DEED 2016046670

JUN 22 2016 10:48 P 12

deed 19-1-6400 to 76-3216(16)-1000 76-3215-11 to 31-6000(2)-2014

Received - DIANE L. BATTATO
Register of Deeds, Douglas County, NE
6/22/2016 10:48:50.51

2016046670

FINAL PLAT
NDOR INDUSTRIAL
LOT 1

PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 7, T 15 N, R 11 E OF THE SIXTH P.M., DOUGLAS COUNTY, NE, TOGETHER WITH PART OF TAX LOT 4 OF SAID NW 1/4 , AND PARTS OF LOTS 1 THRU 9, PART OF VACATED LOT 10, AND PART OF LOTS 12 THRU 19. IN BLOCK 2 POPPLETON'S ADDITION TO ELKHORN, TOGETHER WITH VACATED STREETS AND ALLEYS.

LEGEND

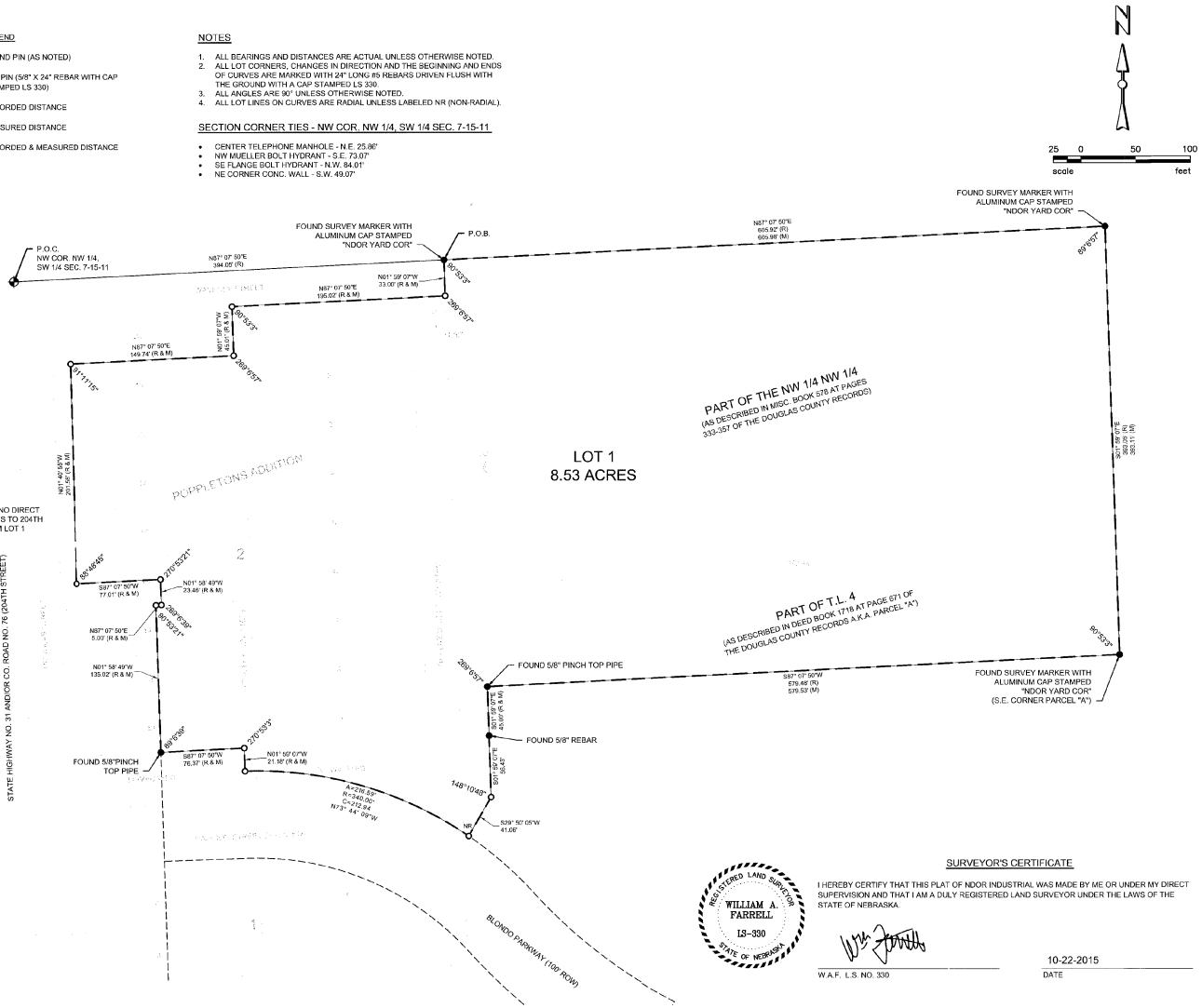
- ● FOUND PIN (AS NOTED)
- ○ SET PIN (5/8" X 24" REBAR WITH CAP STAMPED LS 330)
- (R) RECORDED DISTANCE
- (M) MEASURED DISTANCE
- (R & M) RECORDED & MEASURED DISTANCE

NOTES

1. ALL BEARINGS AND DISTANCES ARE ACTUAL UNLESS OTHERWISE NOTED.
2. ALL LOT CORNERS, CHANGES IN DIRECTION AND THE BEGINNING AND ENDS OF CURVES ARE MARKED WITH 24" LONG #5 REBARS DRIVEN FLUSH WITH THE GROUND WITH A CAP STAMPED LS 330.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVES ARE RADIAL UNLESS LABELED NR (NON-RADIAL).

SECTION CORNER TIES - NW COR. NW 1/4, SW 1/4 SEC. 7-15-11

- CENTER TELEPHONE MANHOLE - N.E. 25.86'
- NW MUELLER BOLT HYDRANT - S.E. 73.07'
- SE FLANGE BOLT HYDRANT - N.W. 84.01'
- NE CORNER CONC. WALL - S.W. 49.07'



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF NDOR INDUSTRIAL WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

REGISTERED LAND SURVEYOR WILLIAM A. FARRELL LS-330 STATE OF NEBRASKA

W.A.F. L.S. NO. 330

10-22-2015
DATE

LEGAL DESCRIPTION

PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 7, T 15 N, R 11 E OF THE SIXTH P.M., DOUGLAS COUNTY, NE, TOGETHER WITH PART OF TAX LOT 4 OF SAID NW 1/4 , AND PARTS OF LOTS 1 THRU 9, PART OF VACATED LOT 10, AND PART OF LOTS 12 THRU 19. IN BLOCK 2 POPPLETON'S ADDITION TO ELKHORN, TOGETHER WITH VACATED STREETS AND ALLEYS THERETO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 7, T 15 N, R 11 E OF THE SIXTH P.M., DOUGLAS COUNTY, NE. THENCE N87°07'50"E (ASSUMED BEARING) 394.05 FEET ALONG THE NORTH LINE OF SAID SW 1/4 OF SECTION 7 TO THE POINT OF BEGINNING. THENCE ALONG SAID NORTH LINE N87°07'50"E 605.92 FEET; THENCE S01°59'07"E 393.05 FEET ALONG THE EAST LINE OF A TRACT OF LAND DESCRIBED IN MISC. BOOK 578 AT PAGES 333-357 OF THE DOUGLAS COUNTY RECORDS AND THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 1718 AT PAGE 671 OF THE DOUGLAS COUNTY RECORDS AND HEREINAFTER CALLED TRACT "A" TO THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE S87°07'50"W 579.48 FEET ALONG THE SOUTH LINE OF SAID TRACT "A"; THENCE S01°59'07"E 45.00 FEET ON THE EAST LINE OF SAID TRACT "A"; THENCE CONTINUING S01°59'07"E 58.43 FEET; THENCE S29°50'05"W 41.08 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BLONDO PARKWAY; THENCE ALONG SAID NORTH LINE ON THE FOLLOWING THREE (3) COURSES: (1) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET, AN ARC LENGTH OF 216.59 FEET, AND A LONG CHORD BEARING N73°44'09"W FOR 212.94 FEET; (2) N01°59'07"W 21.18 FEET; (3) S87°07'50"W 76.37 FEET TO THE EAST RIGHT-OF-WAY LINE OF 204TH STREET (AKA STATE HIGHWAY NO. 31 AND/OR COUNTY ROAD NO 76); THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY ALONG THE FIVE (5) FOLLOWING COURSES: (1) N01°58'49"W 135.02 FEET; (2) N87°07'50"E 5.00 FEET; (3) N01°58'49"W 23.46 FEET; (4) S87°07'50"W 77.01 FEET, (5) N01°40'55"W 201.58 FEET TO A POINT ON THE NORTH LINE OF LOT 19 POPPLETON'S ADDITION TO ELKHORN, THENCE N87°07'50"E 149.74 FEET ALONG SAID NORTH LINE TO THE CENTER LINE OF AN 16 FOOT VACATED ALLEY; THENCE N01°59'07"W 45.01 FEET ALONG SAID CENTER LINE TO THE SOUTH RIGHT-OF-WAY LINE OF WAVERLY STREET; THENCE N87°07'50"E 196.02 FEET TO THE EAST RIGHT-OF-WAY LINE OF VACATED REVERE STREET; THENCE N01°59'07"W 33.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 8.53 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT EDWARD ROSE DEVELOPMENT COMPANY, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY AND THE STATE OF NEBRASKA, DEPARTMENT OF ROADS, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS NDOR INDUSTRIAL, AND DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THIS PLAT, AND THEY DO FURTHER GRANT A NON-EXCLUSIVE PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND CENTURY LINK, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW STREET LIGHT 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, TELEPHONE AND POWER, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL LOT LINES. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE APORESAID USES OR RIGHTS HEREIN GRANTED.

EDWARD ROSE DEVELOPMENT COMPANY, L.L.C.
A MICHIGAN LIMITED LIABILITY COMPANY

BY: _____
THOMAS C. WHEATLEY, AUTHORIZED AGENT

STATE OF NEBRASKA, DEPARTMENT OF ROADS

BY: _____
AUTHORIZED AGENT

ACKNOWLEDGMENT OF NOTARY

STATE OF MICHIGAN)
)SS
COUNTY OF KALAMAZOO)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF November 2015, BY THOMAS C. WHEATLEY, AUTHORIZED AGENT OF EDWARD ROSE DEVELOPMENT COMPANY, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

_____
NOTARY PUBLIC

MELISSA K. RIDER NOTARY PUBLIC KALAMAZOO COUNTY

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

Natalie M. Clark - General Notary STATE OF NEBRASKA My Commission Expires October 25, 2019

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF Nov. 2015, BY AN AUTHORIZED AGENT OF THE STATE OF NEBRASKA, DEPARTMENT OF ROADS.

_____
NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I CAN FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE THIS 10 DAY OF Nov 2015

_____
COUNTY TREASURER

CITY OF OMAHA PLANNING BOARD APPROVAL

THIS PLAT OF NDOR INDUSTRIAL WAS APPROVED BY THE CITY OF OMAHA PLANNING BOARD THIS 7 DAY OF Oct 2015

_____
CHAIRMAN, CITY OF OMAHA PLANNING BOARD

CITY OF OMAHA COUNCIL APPROVAL

THIS PLAT OF NDOR INDUSTRIAL WAS APPROVED AND ACCEPTED BY THE CITY OF OMAHA COUNCIL THIS 12 DAY OF MAY 2016

_____ _____
PRESIDENT, OMAHA CITY COUNCIL CITY CLERK

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF NDOR INDUSTRIAL (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

_____ 11/17/15
CITY ENGINEER DATE

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

_____ 6/22/16
CITY ENGINEER DATE

DOUGLAS COUNTY ENGINEER REVIEW

THIS PLAT OF NDOR INDUSTRIAL WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE THIS 10 DAY OF NOV., 2015

_____
DOUGLAS COUNTY ENGINEER

DOUGLAS COUNTY OFFICIAL ENGINEER SEAL NEBRASKA

UNITED ENGINEERING
Surveying & Engineering Services
20507 NICHOLAS CIRCLE • OMAHA, NE 68022 • (402) 763-8475

No.	DATE	REVISION DESCRIPTION	DRAWN	DESIGN	CHECK
			DOH	NH	WAF
			SRB	NA	WAF
			SRB	NA	WAF
2	10-22-2015	REVISED SIGNATURE DATES	DOH	NH	WAF
1	4-11-2013	CITY OF OMAHA PUBLIC WORKS REVISIONS	SRB	NA	WAF
	3-4-2013	ORIGINAL PLANS	SRB	NA	WAF

NDOR INDUSTRIAL
PART OF THE NW 1/4 OF THE SW 1/4, SECTION 7, T15N, R11E
EDWARD ROSE DEVELOPMENT COMPANY, L.L.C.
FINAL PLAT

PROJECT # 12010
SHEET 1 OF 1

Current date: Oct 26, 2015 - 3:14pm (dnorris)
Last updated: Oct 22, 2015 - 4:14pm Y:\Projects\2012\71210 West Hampton Park NDOR Property Replatting\DRAWINGS\F-PLAT\121013 FINAL PLAT.dwg