

ELMWOOD TOWNHOMES

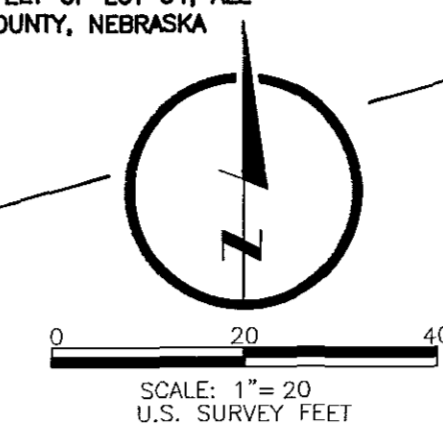
LOTS 1 THROUGH 21, INCLUSIVE, AND OUTLOT A, BEING A REPLATTING OF LOTS 1 AND 2, HIMEBAUGH'S ADDITION REPLAT 1, TOGETHER WITH PART OF LOTS 32, 33, AND 34, BLOCK 1, HIMEBAUGH'S ADDITION, OMAHA, DOUGLAS COUNTY, NEBRASKA

LOTS 1 AND 2, HIMEBAUGH'S ADDITION REPLAT 1, TOGETHER WITH THE NORTH 57.00 FEET OF THE EAST 220.00 FEET OF LOT 32, AND ALSO TOGETHER WITH LOT 33, EXCEPT THE NORTH 8.00 FEET OF THE EAST 100.00 FEET AND ALSO EXCEPT THE NORTH 14.00 FEET OF THE WEST 90.00 FEET OF THE EAST 190.00 FEET OF SAID LOT 33, TOGETHER WITH THE WEST 50.00 FEET OF THE EAST 240.00 FEET AND THE SOUTH 11.55 FEET OF THE WEST 110.00 FEET OF LOT 34, ALL BEING LOCATED IN BLOCK 1, HIMEBAUGH'S ADDITION ALL BEING SUBDIVISIONS, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, ELMWOOD TOWNHOMES, LLC, AND 808 SOUTH 52ND, LLC, OWNERS, AND ACCESS BANK, MORTGAGEE, 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 ELMWOOD TOWNHOMES, LOTS 1 THROUGH 21, INCLUSIVE, AND OUTLOT A; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON.

LOTS 1 AND 2, HIMEBAUGH'S ADDITION REPLAT 1, TOGETHER WITH THE NORTH 57.00 FEET OF THE EAST 220.00 FEET OF LOT 32, AND ALSO TOGETHER WITH THE LOT 33, EXCEPT THE NORTH 8.00 FEET OF THE EAST 100.00 FEET AND ALSO EXCEPT THE NORTH 14.00 FEET OF THE WEST 90.00 FEET OF THE EAST 190.00 FEET OF SAID LOT 33, TOGETHER WITH THE WEST 50.00 FEET OF THE EAST 240.00 FEET AND THE SOUTH 11.55 FEET OF THE WEST 110.00 FEET OF LOT 34, ALL BEING LOCATED IN BLOCK 1, HIMEBAUGH'S ADDITION ALL BEING SUBDIVISIONS, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

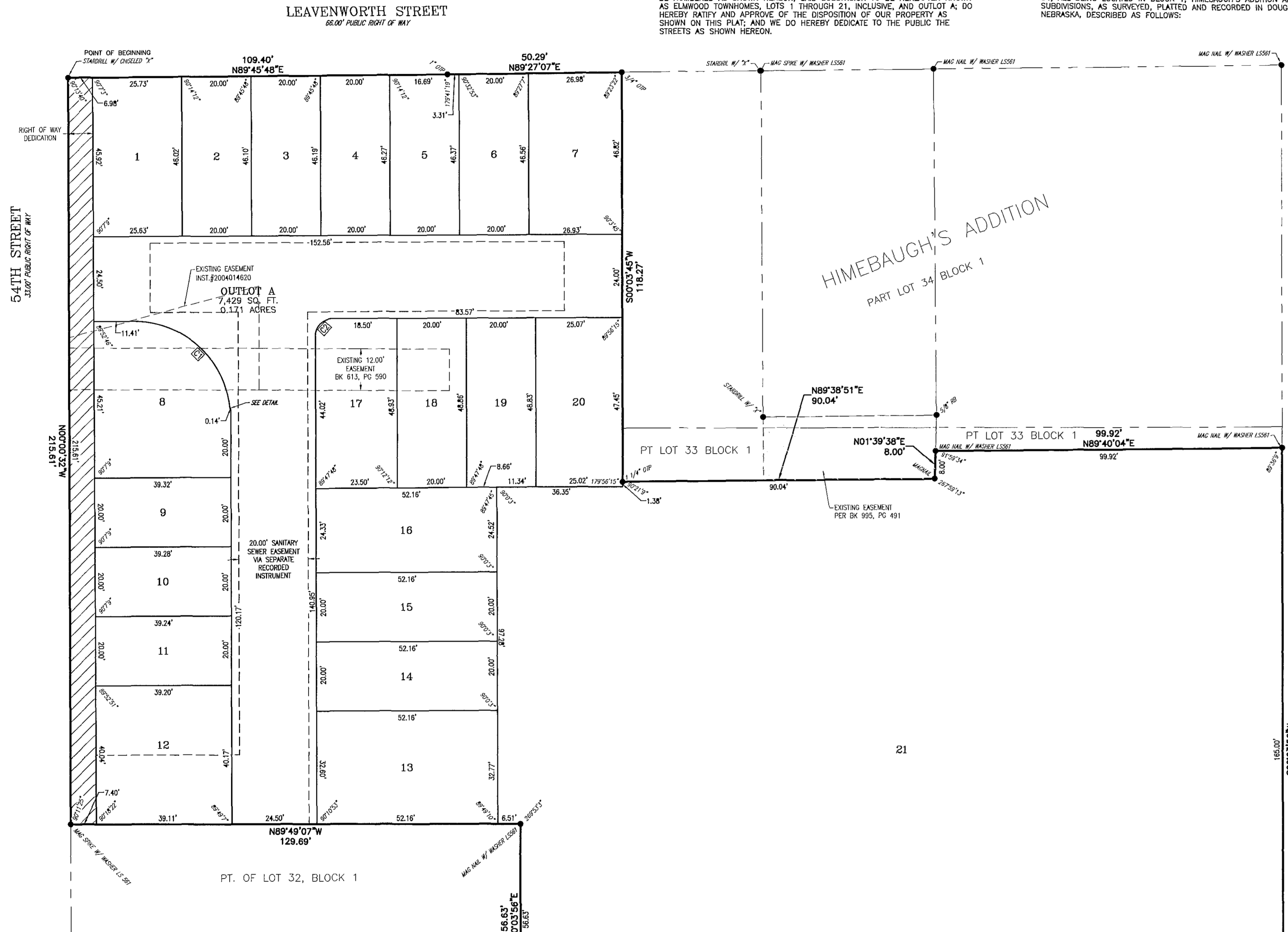


LEGEND

- BOUNDARY LINE
- LOT LINE
- - - EXISTING LOT LINE
- - - EASEMENT
- ▨ RIGHT OF WAY DEDICATION
- MONUMENT FOUND
- RB
- YPC
- PTP
- OTP

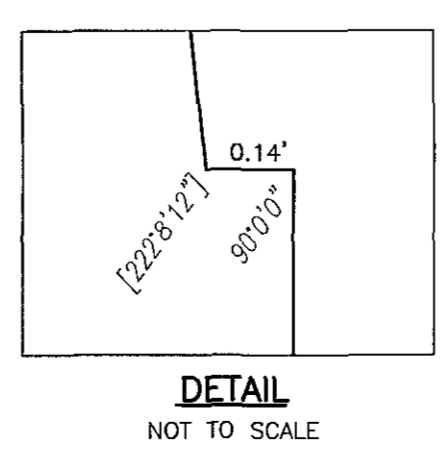
NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS NOTED.
4. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO LEAVENWORTH STREET FROM ANY LOTS.
5. LOT 1 AND LOTS B THROUGH 12 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 54TH STREET.
6. OUTLOT A IS FOR PUBLIC ACCESS AND UTILITIES.
7. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.



PARCEL #	AREA (SF)
1	1181
2	921
3	923
4	925
5	926
6	929
7	1259
8	1612
9	786
10	785
11	784
12	1570
13	1705
14	1043
15	1043
16	1274
17	1146
18	978
19	977
20	1223
21	35723

CURVE #	RADIUS	ARC LENGTH	ANGLE	CHORD LENGTH	DELTA ANGLE
C1	28.00'	41.18'	N47°51'48"W	37.57'	84°16'24"
C2	5.00'	7.85'	S45°00'00"W	7.07'	90°00'00"



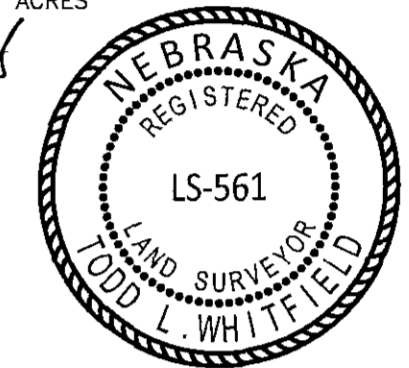
LOCATED IN:
SE 1/4, SW 1/4, SEC. 19-15-13

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 ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS ELMWOOD TOWNHOMES, LOTS 1 THROUGH 21, INCLUSIVE, AND OUTLOT A, BEING A REPLATTING OF LOTS 1 AND 2, HIMEBAUGH'S ADDITION REPLAT 1, TOGETHER WITH PART OF LOTS 32, 33, AND 34, BLOCK 1, HIMEBAUGH'S ADDITION, OMAHA, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT A STAR DRILL HOLE WITH CHISELED "X" AT THE NORTHWEST CORNER OF SAID LOT 1, HIMEBAUGH'S ADDITION REPLAT 1;
 THENCE NORTH 89°45'48" EAST (ASSUMED BEARINGS) FOR 109.40 FEET ON THE SOUTH RIGHT OF WAY LINE OF LEAVENWORTH STREET TO A 1" OPEN TOP PIPE AT THE NORTHEAST CORNER OF SAID LOT 2, HIMEBAUGH'S ADDITION REPLAT 1;
 THENCE NORTH 89°27'07" EAST FOR 50.29 FEET CONTINUING ON SAID SOUTH RIGHT OF WAY LINE TO A 3/4" OPEN TOP PIPE AT THE NORTHEAST CORNER OF THE WEST 50.00 FEET OF THE EAST 240.00 FEET OF SAID LOT 34, BLOCK 1;
 THENCE SOUTH 00°03'45" WEST FOR 118.27 FEET TO A 1 1/4" OPEN TOP PIPE;
 THENCE NORTH 89°38'51" EAST FOR 90.04 FEET TO A MAGNAIL;
 THENCE NORTH 01°39'38" EAST FOR 8.00 FEET TO A MAGNAIL WITH WASHER LS561;
 THENCE NORTH 89°40'04" EAST FOR 99.92 FEET TO A MAGNAIL WITH WASHER LS561 IN THE WEST RIGHT OF WAY LINE OF 52ND STREET;
 THENCE SOUTH 00°03'56" WEST FOR 165.00 FEET ON SAID RIGHT OF WAY LINE TO A 5/8" REBAR AT THE SOUTHWEST CORNER OF THE NORTH 57.00 FEET OF THE WEST 220.00 FEET OF SAID LOT 32, BLOCK 1;
 THENCE NORTH 89°51'20" WEST FOR 219.90 FEET TO A 5/8" REBAR AT THE SOUTHWEST CORNER OF THE NORTH 57.00 FEET OF THE WEST 220.00 FEET OF SAID LOT 32, BLOCK 1;
 THENCE NORTH 00°03'56" EAST FOR 56.63 FEET TO A MAGNAIL WITH WASHER LS561 AT THE NORTHWEST CORNER OF THE NORTH 57.00 FEET OF THE WEST 220.00 FEET OF SAID LOT 32, BLOCK 1;
 THENCE NORTH 89°49'07" WEST FOR 129.69 FEET TO A MAG SPIKE WITH WASHER LS561 AT THE SOUTHWEST CORNER OF SAID LOT 33, BLOCK 1 AND THE EAST RIGHT OF WAY LINE OF 54TH STREET;
 THENCE NORTH 00°00'32" WEST FOR 215.61 FEET TO THE POINT OF BEGINNING.
 CONTAINS 66,891 SQUARE FEET OR 1.531 ACRES

Todd L. Whitfield
 TODD L. WHITFIELD, LS-561
 DATE 4/15/2022



OWNER'S & MORTGAGEE CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNERS AND MORTGAGEES OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

ELMWOOD TOWNHOMES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

Jay Noddle
 JAY NODDLE
 MANAGING PARTNER

808 SOUTH 52ND, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

Paul Halbur
 PAUL HALBUR
 MANAGER

ACCESS BANK, MORTGAGEE

Dawbertz
 (PRINTED NAME)

SVP
 (PRINTED TITLE)

Paul
 SIGNATURE

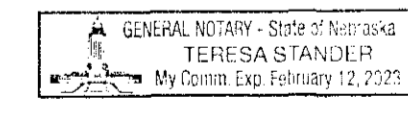
ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA } SS
 COUNTY OF *Douglas*

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
 19th DAY OF April, 2022

BY JAY NODDLE, MANAGING PARTNER OF ELMWOOD TOWNHOMES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

Teresa Standler
 SIGNATURE OF NOTARY PUBLIC

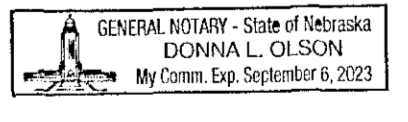


STATE OF NEBRASKA } SS
 COUNTY OF *Douglas*

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
 19th DAY OF April, 2022

BY PAUL HALBUR, MANAGER OF 808 SOUTH 52ND, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

Donna L. Olson
 SIGNATURE OF NOTARY PUBLIC



STATE OF NEBRASKA } SS
 COUNTY OF *Douglas*

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
 18 DAY OF April, 2022

BY *Andrea M. Richardson* Business Banking Specialist OF
 (PRINTED NAME) (PRINTED TITLE)

ACCESS BANK, ON BEHALF OF SAID BANK.

Andrea M. Richardson
 SIGNATURE OF NOTARY PUBLIC



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

May 19th OF *May* 2022
John W. Cuning
 DOUGLAS COUNTY TREASURER
By Reg L. Parris (Clerk)

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF ELMWOOD TOWNHOMES, LOTS 1 THROUGH 21, INCLUSIVE, AND OUTLOT A, AS TO THE DESIGN STANDARDS.

David Pfeiffer 4/20/22
 CITY ENGINEER DATE

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

David Pfeiffer 6/16/22
 CITY ENGINEER DATE

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF ELMWOOD TOWNHOMES, LOTS 1 THROUGH 21, INCLUSIVE, AND OUTLOT A, WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA, THIS

5th DAY OF *May* 2022
Jim Sivert
 MAYOR ATTEST:

Regina
 CITY CLERK

Regina
 PRESIDENT



REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF ELMWOOD TOWNHOMES, LOTS 1 THROUGH 21, INCLUSIVE, AND OUTLOT A, WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

DATE *4/15/22*
[Signature]
 DOUGLAS COUNTY ENGINEER



APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF ELMWOOD TOWNHOMES, LOTS 1 THROUGH 21, INCLUSIVE, AND OUTLOT A, WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS

DATE *4* DAY OF *May* 2022
[Signature]
 CHAIRMAN, OMAHA CITY PLANNING BOARD

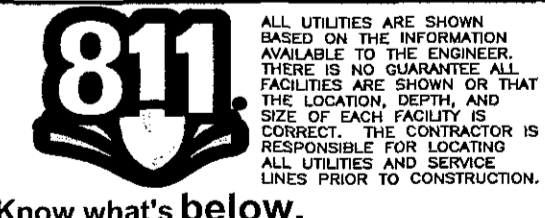
LAMP RYNEARSON

LAMPRYNEARSON.COM
 OMAHA, NEBRASKA
 14710 W. DODGE RD., STE. 100 (402)496.2498
 FORT COLLINS, COLORADO
 4715 INNOVATION DR., STE. 100 (970)226.0342
 KANSAS CITY, MISSOURI
 9001 STATE LINE RD., STE. 200 (816)981.0440

TODD L. WHITFIELD
 LS-561

FINAL PLAT

ELMWOOD TOWNHOMES (LOTS 1 THROUGH 21, INCLUSIVE, AND OUTLOT A)
 OMAHA, DOUGLAS COUNTY, NEBRASKA



Know what's below. Call before you dig.

DESIGNER / DRAFTER
 TODD L. WHITFIELD/RACHEL E. RENNECKER
 DATE
 4/13/2022
 PROJECT NUMBER
 0121240.01
 BOOK AND PAGE

SHEET
 1 OF 1