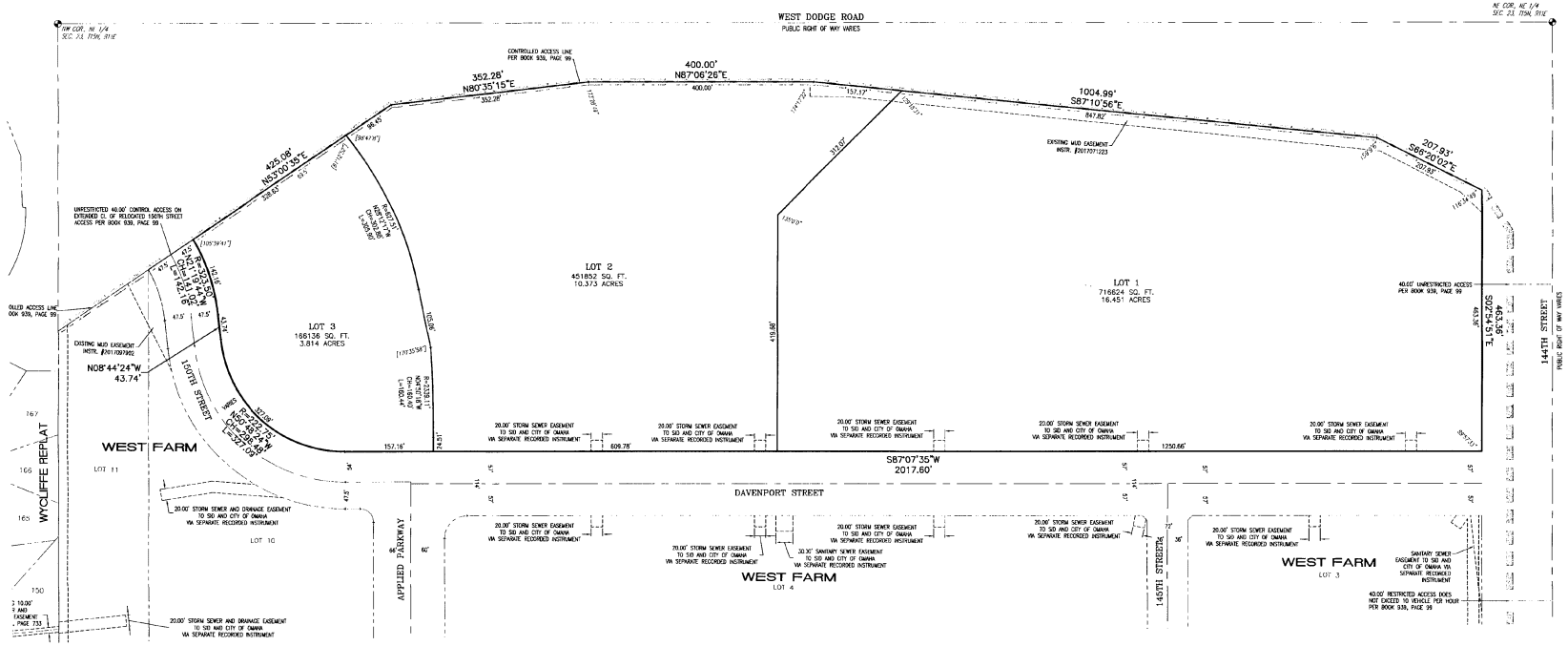
MISC Inst. # 2018017406, Pg: 1 of 1 Rec Date: 03/07/2018 12:13:05.110
Fee Received: $52.00 By: LC
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

LOCATED IN:
NW 1/4 NE 1/4 SEC. 23, T15N, R11E
NE 1/4 NE 1/4 SEC. 23, T15N, R11E

WEST FARM REPLAT 2

LOTS 1 THROUGH 3, INCLUSIVE, BEING AN ADMINISTRATIVE REPLATTING OF LOTS 1 AND 2, WEST FARM, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.



LEGEND

- CONTROLLED ACCESS LINE
- SECTION LINE
- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE

SECTION CORNER TIES

NW CORNER, NE 1/4 SEC. 23, T15N, R11E
N 1/4 SEC. 23, T15N, R11E
2" BRASS CAP FLUSH WITH GRADE ON CONCRETE BRIDGE DECK
-W 37.37' TO CHISELED "X" ON FACE OF CONCRETE GUARD RAIL
-E 1.47' TO CHISELED "X" ON FACE OF CONCRETE GUARD RAIL
-NNW 87.92' TO CHISELED "X" ON RIM MH

NE CORNER NE 1/4 SEC. 23, T15N, R11E
2" BRASS CAP STAMPED DOUGLAS COUNTY SURVEYOR, CENTER OF INTERSECTION OF 144TH AND DODGE STREETS, FLUSH WITH GRADE ON CONCRETE BRIDGE DECK
-N 121.81' TO 600 NAIL IN NOSE OF ISLAND
-E 74.65' TO CHISELED "X" IN NW BOLT OF TRAFFIC SIGNAL POLE
-S 121.11' TO PK NAIL IN NOSE OF ISLAND
-W 74.61' TO CHISELED "X" IN NE BOLT OF TRAFFIC SIGNAL POLE CENTER OF INTERSECTION OF 144TH AND DODGE STREETS

SW CORNER NE 1/4 SEC. 23, T15N, R11E
1" PI, CL FENCE LINE S (PROJECTED)
CL TREE LINE W, 0.1' B.G.
-E 105.20' TO "X" NAILS, W FACE CORNER FENCE POST, 2.0' A.G.
-S 79.07' TO TOP CENTER CORNER 3' CHAIN LINK FENCE POST
-SW 10.89' TO EASTERN MOST CORNER HOUSE #407
-NW 88.98' TO SOUTH EASTERN MOST CORNER HOUSE #14956

SE CORNER NE 1/4 SEC. 23, T15N, R11E
2" BRASS CAP STAMPED DOUGLAS COUNTY SURVEYOR IN 4" CONCRETE MONUMENT, CL GRASSY MEDIAN OF 144TH STREET, 0.6' B.G.
-ESE 38.44' TO CHISELED "X" IN RIM OF MH
-E 7.20' TO CHISELED "X" ON TOP CONCRETE CURB
-W 7.16' TO CHISELED "X" ON TOP CONCRETE CURB
-NW 56.22' TO CL WEST MARKER MEDALLION
-WNW 39.22' TO CHISELED "X" IN LIGHT POLE BASE
-WSW 44.52' TO STAR DRILL W/ CHISELED "X" IN SIDEWALK

SW CORNER SE 1/4 SEC. 23, T15N, R11E
2" BRASS CAP STAMPED DOUGLAS COUNTY SURVEYOR IN 4" CONCRETE MONUMENT, CL GRASSY MEDIAN OF PACIFIC STREET, 1.0' W OF WOODEN PRIVACY FENCE N (PROJECTED), 0.2' B.G.
-NNE 46.89' TO DRILL HOLE W/ "X" IN SIDEWALK CL
-NE 56.14' TO CHISELED "X" IN MH RIM
-SE 54.78' TO CHISELED "X" IN MH RIM
-SSE 47.73' TO DRILL HOLE W/ "X" IN SIDEWALK CL
-SSW 47.76' TO DRILL HOLE W/ "X" IN SIDEWALK CL
-NW 48.35' TO TO DRILL HOLE W/ "X" IN SIDEWALK CL
-SSW 53.73' TO CHISELED "X" NE CORNER LIGHT POLE BASE

SE CORNER SE 1/4 SEC. 23, T15N, R11E
2" BRASS CAP STAMPED DOUGLAS COUNTY SURVEYOR, CENTER OF INTERSECTION OF 144TH AND PACIFIC STREETS, FLUSH WITH CONCRETE SURFACE
-NNE 81.71' TO DRILL HOLE W/ "X" IN ISLAND NOSE
-E 74.44' TO DRILL HOLE W/ "X" IN ISLAND NOSE
-S 64.03' TO DRILL HOLE W/ "X" IN ISLAND NOSE
-W 75.53' TO DRILL HOLE W/ "X" IN ISLAND NOSE
-NE 98.82' TO 1" BRASS DISK STAMPED DOUGLAS COUNTY IN CONCRETE TRAFFIC POLE BASE
-SE 101.09' TO 1" BRASS DISK STAMPED DOUGLAS COUNTY IN CONCRETE TRAFFIC POLE BASE
-SW 86.55' TO 1" BRASS DISK STAMPED DOUGLAS COUNTY IN CONCRETE TRAFFIC POLE BASE
-NW 94.69' TO 1" BRASS DISK STAMPED DOUGLAS COUNTY IN CONCRETE TRAFFIC POLE BASE

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED WITH AN ANGLE ADJACENT TO THE CURVE, MEASURED TO THE CHORD AND SHOWN IN BRACKETS.
5. LOTS 1, 2, AND 3 WILL HAVE NO DIRECT VEHICULAR ACCESS TO WEST DODGE ROAD.
6. LOT 1 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 144TH STREET.
7. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.

PLANNING DIRECTOR'S APPROVAL

APPROVED AS A SUBDIVISION OF WEST FARM REPLAT 2, LOTS 1 THROUGH 3, INCLUSIVE IN CONFORMANCE WITH SECTION 53-10(3), OMAHA MUNICIPAL CODE, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08, HOME RULE CHARTER OF THE CITY OF OMAHA.

PLANNING DIRECTOR — DATE 3-5-18

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 THIS OFFICE, THIS

30 DAY OF January, 2018

DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COMPLIANCE WITH CHAPTER 53-8 OF THE OMAHA MUNICIPAL CODE.

CITY ENGINEER — DATE 2/27/18

OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNERS OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

NEW WEST FARM HOLDINGS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

NORTH AMERICAN CASUALTY CO., MANAGER
JEFFREY A. SILVER, VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA } SS
COUNTY OF Douglas)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5 DAY OF January 2018

BY JEFFREY A. SILVER, VICE PRESIDENT OF NORTH AMERICAN CASUALTY CO., MANAGER OF NEW WEST FARM HOLDINGS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

SIGNATURE OF NOTARY PUBLIC

A GENERAL NOTARY - State of Nebraska
LINDA S. DAVIS
My Comm. Exp. January 1, 2019

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY AND ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS WEST FARM REPLAT 2, LOTS 1 THROUGH 3, INCLUSIVE BEING AN ADMINISTRATIVE REPLATTING OF LOTS 1 AND 2, WEST FARM, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

CONTAINS 30.638 ACRES.

WILLIAM E. KNIGHT, L.S. 566

1-4-2018
DATE

WILLIAM E. KNIGHT LS-566 — REGISTERED LAND SURVEYOR — STATE OF NEBRASKA

DOUGLAS COUNTY ENGINEER REVIEW
01/04/18

LAND DEVELOPMENT
14710 West Dodge Road, Suite 100 402-493-2499 (P)
Omaha, Nebraska 68154-2027 402-493-8731 (F)
www.LDI-inc.com

WEST FARM REPLAT 2 (LOTS 1 THROUGH 3, INCLUSIVE)
DOUGLAS COUNTY, NEBRASKA

ADMINISTRATIVE MINOR PLAT

M5179

1 OF 1