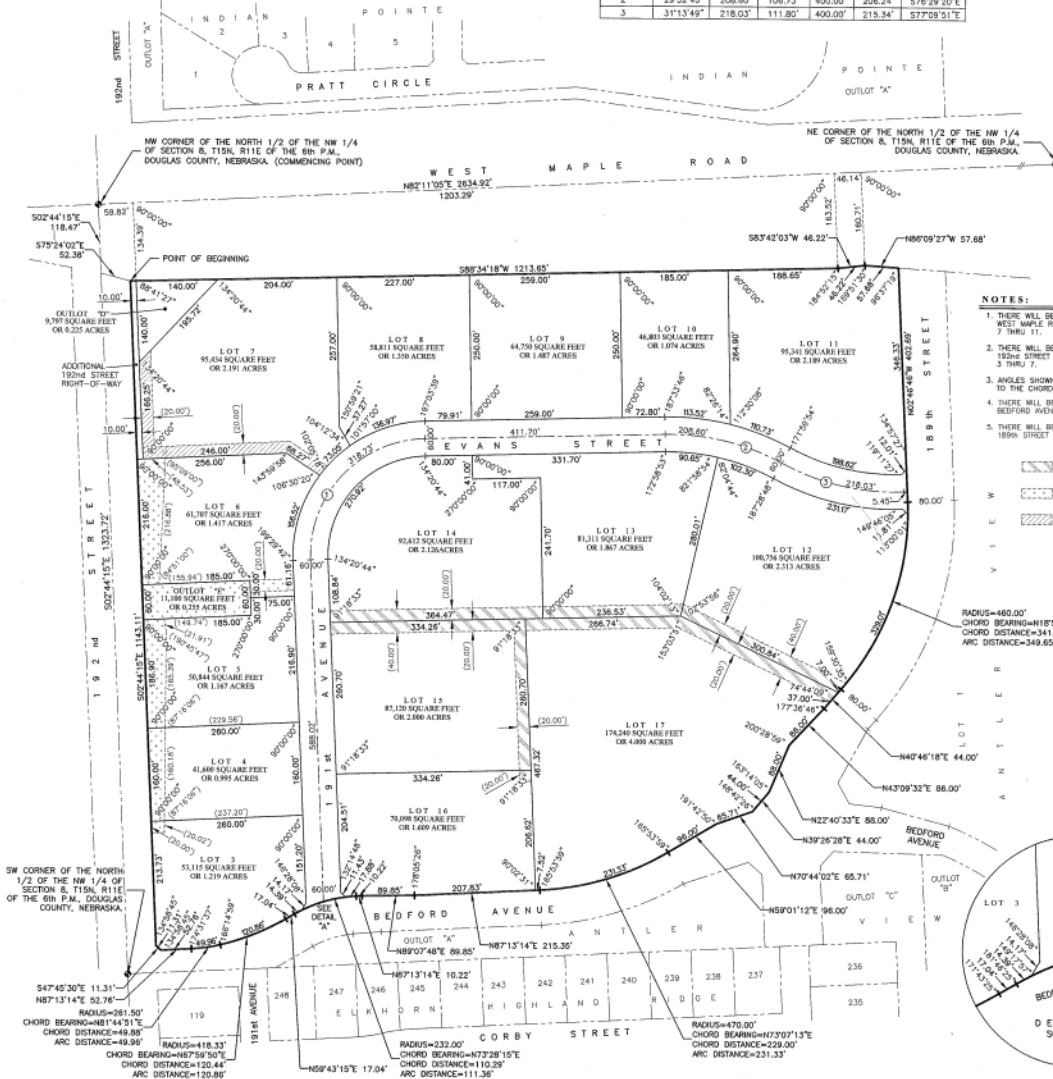


# ANTLER VIEW

## LOTS 3 THRU 17, INCLUSIVE AND OUTLOTS "D" & "E"

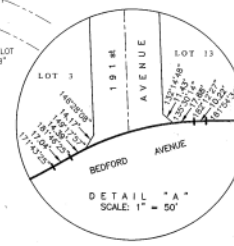
BEING A PLATTING OF THAT PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 8, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

CENTERLINE CURVE INFORMATION					
CURVE #	DELTA	LENGTH	TANGENT	RADIUS	CHORD
1	91°18'33"	318.73	204.62	200.00	286.00
2	29°52'42"	208.80	106.72	400.00	208.24
3	31°15'49"	218.07	111.80	400.00	215.34



- NOTES:**
- THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO WEST MAPLE ROAD FROM THE NORTH LINES OF LOTS 7 THRU 11.
  - THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO 192nd STREET FROM THE WEST LINES OF LOTS 3 THRU 7.
  - ANGLES SHOWN ADJACENT TO CURVES ARE MEASURED TO THE CHORD LINE OF SAID CURVE.
  - THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO BEDFORD AVENUE FROM LOT 3.
  - THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO 189th STREET FROM LOT 11.

- SEWER AND DRAINAGE EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT
- DRAINAGE EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT
- INGRESS & EGRESS EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOUND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT PERMANENT MARKERS ARE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS ANTLER VIEW, LOTS 3 THRU 17, INCLUSIVE, AND OUTLOTS "D" & "E", BEING A PLATTING OF THAT PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 8, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, COMMENCING AT THE NW CORNER OF SAID NW 1/4;  
 THENCE S02°44'15"E (ASSUMED BEARING) 118.47 FEET ON THE WEST LINE OF SAID NW 1/4 TO THE SOUTH LINE OF WEST MAPLE ROAD;  
 THENCE S72°24'02"E 52.38 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD TO THE POINT OF BEGINNING, SAID POINT BEING 50.00 FEET EAST OF THE WEST LINE OF SAID NW 1/4 AND ON THE EAST LINE OF 192ND STREET;  
 THENCE S02°44'15"E 1143.11 FEET ON THE A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NW 1/4 AND ON THE EAST LINE OF 192ND STREET TO THE NORTH LINE OF BEDFORD AVENUE;  
 THENCE NORTHEASTERLY ON THE NORTH LINE OF BEDFORD AVENUE AND ON THE WEST LINE OF 189TH STREET ON THE FOLLOWING DESCRIBED EIGHTEEN COURSES:  
 THENCE S47°45'30"E 11.31 FEET; THENCE N87°13'14"E 52.76 FEET;  
 THENCE NORTHEASTERLY ON A 261.50 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N81°44'51"E, CHORD DISTANCE 49.88 FEET, AN ARC DISTANCE OF 48.96 FEET;  
 THENCE NORTHEASTERLY ON A 418.33 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N67°59'50"E, CHORD DISTANCE 120.44 FEET, AN ARC DISTANCE OF 120.86 FEET;  
 THENCE N82°41'15"E 17.04 FEET;  
 THENCE NORTHEASTERLY ON A 232.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N73°28'15"E, CHORD DISTANCE 110.29 FEET, AN ARC DISTANCE OF 111.36 FEET;  
 THENCE N87°13'14"E 10.22 FEET; THENCE N87°07'48"E 89.85 FEET; THENCE N87°13'14"E 215.35 FEET;  
 THENCE NORTHEASTERLY ON A 470.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N73°07'13"E, CHORD DISTANCE 229.00 FEET, AN ARC DISTANCE OF 231.33 FEET;  
 THENCE N59°01'12"E 98.00 FEET; THENCE N70°44'02"E 65.71 FEET; THENCE N39°28'28"E 44.00 FEET;  
 CHORD DISTANCE 341.29 FEET; THENCE N43°09'32"E 88.00 FEET; THENCE N40°46'18"E 44.00 FEET;  
 THENCE NORTHEASTERLY ON A 450.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N18°59'40"E, CHORD DISTANCE 341.29 FEET, AN ARC DISTANCE OF 349.88 FEET;  
 THENCE N02°46'48"W 402.49 FEET TO THE SOUTH LINE OF WEST MAPLE ROAD;  
 THENCE N86°09'27"W 57.68 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD TO AN ANGLE POINT THEREON;  
 THENCE S84°03'07"W 46.2 FEET;  
 THENCE S88°34'18"W 123.65 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD TO THE POINT OF BEGINNING.



OCTOBER 13, 2016  
 DATE:

**DEDICATION**

WE HEREBY PRESENT, THAT WE 192 MAPLE LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS ANTLER VIEW, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK CO AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW Poles, WIRES, CROSSARMS, DOWN CABLES AND ARCHES, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES, AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES.

PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA OR AQUILA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE.

NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREBY GRANTED.

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA)  
 COUNTY OF DOUGLAS)  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 25<sup>th</sup> DAY OF MAY, 2016, 2016  
 BY R. THOMAS VANN, MEMBER OF 192 MAPLE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

*James Warner*  
 NOTARY PUBLIC

**COUNTY TREASURER'S CERTIFICATE**

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 20<sup>th</sup> DAY OF MAY, 2016.

*James Warner*  
 COUNTY TREASURER

**APPROVAL OF CITY ENGINEER**

I HEREBY APPROVE THIS PLAT OF ANTLER VIEW ON THIS 16<sup>th</sup> DAY OF JUNE, 2017.

*David D. Dyer*  
 CITY ENGINEER

**APPROVAL OF CITY OF OMAHA PLANNING BOARD**

THIS PLAT OF ANTLER VIEW WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 20<sup>th</sup> DAY OF JUNE, 2017.

*David C. Hurd*  
 CHAIRMAN

**APPROVAL OF OMAHA CITY COUNCIL**

THIS PLAT OF ANTLER VIEW WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL BOARD ON THIS 25<sup>th</sup> DAY OF JUNE, 2017.

*Tom Stebbins* Mayor  
*Ben Gray* President  
*David Dyer* City Engineer  
*James Warner* City Clerk

**REVIEW BY THE DOUGLAS COUNTY ENGINEER**

THIS PLAT OF ANTLER VIEW WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER.

*James Warner*  
 DOUGLAS COUNTY ENGINEER



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 td2co.com

ANTLER VIEW  
 LOTS 3 THRU 17, INCLUSIVE  
 AND OUTLOTS "D" & "E"



Revision Dates

No.	Description	MM-DD-YY

Job No.: D1951-103D  
 Drawn By: RJR  
 Reviewed By: JDW  
 Date: OCTOBER 13, 2016  
 Book:  
 Page:

CITY OF OMAHA  
 FINAL PLAT