

DEED Inst. # 2019029858, Pg 1 of 1 Rec Date: 05/06/2019 08:46:42:407  
 Fee Received: \$52.00 By: SN  
 Douglas County, NE Assessor/Registrar of Deeds DIANE L. BATTIATO

### 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. LOT 2 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 102ND STREET.
6. ALL EXISTING EASEMENTS ARE NOT BEING REDEVELOPED AND ARE SHOWN FOR REFERENCE ONLY.

## H&H WESTROADS

LOTS 1 AND 2, BEING A PLATTING OF PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF VACATED 102ND STREET RIGHT OF WAY DESCRIBED IN ORDINANCE #41349 DATED DECEMBER 12, 2017

**LAND SURVEYOR'S CERTIFICATE**

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 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 H&H WESTROADS, LOTS 1 AND 2, BEING A PLATTING OF PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF VACATED 102ND STREET RIGHT OF WAY DESCRIBED IN ORDINANCE #41349 DATED DECEMBER 12, 2017. THE ENTIRE PARCEL DESCRIBED AS FOLLOWS:

**LOCATED IN:**  
 SE 1/4 SW 1/4 SEC. 16-15-12  
 SW 1/4 SE 1/4 SEC. 16-15-12

**LEGEND**

- CORNERS FOUND
- PT. PATCH TOP PIPE
- OT OPEN TOP PIPE
- SB SOLID BAR
- SECTION LINE
- CORNER
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- RESTRICTED ACCESS LINE

### EASEMENT LEGEND

☐ 35 FOOT WIDE EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 129 OF DOUGLAS COUNTY, NEBRASKA RECORDED IN BOOK 451 AT PAGE 151 AND GRANTED TO METROPOLITAN UTILITIES DISTRICT RECORDED IN BOOK 463 AT PAGE 323 AND CONTAINED IN PERMANENT EASEMENT AGREEMENT RECORDED IN BOOK 867 AT PAGE 27.

☐ 10 FOOT WIDE EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. DOUGLAS COUNTY, NEBRASKA RECORDED IN BOOK 451 AT PAGE 155.

☐ 35 FOOT WIDE PRIVATE ROADWAY EASEMENT AND AGREEMENT BETWEEN KATHRYN AND FRANK, HAMILTON AND FORD LEASING DEVELOPMENT COMPANY RECORDED IN BOOK 455 AT PAGE 477.

☐ 10 FOOT WIDE EASEMENT AND AGREEMENT GRANTED TO NORTHWESTERN BELL TELEPHONE COMPANY RECORDED IN BOOK 457 AT PAGE 575.

☐ EASEMENT AND AGREEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 129 OF DOUGLAS COUNTY, NEBRASKA RECORDED IN BOOK 460 AT PAGE 469 AND RELEASE OF EASEMENT BY THE CITY OF OMAHA RECORDED IN BOOK 741 AT PAGE 475.

☐ VACATED 102ND STREET RIGHT OF WAY, ORDINANCE #41349 WITH EASEMENTS RETAINED FOR SEWERS AND UTILITIES, PUBLIC ACCESS EASEMENT VIA SEPARATE RECORDED INSTRUMENT.

☐ EASEMENTS RETAINED BY STATE OF NEBRASKA FOR OPERATION AND USE OF EXISTING UTILITIES AND FOR, NOISE, AIR, LIGHT AND DUST ASSOCIATED WITH VEHICULAR TRAFFIC INST. #2003194757.

☐ VACATED ORD #33851 WITH EASEMENTS RETAINED.

☐ VACATED ORD #36121 WITH EASEMENTS RETAINED BY CITY OF OMAHA. EASEMENTS RETAINED BY STATE OF NEBRASKA FOR OPERATION AND USE OF EXISTING UTILITIES AND FOR, NOISE, AIR, LIGHT AND DUST ASSOCIATED WITH VEHICULAR TRAFFIC INST. #2003194752.

☐ EASEMENTS RETAINED BY STATE OF NEBRASKA FOR OPERATION AND USE OF EXISTING UTILITIES AND FOR, NOISE, AIR, LIGHT AND DUST ASSOCIATE WITH VEHICULAR TRAFFIC INST. #2005163780.

### COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THIS SURVEYOR'S CERTIFICATE AND EMBOSSED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS

\_\_\_\_\_, DAY OF \_\_\_\_\_, 2019.

DOUGLAS COUNTY TREASURER

**COUNTY TREASURER'S SEAL**

### APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF H&H WESTROADS, LOTS 1 AND 2 AS

\_\_\_\_\_, DAY OF \_\_\_\_\_, 2019.

CITY ENGINEER

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

\_\_\_\_\_, DAY OF \_\_\_\_\_, 2019.

CITY ENGINEER

### APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF H&H WESTROADS, LOTS 1 AND 2 WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS

\_\_\_\_\_, DAY OF \_\_\_\_\_, 2019.

CHAIRMAN, OMAHA CITY PLANNING BOARD

### DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, WEST FARM RE LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNERS AND T. MARK REAL ESTATE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, MORTGAGEES, OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBOSSED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN HEREON. SAID SUBDIVISION SHOWN ON THIS PLAT AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND OCCUPY AND USE THE EASEMENT AREAS FOR THE STATED PURPOSES, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE OPERATION, MAINTENANCE, REPLACEMENT AND REPAIR OF FACILITIES PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT AREAS, ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS

PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND REMOVE POLES, WIRES, CABLES, CONDUITS AND OTHER NECESSARY FACILITIES, AND TO ERECT THEREON WIRES ON POLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON LINES CARRYING TELEPHONE, TELEVISION, RADIO, CABLE TELEVISION, AND OTHER SIGNALS AND SOUNDS OF ALL KINDS AND AN EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 16-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF THE "TOWN EXTERIOR LOTS" IS HEREBY GRANTED AS THESE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION, LOTS 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN APPROXIMATELY-FOOT-WIDE STRIP WHEN THE EASEMENT AREAS ARE SUBDIVIDED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THICK OR LATER INTERFERE WITH THE FORESAID EASEMENTS OR RIGHTS HERIN GRANTED.

WEST FARM RE LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

\_\_\_\_\_, DAY OF \_\_\_\_\_, 2019.

(PRINTED NAME)

\_\_\_\_\_, DAY OF \_\_\_\_\_, 2019.

(PRINTED NAME)

T. MARK REAL ESTATE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, MORTGAGEE

\_\_\_\_\_, DAY OF \_\_\_\_\_, 2019.

(PRINTED NAME)

\_\_\_\_\_, DAY OF \_\_\_\_\_, 2019.

(PRINTED NAME)

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA } SS

COUNTY OF \_\_\_\_\_ )

\_\_\_\_\_, DAY OF \_\_\_\_\_, 2019

BY \_\_\_\_\_ (PRINTED NAME) OF \_\_\_\_\_ (PRINTED NAME)

WEST FARM RE LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

\_\_\_\_\_, DAY OF \_\_\_\_\_, 2019.

SIGNATURE OF NOTARY PUBLIC

STATE OF NEBRASKA } SS

COUNTY OF \_\_\_\_\_ )

\_\_\_\_\_, DAY OF \_\_\_\_\_, 2019

BY \_\_\_\_\_ (PRINTED NAME) OF \_\_\_\_\_ (PRINTED NAME)

T. MARK REAL ESTATE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

\_\_\_\_\_, DAY OF \_\_\_\_\_, 2019.

SIGNATURE OF NOTARY PUBLIC

### REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF H&H WESTROADS, LOTS 1 AND 2 WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

\_\_\_\_\_, DAY OF \_\_\_\_\_, 2019.

DOUGLAS COUNTY ENGINEER

### APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF H&H WESTROADS, LOTS 1 AND 2 WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA, THIS

\_\_\_\_\_, DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_, DAY OF \_\_\_\_\_, 2019.

MINOR ATTEST:

\_\_\_\_\_, DAY OF \_\_\_\_\_, 2019.

CITY CLERK

\_\_\_\_\_, DAY OF \_\_\_\_\_, 2019.

PRESIDENT

### MINOR PLAT

H&H WESTROADS (LOTS 1 AND 2)  
 OMAHA, DOUGLAS COUNTY, NEBRASKA

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