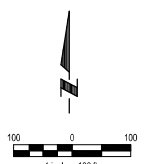


EVERT PLACE

LOTS 1 THRU 4 & OUTLOTS "A" THRU "F" INCLUSIVE

A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF THE SE1/4 OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

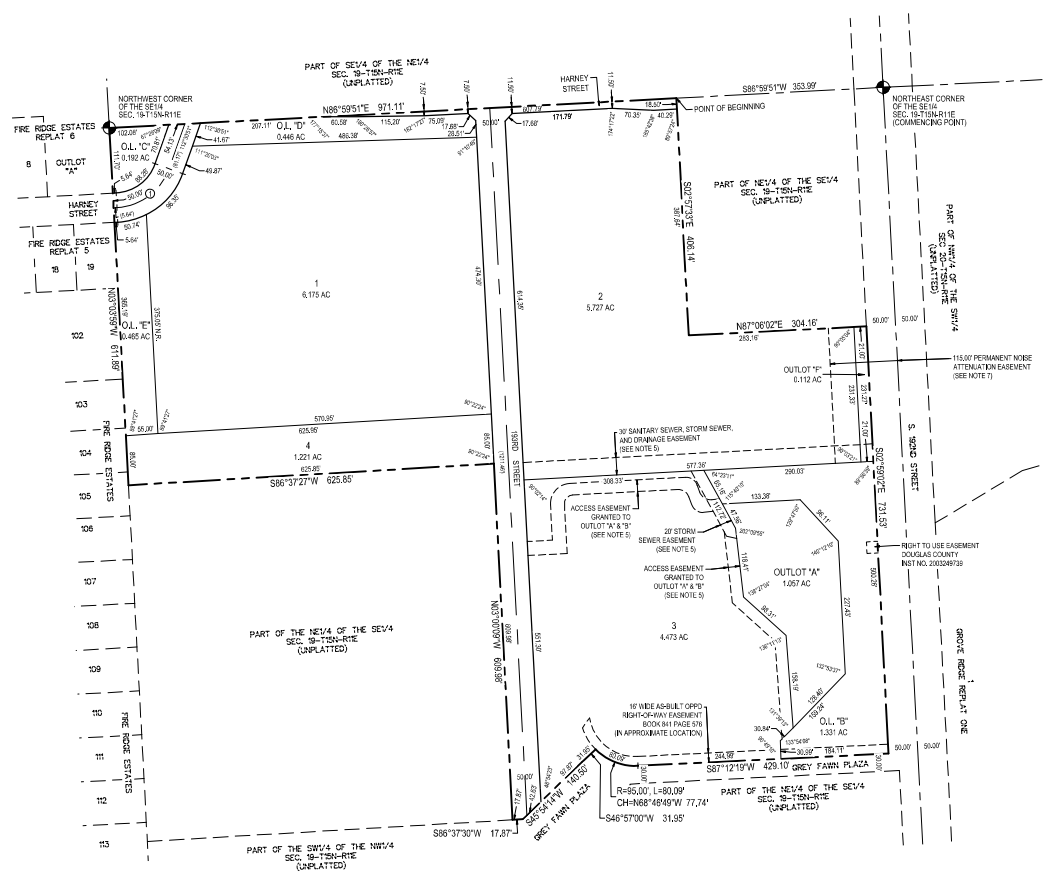


LEGEND

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

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.07	117.67	66.72	67°22'19"



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL HOLY SPIRIT GREEK ORTHODOX CHURCH, A NEBRASKA RELIGIOUS CORPORATION, AND RNR LEGACY LLC, THE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS EVERT PLACE, LOTS TO BE NUMBERED AS SHOWN, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES, 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, CENTURYLINK AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM BY THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, 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 THEREON, THROUGH UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE 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 BE HEREIN 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 ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPES, 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 HEREIN GRANTED.

ALL HOLY SPIRIT GREEK ORTHODOX CHURCH, A NEBRASKA RELIGIOUS CORPORATION

JOE CARTER, PARISH COUNCIL PRESIDENT _____ DATE _____

RNR LEGACY LLC _____ DATE _____

NATHAN D. FIGHTER, 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. FIGHTER, MANAGER OF RNR 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 _____

- NOTES:**
- VEHICULAR ACCESS WILL NOT BE ALLOWED TO 192ND STREET FROM OUTLOT "A" AND OUTLOT "B". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO HARNEY STREET FROM LOT 2 AND OUTLOTS "C" & "D".
 - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (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 CHAINERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT TWELVE AND HALF FEET (12.5) RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
 - A 112' MOBE ATTENUATION EASEMENT IS HEREBY GRANTED AS INDICATED ALONG S 192ND STREET. THE PURPOSE OF THE EASEMENT IS TO PROTECT STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, 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 192ND STREET AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THE EASEMENT SHALL BE PROHIBITED.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE MENTIONED PLAT AND THAT A BOUNDARY HAS BEEN PLUMBED TO THE CITY OF OMAHA TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN EVERT PLACE (THE LOTS NUMBERED AS SHOWN, A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF THE SE1/4 OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 333.99 FEET TO THE POINT OF BEGINNING; THENCE S22°07'31"E A DISTANCE OF 406.14 FEET; THENCE N47°00'21"E A DISTANCE OF 304.16 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 192ND STREET; THENCE S27°59'22"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH 192ND STREET, A DISTANCE OF 71.51 FEET; THENCE S07°12'07"W A DISTANCE OF 420.19 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET, A DISTANCE OF 80.29 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N68°44'49"W, A DISTANCE OF 71.74 FEET; THENCE S46°58'20"W, A DISTANCE OF 31.65 FEET; THENCE S47°58'41"W, A DISTANCE OF 164.00 FEET; THENCE S88°37'20"W, A DISTANCE OF 11.87 FEET; THENCE N07°00'29"E, A DISTANCE OF 809.88 FEET; THENCE S89°37'27"W, A DISTANCE OF 65.55 FEET TO A POINT ON THE WEST LINE OF SAID NE1/4 OF THE SE1/4 OF SECTION 19; SAID LINE ALSO BEING THE EAST LINE OF LOT 195; FIRE RIDGE ESTATES, A SUBDIVISION LOCATED IN SAID SECTION 19; THENCE N20°32'59"W ALONG SAID WEST LINE OF THE NE1/4 OF THE SE1/4 OF SECTION 19, SAID LINE ALSO BEING THE EAST LINE OF LOTS 193 THRU 192; SAID FIRE RIDGE ESTATES, AND ALSO ALONG THE EAST LINE OF LOT 19; FIRE RIDGE ESTATES REPLAT 5, A SUBDIVISION LOCATED IN SAID SECTION 19, AND ALSO THE EASTERN RIGHT-OF-WAY LINE OF HARNEY STREET, AND ALSO THE EAST LINE OF OUTLOT "A"; FIRE RIDGE ESTATES REPLAT 6, A SUBDIVISION LOCATED IN SAID SECTION 19, A DISTANCE OF 611.89 FEET, TO THE NORTHWEST CORNER OF THE NE1/4 OF SAID SECTION 19; THENCE N89°55'15"W ALONG SAID NORTH LINE OF THE SE1/4 OF SECTION 19, A DISTANCE OF 911.11 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 696,943 SQUARE FEET OR 22,946 ACRES, MORE OR LESS.

JOHN VON DOLLEN LS-679 _____ DATE _____

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF EVERT PLACE (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 83 OF THE OMAHA MUNICIPAL CODE.

CITY ENGINEER _____ DATE _____

OMAHA CITY COUNCIL ACCEPTANCE

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

MAYOR _____ DATE _____

ATTEST _____ CITY CLERK

PRESIDENT OF COUNCIL _____

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.

COUNTY TREASURER _____ DATE _____

APPROVAL OF OMAHA CITY PLANNING BOARD

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

CHAIRMAN OF CITY PLANNING BOARD _____ DATE _____

REVIEW OF DOUGLAS COUNTY ENGINEER

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

DOUGLAS COUNTY ENGINEER _____ DATE _____

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services

1000 M/Village Plaza, Suite 100 • Omaha, NE 68134
Phone: 402.466.5599
www.eagroup.com

E & A CONSULTING GROUP, INC.
Engineering Services

EVERT PLACE
LOTS 1 THRU 4 & OUTLOTS "A" THRU "F" INCLUSIVE
OMAHA, NEBRASKA

FINAL PLAT

REVISIONS

Date	Description
10/20/19	Revisions per City Comments

Drawn By: JES
Scale: 1" = 100'
Sheet: 1 of 1

REGISTERED PROFESSIONAL ENGINEER - NEBRASKA