

- NOTES**
- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
  - ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
  - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  - 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.
  - LOT 2 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 102ND STREET.
  - ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.

# H&H WESTROADS

LOTS 1 AND 2, BEING A PLATING 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

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

PREPARED BY	DATE
REVIEWED BY	DATE
APPROVED BY	DATE
RECORDED BY	DATE
FILED	DATE
INDEXED	DATE
SEARCHED	DATE
SERIALIZED	DATE
FILED	DATE

**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 BOUNDARY 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 PLATING 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:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, PUTT'N PLACE, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

THENCE SOUTH 00°04'07" EAST (ASSUMED BEARINGS) FOR 454.77 FEET ON THE EAST LINE OF THE VACATED PORTION OF SAID 102ND STREET RIGHT OF WAY TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 561 IN THE EXISTING WEST RIGHT OF WAY LINE OF 102ND STREET;

THENCE SOUTH 17°30'34" EAST FOR 20.64 FEET ON SAID WEST RIGHT OF WAY LINE TO A 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP STAMPED TD2 LS-308;

THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 445.00 FEET AND A LONG CHORD BEARING SOUTH 29°51'14" EAST FOR 337.27 FEET) FOR AN ARC LENGTH OF 345.91 FEET TO A 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP STAMPED TD2 LS-308;

THENCE SOUTH 35°57'10" WEST FOR 39.38 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED TD2-LS477 IN THE EAST RIGHT OF WAY LINE OF INTERSTATE 680;

THENCE ON SAID WEST RIGHT OF WAY FOR THE FOLLOWING SIX (6) COURSES:

- 1) THENCE NORTH 75°38'13" WEST FOR 73.21 FEET TO A 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP STAMPED TD2-LS477;
- 2) THENCE NORTH 63°40'40" WEST FOR 142.83 FEET TO A 1" OPEN TOP PIPE;
- 3) THENCE NORTH 40°06'03" WEST FOR 177.25 FEET TO A STAR DRILL HOLE WITH CHISELED "X";
- 4) THENCE NORTH 48°13'26" WEST FOR 541.49 FEET TO A 3/4" PINCHED TOP PIPE;
- 5) THENCE NORTH 35°13'33" WEST FOR 294.16 FEET TO A STAR DRILL HOLE WITH CHISELED "X";
- 6) THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 1025.92 FEET AND A LONG CHORD BEARING NORTH 30°02'09" WEST FOR 185.00 FEET) FOR AN ARC LENGTH OF 185.25 FEET TO A 1" SOLID BAR AT THE SOUTHWEST CORNER OF LOT 1, PUTT'N PLACE;

THENCE NORTH 89°59'46" EAST FOR 244.92 FEET ON THE SOUTH LINE OF SAID LOT 1, TO A 1" REBAR;

THENCE SOUTH 00°10'02" EAST FOR 179.86 FEET CONTINUING ON SAID SOUTH LINE TO A CONCRETE NAIL WITH WASHER STAMPED TD2-LS308;

THENCE NORTH 90°00'00" EAST FOR 344.077 FEET ON THE SOUTH LINE OF SAID LOTS 1 AND 3, TO THE POINT OF BEGINNING.

CONTAINS 344,077 SQUARE FEET OR 7.899 ACRES.

*Todd L. Whitfield*  
 TODD L. WHITFIELD, L.S. 561  
 DATE: 2-14-2019

**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 EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS H&H WESTROADS, LOTS 1 AND 2; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS 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 USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTEE, AND TO THE GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREA. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

**GRANTS OF EASEMENTS**

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 ERRECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, 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 ALL EXTERIOR LOTS, THE TERM "EXTERIOR LOTS" IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION, SAID 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT AREAS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

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

*Jeffrey Winkler*  
 (PRINTED NAME) SIGNATURE

VP/CEO  
 (PRINTED TITLE)

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

*Ryan J. Dougherty*  
 (PRINTED NAME) SIGNATURE

Attorney  
 (PRINTED TITLE)

**ACKNOWLEDGEMENT OF NOTARIES**

STATE OF NEBRASKA } SS  
 COUNTY OF Douglas )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF February, 2019

STATE OF NEBRASKA } SS  
 COUNTY OF DOUGLAS )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF February, 2019

BY Jeffrey Winkler VP/CEO OF WEST FARM RE LLC, A NEBRASKA LIMITED LIABILITY COMPANY (PRINTED NAME) (PRINTED TITLE)

BY Ryan J. Dougherty ATTORNEY OF T MARK REAL ESTATE LLC, A NEBRASKA LIMITED LIABILITY COMPANY (PRINTED NAME) (PRINTED TITLE)

*Terese A. Hurlbutt*  
 SIGNATURE OF NOTARY PUBLIC

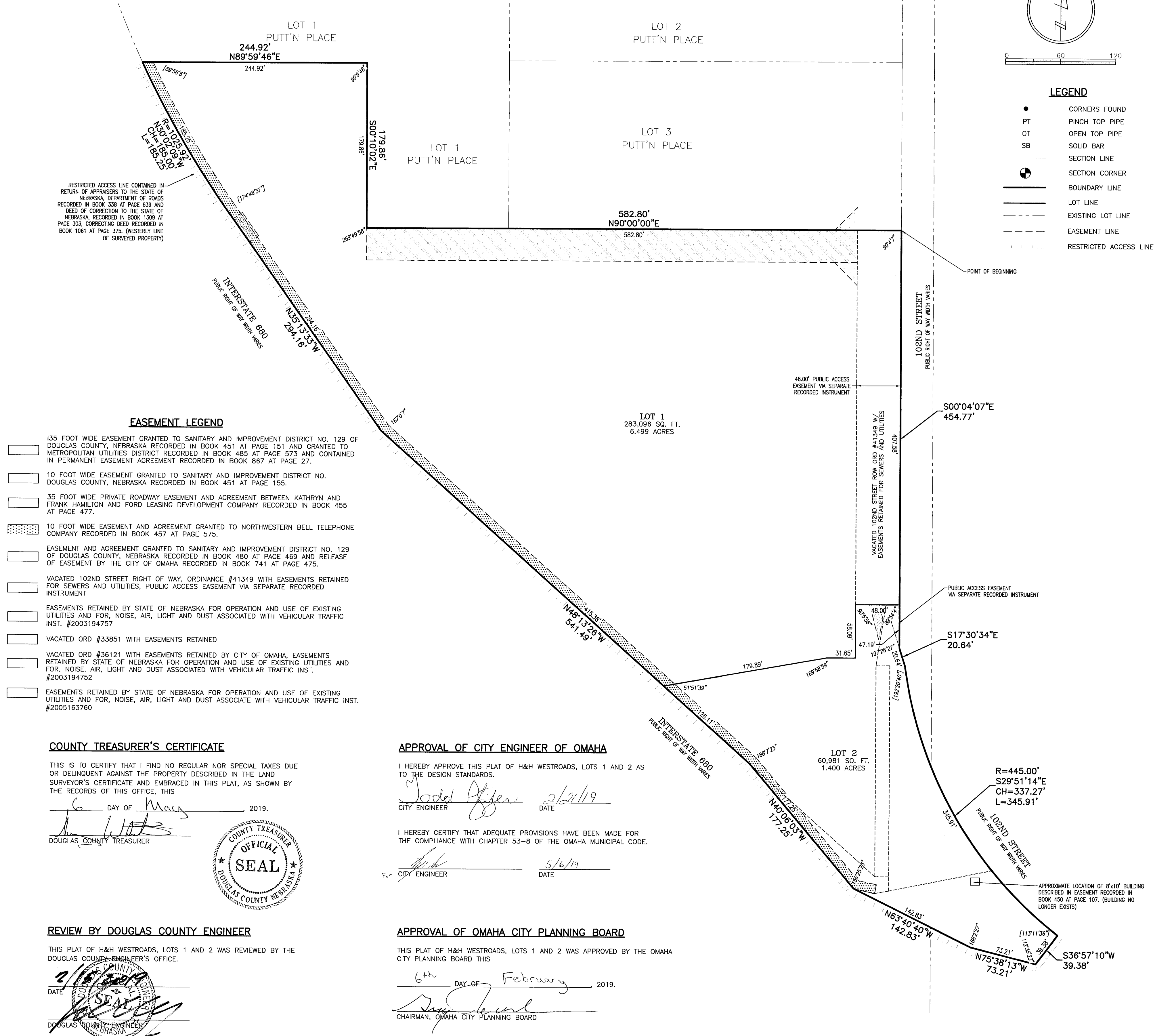
*Katherine A. Zuerlein*  
 SIGNATURE OF NOTARY PUBLIC

**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 23rd DAY OF April, 2019.

*Jim Stothart*  
 MAYOR

*Don Gray*  
 CITY CLERK



**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 DAY OF May, 2019.

*Diane L. Battiato*  
 DOUGLAS COUNTY TREASURER

**APPROVAL OF CITY ENGINEER OF OMAHA**

I HEREBY APPROVE THIS PLAT OF H&H WESTROADS, LOTS 1 AND 2 AS TO THE DESIGN STANDARDS.

*Todd Pfizen* 2/21/19  
 CITY ENGINEER DATE

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

*John* 5/6/19  
 CITY ENGINEER DATE

**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 6th DAY OF February, 2019.

*Raymond*  
 CHAIRMAN, OMAHA CITY PLANNING BOARD

**REVIEW BY DOUGLAS COUNTY ENGINEER**

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

*[Signature]*  
 DOUGLAS COUNTY ENGINEER

LAMP RYNEARSON 14710 West Dodge Road, Suite 100, Omaha, Nebraska 68164-2027  
 WWW.LR-RI.COM  
 H&H WESTROADS (LOTS 1 AND 2) OMAHA, DOUGLAS COUNTY, NEBRASKA

MINOR PLAT  
 SHEET 1 OF 1