DEED Inst. # 2022062941, Pg: 1 of 1 Rec Date: 06/22/2022 10:57:04.177
Fee Received: $64.00 By: LC
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

ELMWOOD TOWNHOMES

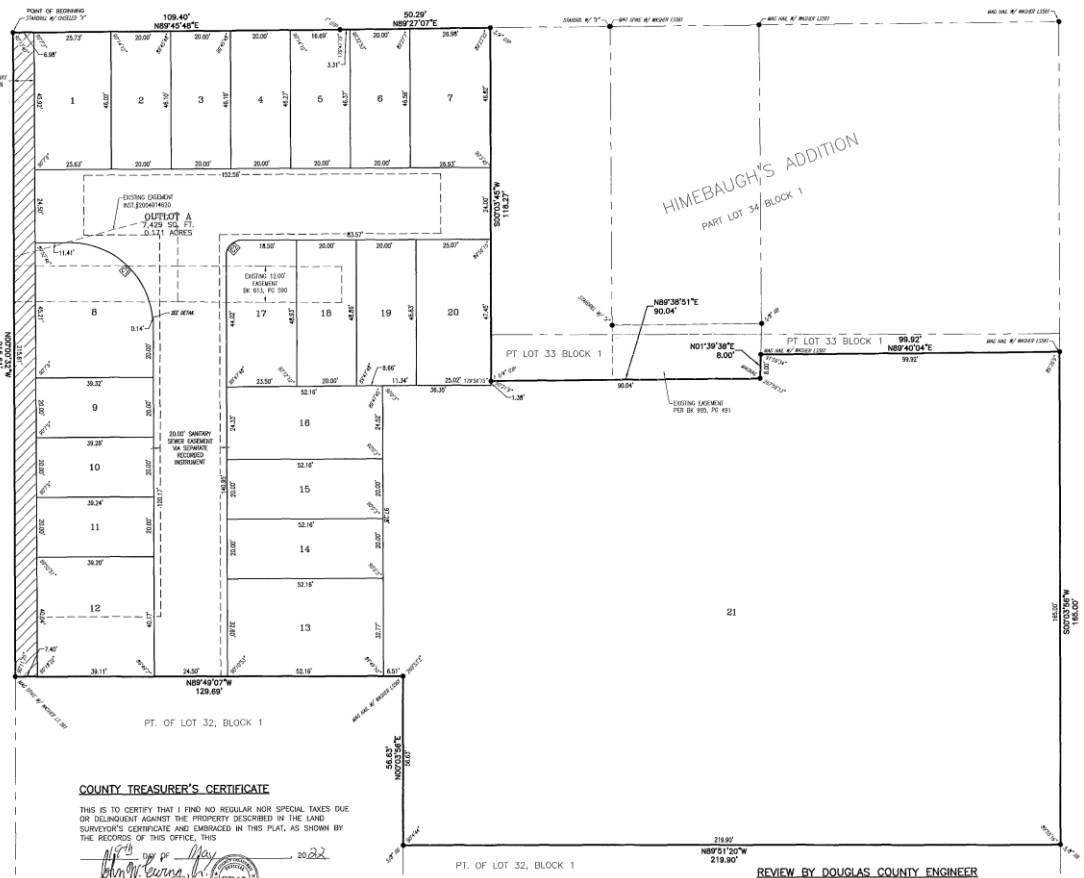
LOTS 1 THROUGH 21, INCLUSIVE, AND OUTLOT A, BEING A REPLATTING OF ~~LOTS 1 AND 2, HIMEBAUGH'S ADDITION REPLAT 1, TOGETHER WITH PART OF LOTS 32, 33, AND 34, BLOCK 1, HIMEBAUGH'S ADDITION, OMAHA, DOUGLAS COUNTY, NEBRASKA~~

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 ~~PART OF LOTS 32, 33, AND 34, BLOCK 1, HIMEBAUGH'S ADDITION, OMAHA, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:~~ BEGINNING 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 SOUTHEAST 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 215.81 FEET TO THE POINT OF BEGINNING. CONTAINS 66,691 SQUARE FEET OR 1.531 ACRES

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

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.



LEGEND

- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT
- RIGHT OF WAY DEDICATION
- MONUMENT FOUND
- RB REBAR
- YPC YELLOW PLASTIC CAP
- PTP PINCHED TOP PIPE
- OTP OPEN TOP PIPE

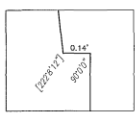
SCALE: 1" = 20'
U.S. SURVEY FEET

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 8 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 TABLE	
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

PARCEL CURVE TABLE						
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"



DETAIL
NOT TO SCALE

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 THE BOUNDARY ON THE PLAT AND THAT PERMANENT MONUMENTS WILL BE 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:~~

TODD L. WHITFIELD, LS-561

4/13/2022
DATE

NEBRASKA REGISTERED LS-561 LAND SURVEYOR TODD L. WHITFIELD

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
MANAGING PARTNER

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

PAUL HALBUR
MANAGER

ACCESS BANK, MORTGAGEE

DAN GRITZ
(PRINTED NAME)

SIGNATURE

SVP
(PRINTED TITLE)

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.

SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska TERESA STANDLER My Comm. Exp. February 12, 2025

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.

SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska DONNA L. OLSON My Comm. Exp. September 6, 2023

STATE OF NEBRASKA } SS
COUNTY OF Douglas)

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

BY Andrea M. Richardson (PRINTED NAME) Business Banking Specialist (PRINTED TITLE) OF ACCESS BANK, ON BEHALF OF SAID BANK.

SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska ANDREA M. RICHARDSON My Comm. Exp. January 5, 2026

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

27th DAY OF May, 2022

John M. Ewing, Jr.
DOUGLAS COUNTY TREASURER

SEAL

By Kyle Pfeifer (Deputy)

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.

Rachel Pfeifer 4/20/22
CITY ENGINEER DATE

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

Rachel Pfeifer 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

Jean Stothert
MAYOR

ATTEST:

CITY CLERK

PRESIDENT

CITY OF OMAHA, NEBRASKA INCORPORATED FEBRUARY 1, 1857

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.

4/18/22
DATE

DOUGLAS COUNTY ENGINEER

DOUGLAS COUNTY ENGINEER'S OFFICIAL SEAL NEBRASKA

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

4 DAY OF May, 2022

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)361.0440

TODD L. WHITFIELD
LS-561

FINAL PLAT

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

811 Know what's below. Call before you dig.
ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE AT THE TIME OF SURVEY. WE DO NOT GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND CONDITION OF ANY FACILITY IS CORRECT. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS

DESIGNER / DRAFTER
TODD L. WHITFIELD/RACHEL E. RENNECKER
DATE
4/13/2022
PROJECT NUMBER
012124001.01
BOOK AND PAGE

SHEET
1 OF 1