	S80°22'54"E
C6	13°58'28"	231.50	56.46	56.32	S5°12'44"E
C7	21°45'17"	95.00	36.07	35.85	S12°39'09"W
C8	12°21'36"	105.00	22.65	22.61	S17°20'59"W
C9	7°16'26"	538.50	68.36	68.32	S7°31'58"W
C10	16°46'50"	108.00	31.63	31.52	S42°49'40"E
C11	11°19'57"	100.00	19.78	19.75	S7°13'07"E
C12	8°21'22"	532.50	77.66	77.59	S5°43'49"E
C13	28°18'53"	252.50	124.78	123.52	S4°14'57"W
C14	87°01'16"	111.50	169.35	153.53	S29°06'15"E
C15	18°01'53"	632.50	199.05	198.23	N10°53'00"W
C16	19°07'29"	217.50	72.80	72.26	N10°20'12"W
C17	20°22'50"	317.50	112.94	112.34	N6°02'55"E
C18	14°30'58"	117.00	29.64	29.56	N8°58'51"E
C19	11°45'58"	92.00	18.89	18.86	N7°36'21"E
C20	10°49'33"	632.50	119.51	119.33	N8°04'33"E
C21	16°37'11"	44.00	12.76	12.72	S81°23'07"W
C22	20°03'33"	45.74	16.01	15.93	N15°37'51"E
C23	18°58'37"	52.00	17.22	17.14	N16°10'19"E
C24	7°38'59"	461.50	61.62	61.57	N10°30'29"E
C25	32°07'59"	298.50	167.41	165.22	N1°44'01"W
C26	4°31'14"	317.50	25.05	25.04	N15°32'23"W
C27	10°21'55"	46.50	87.14	74.93	N35°16'34"W
C28	28°18'53"	317.50	156.90	155.31	N4°14'57"E
C29	6°54'26"	467.50	56.36	56.32	N6°27'17"W
C30	19°13'34"	250.00	83.89	83.50	S10°17'09"E
C31	37°11'39"	600.00	389.50	382.69	N1°18'06"W
C32	35°05'44"	356.00	218.06	214.67	S0°15'09"E
C33	32°07'59"	260.00	145.82	143.91	N1°44'01"W
C34	24°14'29"	500.00	211.55	209.97	S2°12'44"W
C35	28°18'53"	285.00	140.84	139.41	N4°14'57"E
C36	10°7'38'59"	79.00	148.43	127.54	S35°25'06"E

**LOT 1**  
SQ. FT. = 2,767,131 ACRES = 63.5246

**OUT LOT "A"**  
SQ. FT. = 8124 ACRES = .1865  
CITY OF OMAHA SEWER  
EASEMENT RECORDED  
SEPARATELY.

**OUT LOT "B"**  
SQ. FT. = 7325 ACRES = .1682  
CITY OF OMAHA SEWER  
EASEMENT RECORDED  
SEPARATELY.

**OUT LOT "C"**  
SQ. FT. = 6113 ACRES = .1403

**OUT LOT "D"**  
SQ. FT. = 9341 ACRES = .2144

**OMAHA HOME FOR BOYS**

**OUT LOTS NOTE**  
MAINTENANCE AND UPKEEP OF ALL OUT LOTS CREATED WITH  
THIS PLAT ARE THE RESPONSIBILITY OF THE OWNER OF LOT 1.

**DEDICATION**

KNOW ALL MEN THESE PRESENTS, THAT WE,  
THE OMAHA HOME FOR BOYS  
BEING SOLE OWNER AND PROPRIETOR OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE,  
HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS  
OMAHA HOME FOR BOYS REPLAT 1

THE LOTS TO BE NUMBERED AS SHOWN (LOT 1 AND OUT LOTS A, B, C AND D, INCLUSIVE), AND WE APPROVE THE DISPOSITION OF  
THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR THE PUBLIC USE OF THE STREETS,  
CIRCLES AND AVENUES AS SHOWN HEREIN AND WE DO ALSO GRANT THE EASEMENTS SHOWN ON THE PLAT TO THE AGENCIES  
DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA  
PUBLIC POWER DISTRICT, WEST 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 PIPES, 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 SIGNALS 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  
FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION  
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 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.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HAND  
THIS 5th DAY OF February 2013 A.D.  
FOR: THE OMAHA HOME FOR BOYS  
AS: PRESIDENT  
SIGNED: Jeffrey R. Moran

**CORPORATION ACKNOWLEDGEMENT**

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )  
ON THIS 5th DAY OF February, 2013, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID  
COUNTY, PERSONALLY CAME THE ABOVE NAMED  
Jeffrey R. Moran  
WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS PRESIDENT  
OF THE OMAHA HOME FOR BOYS, OWNER OF SAID PROPERTY, AND HE ACKNOWLEDGED THE EXECUTION THEREFORE TO BE HIS  
VOLUNTARY ACT AND DEED.  
WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.  
NOTARY PUBLIC  
MY COMMISSION EXPIRES ON  
THE 20th DAY OF April 2015, A.D.

**APPROVAL OF CITY ENGINEER OF OMAHA**

I HEREBY APPROVE THIS PLAT OF  
OMAHA HOME FOR BOYS REPLAT 1  
AS TO THE DESIGN STANDARDS  
THIS 14th DAY OF February 2013 A.D.  
CITY ENGINEER

**APPROVAL OF CITY ENGINEER OF OMAHA**

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA  
MUNICIPAL CODE  
THIS 27 DAY OF June 2013 A.D.  
CITY ENGINEER

**SURVEYOR'S CERTIFICATE**

I, WILLIAM A. WHITE JR., A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A GROUND  
SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF  
OMAHA HOME FOR BOYS REPLAT 1  
HAS BEEN MADE AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA, NEBRASKA IN ORDER TO INSURE THE  
PLACING OF IRON REBAR MONUMENTS AT THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND THE TERMINAL POINTS  
OF ALL CURVES AS SHOWN ON THIS PLAT UPON THE COMPLETION OF GRADING. THE LIMITS AND BOUNDARIES OF SAID  
SUBDIVISION ARE AS FOLLOWS:  
OMAHA HOME FOR BOYS REPLAT 1, A SUBDIVISION, CONTAINING LOT 1, OUT LOTS A, B, C AND D, AND BEING A REPLAT OF LOT 1,  
OMAHA HOME FOR BOYS, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.  
ALSO MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 1 OF REPLAT OF PART OF  
BLOCK 6 SOLOMON'S ADDITION, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA; THENCE  
SOUTH 00°39'22" WEST ALONG THE WEST LINE OF SAID LOT 1 AND A SOUTHERLY PROJECTION THEREOF ALONG THE SOUTHERLY  
BOUNDARY LINE OF THE AFORESAID OMAHA HOME FOR BOYS LOT 1, A DISTANCE OF 148.10 FEET; THENCE ALONG THE  
SOUTHERLY BOUNDARY LINE OF SAID OMAHA HOME FOR BOYS LOT 1 THE FOLLOWING FIVE (5) CALLS: THENCE NORTH 89°47'17"  
WEST, A DISTANCE OF 502.59 FEET; THENCE NORTH 00°12'43" EAST, A DISTANCE OF 17.50 FEET; THENCE NORTH 89°47'17" WEST,  
A DISTANCE OF 125.64 FEET; THENCE NORTH 00°12'43" EAST, A DISTANCE OF 77.50 FEET; THENCE NORTH 89°47'14" WEST, A  
DISTANCE OF 125.58 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 52ND STREET; THENCE NORTH 00°15'30" EAST  
ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1145.52 FEET; THENCE SOUTH 90°00'00" EAST ALONG SAID EAST  
RIGHT-OF-WAY LINE, A DISTANCE OF 7.00 FEET; THENCE NORTH 00°15'30" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A  
DISTANCE OF 334.00 FEET; THENCE NORTH 24°08'11" EAST, A DISTANCE OF 16.70 FEET; THENCE NORTH 66°07'19" EAST, A  
DISTANCE OF 3.11 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF AMES AVENUE; THENCE SOUTH 89°59'39" EAST  
ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1923.82 FEET TO A POINT ON THE WEST LINE OF BLOCK 1 OF  
NORTHFIELD, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA; THENCE SOUTH 00°20'58"  
WEST ALONG THE WEST LINE OF SAID BLOCK 1, NORTHFIELD AND A SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 1447.08  
FEET TO A POINT ON THE WEST LINE OF PART OF LOT 5, BLOCK 5, SOLOMON'S ADDITION, A SUBDIVISION, AS SURVEYED,  
PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA; THENCE NORTH 89°55'32" WEST, A DISTANCE OF 1183.19 FEET TO THE  
POINT OF BEGINNING, CONTAINING 66.5374 ACRES, MORE OR LESS.

WILLIAM A. WHITE JR.  
WILLIAM A. WHITE JR., L.S. 510  
1-30-13  
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 THE PLAT AS SHOWN  
BY THE RECORDS OF THIS OFFICE.  
DATED THIS 3 DAY OF JUNE 2013, A.D.  
COUNTY TREASURER



**APPROVAL OF THE CITY PLANNING BOARD**

THIS PLAT OF  
OMAHA HOME FOR BOYS REPLAT 1  
WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA  
THIS 3rd DAY OF April 2013, A.D.  
CHAIRMAN

**OMAHA CITY COUNCIL ACCEPTANCE**

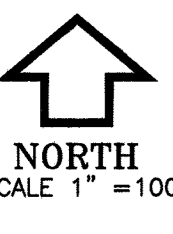
THIS PLAT OF  
OMAHA HOME FOR BOYS REPLAT 1  
WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA  
THIS 1st DAY OF May  
CITY COUNCIL PRESIDENT



- NOTES:**
- 1) ALL CURVE DATA IS BASED ON THE ARC DEFINITION.
  - 2) ALL DISTANCES ALONG CURVES ARE ARC LENGTHS UNLESS OTHERWISE NOTED.
  - 3) ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (N.R.).
  - 4) ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.

**COUNTY ENGINEER'S CERTIFICATE**

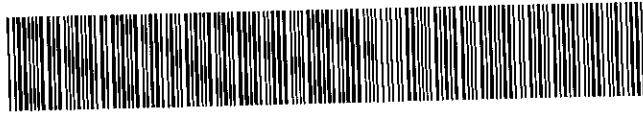
THIS PLAT OF  
OMAHA HOME FOR BOYS REPLAT 1  
WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON  
THIS 6th DAY OF February 2013, A.D.  
COUNTY ENGINEER



NORTH  
SCALE 1" = 100'



DEED 2013065875



JUN 28 2013 13:46 P 11

Deed 41.28643 new  
11/6 FEE 7000 FB 41.28642 old

BKP EXAM C C

IND M C SCAN PRF *(initials)*

---

THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT.

RETURN TO: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CHECK NUMBER

\_\_\_\_\_