

# WEST FARM REPLAT 6

LOTS 1 THROUGH 5, INCLUSIVE BEING A REPLATTING OF LOTS 1 THROUGH 3, INCLUSIVE, WEST FARM REPLAT 5, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

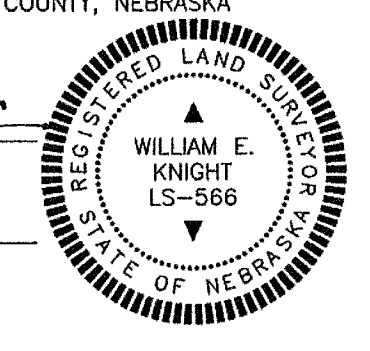
LOCATED IN:  
 NW 1/4 NE 1/4 SEC. 23, T15N, R11E  
 NE 1/4 NE 1/4 SEC. 23, T15N, R11E

**LAMP RYNEARSON**  
 14710 W. DODGE RD, STE. 100  
 OMAHA, NE 68154  
 402.486.2498  
 LampRynearson.com

## 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 6, LOTS 1 THROUGH 5, INCLUSIVE, BEING A REPLATTING OF WEST FARM REPLAT 5, LOTS 1 THROUGH 3, INCLUSIVE, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

CONTAINS 16.451 ACRES.  
 WILLIAM E. KNIGHT, L.S. 566  
 DATE 11-9-19



## 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.

CHW HQ, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER  
 BY: GOLDENROD CAPITAL ADVISORS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, MANAGER  
 BY: GOLDENROD VENTURES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, SOLE MEMBER  
 BY: GOLDENROD COMPANIES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, SOLE MEMBER

ZACHARY A. WIEGERT, MANAGER

PINNACLE BANK, A NEBRASKA BANKING CORPORATION, MORTGAGEE

LUKE TRAYNOWICZ, VICE PRESIDENT

IC LAND 1, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER  
 FOR IC, BY ILLINOIS INSURANCE COMPANY, ITS MANAGER BY

JEFFREY A. SILVER, SECRETARY

ON LAND 1, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER BY CONTINENTAL INDEMNITY COMPANY, ITS MANAGER

JEFFREY A. SILVER, SECRETARY

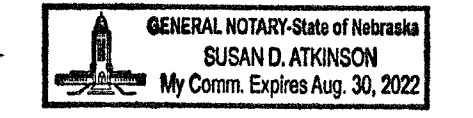
## ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA } SS  
 COUNTY OF Douglas }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
21<sup>st</sup> DAY OF November, 2019.

BY ZACHARY A. WIEGERT, MANAGER OF  
 CHW HQ, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER  
 BY: GOLDENROD CAPITAL ADVISORS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, MANAGER  
 BY: GOLDENROD VENTURES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, SOLE MEMBER  
 BY: GOLDENROD COMPANIES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, SOLE MEMBER  
 ON BEHALF OF SAID COMPANY.

SUSAN D. ATKINSON, GENERAL NOTARY PUBLIC

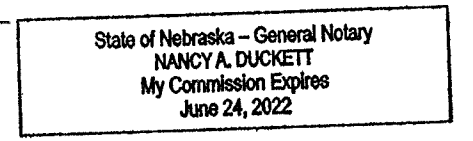


STATE OF NEBRASKA } SS  
 COUNTY OF Lancaster }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
21<sup>st</sup> DAY OF November, 2019.

BY LUKE TRAYNOWICZ, VICE PRESIDENT OF PINNACLE BANK, A NEBRASKA BANKING CORPORATION, ON BEHALF OF SAID CORPORATION.

NANCY A. DUCKETT, GENERAL NOTARY PUBLIC

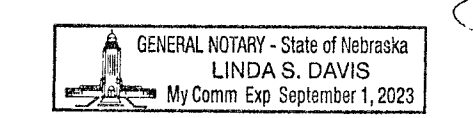


STATE OF NEBRASKA } SS  
 COUNTY OF Douglas }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
19 DAY OF November, 2019.

BY JEFFREY A. SILVER, SECRETARY OF IC LAND 1, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER FOR IC, BY ILLINOIS INSURANCE COMPANY, ITS MANAGER BY, ON BEHALF OF SAID COMPANY.

LINDA S. DAVIS, GENERAL NOTARY PUBLIC

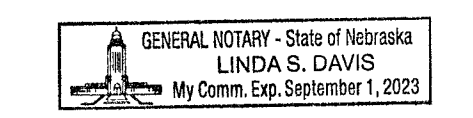


STATE OF NEBRASKA } SS  
 COUNTY OF Douglas }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
19 DAY OF November, 2019.

BY JEFFREY A. SILVER, SECRETARY OF ON LAND 1, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER BY CONTINENTAL INDEMNITY COMPANY, ITS MANAGER, ON BEHALF OF SAID COMPANY.

LINDA S. DAVIS, GENERAL NOTARY PUBLIC

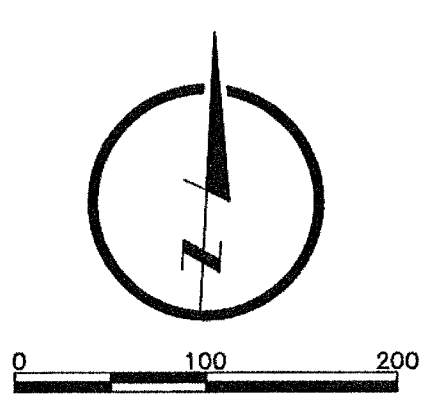


## NOTES

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 2, 3 AND 5 WILL HAVE NO DIRECT VEHICULAR ACCESS TO WEST DODGE ROAD OR 144TH STREET.
6. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.

## SECTION CORNER TIES

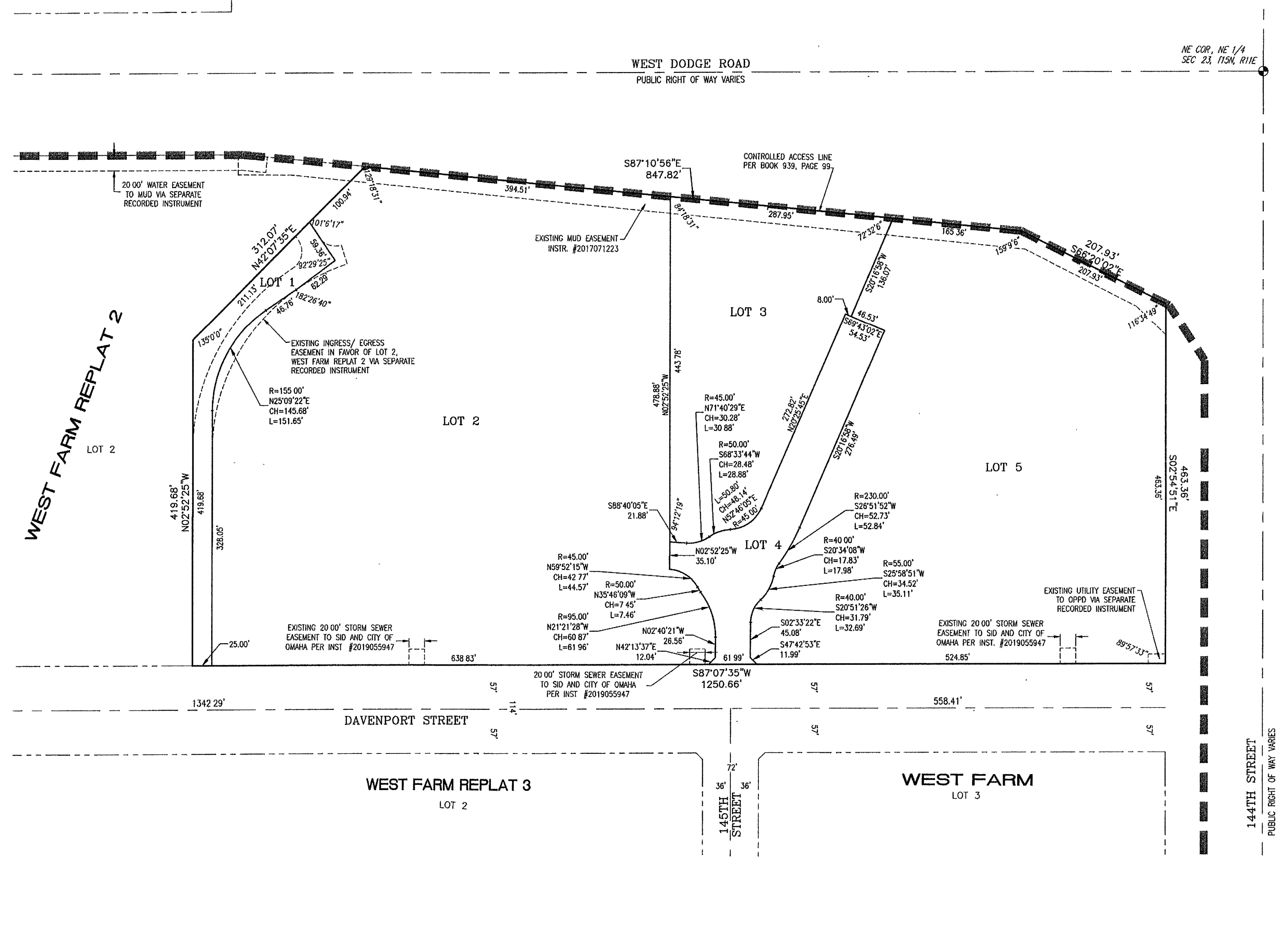
NE CORNER NE 1/4 SEC. 23, T15N, R11E  
 2" BRASS CAP STAMPED DOUGLAS COUNTY SURVEYOR, CENTER OF INTERSECTION OF 144TH AND DODGE STREETS, FLUSH WITH GRADE ON CONCRETE BRIDGE DECK  
 -N 121.81' TO 600 NAIL IN NOSE OF ISLAND  
 -E 74.85' TO CHISELED "X" IN NW BOLT OF TRAFFIC SIGNAL POLE  
 -S 121.11' TO PK NAIL IN NOSE OF ISLAND  
 -W 74.61' TO CHISELED "X" IN NW BOLT OF TRAFFIC SIGNAL POLE CENTER OF INTERSECTION OF 144TH AND DODGE STREETS



## LEGEND

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

PARCEL #	AREA (SF)
1	19817
2	346753
3	82654
4	30940
5	236461



## 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

6<sup>th</sup> DAY OF March, 2020

Susan Bercheval  
 DOUGLAS COUNTY TREASURER



## PLANNING DIRECTOR'S APPROVAL

APPROVED AS A SUBDIVISION OF WEST FARM REPLAT 6, LOTS 1 THROUGH 5, INCLUSIVE OF NOT MORE THAN TWO (2) LOTS, PARCELS OR TRACTS WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08, HOME RULE CHARTER OF THE CITY OF OMAHA 1956. THIS SUBDIVISION APPROVAL IS VOID UNLESS THIS PLAT IS FILED AND RECORDED WITH THE COUNTY REGISTER OF DEEDS WITHIN THIRTY (30) DAYS OF THIS DATE.

Michele K. Galt  
 PLANNING DIRECTOR

2/24/20  
 DATE

## APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS MINOR ADMINISTRATIVE SUBDIVISION OF WEST FARM REPLAT 6, LOTS 1 THROUGH 5, INCLUSIVE AS TO THE DESIGN STANDARDS.

David P. Peterson  
 CITY ENGINEER

2/25/20  
 DATE

ADMINISTRATIVE  
 SUBDIVISION

WEST FARM REPLAT 6 (LOTS 1 THROUGH 5, INCLUSIVE)  
 DOUGLAS COUNTY, NEBRASKA



Know what's below.  
 Call before you dig.

DESIGNER / DRAFTER	WEK/EAM
DATE	11/7/2019
PROJECT NUMBER	0116088-07-008
BOOK AND PAGE	
MISSOURI AUTHORIZATION NUMBER	
SHEET	1 OF 1

