DEED Inst. # 2019096922, Pg: 1 of 1 Rec Date: 11/07/2019 11:07:39.227
Fee Received: $94.00 By: LC
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

HARRISON 210

LOTS 1 THROUGH 258, INCLUSIVE AND OUTLOTS A THROUGH I, INCLUSIVE, BEING A PLATTING OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA
EXCEPT THAT PART TAKEN FOR STREET RIGHT OF WAY

LOCATED IN:
NE 1/4 SW 1/4 SEC. 12, T14N, R10E
SE 1/4 SW 1/4 SEC. 12, T14N, R10E

LEGEND

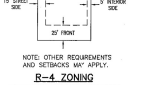
- SECTION CORNER
- CORNERS FOUND
- △ SECTION CORNER W/1 1/4" YELLOW PLASTIC CAP STAMPED LS-566, UNLESS NOTED OTHERWISE)
- RPC RED PLASTIC CAP
- SECTION LINE
- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- STREET DEDICATION

0 100 200

PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE	
PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)
1	11564	51	8999	101	17250	151	9164	201	8050	251	6639
2	8780	52	8869	102	8934	152	7820	202	10333	252	10294
3	8500	53	8647	103	7820	153	7820	203	12880	253	16635
4	8500	54	10839	104	7820	154	7820	204	9029	254	10279
5	8500	55	14944	105	7820	155	7820	205	8448	255	10714
6	8501	56	8841	106	7820	156	7820	206	8448	256	10885
7	15612	57	10178	107	7820	157	7820	207	8448	257	12185
8	11758	58	9521	108	7820	158	7820	208	8692	258	40184
9	9974	59	8332	109	7820	159	7820	209	10204		
10	9974	60	8332	110	7820	160	7820	210	8960		
11	9974	61	9851	111	7820	161	7820	211	8960		
12	9974	62	13090	112	7820	162	7820	212	9330		
13	9974	63	9240	113	8951	163	9218	213	8960		
14	9974	64	9240	114	10151	164	9218	214	8960		
15	14869	65	9240	115	7820	165	7820	215	10204		
16	12518	66	9240	116	7820	166	7820	216	8727		
17	11065	67	9240	117	7820	167	7820	217	8909		
18	11382	68	9240	118	7820	168	7820	218	8909		
19	10920	69	9240	119	7820	169	7820	219	8909		
20	10007	70	9997	120	7820	170	7820	220	8909		
21	10852	71	9790	121	7820	171	7820	221	8909		
22	11312	72	9100	122	7820	172	7820	222	8909		
23	9308	73	9416	123	7820	173	7820	223	8909		
24	8602	74	10102	124	7820	174	7820	224	8152		
25	8126	75	9898	125	8934	175	7820	225	8536		
26	7942	76	9660	126	9394	176	9164	226	7293		
27	7829	77	9660	127	8280	177	9107	227	7293		
28	8258	78	9660	128	8280	178	7820	228	7293		
29	11173	79	9660	129	8280	179	7820	229	7293		
30	8131	80	9660	130	8280	180	7820	230	7293		
31	8124	81	9660	131	8280	181	7820	231	7293		
32	9283	82	9660	132	8280	182	7820	232	8530		
33	9365	83	11004	133	8280	183	7820	233	8035		
34	8461	84	10066	134	8280	184	7820	234	6750		
35	9147	85	8601	135	8280	185	7820	235	6750		
36	9078	86	8575	136	8280	186	7820	236	6750		
37	8452	87	8047	137	10431	187	7874	237	6750		
38	8500	88	8535	138	9365	188	8050	238	6750		
39	8687	89	8499	139	7820	189	9164	239	6750		
40	8763	90	8474	140	7820	190	9164	240	6750		
41	9824	91	7952	141	7820	191	8050	241	6750		
42	8535	92	8424	142	7820	192	8050	242	6750		
43	8359	93	8398	143	7820	193	8050	243	6750		
44	9188	94	8372	144	7820	194	8050	244	6750		
45	9389	95	8347	145	7820	195	8050	245	6750		
46	9424	96	7832	146	7820	196	8050	246	6750		
47	9188	97	8297	147	7820	197	8050	247	6750		
48	10761	98	8271	148	7820	198	8050	248	6750		
49	8934	99	8245	149	7820	199	8050	249	6750		
50	8218	100	8220	150	8934	200	8050	250	6750		

OUTLOT AREA TABLE	
OUTLOT	AREA (SF)
A	31518
B	58761
C	34482
D	94214
E	27113
F	147990
G	6358
H	2469
I	71891

CENTERLINE CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	600.00	100.37	100.25	9°35'05"
C2	600.00	252.42	250.56	24°06'14"
C3	600.00	331.58	327.38	31°39'49"
C4	600.00	271.55	269.24	20°55'53"
C5	225.00	28.38	28.36	7°13'35"
C6	225.00	131.43	119.99	37°35'20"
C7	250.00	87.50	86.88	20°03'45"
C8	300.00	118.67	117.90	22°39'51"
C9	200.00	53.97	53.36	24°03'25"
C10	150.00	96.01	94.38	36°40'20"
C11	740.00	67.83	67.81	5°15'07"
C12	150.00	98.10	96.31	37°28'23"
C13	480.00	329.38	322.39	41°91'36"
C14	183.00	138.05	134.80	43°13'24"
C15	180.00	146.95	142.91	46°46'36"
C16	300.00	49.02	48.97	9°21'47"
C17	400.00	110.30	109.95	15°47'59"
C18	400.00	110.30	109.95	15°47'59"
C19	150.00	41.36	41.23	15°47'59"
C20	165.00	66.82	66.37	23°12'16"
C21	165.00	64.35	63.94	22°20'45"



NOTE: OTHER REQUIREMENTS AND SETBACKS MAY APPLY.

R-4 ZONING SETBACK REQUIREMENTS
NO SCALE

TYPICAL 90' LOT CORNER CHAMFER DETAIL
NO SCALE

SECTION CORNER TIES

NW COR. SEC. 12, T14N, R10E
3" ALUMINUM CAP IN CONCRETE
-S54°28.08' TO MAG NAIL IN WEST FACE OF 24" TREE, 1.0' A.G.
-S 33.57 TO 5/8" REBAR FLUSH WITH GROUND
-W 40.36' TO 5/8" REBAR FLUSH WITH GROUND

SW COR. SW 1/4 SEC. 12, T14N, R10E
3/4" OPEN TOP PIPE, ±0.10' B.G.
-NE 40.26' TO MAG NAIL IN SW FACE OF POWER POLE, 1.0' A.G.
-NW 58.87' TO TOP NUT OF FIRE HYDRANT
-SE 62.73' TO 5/8" REBAR FLUSH WITH GROUND

NW COR. E 1/2 SW 1/4 SEC. 12, T14N, R10E
1-1/4" PINCH TOP PIPE, 0.3' A.G.
-N 8.04' TO "X" MAG IN S FACE OF 8" TREE, 1.0' A.G.
-WSW 20.21' "X" MAG S FACE OF 12" TREE, 1.0' A.G.
-E 28.68' TO "X" MAG IN N FACE OF 12" TREE, 1.0' A.G.

N 1/4 COR. SEC. 12, T14N, R10E
2" ALUMINUM CAP IN CONCRETE STAMPED DOUGLAS COUNTY ENGINEER
-N 41.50' TO MAG NAIL W/ WASHER STAMPED DOUGLAS COUNTY IN S FACE OF POWER POLE, 0.5' A.G.
-NE 61.49' TO 1" BRASS CAP STAMPED DOUGLAS COUNTY IN MIDDLE OF ISLAND
-SE 30.26' TO MAG NAIL W/ WASHER STAMPED DOUGLAS COUNTY IN NW FACE OF POWER POLE, 1.0' A.G.
-SW 56.28' TO 1" BRASS CAP STAMPED DOUGLAS COUNTY IN MIDDLE OF ISLAND
-SSW 55.04' TO MAG NAIL W/ WASHER STAMPED DOUGLAS COUNTY IN W FACE OF POWER POLE, 1.0' A.G.

SE COR. SW 1/4 SEC. 12, T14N, R10E
STAMP DRILL HOLE IN CONCRETE
-NW 25.84' TO MAG NAIL IN JOINT OF CONCRETE CURB
-E 11.72' TO MAG NAIL IN JOINT IN CL OF HARRISON STREET
-S 30.02' TO MAG NAIL IN TOP OF 24" CMP PIPE

E 1/4 COR. SEC. 12, T14N, R10E
2" BRASS CAP STAMPED DOUGLAS COUNTY SURVEYOR
-SW 95.98' TO CHISELED "X" IN NE CORNER OF CONCRETE BASE OF TRAFFIC SIGNAL
-SE 84.51' TO CHISELED "X" IN NW CORNER OF CONCRETE BASE OF TRAFFIC SIGNAL
-NE 99.64' TO CHISELED "X" IN SW CORNER OF CONCRETE BASE OF TRAFFIC SIGNAL
-N 81.84' TO MAG NAIL IN JOINT WEST SIDE OF CONCRETE MEDIAN

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 OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED WITH AN ANGLE ADJACENT TO THE CURVE, MEASURED TO THE CHORD AND SHOWN IN BRACKETS.
5. LOTS WILL HAVE NO DIRECT VEHICULAR ACCESS TO HARRISON STREET.
6. LOT 15 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 210TH TERRACE.
7. OUTLOTS B, E AND F ARE OPEN SPACE.
8. OUTLOTS C AND D ARE FOR WATER QUALITY.
9. OUTLOTS A, G AND H ARE FOR FUTURE DEVELOPMENT.
10. OUTLOT I IS FOR TREE MITIGATION.
11. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
12. PROPOSED STORM SEWER AND DRAINAGE EASEMENTS AND SANITARY SEWER EASEMENTS ARE TO SID AND CITY OF OMAHA VIA SEPARATE RECORDED INSTRUMENTS.

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF HARRISON 210, LOTS 1 THROUGH 258, INCLUSIVE AND OUTLOTS A THROUGH I, INCLUSIVE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

DATE 1/29/2019

DOUGLAS COUNTY ENGINEER

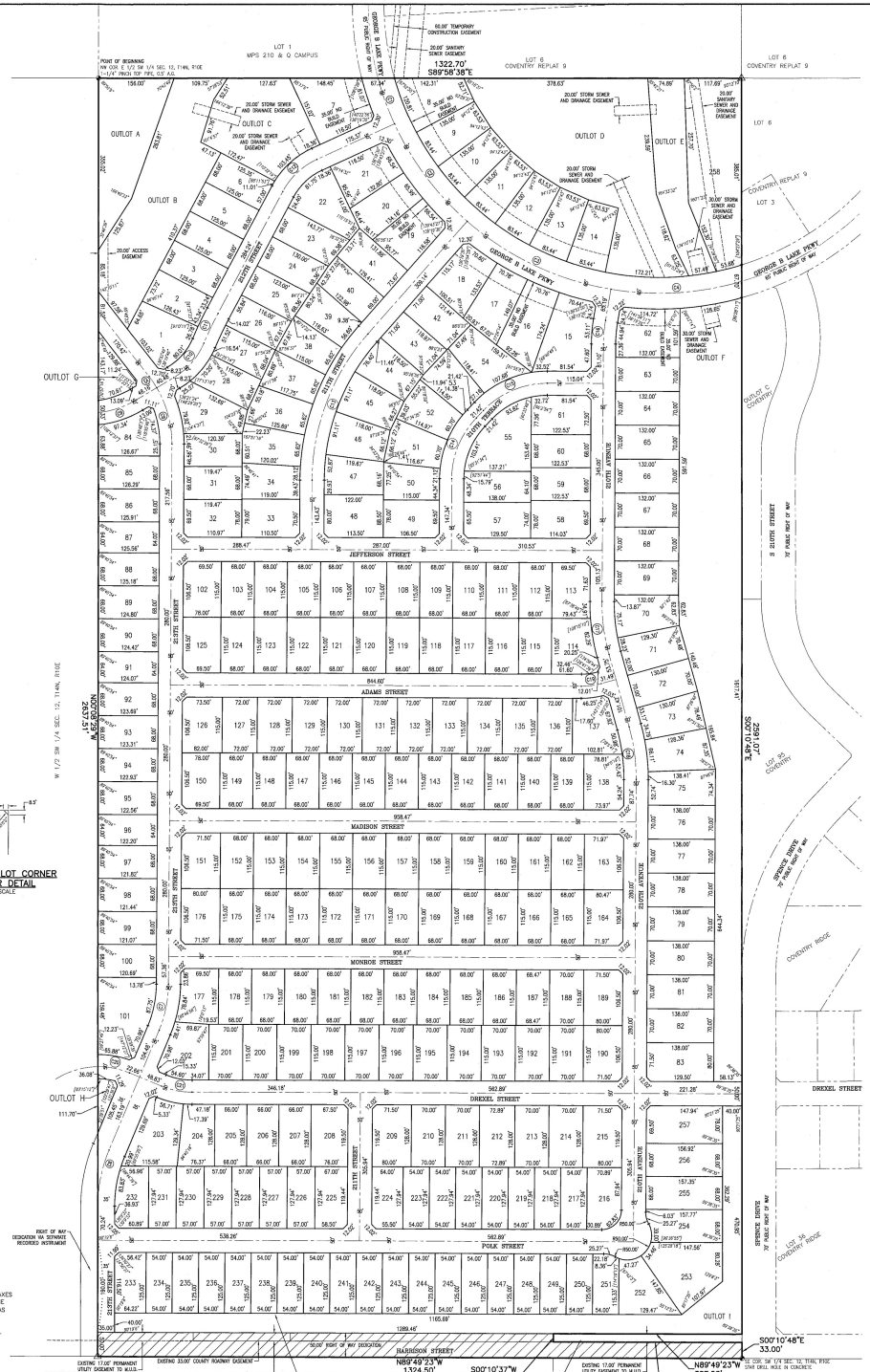
COUNTY TREASURER'S CERTIFICATE

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

6 DAY OF November 2019.

Duane Bierscheid
DOUGLAS COUNTY TREASURER

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY, NEBRASKA



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 HARRISON 210, LOTS 1 THROUGH 258, INCLUSIVE AND OUTLOTS A THROUGH I, INCLUSIVE, BEING A PLATTING OF THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA EXCEPT THAT PART TAKEN FOR STREET RIGHT OF WAY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 12;
THENCE SOUTH 89°58'38" EAST (BEARINGS REFERENCED TO THE DOUGLAS COUNTY LOW DISTORTION COORDINATE SYSTEM) FOR 1322.70 FEET ALONG THE NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 12 TO THE NORTHEAST CORNER THEREOF;
THENCE SOUTH 00°10'48" EAST FOR 2591.07 FEET ALONG THE EAST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 12;
THENCE SOUTH 89°49'23" WEST FOR 387.53 FEET 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 12;
THENCE SOUTH 00°10'37" WEST FOR 17.00 FEET;
THENCE SOUTH 89°49'23" EAST FOR 387.64 FEET 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 12 TO THE EAST LINE THEREOF;
THENCE SOUTH 00°10'48" EAST FOR 33.00 FEET ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 12 TO THE SOUTHEAST CORNER THEREOF;
THENCE NORTH 89°49'23" WEST FOR 1324.50 FEET ALONG THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 12 TO THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 00°08'29" WEST FOR 2637.51 FEET ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 12 TO THE POINT OF BEGINNING.
CONTAINS 80.045 ACRES INCLUDES 1.003 ACRES OF EXISTING COUNTY ROADWAY EASEMENT.

WILLIAM E. KNIGHT, L.S. 566

1-23-19
DATE

WILLIAM E. KNIGHT LS-566 NEBRASKA

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, CELEBRITY HOMES, INC., A NEBRASKA CORPORATION, OWNERS OF THE LAND DESCRIBED IN THE LAND 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 HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HARRISON 210, LOTS 1 THROUGH 258, INCLUSIVE AND OUTLOTS A THROUGH I, INCLUSIVE; 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 AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO DEPART AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS
PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, 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 AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 16-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM "EXTERIOR LOTS" IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. 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.

FOR WATER AND GAS
PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND THEIR SUCCESSORS AND ASSIGNS, TO ERECT, 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-WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC 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.

CELEBRITY HOMES, INC., A NEBRASKA CORPORATION, OWNER

CHAD LARSEN
VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF Douglas)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF February 2019
BY CHAD LARSEN, VICE PRESIDENT OF CELEBRITY HOMES, INC., A NEBRASKA CORPORATION, ON BEHALF OF THE CORPORATION.

SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
SOREN JOHNSON
My Comm. Exp. October 30, 2021

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF HARRISON 210, LOTS 1 THROUGH 258, INCLUSIVE AND OUTLOTS A THROUGH I, INCLUSIVE AS TO THE DESIGN STANDARDS.

CITY ENGINEER — DATE 2/21/19

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

for CITY ENGINEER — DATE 11-26-19

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF HARRISON 210, LOTS 1 THROUGH 258, INCLUSIVE AND OUTLOTS A THROUGH I, INCLUSIVE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS

7th DAY OF November 2019.

CHAIRMAN, OMAHA CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF HARRISON 210, LOTS 1 THROUGH 258, INCLUSIVE AND OUTLOTS A THROUGH I, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA, THIS

4th DAY OF April 2019.

MAYOR
ATTEST:

CITY CLERK

PRESIDENT

CITY OF OMAHA, NEBRASKA — APPROVED AS TO FORM

LAMP RYNEARSON & ASSOCIATES
14716 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
www.LRA-inc.com
402-496-2498 | P
402-496-2700 | F

HARRISON 210 (LOTS 1 – 258 AND OUTLOTS A – I)
DOUGLAS COUNTY, NEBRASKA

DRAWN BY	
DESIGNED BY	WKC
DATE	12-3-2018
JOB NUMBER	LAN0253
SHEET	1 OF 1

REVISIONS

FINAL PLAT

SHEET 1 OF 1