

Deed 04-25540 Millard
 04-25540 Millard
 1-14-11 11:42 AM
 BRP-14-12 11:42 AM
 DEED SCAN FV
 Return: Lamp 1

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 10/21/2015 11:42:23.76
 2015089160

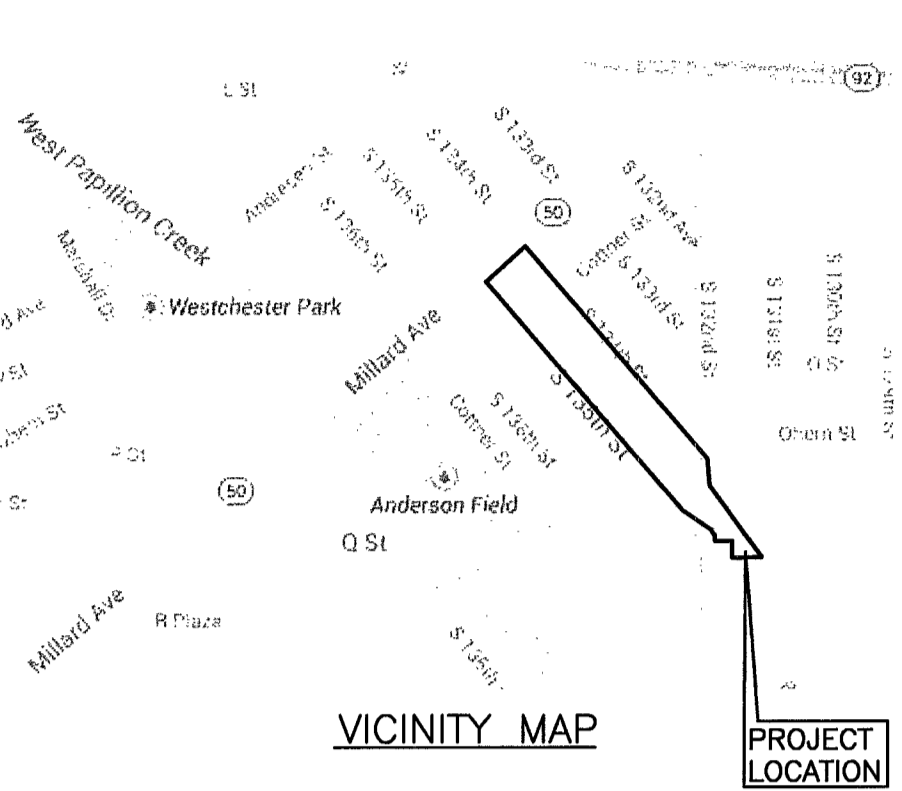
LUMBERYARD DISTRICT

LOTS 1 THROUGH 7, INCLUSIVE, LUMBERYARD DISTRICT, BEING A REPLATTING OF LOTS 7 THROUGH 14, BLOCK 21, AND LOTS 1 THROUGH 12, BLOCK 22, ALL IN THE ORIGINAL TOWN OF MILLARD, TOGETHER WITH LOT 1, MILLARD LUMBER ADDITION, AND ALSO TOGETHER WITH PART OF LOT 7, BLOCK 17, IN SCHOMER'S ADDITION TO EAST MILLARD, AND ALSO TOGETHER WITH THAT PART OF THE SOUTHWEST QUARTER (INCLUDING THE ABANDONED UPRR RIGHT OF WAY THEREIN) OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., AND ALSO TOGETHER WITH THE ABANDONED UPRR RIGHT IN THAT PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., ALL IN DOUGLAS COUNTY, NEBRASKA.

LOCATED IN:
 NE 1/4 SE 1/4, SEC. 1-14-11
 SE 1/4 SE 1/4, SEC. 1-14-11
 SW 1/4 SW 1/4, SEC. 6-14-12

LEGAL DESCRIPTION

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS LOTS 1 THROUGH 7, INCLUSIVE, LUMBERYARD DISTRICT, BEING A REPLATTING OF LOTS 7 THROUGH 14, BLOCK 21, AND LOTS 1 THROUGH 12, BLOCK 22, ALL IN THE ORIGINAL TOWN OF MILLARD, TOGETHER WITH LOT 1, MILLARD LUMBER ADDITION, AND ALSO TOGETHER WITH PART OF LOT 7, BLOCK 17, IN SCHOMER'S ADDITION TO EAST MILLARD, AND ALSO TOGETHER WITH THAT PART OF THE SOUTHWEST QUARTER (INCLUDING THE ABANDONED UPRR RIGHT OF WAY THEREIN) OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., AND ALSO TOGETHER WITH THE ABANDONED UPRR RIGHT IN THAT PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., ALL IN DOUGLAS COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:
 COMMENCING AT A BRASS CAP STAMPED "DOUGLAS COUNTY SURVEYOR" AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1;
 THENCE NORTH 00°01'29" EAST (BEARINGS REFERENCED TO THE NEBRASKA STATE PLANE 2600 COORDINATE SYSTEM), FOR 99.05 FEET, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 1, TO A STAR DRILL HOLE ON THE SOUTHWEST LINE OF SAID LOT 1, MILLARD LUMBER ADDITION, AND THE TRUE POINT OF BEGINNING;
 THENCE ALONG SAID SOUTHWEST LINE THE FOLLOWING FIVE (5) COURSES:
 1. THENCE NORTH 42°43'20" WEST FOR 14.50 FEET TO A CONCRETE NAIL;
 2. THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 218.00 FEET AND A LONG CHORD BEARING NORTH 54°17'30" WEST FOR 100.68 FEET) FOR AN ARC LENGTH OF 101.60 FEET TO A STAR DRILL HOLE;
 3. THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 282.00 FEET AND A LONG CHORD BEARING NORTH 62°57'18" WEST FOR 45.39 FEET) FOR AN ARC LENGTH OF 45.44 FEET TO A STAR DRILL HOLE;
 4. THENCE NORTH 40°48'34" WEST FOR 1812.82 FEET TO A 3/4" OPEN TOP PIPE AT THE SOUTHEAST RIGHT OF WAY LINE OF MILLARD AVENUE;
 5. THENCE NORTH 04°08'02" EAST FOR 13.71 FEET TO A 3/4" OPEN TOP PIPE AT THE SOUTHEAST RIGHT OF WAY LINE OF MILLARD AVENUE;
 6. THENCE NORTH 49°12'44" EAST FOR 79.11 FEET ALONG SAID SOUTHWEST RIGHT OF WAY LINE TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 592 AT THE SOUTHWEST RIGHT OF WAY LINE OF THE ABANDONED UNION PACIFIC RAIL ROAD;
 7. THENCE NORTH 40°47'16" WEST FOR 40.01 FEET ALONG SAID SOUTHWEST RIGHT OF WAY LINE TO A STAR DRILL HOLE AT THE CENTER LINE OF MILLARD AVENUE;
 8. THENCE NORTH 49°11'19" EAST FOR 111.51 FEET ALONG SAID CENTER LINE TO A STAR DRILL HOLE AT THE NORTHEAST RIGHT OF WAY OF THE ABANDONED UNION PACIFIC RAIL ROAD;
 9. THENCE SOUTH 40°48'34" WEST FOR 14.50 FEET TO A CONCRETE NAIL;
 10. THENCE SOUTH 42°43'20" WEST FOR 14.50 FEET TO A CONCRETE NAIL;
 11. THENCE SOUTH 42°43'20" WEST FOR 27.78 FEET ALONG SAID NORTHEAST RIGHT OF WAY LINE TO A STAR DRILL HOLE AT THE SOUTHWEST CORNER OF SAID LOT 1, MILLARD LUMBER ADDITION;
 12. THENCE SOUTH 49°12'44" EAST FOR 79.11 FEET ALONG SAID SOUTHWEST RIGHT OF WAY LINE TO A STAR DRILL HOLE AT THE SOUTHWEST CORNER OF SAID SECTION 1;
 13. THENCE SOUTH 00°01'29" WEST FOR 152.99 FEET ALONG SAID EAST LINE TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 545;
 14. THENCE SOUTH 40°47'37" EAST FOR 449.08 FEET TO A STAR DRILL HOLE AT THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6;
 15. THENCE SOUTH 89°29'30" WEST FOR 131.00 FEET ALONG SAID SOUTH LINE TO A STAR DRILL HOLE ON THE SOUTHWEST RIGHT OF WAY LINE OF THE ABANDONED UNION PACIFIC RAIL ROAD;
 16. THENCE NORTH 40°42'35" WEST FOR 53.68 FEET ALONG SAID SOUTHWEST RIGHT OF WAY LINE TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 AT THE NORTH RIGHT OF WAY LINE OF Q STREET;
 17. THENCE SOUTH 89°13'03" EAST FOR 100.00 FEET ALONG SAID SOUTHWEST RIGHT OF WAY LINE TO A STAR DRILL HOLE AT THE SOUTHWEST CORNER OF SAID LOT 1, MILLARD LUMBER ADDITION;
 18. THENCE ALONG THE SOUTHWEST LINE OF SAID LOT 1, MILLARD LUMBER ADDITION THE FOLLOWING FOUR (4) COURSES:
 1. THENCE NORTH 40°25'45" WEST FOR 9.76 FEET TO A STAR DRILL HOLE;
 2. THENCE NORTH 00°36'27" EAST FOR 7.54 FEET TO A 5/8" REBAR;
 3. THENCE SOUTH 89°44'21" WEST FOR 6.50 FEET TO A STAR DRILL HOLE;
 4. THENCE NORTH 40°27'56" WEST FOR 58.23 FEET TO THE POINT OF BEGINNING.
 AND ALSO TOGETHER WITH
 LOTS 7 THROUGH 14, INCLUSIVE, BLOCK 21, AND LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 22, ALL IN THE ORIGINAL TOWN OF MILLARD, NOW A PART OF THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, CONTAINS 14-484 JERSE.



SECTION CORNER TIES

SE CORNER, SE 1/4
 SEC. 1, T14N, R11E
 FOUND BRASS CAP STAMPED "DOUGLAS COUNTY SURVEYOR"
 -NE 68.43' TO "X" IN SW CORNER OF METAL TRAFFIC SIGNAL BASE
 -SE 62.17' TO "X" IN NW CORNER OF METAL TRAFFIC SIGNAL BASE
 -W 10.58' TO "X" IN E RM OF MANHOLE
 -NW 55.89' TO "X" IN SE CORNER OF METAL TRAFFIC SIGNAL BASE
 SW CORNER, SE 1/4
 SEC. 1, T14N, R11E
 SECTION CORNER TIES:
 FOUND BRASS CAP
 -NE 64.31' TO THE SW CORNER OF ELECTRICAL BOX LID
 -NE 39.23' TO "X" IN CONCRETE BASE OF TRAFFIC SIGNAL
 -SE 32.85' TO "X" IN SW RM OF MANHOLE LID
 -SW 52.58' TO "X" IN CONCRETE BASE OF TRAFFIC SIGNAL
 SE CORNER OF SW 1/4
 SEC. 6, T14N, R12E
 FOUND BRASS CAP
 -45.06' NE TO "X" NAILS ON WEST FACE OF POWER POLE
 -46.29' SW TO CHISELED "X" AT NE SIDE OF CURB INLET MANHOLE
 RM
 -85.92' NW TO 600 NAIL ON SE FACE OF POWER POLE
 NW CORNER, SW 1/4
 SEC. 6, T14N, R12E
 SECTION CORNER TIES:
 FOUND BRASS CAP STAMPED "DOUGLAS COUNTY SURVEYOR"
 -NW 30.94' TO "X" NAILS IN SE FACE OF POWER POLE
 -SE 44.92' TO "X" NAILS IN NW FACE OF POWER POLE
 -NE 89.12' TO "X" NAILS IN NW FACE OF POWER POLE

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE, THIS
 5th DAY OF AUGUST 2015.
 DOUGLAS COUNTY TREASURER



APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF LOTS 1 THROUGH 7, INCLUSIVE, LUMBERYARD DISTRICT AS TO THE DESIGN STANDARDS.
 Dorel P. Pflieger 6/16/15
 CITY ENGINEER DATE

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COMPLIANCE WITH CHAPTER 17-3 OF THE OMAHA MUNICIPAL CODE.
 Dorel P. Pflieger 10/21/15
 CITY ENGINEER DATE

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF LOTS 1 THROUGH 7, INCLUSIVE, LUMBERYARD DISTRICT WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS
 3rd DAY OF April 2015.
 CHAIRMAN, OMAHA CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF LOTS 1 THROUGH 7, INCLUSIVE, LUMBERYARD DISTRICT WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA, THIS
 2nd DAY OF July 2015.
 Mayor: Sean Stohler
 Attest: [Signature]
 City Clerk: [Signature]
 President: [Signature]

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF LOTS 1 THROUGH 7, INCLUSIVE, LUMBERYARD DISTRICT WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER ON
 3/5/15
 DATE
 DOUGLAS COUNTY ENGINEER

PARCEL #	AREA (SF)
1	84258
2	83899
3	248569
4	36974
5	18520
6	14002
7	88408

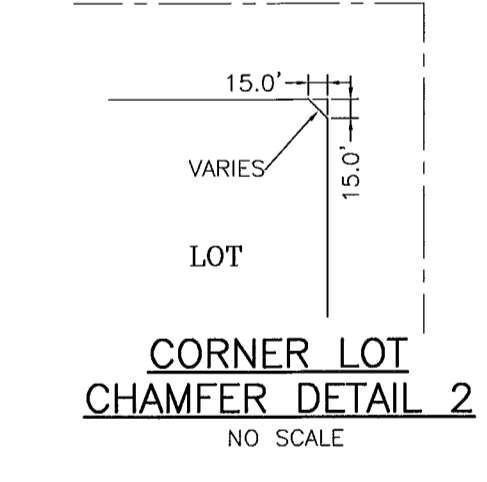
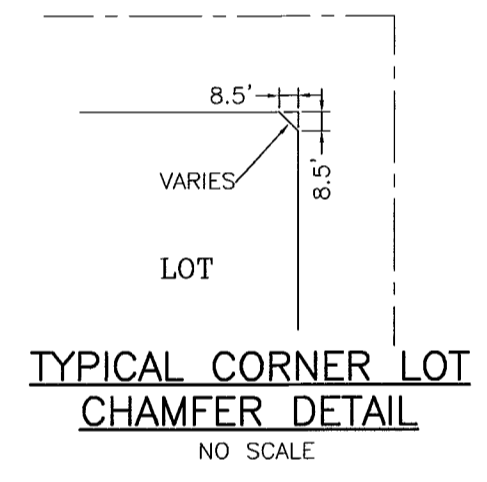
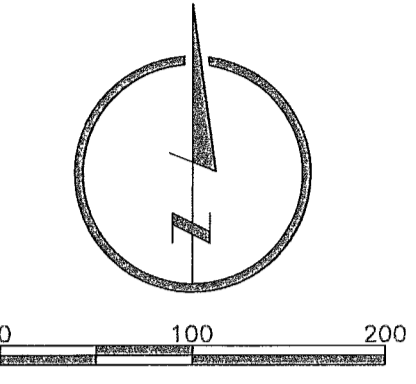
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	507.50'	S11°43'18"E	126.81'	127.14'	142°11'14"
C2	132.00'	S46°24'54"E	63.35'	63.97'	27°46'01"
C3	226.00'	N51°47'38"W	84.12'	84.61'	21°27'03"

LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- CORNERS FOUND (STAR DRILL HOLE UNLESS NOTED OTHERWISE)
- SECTION CORNER
- COMPUTED CORNER
- PT PINCH TOP PIPE
- OT OPEN TOP PIPE
- STREET DEDICATION

NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
- ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
- LOT 7 WILL HAVE NO DIRECT VEHICULAR ACCESS TO Q STREET.
- LOT 1 WILL HAVE NO DIRECT VEHICULAR ACCESS TO MILLARD AVENUE.
- RIGHT OF WAY DEDICATION AND EASEMENT DETAILS ARE ON SHEET 2 OF 2.
- A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND CENTURYLINK AND TO ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE UNDER THE AUTHORITY OF THE CITY COUNCIL OF OMAHA, NEBRASKA, TO PROVIDE A CABLE TELEVISION AND ELECTRONIC COMMUNICATION SYSTEM IN THE AREA TO BE SUBDIVIDED WILL BE RECORDED VIA A SEPARATE DOCUMENT.

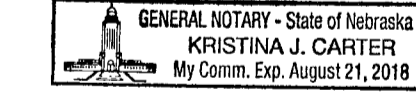


DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, LANOHA 1.35 MILLARD LLC, OWNERS OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS LOTS 1 THROUGH 7, INCLUSIVE, LUMBERYARD DISTRICT; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON.
 LANOHA 1.35 MILLARD LLC, OWNER
 Jason P. Lanoha (OWNER PRINTED NAME)
 MANAGER
 Signature: [Signature]

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)
 COUNTY OF DOUGLAS)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
 4th DAY OF March 2015
 BY
 Jason P. Lanoha Manager
 (OWNER PRINTED NAME) (TITLE)
 OF LANOHA 1.35 MILLARD LLC, A NEBRASKA LIMITED LIABILITY COMPANY,
 ON BEHALF OF SAID COMPANY.
 Kristina J. Carter
 SIGNATURE OF NOTARY PUBLIC



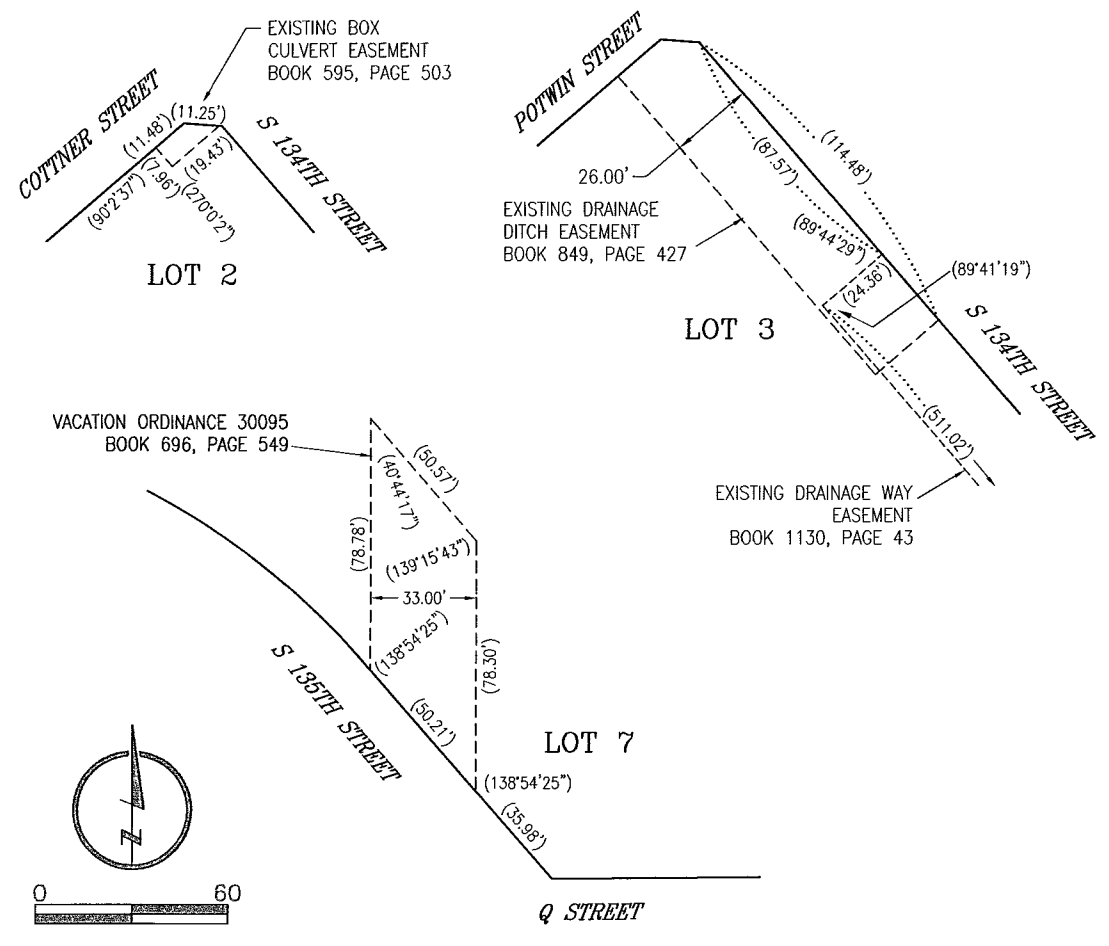
drawn by EAM
 designed by
 reviewed by MRT
 filename 14040-101.dwg
 revisions
 14710 West Dodge Road, Suite 100 402.496.2498 | P
 Omaha, Nebraska 68154-2027 402.496.2730 | F
 www.LRA-inc.com
 LAMP RYNEARSON & ASSOCIATES
 LUMBERYARD DISTRICT (LOTS 1-7, INCLUSIVE)
 OMAHA, DOUGLAS COUNTY, NEBRASKA
 FINAL PLAT
 job number-taaka 0114040.01-003
 book page
 date 2-24-2015
 sheet 1 of 2

LUMBERYARD DISTRICT

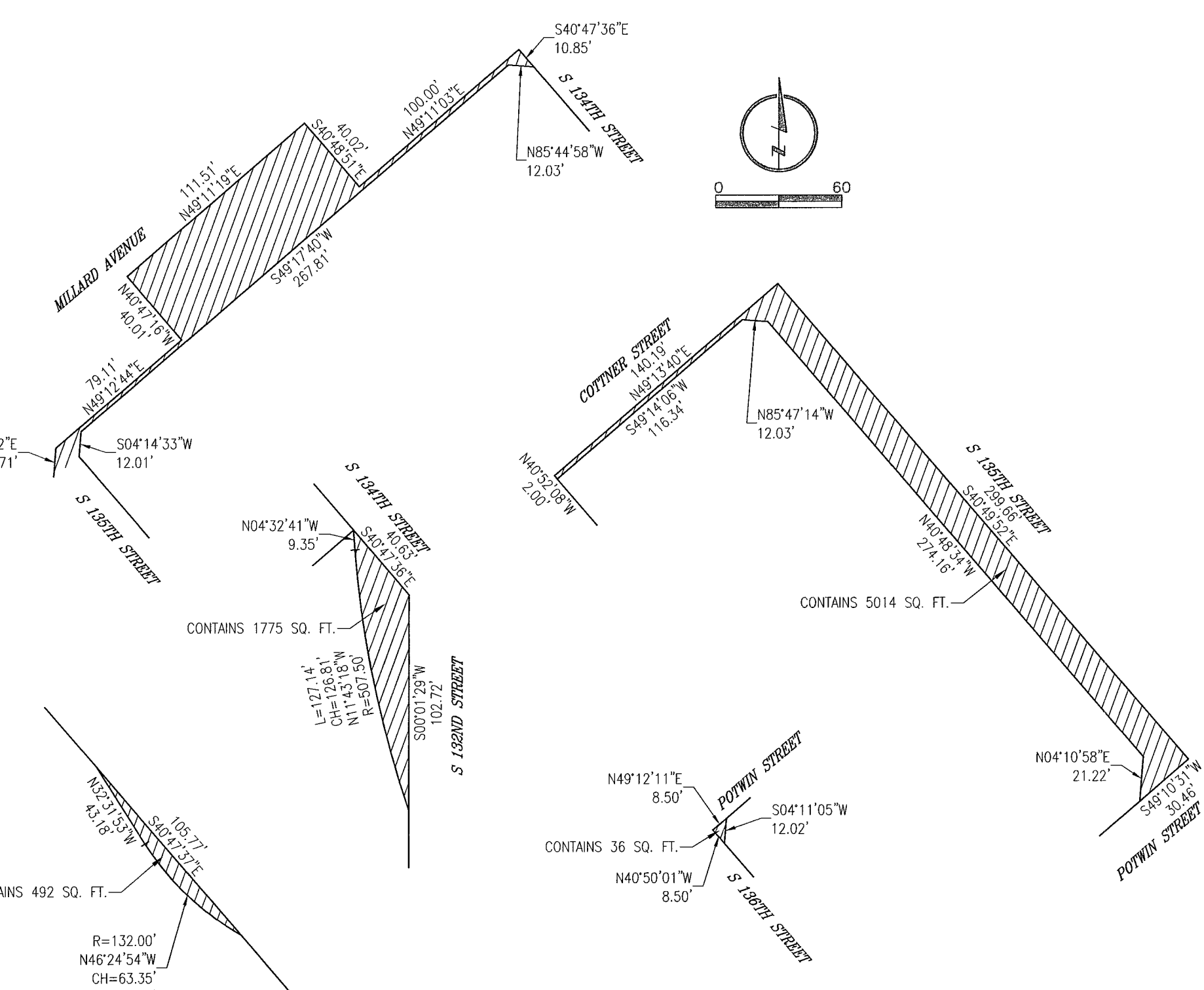
LOTS 1 THROUGH 7, INCLUSIVE, LUMBERYARD DISTRICT, BEING A REPLATING OF LOTS 7 THROUGH 14, BLOCK 21, AND LOTS 1 THROUGH 12 BLOCK 22, ALL IN THE ORIGINAL TOWN OF MILLARD, TOGETHER WITH LOT 1, MILLARD LUMBER ADDITION, AND ALSO TOGETHER WITH PART OF LOT 7, BLOCK 17, IN SCHOMER'S ADDITION TO EAST MILLARD, AND ALSO TOGETHER WITH THAT PART OF THE SOUTHEAST QUARTER (INCLUDING THE ABANDONED UPRR RIGHT OF WAY THEREIN) OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., AND ALSO TOGETHER WITH THE ABANDONED UPRR RIGHT IN THAT PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., ALL IN DOUGLAS COUNTY, NEBRASKA.

LOCATED IN:
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SE 1/4 SE 1/4, SEC. 1-14-11
SW 1/4 SW 1/4, SEC. 6-14-12

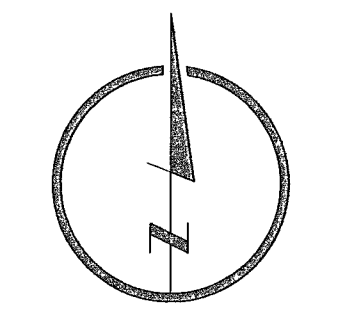
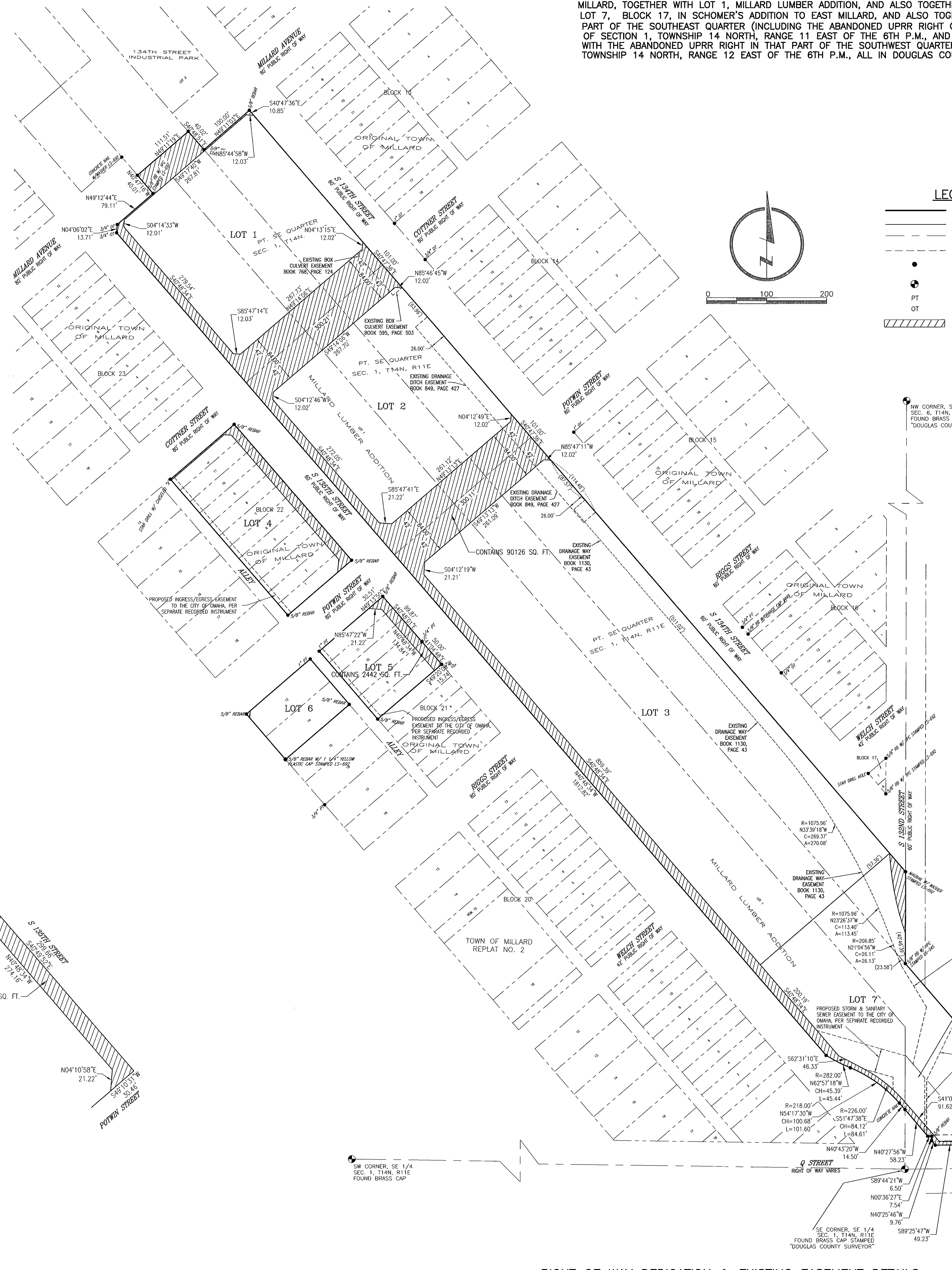
drawn by	EAM	references	14040100
designed by			
reviewed by	MRT		
filename	140401102.dwg		
revisions			



EXISTING EASEMENT DETAILS



RIGHT OF WAY DEDICATION DETAILS



LEGEND

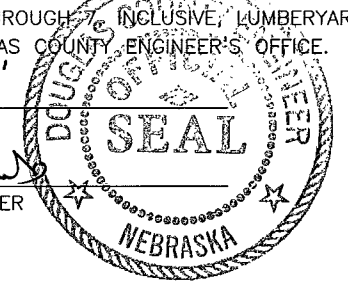
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	LOT LINE
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	STREET DEDICATION

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REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAN OF LOTS 1 THROUGH 7, INCLUSIVE, LUMBERYARD DISTRICT WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.
DATE: 3/5/15
DOUGLAS COUNTY ENGINEER



RIGHT OF WAY DEDICATION & EXISTING EASEMENT DETAILS

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LUMBERYARD DISTRICT (LOTS 1-7, INCLUSIVE)
OMAHA, DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

job number-tasks	0114040.01-003
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date	2-24-2015
sheet	2 of 2