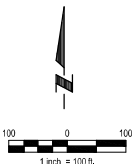


# EVERT PLACE REPLAT 1

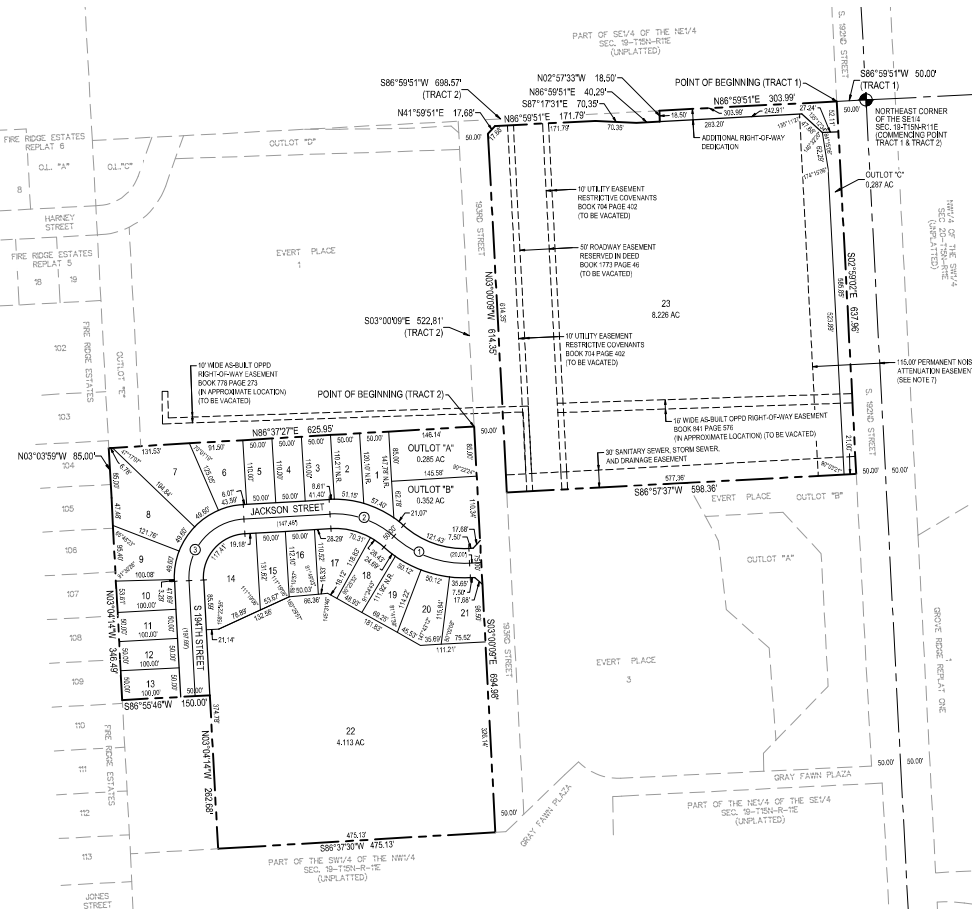
LOTS 1 THRU 23 & OUTLOTS "A" THRU "C" INCLUSIVE

A TRACT OF LAND LOCATED IN ALL OF LOT 2, LOT 4 AND OUTLOT "F", EVERT PLACE, A SUBDIVISION LOCATED IN PART OF THE SE1/4 OF SECTION 19, AND ALSO PART OF SAID SE1/4 OF SECTION 19, ALL LOCATED IN TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	180.00'	141.01'	74.36'	44°13'07"
2	150.00'	118.48'	62.53'	45°11'52"
3	100.00'	75.65'	39.47'	39°14'41"



LEGEND	
---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	LOT LINE
---	EASEMENTS
+	EXIST. SECTION CORNER
---	EXIST. SECTION LINES
---	EXIST. PROPERTY LINES
---	EXIST. EASEMENTS



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL HOLY SPIRIT GREEK ORTHODOX CHURCH A NEBRASKA RELIGIOUS CORPORATION, AND ALSO PAR LEGACY LLC, THE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND MARKED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS EVERT PLACE REPLAT 1 (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DESCRIPTION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY CONVEY TO THE PUBLIC FOR PUBLIC USE THE STREETS, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, CENTURIUM LINK AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SHOWN, THEIR SUCCESSORS AND ASSIGNS, TO DIRECT, 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 INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEIPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND REAR BOUNDARY LOT LINES, AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN-FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS, THE TERM EXTERIOR LOTS IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE-DESCRIBED ADDITION, SAID SIXTEEN-FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT, THEIR SUCCESSORS AND ASSIGNS, TO DIRECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL CURB-TO-CURB STREETS AND ALONG ALL STREET FRONTAGES OF ALL LOTS, 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 THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREBY GRANTED.

ALL HOLY SPIRIT GREEK ORTHODOX CHURCH, A NEBRASKA RELIGIOUS CORPORATION  
 PAR LEGACY LLC

JOE CARTER, PARISH COUNCIL PRESIDENT DATE  
 NATHAN D. FECHER, MANAGER DATE

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
 COUNTY OF DOUGLAS )  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JOE CARTER, PARISH COUNCIL PRESIDENT OF ALL HOLY SPIRIT GREEK ORTHODOX CHURCH, A NEBRASKA RELIGIOUS CORPORATION, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.  
 WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

### NOTARY PUBLIC

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
 COUNTY OF DOUGLAS )  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME NATHAN D. FECHER, MANAGER OF PAR LEGACY LLC, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.  
 WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

### NOTARY PUBLIC

### APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF EVERT PLACE REPLAT 1 (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD.

### 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 IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

### APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY CERTIFY THIS PLAT OF EVERT PLACE REPLAT 1 (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

### NOTES

- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 152ND STREET FROM OUTLOT "C". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO HARNEY STREET FROM LOT 23 AND OUTLOT "C".
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ARE EQUAL TO CURVED STREETS UNLESS SHOWN AS NON-RADIAL (N.R.).
- ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
- ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
- THE CHAMBERS FOR SIDEWALKS ARE SET AT TWELVE AND HALF FEET (12.5') PARALLEL TO THE INTERSECTION OF RIGHT-OF-WAY LINES, NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
- A 110' NOISE ATTENUATION EASEMENT IS HEREBY GRANTED AS INDICATED ALONG S 152ND STREET, THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUND, POOLS OR ANY OTHER FACILITIES THAT COULD BE OCCUPIED BY OR SERVE AS A GATHERING PLACE OF PERSONS, AS FAR AWAY FROM TRAFFIC NOISE OF S 152ND STREET AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THE EASEMENT SHALL BE PROHIBITED.
- A STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED OVER ALL OF OUTLOTS "A" & "B".

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA TO ENSURE PROPER PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN EVERT PLACE REPLAT 1 (THE LOTS NUMBERED AS SHOWN), A TRACT OF LAND LOCATED IN ALL OF LOT 2, LOT 4 AND OUTLOT "F", EVERT PLACE, A SUBDIVISION LOCATED IN PART OF THE SE1/4 OF SECTION 19, AND ALSO PART OF SAID SE1/4 OF SECTION 19, ALL LOCATED IN TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### TRACT 1

COMMENCING AT THE NORTHEAST CORNER OF SAID SE1/4 OF SECTION 19; THENCE S86°59'51"W (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SE1/4 OF SECTION 19, A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 152ND STREET; SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE S22°50'00"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH 152ND STREET, SAID LINE ALSO BEING SAID EAST LINE OF OUTLOT "F", EVERT PLACE, A DISTANCE OF 637.89 FEET TO THE SOUTHWEST CORNER OF OUTLOT "F", EVERT PLACE; SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID OUTLOT "F"; EVERT PLACE, THENCE S86°59'51"W ALONG THE SOUTH LINE OF OUTLOT "F", AND LOT 1; EVERT PLACE, SAID LINE ALSO BEING THE NORTH LINE OF "OF OUTLOT" "B" AND LOT 3, EVERT PLACE, A DISTANCE OF 68.36 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, EVERT PLACE; SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 2, EVERT PLACE; SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF 152ND STREET, THENCE N0°00'00"W ALONG THE WEST LINE OF SAID LOT 2, EVERT PLACE, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 152ND STREET, A DISTANCE OF 614.33 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF 152ND STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF HARNEY STREET, THENCE EASTERLY ALONG THE NORTH LINE OF LOT 2, EVERT PLACE, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF HARNEY STREET ON THE FOLLOWING FOUR (4) DESCRIBED COURSES: (1) THENCE N47°59'51"E, A DISTANCE OF 17.68 FEET; (2) THENCE N86°59'51"E, A DISTANCE OF 171.33 FEET; (3) THENCE S87°17'31"E, A DISTANCE OF 73.26 FEET; (4) THENCE N86°59'51"E, A DISTANCE OF 42.26 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, EVERT PLACE, THENCE N27°53'00"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF HARNEY STREET, A DISTANCE OF 15.65 FEET TO A POINT ON THE NORTH LINE OF SAID SE1/4 OF SECTION 19, THENCE N86°59'51"E ALONG THE NORTH LINE OF SAID SE1/4 OF SECTION 19, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF HARNEY STREET, A DISTANCE OF 303.99 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 377.84 SQUARE FEET OR 8.69 ACRES, MORE OR LESS.

AND TOGETHER WITH:

### TRACT 2

COMMENCING AT THE NORTHEAST CORNER OF SAID SE1/4 OF SECTION 19; THENCE S86°59'51"W (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SE1/4 OF SECTION 19, A DISTANCE OF 688.37 FEET, THENCE S03°00'00"E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF S03 152ND STREET, SAID LINE ALSO BEING THE EAST LINE OF SAID OUTLOT "D" AND LOT 1, EVERT PLACE, A DISTANCE OF 382.29 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, EVERT PLACE; SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 4, EVERT PLACE; SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUING S03°00'00"E ALONG THE EAST LINE OF SAID EAST LINE OF LOT 4, EVERT PLACE AND THE SOUTHERLY EXTENSION THEREOF, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 152ND STREET, A DISTANCE OF 68.36 FEET, THENCE S86°59'51"W, A DISTANCE OF 474.73 FEET, THENCE N0°00'00"W, A DISTANCE OF 262.68 FEET, THENCE S89°54'50"W, A DISTANCE OF 150.00 FEET TO A POINT ON THE EAST LINE OF FIRE RIDGE ESTATES, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 19, SAID POINT ALSO BEING THE WEST LINE OF SAID SE1/4 OF SECTION 19, THENCE N0°00'00"W ALONG SAID EAST LINE OF FIRE RIDGE ESTATES, SAID LINE ALSO BEING THE WEST LINE OF SAID SE1/4 OF SECTION 19, A DISTANCE OF 344.49 FEET TO THE SOUTHWEST CORNER OF LOT 4, SAID EVERT PLACE, THENCE N0°00'00"W ALONG SAID EAST LINE OF FIRE RIDGE ESTATES, SAID LINE ALSO BEING THE WEST LINE OF SAID SE1/4 OF SECTION 19, A DISTANCE OF 80.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, EVERT PLACE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF OUTLOT "E", SAID EVERT PLACE, THENCE N86°59'51"E ALONG THE NORTH LINE OF SAID LOT 4, EVERT PLACE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 1, EVERT PLACE, A DISTANCE OF 625.66 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 365.265 SQUARE FEET OR 8.074 ACRES, MORE OR LESS.

COMBINED SAID TRACTS OF LAND CONTAIN AN AREA OF 773.109 SQUARE FEET OR 17.759 ACRES, MORE OR LESS.

JOHN W. VON DULLEN S-1579 DATE

### OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF EVERT PLACE REPLAT 1 (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA.

MAYOR DATE

ATTEND: CITY CLERK

PRESIDENT OF COUNCIL

### APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY CERTIFY THIS PLAT OF EVERT PLACE REPLAT 1 (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

CITY ENGINEER DATE

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 30 OF THE OMAHA MUNICIPAL CODE.

CITY ENGINEER DATE

### REVIEW OF DOUGLAS COUNTY ENGINEERS

THIS PLAT OF EVERT PLACE REPLAT 1 (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

DOUGLAS COUNTY ENGINEER DATE

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 www.eandagroup.com



EVERT PLACE REPLAT 1  
 LOTS 1 THRU 23 AND OUTLOTS "A" THRU "C" INCLUSIVE  
 OMAHA, NEBRASKA

FINAL PLAT

DATE	BY	REVISION