DEED Inst. # 2017092024, Pg: 1 of 1 Rec Date: 11/14/2017 10:53:36.717
Fee Received: $76.00 By: CC
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

PIER 15

LOTS 1 THROUGH 88, INCLUSIVE, AND OUTLOTS A AND B, INCLUSIVE, BEING A PLATTING OF PART OF THE SE 1/4, SECTION 33, T16N, R11E, DOUGLAS COUNTY, NEBRASKA

LOCATED IN
NW 1/4 SE 1/4 SEC. 33–16–11
NE 1/4 SE 1/4 SEC. 33–16–11
SE 1/4 SE 1/4 SEC. 33–16–11

PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE	
PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)
1	13047	31	12144	61	9415
2	11539	32	12688	62	15639
3	11372	33	13870	63	13463
4	11258	34	12692	64	13454
5	11128	35	16754	65	11793
6	10693	36	13389	66	10246
7	11492	37	11115	67	9765
8	10663	38	11550	68	9750
9	10748	39	16063	69	9750
10	11095	40	22774	70	9750
11	11092	41	18718	71	9750
12	10746	42	13510	72	9793
13	10665	43	10901	73	11713
14	11557	44	10495	74	13799
15	12145	45	15496	75	13538
16	10837	46	12239	76	10529
17	10838	47	11129	77	9642
18	10735	48	11129	78	10505
19	11164	49	11129	79	11482
20	10736	50	11317	80	9812
21	10837	51	11317	81	10114
22	10838	52	20436	82	10114
23	12145	53	16480	83	10114
24	12204	54	13313	84	11013
25	11369	55	14038	85	11245
26	11622	56	11372	86	8907
27	11529	57	7788	87	9298
28	14894	58	7800	88	26246
29	15660	59	7800		
30	16923	60	7800		

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
A	11559
B	30484

CENTERLINE CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	560.00	261.50	259.14	026°45'20"
C2	1336.00	161.29	161.19	006°55'01"
C3	1336.00	875.20	859.64	037°32'02"
C4	1336.00	73.89	73.88	003°10'08"
C5	300.00	233.92	228.04	044°40'34"
C6	200.00	19.71	19.71	005°38'51"
C7	240.00	425.29	371.79	101°31'53"
C8	250.00	226.17	218.54	051°50'07"
C9	250.00	339.63	314.11	077°50'17"
C10	250.00	139.28	137.48	031°55'12"
C11	200.00	197.66	189.72	056°37'34"
C12	200.00	87.59	86.89	025°05'37"
C13	275.00	31.72	31.70	006°36'30"
C14	275.00	257.59	248.28	053°40'08"

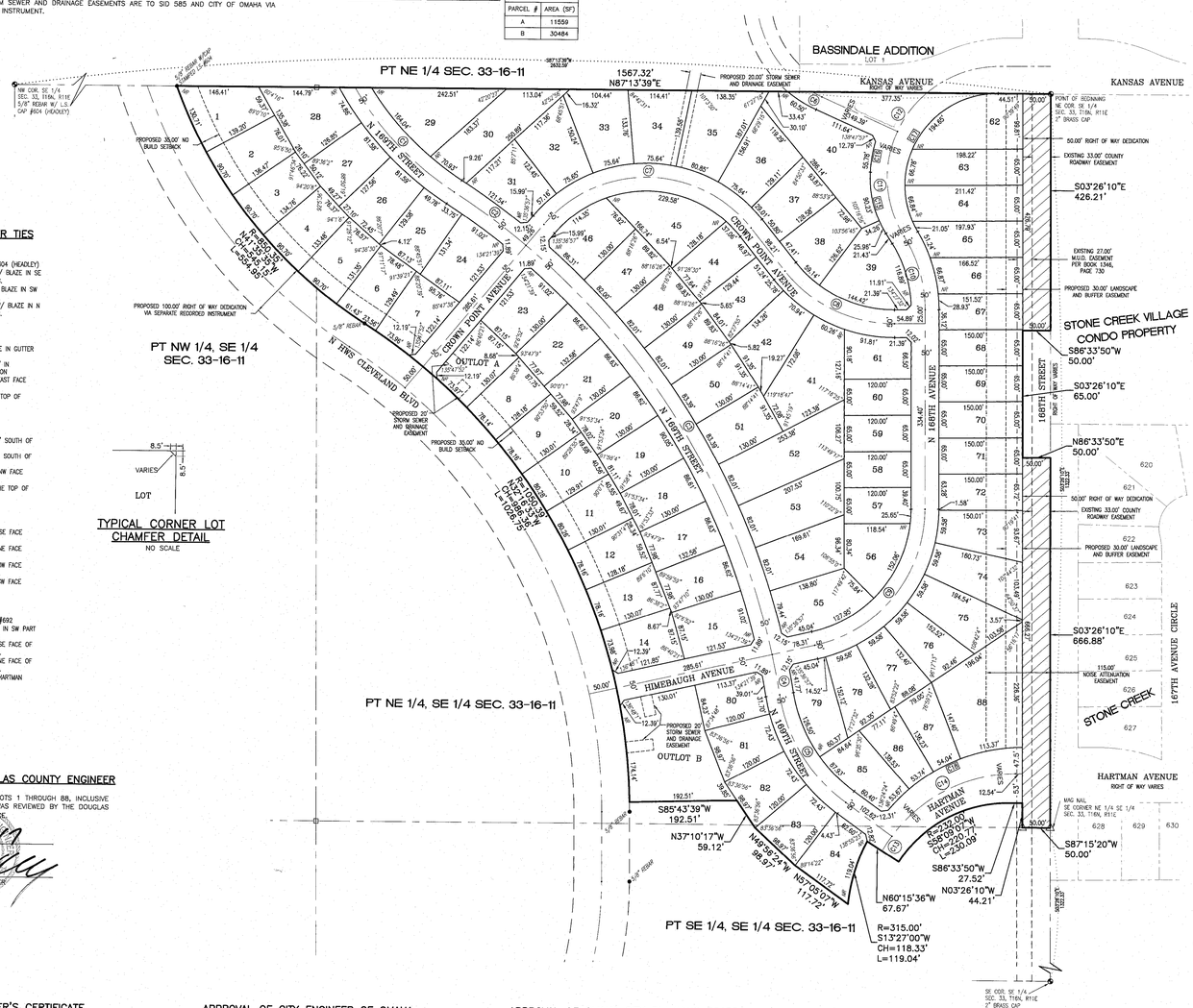
PARCEL CURVE TABLE				
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C15	190.00'	S17°42'06"E	114.39'	116.19'	35°02'18"
C16	247.50'	S6°13'55"W	55.66'	55.78'	12°54'43"
C17	165.00'	S26°34'38"W	287.64'	349.32'	121°18'01"
C18	315.00'	S61°28'25"W	266.18'	274.81'	49°59'08"

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 (NR).
5. OUTLOTS A AND B WILL HAVE NO DIRECT VEHICULAR ACCESS TO N HWS CLEVELAND BOULEVARD
6. LOTS 62 THROUGH 75, INCLUSIVE, AND LOT 88 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 168TH STREET.
7. OUTLOT B WILL HAVE NO DIRECT VEHICULAR ACCESS TO N HWS CLEVELAND BOULEVARD.
8. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
9. ALL PROPOSED STORM SEWER AND DRAINAGE EASEMENTS ARE TO SID 585 AND CITY OF OMAHA VIA SEPARATE RECORDED INSTRUMENT.

LEGEND

- CORNERS FOUND
- CORNERS SET (5/8" REBAR WITH 1 1/4", YELLOW PLASTIC CAP STAMPED LS-692)
- COMPUTED CORNER
- SECTION CORNER
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- STREET DEDICATION
- FUTURE RIGHT OF WAY LINE
- EXISTING LOT LINE



SECTION CORNER TIES

NW COR. SE 1/4
SEC. 33, T16N, R11E
5/8" REBAR W/ L.S. CAP #604 (HEADLEY)
–NW 12.55' TO "X" NAILS W/ BLAZE IN SE FACE ±24" MAPLE, ±1.3' A.G.
–E 23.09' TO "X" NAILS W/ BLAZE IN SW FACE ±18" ASH, ±2.0' A.G.
–SSE 15.53' TO "X" NAILS W/ BLAZE IN N FACE ±24" MAPLE, ±1.5' A.G.

NE COR. SE 1/4
SEC. 33, T16N, R11E
2" BRASS CAP
–NE 72.65' TO SURVEY SPIKE IN GUTTER ISLAND NOSE
–NW 96.22' TO CHISELED "X" IN CONCRETE FLARED END SECTION
–W 32.44' TO P.K. NAIL IN EAST FACE POWER POLE, ±0.6' A.G.
–SW 50.48' TO P.K. NAIL IN TOP OF FENCE POST

SW COR. SE 1/4
SEC. 33, T16N, R11E
2" BRASS CAP
–NW 41.97' TO MAG NAIL ±2' SOUTH OF ASPHALT EDGE
–NE 34.92' TO MAG NAIL ±2' SOUTH OF ASPHALT EDGE
–SE 85.31' TO 600 NAIL IN NW FACE POWER POLE, ±1.2' A.G.
–S 50.07' TO HEX NUT AT THE TOP OF THE FIRE HYDRANT

SE COR. SE 1/4
SEC. 33, T16N, R11E
2" BRASS CAP
–NW 62.65' TO MAG NAIL IN SE FACE SIGNAL POLE, ±1.0' A.G.
–SW 70.17' TO 600 NAIL IN NE FACE POWER POLE, ±1.3' A.G.
–SE 68.57' TO 600 NAIL IN NW FACE POWER POLE, ±0.6' A.G.
–NE 59.57' TO 600 NAIL IN SW FACE SIGNAL POLE, ±0.7' A.G.

SE COR. NE 1/4 SE 1/4
SEC. 33, T16N, R11E
SURVEY SPIKE W/ WASHER LS#692
–ENE 38.42' TO CHISELED "X" IN SW PART OF AREA INLET MANHOLE RING
–NW 35.22' TO "X" NAILS IN SE FACE OF WOOD POWER POLE, ±1.5' A.G.
–SW 40.38' TO "X" NAILS IN NE FACE OF WOOD POWER POLE, ±1.5' A.G.
–N ±85' TO APPROX. CL OF HARTMAN AVENUE

TYPICAL CORNER LOT CHAMFER DETAIL
NO 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 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 PIER 15, LOTS 1 THROUGH 88, INCLUSIVE AND OUTLOTS A AND B, BEING A PLATTING OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 33, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, EXCEPT ROAD RIGHT OF WAY.

AND EXCEPT

THAT PART CONVEYED TO DOUGLAS COUNTY, NEBRASKA, AS DESCRIBED WITHIN THE WARRANTY DEED FILED OCTOBER 4, 2004, AS INSTRUMENT NUMBER 2004130620 OF THE RECORDS OF DOUGLAS COUNTY, NE.

AND ALSO EXCEPT

THAT PART CONVEYED TO THE PAPIO–MISSOURI RIVER NATURAL RESOURCES DISTRICT, AS DESCRIBED WITHIN THE PARTNERSHIP WARRANTY DEED FILED JUNE 2, 2014, AS INSTRUMENT NUMBER 2014040763 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA. THE ENTIRE PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT A 2" BRASS CAP AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE SOUTH 03°26'10" EAST (BEARINGS REFERENCED TO NEBRASKA STATE PLANE NAD83) FOR 426.21 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33;
THENCE SOUTH 86°33'50" WEST FOR 50.00 FEET TO THE WEST RIGHT OF WAY LINE OF 168TH STREET;
THENCE SOUTH 03°26'10" EAST FOR 229.26 FEET ALONG SAID RIGHT OF WAY LINE;
THENCE NORTH 86°33'50" EAST FOR 50.00 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33;
THENCE SOUTH 03°26'10" EAST FOR 666.88 FEET TO A SURVEY SPIKE WITH WASHER STAMPED LS 692 AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33;
THENCE SOUTH 87°15'20" WEST FOR 50.00 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33 TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 ON THE WEST RIGHT OF WAY LINE OF 168TH STREET;
THENCE NORTH 03°26'10" WEST FOR 44.21 FEET;
THENCE SOUTH 86°33'50" WEST FOR 27.52 FEET;
THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 232.00 FEET AND A LONG CHORD BEARING SOUTH 58°09'07" WEST FOR 220.77 FEET) FOR AN ARC LENGTH OF 230.09 FEET;
THENCE NORTH 60°15'36" WEST FOR 67.67 FEET;
THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 315.00 FEET AND A LONG CHORD BEARING SOUTH 13°27'00" WEST FOR 118.33 FEET) FOR AN ARC LENGTH OF 119.04 FEET;
THENCE NORTH 57°05'07" WEST FOR 117.72 FEET;
THENCE NORTH 49°58'24" WEST FOR 98.97 FEET;
THENCE NORTH 37°10'17" WEST FOR 59.12 FEET;
THENCE SOUTH 85°43'39" WEST FOR 192.51 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH HWS CLEVELAND BOULEVARD;
THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 1050.39 FEET AND A LONG CHORD BEARING NORTH 32°16'33" WEST FOR 986.36 FEET) FOR AN ARC LENGTH OF 1026.75 FEET TO A 5/8" REBAR;
THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 850.35 FEET AND A LONG CHORD BEARING NORTH 41°35'35" WEST FOR 545.15 FEET) FOR AN ARC LENGTH OF 554.95 FEET CONTINUING ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH 1 1/4" PLASTIC CAP STAMPED LS 604 ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33;
THENCE NORTH 87°13'39" EAST FOR 1567.32 FEET TO THE POINT OF BEGINNING.
CONTAINS 32.243 ACRES INCLUDING 0.828 ACRES OF EXISTING COUNTY ROADWAY EASEMENT.

MATTHEW R. TINKHAM, L.S. 692

4-12-2017
DATE

MATTHEW R. TINKHAM LS-692 NEBRASKA

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, PIER 15 DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNERS AND

_____, MORTGAGEES, 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 PIER 15, LOTS 1 THROUGH 88, INCLUSIVE AND OUTLOTS A AND B; 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 ENTER 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 ALONG ALL STREET FRONTAGES OF ALL CORNER 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.

FOR ENTRANCE MARKERS AND LANDSCAPING
WE DO HEREBY GRANT THE LANDSCAPE AND BUFFER EASEMENT SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPING TO THE HOME OWNERS ASSOCIATION, ITS SUCCESSOR AND ASSIGNS.

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 PERSON(S), AS FAR AWAY FROM TRAFFIC NOISE OF 168TH STREET AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THE EASEMENT SHALL BE PROHIBITED.

PIER 15 DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNERS

TOM BECKIUS
MANAGING MEMBER

Pinnacle Bank
MORTGAGEE

Chris Conrad
(PRINTED NAME)

SVP
(PRINTED TITLE)

SIGNATURE

ACKNOWLEDGEMENT OF NOTARIES

STATE OF Nebraska)
)SS
COUNTY OF Douglas)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF April, 2017

BY TOM BECKIUS, MANAGING MEMBER OF PIER 15 DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska ROBERT A. WOOD My Comm. Exp. March 8, 2019

STATE OF Nebraska)
)SS
COUNTY OF Douglas)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13TH DAY OF April, 2017

BY Chris Conrad (PRINTED NAME) SVP (PRINTED TITLE) OF Pinnacle Bank (PRINTED NAME OF BANK) ON BEHALF OF SAID BANK.

SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska MARJORIE G. MCDONOUGH My Comm. Exp. Nov. 5, 2017

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF PIER 15, LOTS 1 THROUGH 88, INCLUSIVE AND OUTLOTS A AND B WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

4/12/2017
DATE

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

23 DAY OF June, 2017

Susan Bereschard
DOUGLAS COUNTY TREASURER

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF PIER 15, LOTS 1 THROUGH 88, INCLUSIVE AND OUTLOTS A AND B AS TO THE DESIGN STANDARDS.

4/25/17
CITY ENGINEER DATE

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

10/31/17
CITY ENGINEER DATE

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF PIER 15, LOTS 1 THROUGH 88, INCLUSIVE AND OUTLOTS A AND B WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS

5th DAY OF January, 2017

CHAIRMAN, OMAHA CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF PIER 15, LOTS 1 THROUGH 88, INCLUSIVE AND OUTLOTS A AND B WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA, THIS

13th DAY OF June, 2017

Acting MAYOR
ATTEST:

CITY CLERK

PRESIDENT

DRAWN BY	EAM
DESIGNED BY	MRT
DATE	12-12-2016
JOB NUMBER	2015HUB01-004
SHEET NAME	FINAL PLAT

REVISIONS

LAMP RYNEARSON & ASSOCIATES
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
402.496.2498 P
402.496.2730 F
www.LRA-Inc.com

PIER 15 (LOTS 1 THROUGH 88, INCLUSIVE AND OUTLOTS A AND B)
DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

SHEET 1 OF 1