

# ELKHORN RIVER PRESERVE

LOT 1 AND OUTLOTS "A" AND "B"  
 BEING A PLATTING OF PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 2, T15N, R10E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL OTHER CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS ELKHORN RIVER PRESERVE LOT 1 AND OUTLOTS "A" AND "B", BEING A PLATTING OF THAT PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 2, T15N, R10E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, BEGINNING AT THE SW CORNER OF SAID SE 1/4:

THENCE 588°49'04" E 581.45 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD;  
 THENCE 187°49'18" E 300.00 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD;  
 THENCE 582°55'10" E 421.56 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD TO THE WEST LINE OF 222ND STREET;  
 THENCE 501°04'43" E 52.00 FEET ON THE WEST LINE OF 222ND STREET;  
 THENCE 512°19'39" E 82.02 FEET ON THE WEST LINE OF 222ND STREET;  
 THENCE 501°04'43" E 721.85 FEET ON A LINE 25.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SE 1/4 AND ON THE WEST LINE OF 222ND STREET TO THE SOUTH LINE OF SAID SE 1/4;  
 THENCE 582°55'10" E 1320.61 FEET ON THE SOUTH LINE OF SAID SE 1/4 TO THE POINT OF BEGINNING.

AUGUST 4, 2017  
 DATE

### DEDICATION

FROM ALL HER OF THESE PRESENTS: THAT WE, ELKHORN RIVER PRESERVE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SURVEYED AND A LOT AND OUTLOTS TO BE NUMBERED AND LETTERED AS SHOWN SAID SUBDIVISION TO BE HEREINAFTER KNOWN AS ELKHORN RIVER PRESERVE, AND WE DO HEREBY RAISEY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CONTINGENT UPON AND BY 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, CROSSARMS, DOWN GUTS AND JACKBOXES, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS AND ANY OTHER RECEIPT THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEIPT, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LOT LINES OF ALL EXTERIOR LOTS, THE TERM EXTERIOR LOT IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION, SAID SIXTEEN (16) FOOT WIDE STRIP OF LAND WILL BE REDUCED TO AN EIGHT (8) FOOT WIDE STRIP OF LAND WHEN THE ADJACENT PROPERTY IS SURVEYED, PLATTED AND RECORDED.

PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA OR AQUILA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING THE STREETS.

NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WIRES, BUT THE SAME MAY BE USED FOR GARDENS, SHEDS, LAWNSCIPPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREOF GRANTED.

ELKHORN RIVER PRESERVE, LLC  
 A NEBRASKA LIMITED LIABILITY COMPANY

By: *Randall R. Bailey*  
 RANDALL R. BAILEY, MANAGING MEMBER

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
 COUNTY OF DOUGLAS  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF August, 2017, BY RANDALL R. BAILEY, MANAGING MEMBER OF ELKHORN RIVER PRESERVE, A NEBRASKA LIMITED LIABILITY COMPANY OF SAID COUNTY.

*K. R. T. T.*  
 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 SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 4th DAY OF August, 2017.

*Shawn Cresswell*  
 DOUGLAS COUNTY TREASURER



### APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF ELKHORN RIVER PRESERVE ON THIS 4th DAY OF August, 2017.

*David P. Jones*  
 CITY ENGINEER

*11/20/18*  
 DATE

### APPROVAL OF CITY OF OMAHA PLANNING BOARD

THIS PLAT OF ELKHORN RIVER PRESERVE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 16th DAY OF August, 2017.

*David C. Smith*  
 CHAIRMAN

*John Stoltz*  
 PRESIDENT

*8/1/2017*  
 DATE

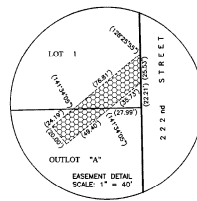
REVIEW BY THE DOUGLAS COUNTY ENGINEER  
 THIS PLAT OF ELKHORN RIVER PRESERVE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER.



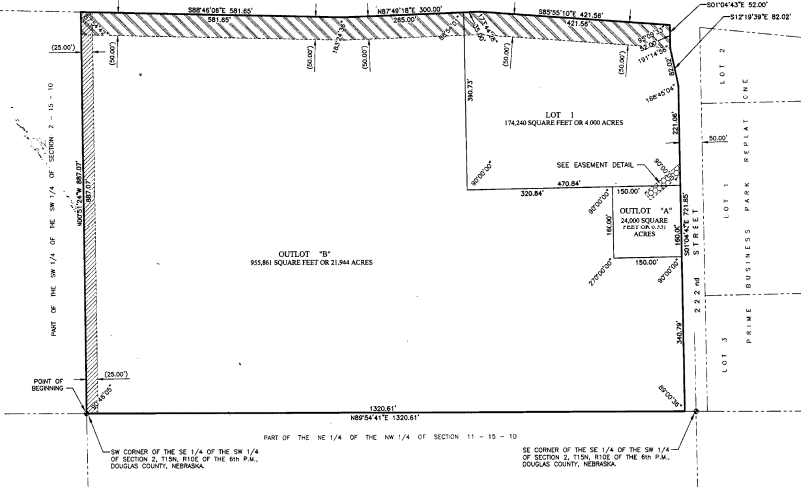
### NOTES

- DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.
- IF THERE IS ONLY ONE ACCESS TO WEST MAPLE ROAD FROM THE SOUTH LINE OF WEST MAPLE ROAD, THE ACCESS SHALL BE THE ONLY ACCESS TO WEST MAPLE ROAD FROM THE SOUTH LINE OF WEST MAPLE ROAD.
- IF THERE IS MORE THAN ONE ACCESS TO WEST MAPLE ROAD FROM THE SOUTH LINE OF WEST MAPLE ROAD, THE ACCESS SHALL BE THE ONLY ACCESS TO WEST MAPLE ROAD FROM THE SOUTH LINE OF WEST MAPLE ROAD.
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- 50.00 FOOT WIDE RECREATIONAL TRAIL EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT.
- 25.00 FOOT WIDE DRIVE EASEMENT RECORDED IN REC. BOOK #31 AT PAGE 508 OF THE DOUGLAS COUNTY RECORDS.
- PERMANENT EASEMENT GRANTED TO THE CITY OF OMAHA NEBRASKA RECORDED AS INSTRUMENT NO. 2015081434 OF THE DOUGLAS COUNTY RECORDS.



WEST MAPLE ROAD  
 (RIGHT-OF-WAY WIDTH VARIES)



**TD2**  
 engineering & surveying

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ELKHORN RIVER PRESERVE  
 LOT 1 AND OUTLOTS "A" AND "B"



No.	Description	MM-DD-YY

Job No.: A1153-143A  
 Drawn By: RJR  
 Reviewed By: JDW  
 Date: AUGUST 4, 2017  
 Book:  
 Page:  
 City of Omaha Final Plat