

# LAKEVIEW 168

LOTS 1 THROUGH 136, INCLUSIVE AND OUTLOTS A THROUGH E, INCLUSIVE, BEING A PLATTING OF PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, EXCEPT THAT PART PLATTED AS BASSINDALE ADDITION, RECORDED JULY 20, 2001 IN BOOK 2186, PAGE 298; AND EXCEPT THAT PART CONVEYED TO PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT BY PARTNERSHIP WARRANTY DEED RECORDED AUGUST 12, 2014 AS INST. NO. 2014062289; RECORDS OF DOUGLAS COUNTY NEBRASKA.

LOCATED IN:  
 NE 1/4 NE 1/4 SEC. 33, T16N, R11E  
 SW 1/4 NE 1/4 SEC. 33, T16N, R11E  
 SE 1/4 NE 1/4 SEC. 33, T16N, R11E

**LAMP RYNEARSON**  
 14710 W. DODGE RD., STE. 100  
 OMAHA, NE 68154  
 402.496.2498  
 LampRynearson.com

## 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 LAKEVIEW 168, LOTS 1 THROUGH 136, INCLUSIVE AND OUTLOTS A THROUGH E, INCLUSIVE, BEING A PLATTING OF PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA EXCEPT THAT PART PLATTED AS BASSINDALE ADDITION, RECORDED JULY 20, 2001 IN BOOK 2186, PAGE 298; AND EXCEPT THAT PART CONVEYED TO PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT BY PARTNERSHIP WARRANTY DEED RECORDED AUGUST 12, 2014 AS INST. NO. 2014062289, RECORDS OF DOUGLAS COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BASSINDALE ADDITION, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, LINE OF SAID LOT 1, BASSINDALE ADDITION TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33;

THENCE SOUTH 03°28'21" EAST (BEARINGS REFERENCED TO THE NEBRASKA STATE PLANE COORDINATE SYSTEM) FOR 450.40 FEET ON THE WEST LINE OF SAID LOT 1, BASSINDALE ADDITION TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33;

THENCE SOUTH 87°13'39" WEST FOR 1117.31 FEET ON SAID SOUTH LINE TO THE NORTHWEST CORNER OF LOT 1, PIER 15, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA;

THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 850.35 FEET AND A LONG CHORD BEARING NORTH 03°17'50" EAST FOR 750.46 FEET) FOR AN ARC LENGTH OF 777.23 FEET;

THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 1050.39 FEET AND A LONG CHORD BEARING NORTH 13°22'48" EAST FOR 582.33 FEET) FOR AN ARC LENGTH OF 590.04 FEET;

THENCE NORTH 02°42'29" WEST FOR 276.27 FEET;

THENCE SOUTH 47°42'29" EAST FOR 12.02 FEET;

THENCE NORTH 87°17'31" EAST FOR 551.83 FEET;

THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 275.00 FEET AND A LONG CHORD BEARING SOUTH 67°01'21" EAST FOR 238.39 FEET) FOR AN ARC LENGTH OF 246.56 FEET;

THENCE SOUTH 41°20'13" EAST FOR 50.23 FEET;

THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 225.00 FEET AND A LONG CHORD BEARING SOUTH 67°23'17" EAST FOR 197.63 FEET) FOR AN ARC LENGTH OF 204.60 FEET;

THENCE NORTH 86°33'39" EAST FOR 61.58 FEET;

THENCE NORTH 78°59'34" EAST FOR 68.16 FEET;

THENCE NORTH 86°33'39" EAST FOR 196.50 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33;

THENCE SOUTH 03°28'21" EAST FOR 911.07 FEET ON SAID EAST LINE;

THENCE SOUTH 87°13'39" WEST FOR 450.40 FEET TO THE POINT OF BEGINNING.

CONTAINS 45.350 ACRES INCLUDING 0.890 ACRES OF EXISTING COUNTY ROADWAY EASEMENT.

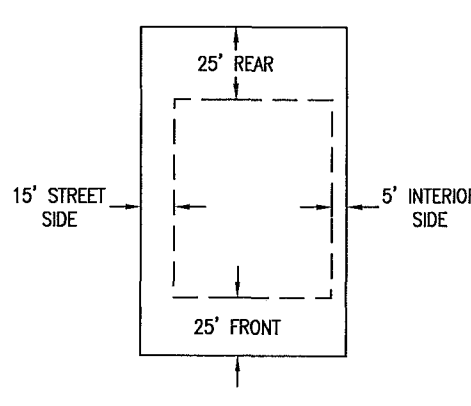
CENTERLINE CURVE TABLE			
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH
C1	250.00	224.15	216.72
C2	250.00	67.68	67.48
C3	250.00	159.65	156.95
C4	1328.00	62.21	62.20
C5	1328.00	283.08	282.54
C6	1328.00	289.63	289.06
C7	1328.00	108.31	108.28
C8	573.35	243.73	241.90
C9	573.35	160.65	160.13
C10	300.00	94.66	93.67
C11	560.00	41.81	41.80
C12	175.00	109.72	107.93
C13	100.00	45.50	45.11
C14	175.00	77.60	76.96
C15	125.00	41.13	40.94
C16	125.00	149.96	141.13
C17	200.00	7.41	7.41
C18	100.00	26.11	26.04
C19	150.00	72.32	71.62
C20	100.00	158.24	142.24

PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE	
PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)
1	10364	41	8760	121	13090	136	6210
2	9100	42	8765	122	9969	137	6210
3	8995	43	10079	83	8160	123	13832
4	9223	44	10706	84	8160	124	19237
5	9237	45	9000	85	8160	125	17925
6	9253	46	9000	86	8160	126	9707
7	9289	47	9000	87	8160	127	7114
8	9286	48	9000	88	8160	128	6210
9	9418	49	10184	89	9056	129	6210
10	10638	50	10524	90	10634	130	6210
11	8283	51	9360	91	8108	131	6210
12	8263	52	9360	92	6440	132	6210
13	8283	53	9360	93	6440	133	6210
14	7806	54	9360	94	6440	134	6210
15	8307	55	11128	95	6440	135	6210
16	8742	56	11730	96	6440	136	6210
17	8742	57	8640	97	6440		
18	8734	58	8640	98	6440		
19	8719	59	8640	99	6440		
20	8719	60	8640	100	6440		
21	9855	61	8640	101	6440		
22	9726	62	9804	102	6440		
23	8496	63	9324	103	6440		
24	8496	64	8160	104	8013		
25	8496	65	8160	105	10164		
26	8496	66	8160	106	9000		
27	8496	67	8160	107	9000		
28	8496	68	8160	108	9000		
29	8550	69	8160	109	9000		
30	8160	70	11681	110	9000		
31	8160	71	13284	111	9000		
32	9324	72	8713	112	10968		
33	10026	73	8160	113	9436		
34	8772	74	8715	114	8249		
35	8772	75	8400	115	8303		
36	8764	76	8400	116	8357		
37	11752	77	8400	117	8411		
38	9368	78	8400	118	8464		
39	11612	79	11713	119	8518		
40	17637	80	9111	120	14468		

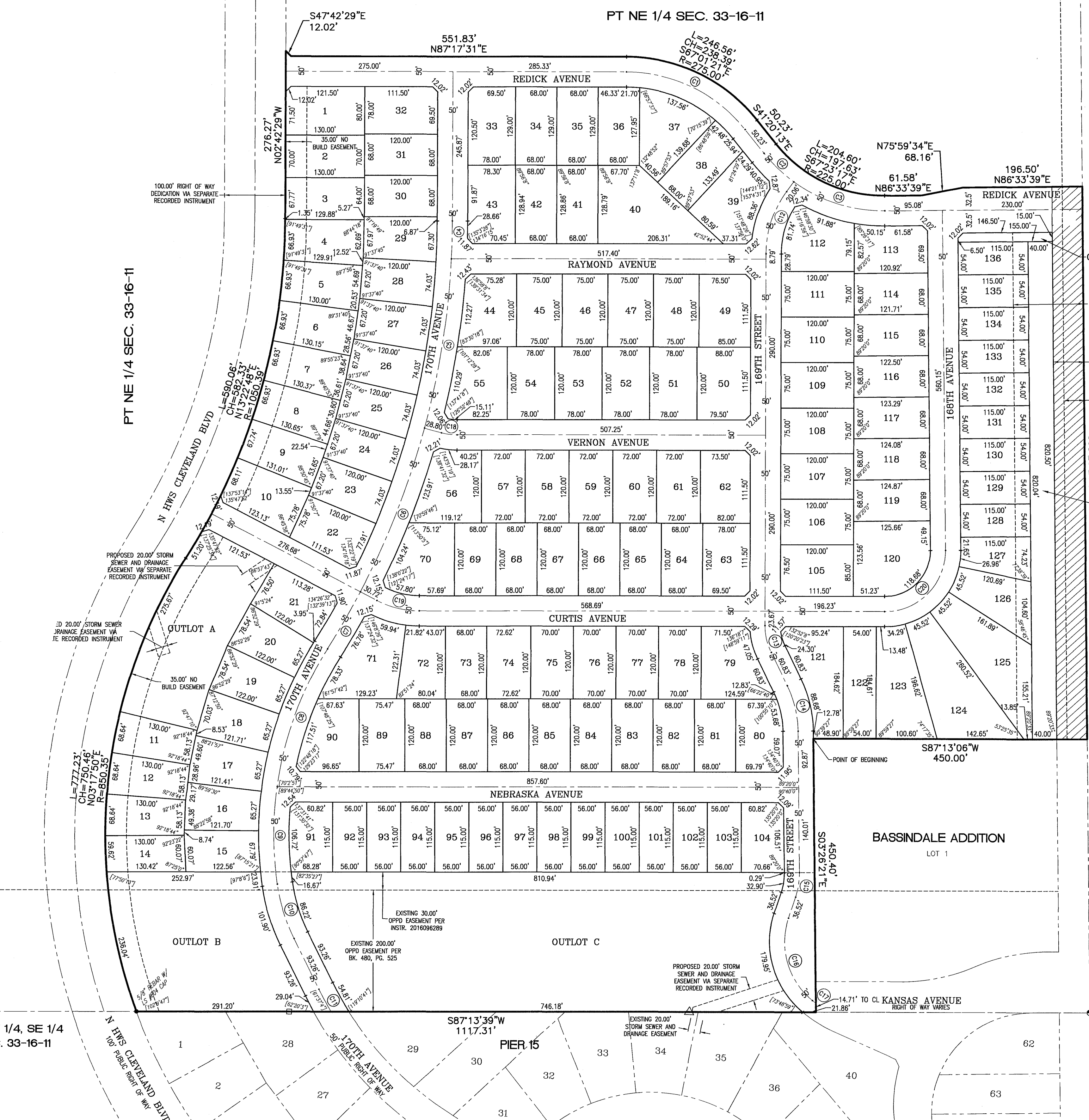
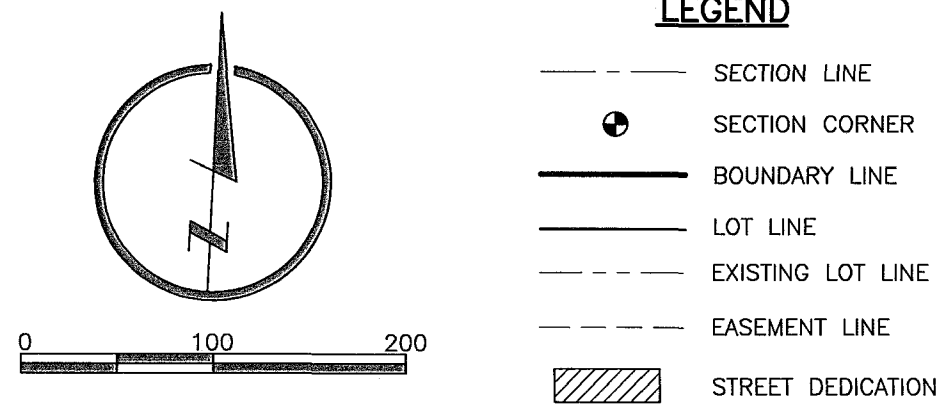
OUTLOT AREA TABLE	
OUTLOT	AREA (SF)
A	41827
B	61850
C	175288
D	32811
E	2289

## NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- THE CHAMFER FOR SIDEWALKS ON CORNER LOTS ARE SETS FOR 8.5' RADII FROM THE INTERSECTION OF RIGHT OF WAY LINES.
- CHAMFER ANGLES ARE 135°00'00" UNLESS NOTED.
- ALL ANGLES ARE 90° UNLESS NOTED.
- 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.
- LOTS AND OUTLOTS WILL HAVE NO DIRECT VEHICULAR ACCESS TO 168TH STREET.
- OUTLOT A IS STORMWATER MANAGEMENT
- OUTLOTS B AND C ARE FOR OPPD OVERHEAD POWER, TRAIL AND GREEN SPACE.
- OUTLOT D IS FOR GREEN SPACE.
- OUTLOT E IS FOR ENTRANCE MARKERS AND LANDSCAPING.
- ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
- PROPOSED STORM SEWER, DRAINAGE AND SANITARY SEWER EASEMENTS ARE TO SID AND CITY OF OMAHA VIA SEPARATE RECORDED INSTRUMENT.



NOTE: OTHER REQUIREMENTS AND SETBACKS MAY APPLY.  
**CITY OF OMAHA  
 R-4 ZONING  
 SETBACK REQUIREMENTS**  
 NO SCALE



## 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 LAKEVIEW 168, LOTS 1 THROUGH 136, INCLUSIVE AND OUTLOTS A THROUGH E, 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 GRANTEE, THEIR 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.

**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 FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS, AND A 16-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. 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 NOISE ATTENUATION**  
 A 115' NOISE ATTENUATION EASEMENT IS HEREBY GRANTED AS INDICATED ALONG 168TH STREET. THE PURPOSE OF THE EASEMENT IS TO KEEP 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 168TH STREET AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THE EASEMENT SHALL BE PROHIBITED.

CELEBRITY HOMES, INC., A NEBRASKA CORPORATION, OWNER  
 CHAD LARSEN  
 VICE PRESIDENT  
**ACKNOWLEDGMENT OF NOTARY**  
 STATE OF NEBRASKA )  
 ) SS  
 COUNTY OF Douglas  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
10<sup>th</sup> DAY OF October, 2019  
 BY CHAD LARSEN, VICE PRESIDENT OF CELEBRITY HOMES, INC., A NEBRASKA CORPORATION, ON BEHALF OF THE CORPORATION.  
 SIGNATURE OF NOTARY PUBLIC

**REVIEW BY DOUGLAS COUNTY ENGINEER**  
 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  
29 DAY OF July, 2020  
 Susan Kerschheid  
 DOUGLAS COUNTY TREASURER

**APPROVAL OF OMAHA CITY PLANNING BOARD**  
 THIS PLAT OF LAKEVIEW 168, LOTS 1 THROUGH 136, INCLUSIVE AND OUTLOTS A THROUGH E, INCLUSIVE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS  
4<sup>th</sup> DAY OF September, 2019.  
 CHAIRMAN, OMAHA CITY PLANNING BOARD

**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  
29 DAY OF July, 2020  
 Susan Kerschheid  
 DOUGLAS COUNTY TREASURER

**APPROVAL OF OMAHA CITY COUNCIL**  
 THIS PLAT OF LAKEVIEW 168, LOTS 1 THROUGH 136, INCLUSIVE AND OUTLOTS A THROUGH E, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA, THIS  
18<sup>th</sup> DAY OF June, 2020  
 Mayor  
 City Clerk  
 President

**APPROVAL OF CITY ENGINEER OF OMAHA**  
 I HEREBY APPROVE THIS PLAT OF LAKEVIEW 168, LOTS 1 THROUGH 136, INCLUSIVE AND OUTLOTS A THROUGH E, INCLUSIVE AS TO THE DESIGN STANDARDS.  
 David Pfister 6/9/19  
 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 Pfister 9/1/20  
 CITY ENGINEER DATE

FINAL PLAT

LAKEVIEW 168 (LOTS 1 THROUGH 136, INCLUSIVE AND OUTLOTS A THROUGH E, INCLUSIVE)  
 DOUGLAS COUNTY, NEBRASKA

**811** Know what's below. Call before you dig.  
 REVISIONS  
 DESIGNER / DRAFTER  
 JLC/EAM  
 DATE  
 8-12-2019  
 PROJECT NUMBER  
 0118139-01-004  
 BOOK AND PAGE  
 18139, 2-7  
 SHEET  
 1 OF 1