MISC Inst. # 2018017405, Pg: 1 of 2 Rec Date: 03/07/2018 | 2:13:05.110
Fee Received: $130.00 By: LC
Douglas County, NE Assessor/Register of Deeds DIANE L.BATTIATO

WEST FARM REPLAT 1

LOTS 1 THROUGH 4, INCLUSIVE, BEING AN ADMINISTRATIVE REPLATTING OF LOTS 10, 11 AND 12, WEST FARM, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

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

SECTION CORNER TIES

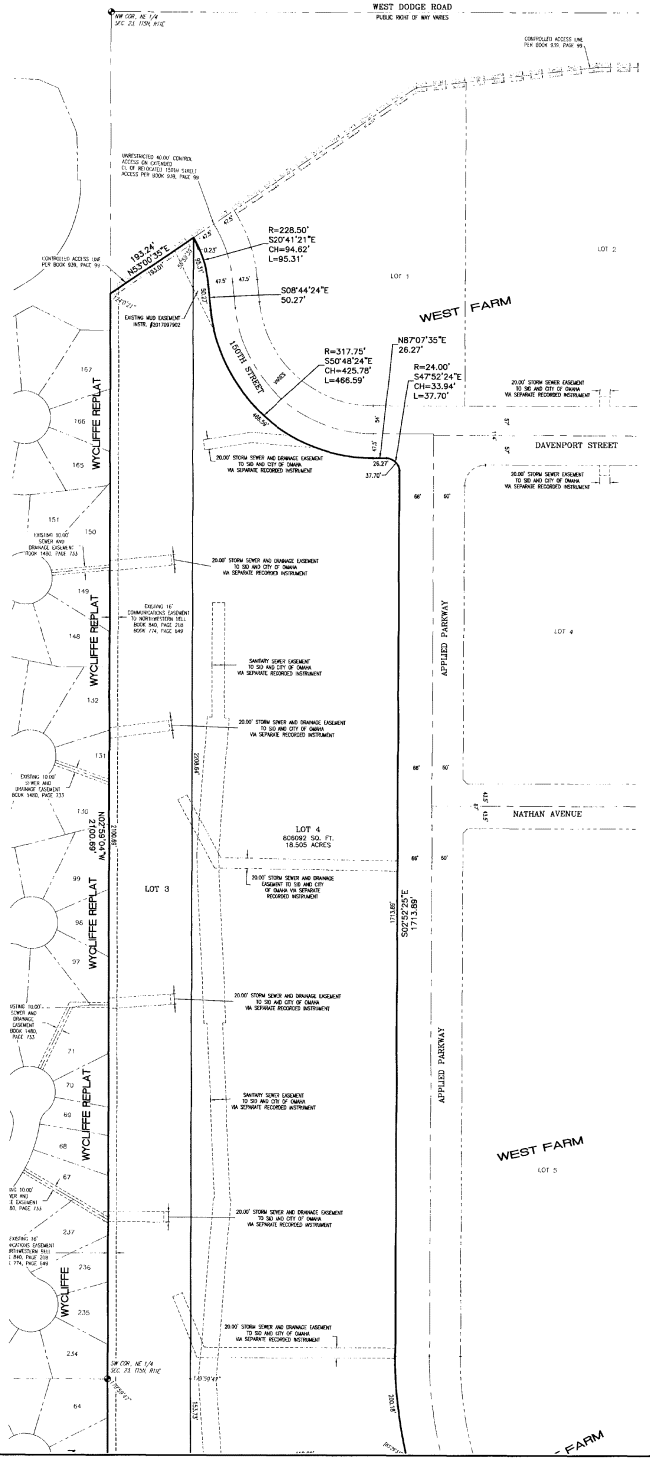
NW CORNER NE 1/4
SEC. 23, T15N, R11E
n. 1/4 SEC. 23, T15N, R11E
2" BRASS CAP FLUSH WITH GRADE ON CONCRETE BRIDGE DECK
-W 37.37' TO CHISELED "X" ON FACE OF CONCRETE GUARD RAIL
-E 1.47' TO CHISELED "X" ON FACE OF CONCRETE GUARD RAIL
-NW# 67.82' TO CHISELED "X" ON RIM MH

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
-W 121.81' TO 600 MAL 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 COVER OF INTERSECTION OF 144TH AND DODGE STREETS

SW CORNER NE 1/4 SEC. 23, T15N, R11E
1" PT., CL. FENCE LINE S. (PROJECTED)
CL. TREE LINE W. 0.1' B.G.
-E 105.26' TO 7" WALS, W. FACE CORNER FENCE POST, 2.0' AG.
-S 78.01' TO TOP CENTER CORNER S' CHAIN LINK FENCE POST
-SW 103.86' TO EASTERN MOST CORNER HOUSE #407
-NW 89.98' TO SOUTH EASTERN MOST CORNER HOUSE #14898

SE CORNER NE 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 64.05' TO DRILL HOLE W/ "X" IN ISLAND NOSE
-W 75.53' TO DRILL HOLE W/ "X" IN ISLAND NOSE
-NE 98.80' 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 88.50' 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

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 3 (PROJECTED), 0.2' B.G.
-NNE 46.99' TO DRILL HOLE W/ "X" IN SIDEWALK CL
-NE 58.14' TO CHISELED "X" IN MH RIM
-SE 54.76' TO CHISELED "X" IN MH RIM
-SSE 47.12' TO DRILL HOLE W/ "X" IN SIDEWALK CL
-SSW 47.76' TO DRILL HOLE W/ "X" IN SIDEWALK CL
-NW 48.37' TO TO DRILL HOLE W/ "X" IN SIDEWALK CL
-SSW 53.73' TO CHISELED "X" NC CORNER LIGHT POLE BASE



LEGEND

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

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 WILL HAVE NO DIRECT VEHICULAR ACCESS TO WEST DODGE ROAD OR PACIFIC STREET.
6. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY

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 1, LOTS 1 THROUGH 4, INCLUSIVE, BEING AN ADMINISTRATIVE REPLATTING OF LOTS 10, 11 AND 12, WEST FARM, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

CONTAINS 86.967 ACRES.

WILLIAM E. KNIGHT, L.S. 566

DATE 1-9-2018

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

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

GENERAL NOTARY - State of Nebraska — LINDA S. EVANS — My Comm. Exp. September 1, 2019

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

OFFICIAL SEAL — 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

2/27/18
DATE

PLANNING DIRECTOR'S APPROVAL

APPROVED AS A SUBDIVISION OF WEST FARM REPLAT 1, LOTS 1 THROUGH 4, INCLUSIVE IN COMPLIANCE WITH SECTION 53-10(3), OMAHA MUNICIPAL CODE, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08, HOME RULE CHARTER OF THE CITY OF OMAHA.

for PLANNING DIRECTOR

3-5-18
DATE

DOUGLAS COUNTY ENGINEER REVIEW

01/04/18

REVISIONS	BY	DATE

DESIGNED EAM
DRAWN BMC
CHECKED
DATE 1-8-2018
PROJECT NO. 2015-0002
ACAD VER. CIVIL3D

16710 West Dodge Road, Suite 100 402.496.2498 T
Omaha, Nebraska 68154-2127 402.496.2730 F
www.LR-inc.com

WEST FARM REPLAT 1 (LOTS 1 THROUGH 4, INCLUSIVE)
DOUGLAS COUNTY, NEBRASKA

ADMINISTRATIVE MINOR PLAT

M5978

SHEET 1 OF 2

WEST FARM REPLAT 1

LOTS 1 THROUGH 4, INCLUSIVE, BEING A REPLATTING OF LOTS 10, 11 AND 12, WEST FARM, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

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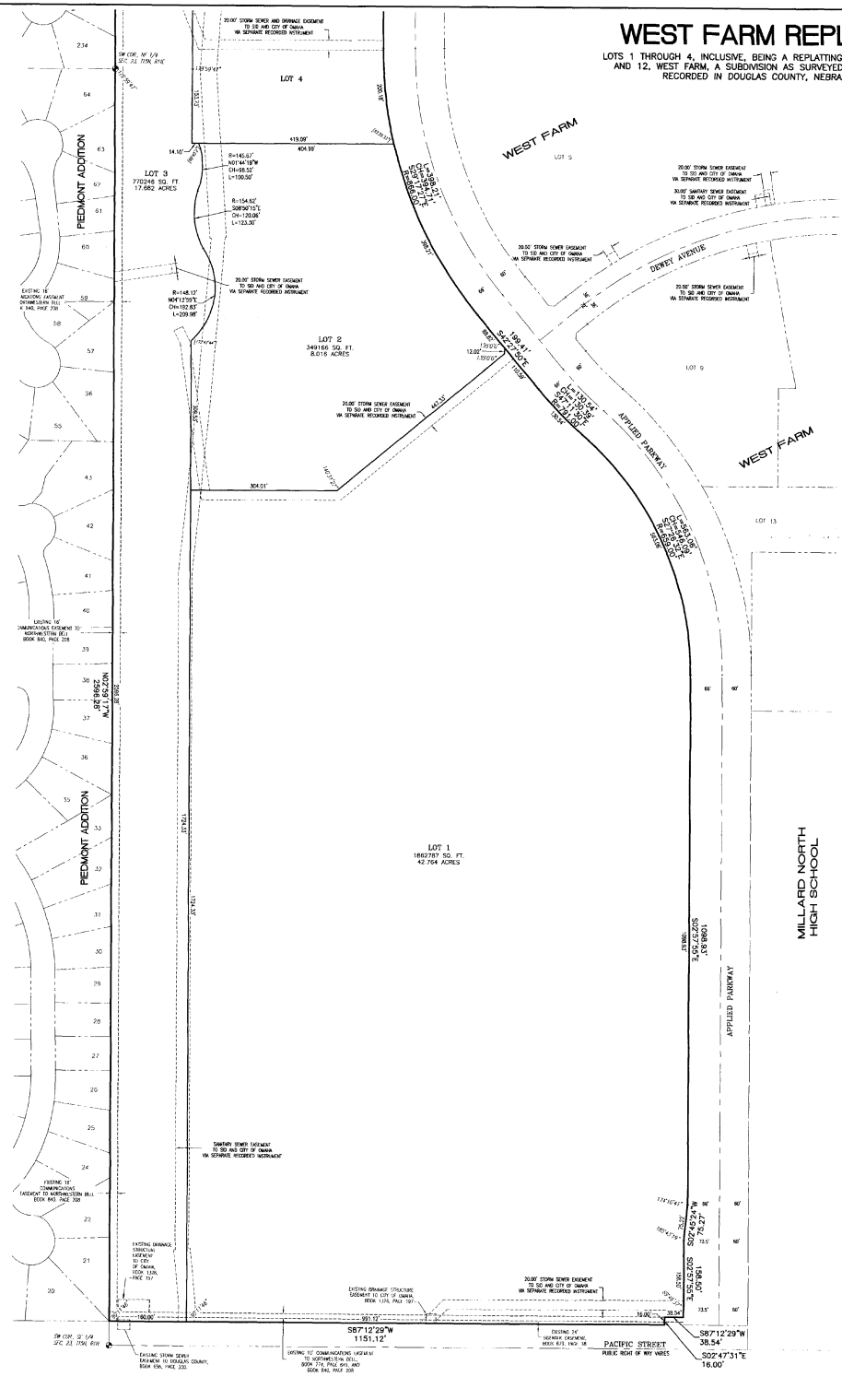

LEGEND

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DRAWN BY: EAM
CHECKED BY: WEK
DATE: 1-8-2018
JOB NUMBER: 2018088.04-001
BASIS: NAD PLANE

REVISIONS:

LAMP RYNEARSON & ASSOCIATES
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
www.LRA-inc.com
402.496.2498 | P
402.496.2730 | F

WEST FARM REPLAT 1 (LOTS 1 THROUGH 4, INCLUSIVE)
DOUGLAS COUNTY, NEBRASKA

ADMINISTRATIVE MINOR PLAT

DOUGLAS COUNTY ENGINEER REVIEW
01/04/18

M5978

SHEET 2 OF 2