


S.E. 1/4 SEC. 27-16-12

PART OF TAX LOT 4

TAX LOT 23

PART OF TAX LOT 2



DOUGLAS COUNTY ENGINEER
 156TH & W. MAPLE RD. OMAHA NE. 68116

SCALE: 1" = 100'


NORTH ▲

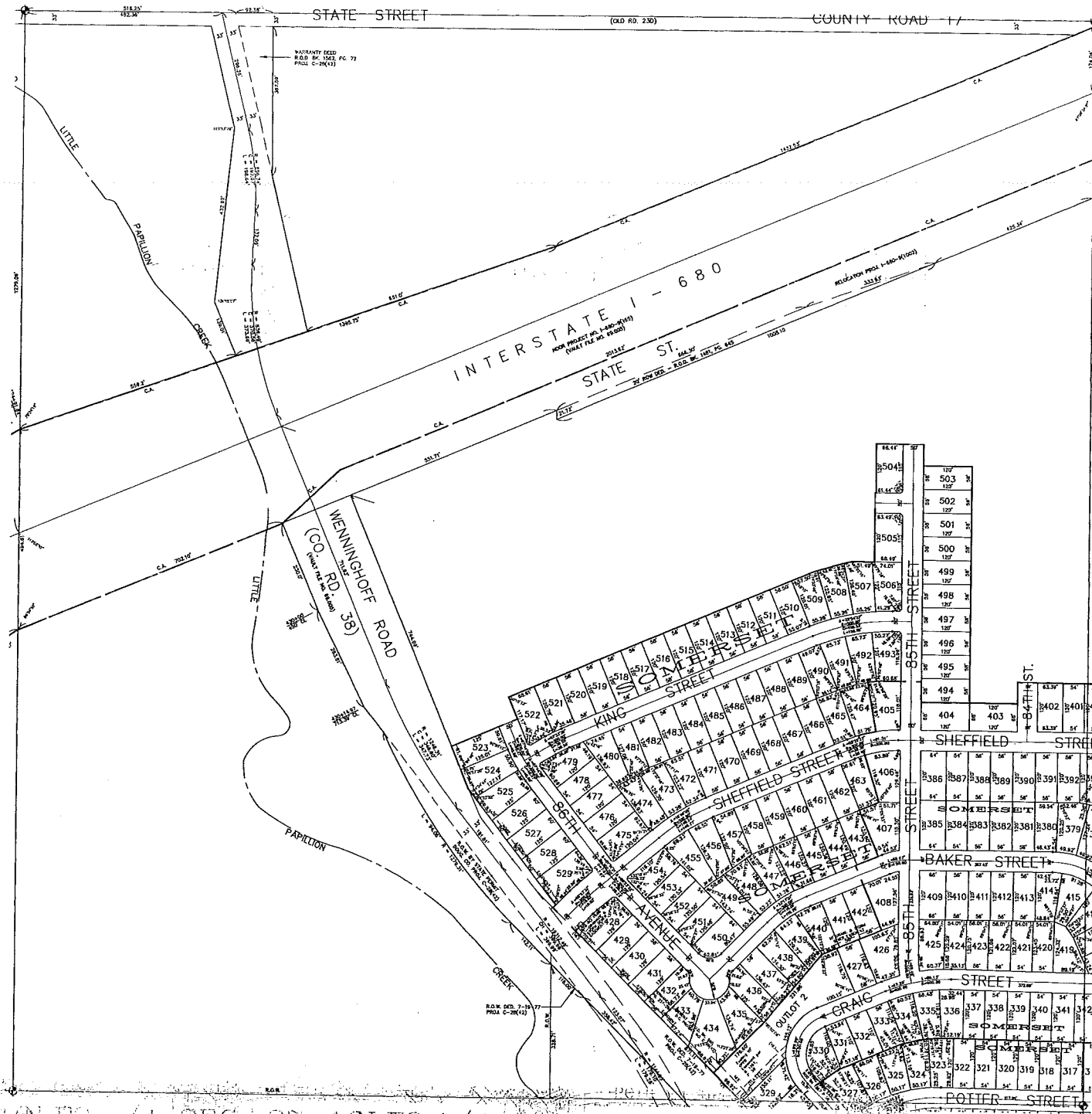
DRAWN BY	DATE	COMMENTS
S.H.C.	12-14-2008	SCALE TO INDUSTRIAL PARK

INFORMATION: THIS SCALE IS VALID FOR THE STATE OF NEBRASKA. THE FINAL SCALE SHALL BE DETERMINED BY THE ENGINEER BEFORE THE FINAL RECORDING.



S.W. 1/4 SEC. 26-16-12

	DOUGLAS COUNTY ENGINEER 156TH & W. MAPLE RD. OMAHA NE. 68116		NORTH SCALE: 1" = 100' 68116
	DATE: 1-2-50 DRAWN BY: BR	COMMENTS: ADDS SOMERSET REPLAT 1	



SECTION 27-16-12

DRAWN BY	DATE	CONTRACT	INFORMATION OF
S.A.C.	11-2-2004	SOUSSET (L023 428-230)	THE CITY OF OMAHA
			PLAT NO. 68116
			NE. 68TH ST.

SCALE: 1" = 100'

NORTH

DOUGLAS COUNTY ENGINEER
 156TH & W. MAPLE RD. OMAHA NE. 68116



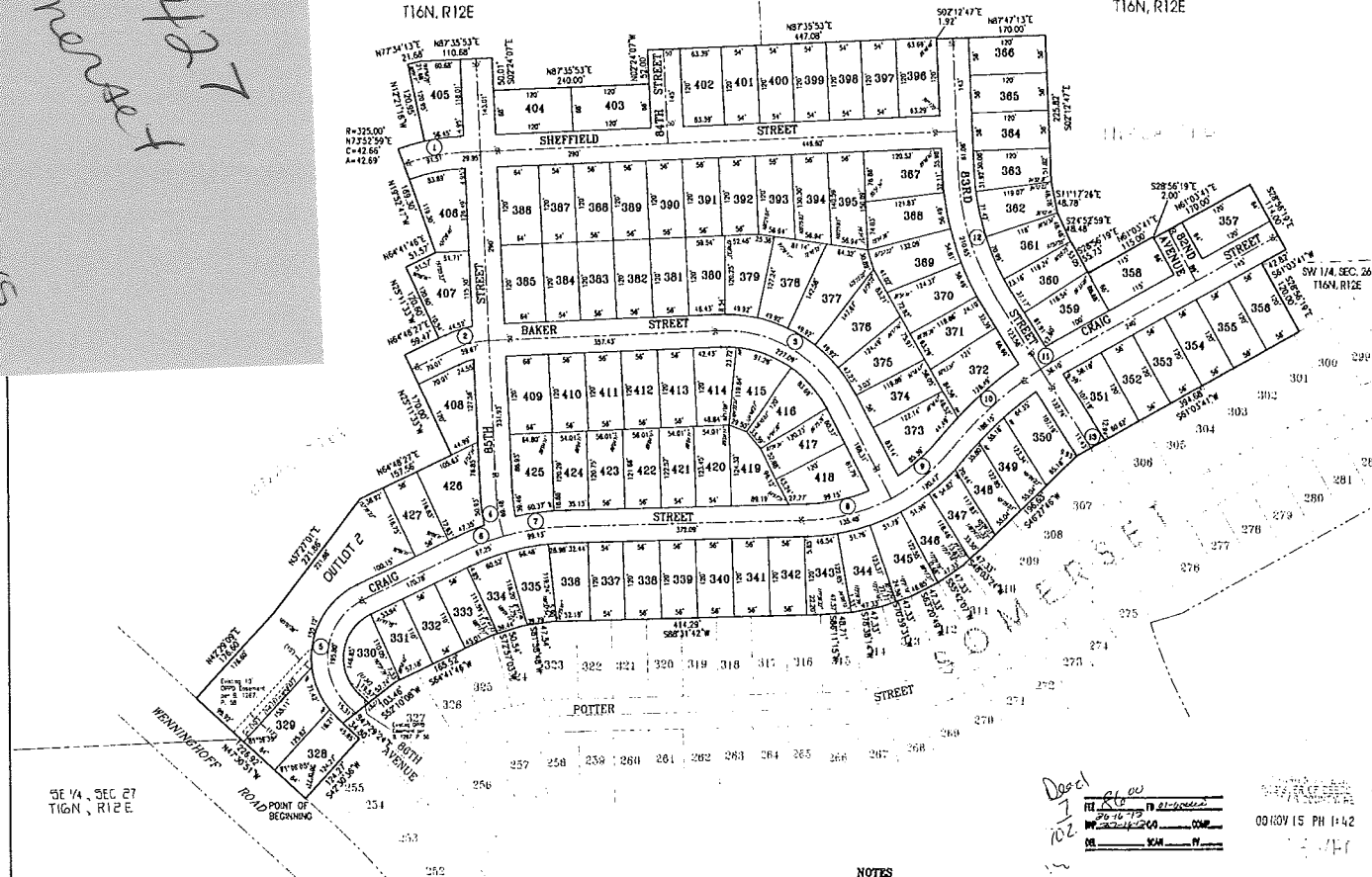
SOMERSET

and Outlot 2,
Lots 328 through 427, inclusive being a platting of part
of the Southwest Quarter and the Northwest Quarter of
Section 26 and the Northeast Quarter and the Southeast
Quarter of Section 27, all in Township 16 North, Range 12
East of the 6th P.M., Douglas County, Nebraska

plat for
 Somerset
 lots 328-427
 plat for
 Somerset
 lots 328-427

NE 1/4, SEC. 27
T16N, R12E

NW 1/4, SEC. 26
T16N, R12E



CENTRALINE CURVE DATA

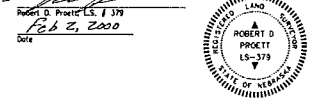
CURVE	PIVOTS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	300.00	81.51	91.18	17.2870°
C2	150.00	58.87	59.27	22.4726°
C3	200.00	227.09	215.06	63.0370°
C4	300.00	63.45	69.32	13.7111°
C5	100.00	165.80	165.99	11.7111°
C6	400.00	97.25	97.17	10.3354°
C7	400.00	99.15	94.86	14.1200°
C8	300.00	135.43	134.33	25.9297°
C9	300.00	124.17	119.66	37.0276°
C10	600.00	168.15	167.36	17.5092°
C11	600.00	35.10	36.19	67.2832°
C12	400.00	115.45	109.22	20.1247°
C13	1059.81	11.42	11.42	0.03705°

NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (N.P.).
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO CASSEMENTS.
- ALL CURVE-TO-SIDE RADIUS ARE 50 FEET UNLESS NOTED OTHERWISE.
- ALL CURVE-TO-CORNER RADIUS ARE 25 FEET UNLESS NOTED OTHERWISE.
- LOTS 328, 329 AND OUTLOT 2 WILL HAVE NO DIRECT VEHICULAR ACCESS TO WORKING-OFF ROAD.

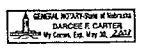
LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all angle points and ends of curves on the boundary of the plat and that a bond has been posted with the City of Omaha, Nebraska, to ensure that permanent monuments will be placed at all corners, angle points and ends of curves of lots and streets and addition to be shown on SOMERSET (lots 328 through 427, inclusive) being a platting of that part of the Southwest Quarter and the Northwest Quarter of Section 26 and the Northeast Quarter and the Southeast Quarter of Section 27, all in Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at the west corner of Lot 255, SOMERSET, a subdivision, as surveyed, plotted and reported in Douglas County, Nebraska, Thence North 47°20'31" West (bearing) referred to as the SOMERSET Front Plat) for 228.92 feet along the northeast right of way line of Henningshoff Road, Thence North 47°20'31" East for 176.60 feet, Thence North 37°20'31" East for 221.88 feet, Thence North 64°48'27" East for 133.58 feet, Thence North 25°13'33" West for 170.00 feet, Thence North 64°48'27" East for 55.47 feet, Thence North 25°13'33" West for 100.00 feet, Thence North 64°41'45" East for 31.57 feet, Thence North 19°24'47" West for 163.50 feet, Thence along a curve to the right (having a radius of 325.00 feet and a long chord bearing North 72°32'59" East for 42.65 feet) for an arc length of 43.64 feet, Thence North 12°11'18" West for 100.00 feet, Thence North 77°14'11" East for 116.68 feet, Thence North 87°35'37" East for 110.08 feet, Thence South 02°24'07" East for 50.01 feet, Thence North 87°35'37" East for 240.00 feet, Thence North 02°24'07" West for 52.00 feet, Thence North 87°35'37" East for 247.08 feet, Thence South 02°14'17" East for 1.83 feet, Thence North 87°47'17" East for 100.00 feet, Thence South 02°14'17" East for 22.82 feet, Thence South 11°17'26" East for 44.78 feet, Thence South 41°52'59" East for 45.48 feet, Thence South 28°55'19" East for 55.73 feet, Thence North 87°03'41" East for 118.00 feet, Thence South 28°56'19" East for 3.00 feet, Thence North 87°03'41" East for 170.00 feet, Thence South 28°56'19" East for 114.00 feet, Thence South 87°03'41" West for 43.82 feet, Thence South 88°18'19" East for 120.00 feet to the north line of Lot 300, SOMERSET, Thence South 87°03'41" West for 384.88 feet to the north corner of Lot 301, SOMERSET and the southeast right of way line of 83rd Street, Thence South 42°37'45" West for 196.83 feet to the north corner of Lot 310, SOMERSET, Thence South 48°03'24" West for 47.33 feet to the north corner of Lot 311, SOMERSET, Thence South 57°43'07" West for 47.33 feet to the northeast corner of Lot 312, SOMERSET, Thence South 82°09'49" West for 47.33 feet to the northeast corner of Lot 313, SOMERSET, Thence South 70°59'31" West for 47.33 feet to the northeast corner of Lot 314, SOMERSET, Thence South 78°36'14" West for 47.33 feet to the northeast corner of Lot 315, SOMERSET, Thence South 85°11'15" West for 48.71 feet to the northeast corner of Lot 316, SOMERSET, Thence South 82°31'12" West for 414.29 feet to a single point in the north line of Lot 323, SOMERSET, Thence South 81°58'48" West for 47.54 feet to a single point in the north line of Lot 324, SOMERSET, Thence South 73°37'07" West for 50.54 feet to a single point in the northwest line of Lot 325, SOMERSET, Thence South 84°14'48" West for 145.22 feet to an angle point in the northwest line of Lot 327, SOMERSET, Thence South 52°10'09" West for 103.46 feet to the southwest right of way line of 86th Avenue, Thence South 47°29'24" East for 34.80 feet along said southwest right of way line to the north corner of Lot 255, SOMERSET, Thence South 42°30'39" West for 124.27 feet to the Point of Beginning. Contains 22.87 acres.



INDICATION
 KNOW ALL MEN BY THESE PRESENTS that we, ROGERS BROS., INC., a Nebraska Corporation, being the sole OWNER of the land described within 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 herein, and addition to be hereinafter known as SOMERSET (lots 328 through 428, inclusive), and we do hereby notify and approve of the disposition of the property as shown on this plat and we do hereby declare to the public the streets as shown on the plat and do hereby grant a perpetual easement to the City of Omaha, Nebraska, to provide a Cable Television System in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and remove poles, wires, conduits, 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 including television systems, and the reception thereon, over, through, under, and across a five foot (5') wide strip of land abutting the front and side boundary line lines; on eight foot (8') wide strip of land abutting the rear boundary line of all interior lots and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen foot (16') wide strip of land abutting the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the Metropolitan District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and remove, poles, conduits, and other related facilities, and to extend thereon wires for the transmission of gas and water on, through, under and across a five foot (5') wide strip of land abutting all sub-divided streets. No permanent buildings, lines, retaining walls, or loose rocks shall be placed in the above described easement works, but the same may be used for temporary purposes, and other purposes that do not in any way interfere with the aforesaid uses or rights herein granted.

ROGERS BROS., INC.
 A Nebraska Corporation
 Michael F. Rogers, President



ACKNOWLEDGMENT OF NOTARIES
 State of Nebraska }
 County of Douglas } SS
 On this _____ day of _____, 2000, A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared MICHAEL F. ROGERS, who is personally known to me to be the identical person whose name is affixed to the above instrument, as President of ROGERS BROS., INC., a Nebraska Corporation, and he did acknowledge the execution of the foregoing Declaration to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.
 Witness my hand and official seal the date last aforesaid.
 Notary Public

COUNTY ENGINEER'S CERTIFICATE

This plat of SOMERSET was reviewed by the Douglas County Engineer's Office.
 Date: 2/14/00
 Douglas County Engineer

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY that I find no regular or 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 _____ day of _____, 2000.

PERSONAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of SOMERSET (lots 328 through 427, inclusive and Outlot 2) as to the design hereon this _____ day of _____, 2000.
 City Engineer

PERSONAL OF CITY PLANNING BOARD

This plat of SOMERSET was approved by the City Planning Board of the City of Omaha, Nebraska, this _____ day of _____, 2000.
 Chairman, City Planning Board

PERSONAL OF OMAHA CITY COUNCIL

This plat of SOMERSET was approved and accepted by the City Council of Omaha, Nebraska, this _____ day of _____, 2000.
 Mayor



designed by RDP
 reviewed by FAX
 revisions

path/filename 92046.04-003
 referencs 4/10/00

lamp, rynearson & associates, inc.
 14710 west dodge road, suite 100
 omaha, nebraska 68128-3028
 phone 402-486-2498
 fax 402-486-2700

SOMERSET
 DOUGLAS COUNTY, NEBRASKA

FINAL PLAT
 job number-phases 92046.04-003
 book page
 date Jan. 31, 2000
 sheet 1 of 1

GH #15
 Somerset (328-427)

