

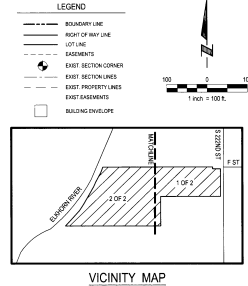
DEED Inst. # 2018073062, Pt. 1 of 2 Rec. Date: 09/13/2018 09:45:07, Fee Received: \$220.00 By: BW Douglas County, NE Assessor/Registrar of Deeds DIANE L. BATTIATO

THE PRESERVE

LOTS 1 THRU 67 & OUTLOTS "A" THRU "H" INCLUSIVE

A TRACT OF LAND LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF SECTION 36, ALONG WITH PART OF THE SW 1/4 AND PART OF THE SW 1/4 OF SECTION 34, ALL LOCATED IN TOWNSHIP 15 NORTH RANGE 15 EAST OF THE 6TH P.M. AND ALSO WITH PART OF THE NE 1/4 AND ALL OF THE NW 1/4 OF SECTION 36, ALONG WITH ALL OF THE NE 1/4 AND ALL OF THE SW 1/4 OF SECTION 34, ALL LOCATED IN TOWNSHIP 14 NORTH RANGE 15 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

Table with 3 columns: CENTRAL CURVE TABLE, RIGHT-OF-WAY CURVE TABLE, and RIGHT-OF-WAY CURVE TABLE. Each column contains columns for CURVE, RADIUS, LENGTH, TANGENT, and DELTA.



RESIDUAL

KNOW ALL MEN BY THESE PRESENTS THAT THE 228 BOKVINE LLC, THE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEY CERTIFICATION HEREBY EMPOWERED HERETO THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE PROPERTY AND THAT A RECORD INSTRUMENT HAS BEEN FILED IN THE OFFICE OF THE COUNTY CLERK...

SUBJECT CERTIFICATION

WHEREAS THE 228 BOKVINE LLC, THE OWNERS OF THE PROPERTY DESCRIBED HERETO THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE PROPERTY AND THAT A RECORD INSTRUMENT HAS BEEN FILED IN THE OFFICE OF THE COUNTY CLERK...

228 BOKVINE LLC, a Nebraska Limited Liability Company, by its duly authorized officer, [Signature]

WITNESSED AND NOTARIZED BY ME, Notary Public for Douglas County, Nebraska, on this 13th day of January, 2022.

STATE OF NEBRASKA, COUNTY OF DOUGLAS, CITY OF OMAHA. I, [Signature], County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office.

APPROVAL OF CITY ENGINEER OF OMAHA. I hereby approve the plat of the preserve lots numbered as shown as to the design standards. [Signature]

APPROVAL OF CITY ENGINEER OF DOUGLAS COUNTY. I hereby certify that adequate provisions have been made for compliance with Chapter 21-118 of the Douglas County Code. [Signature]

COUNTY TREASURER CERTIFICATE. I hereby certify that I find no irregular or special taxes or encumbrances against the property described in the duplicate certificate and embraced in this plat as shown by the records of this office. [Signature]

NOTES. 1. ALL ANGLES ARE W UNLESS OTHERWISE NOTED. 2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 22ND STREET FROM LOTS 1 THRU 5. 3. ALL EASEMENTS THAT ARE NOT LABELED WITH RECORDING INFORMATION WILL BE RECORDED IN A SEPARATE DOCUMENT. 4. ALL LOT LINES ARE HORIZONTAL TO COMPLETED STREETS UNLESS SHOWN AS NONPARALLEL. 5. ALL DIMENSIONS SHOWN WITH PARALLELS ARE FOR THE LOCATION OF CENTERLINE. 6. OUTLOTS "A" & "Y" SHALL BE DESIGNATED AS PRIVATE DRIVE. OUTLOTS "W" & "Z" SHALL HAVE A BURNED AREA EASEMENT GRANTED TO ALL OWNERS OF LOTS 1 THRU 67 & OUTLOTS "A" THRU "H". 7. OUTLOTS "I" THRU "O" SHALL BE DESIGNATED AS PRIVATE DRIVE AND BURNAGE EASEMENT. OUTLOTS "P" THRU "S" SHALL BE OWNED AND MANAGED BY THE 228 BOKVINE LLC. 8. MANUAL GRADING WILL BE ALLOWED FOR ALL RESIDENTIAL GRADIENTS. 9. BUILDING EASEMENTS ARE SHOWN ON THE FINAL PLAT BASED ON REQUIRED SETBACKS AND DESIGN REQUIREMENTS FROM NEBRASKA. ALL STRUCTURES MUST BE CONSTRUCTED WITHIN THE BUILDING EASEMENT INDICATED.

CITY OF OMAHA PLANNING BOARD. I hereby approve the plat of the preserve lots numbered as shown as approved by the CITY PLANNING BOARD. [Signature]

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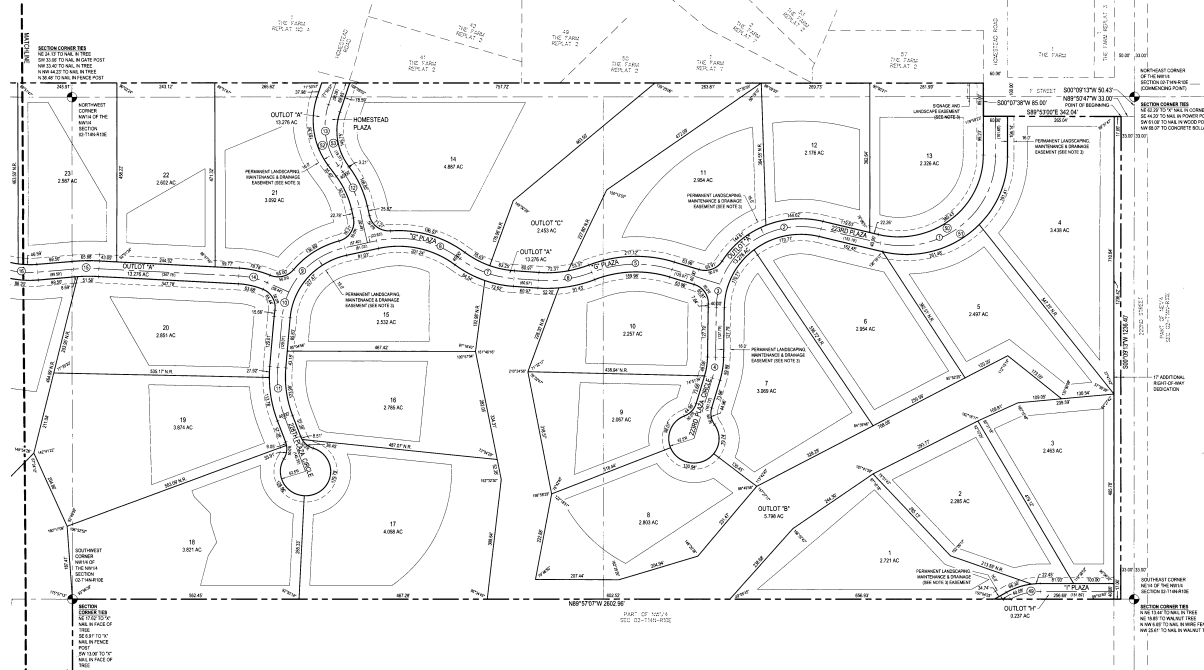
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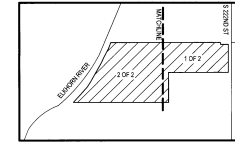


Vertical sidebar containing logos for E & A CONSULTING GROUP, INC., Douglas County Engineering, and other related entities. Includes a 'FINAL PLAT' stamp and a 'SEAL' stamp.

THE PRESERVE

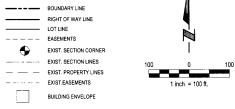
LOTS 1 THRU 67 & OUTLOTS "A" THRU "H" INCLUSIVE

A TRACT OF LAND LOCATED IN PART OF THE SE 1/4 AND PART OF THE SW 1/4 OF SECTION 36, ALONG WITH PART OF THE SE 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 34, ALL LOCATED IN TOWNSHIP 15 NORTH RANGE 10 EAST OF THE 6TH P.M. AND ALSO WITH PART OF THE NE 1/4 AND ALL OF THE NW 1/4 OF SECTION 32, ALONG WITH ALL OF THE NE 1/4 OF THE NE 1/4, ALL OF THE SE 1/4 OF THE NE 1/4, ALL OF THE SW 1/4 OF THE NE 1/4, PART OF THE SW 1/4 OF THE NW 1/4, PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF SECTION 33, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



VICINITY MAP

LEGEND



CENTERLINE CURVE TABLE				CENTERLINE CURVE TABLE				CENTERLINE CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CURVE	RADIUS	LENGTH	TANGENT	CURVE	RADIUS	LENGTH	TANGENT			
1	230.00	414.80	205.33	102°41'41"	22	425.00	122.01	61.68	35°54'51"	43	175.00	54.76	27.61	17°50'40"
2	210.00	377.14	187.50	107°14'42"	23	425.00	122.72	71.18	35°58'51"	44	175.00	54.27	28.81	18°37'32"
3	210.00	382.22	192.52	107°50'57"	24	200.00	163.71	80.25	40°28'07"	45	150.00	48.62	24.12	13°52'47"
4	200.00	360.00	177.00	112°22'32"	25	200.00	162.22	80.68	40°14'42"	46	200.00	62.92	31.65	12°10'51"
5	300.00	203.55	108.87	138°25'34"	26	200.00	162.70	133.15	44°32'00"	47	250.00	200.71	141.18	14°10'19"
6	300.00	154.86	68.46	20°43'52"	27	150.00	76.62	38.28	23°20'08"	48	300.00	184.67	91.48	19°18'32"
7	200.00	140.52	74.80	32°31'30"	28	150.00	45.62	23.25	29°12'04"	49	150.00	76.39	40.09	20°19'32"
8	200.00	216.14	108.00	107°30'32"	29	150.00	41.00	20.84	29°22'22"					
9	200.00	188.04	93.26	107°19'22"	30	150.00	65.38	34.48	30°10'20"					
10	200.00	68.70	33.50	18°52'32"	31	150.00	31.84	16.05	19°14'28"					
11	300.00	120.84	60.42	22°52'12"	32	200.00	78.22	39.25	34°19'38"					
12	200.00	100.70	50.35	27°24'34"	33	200.00	208.11	104.05	24°21'22"					
13	150.00	104.54	52.27	15°22'31"	34	150.00	90.52	45.24	19°20'26"					
14	200.00	72.24	37.00	27°32'38"	35	200.00	120.52	60.26	29°24'21"					
15	400.00	60.00	30.00	8°11'07"	36	120.00	94.20	46.42	19°17'20"					
16	200.00	87.00	43.50	22°52'12"	37	200.00	24.00	12.00	2°29'22"					
17	500.00	221.00	110.50	14°52'31"	38	200.00	61.02	30.51	17°50'20"					
18	150.00	101.88	50.94	15°22'31"	39	200.00	61.02	30.51	17°50'20"					
19	150.00	81.88	40.94	10°41'47"	40	200.00	114.80	57.40	20°12'44"					
20	80.00	27.00	13.50	7°50'37"	41	150.00	71.60	35.80	19°29'42"					
21	240.00	121.70	60.85	10°41'47"	42	150.00	88.80	44.40	24°30'20"					

NOTES

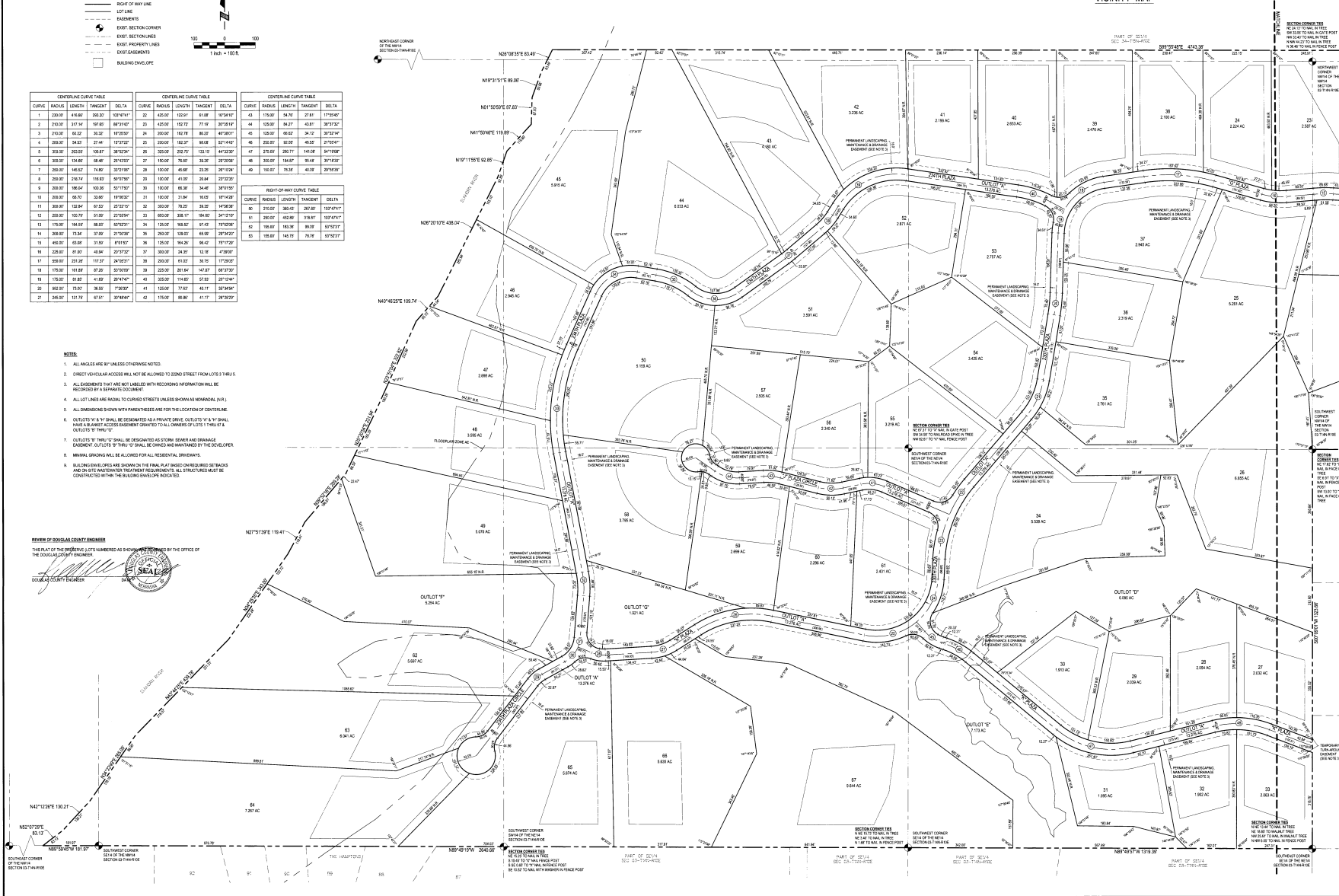
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. CENTERLINE CURVE TABLES WILL NOT BE ALLOWED TO DEVIATE FROM LOTS 1 THRU 15.
3. ALL EASEMENTS THAT ARE NOT LABELED WITH RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
4. ALL LOT LINES AND BOUNDARY POINTS SHALL BE SHOWN AS INDICATED ON THIS PLAN.
5. ALL DIMENSIONS SHOWN WITH THESE NOTES ARE FOR THE LOCATION OF CENTERLINE.
6. OUTLOTS "A" THROUGH "H" SHALL BE DESIGNATED AS PRIVATE DRIVE. OUTLOTS "A" THROUGH "H" SHALL HAVE A LIMITED ACCESS EASEMENT GRANTED TO ALL OWNERS OF LOTS 1 THRU 15 & OUTLOTS "A" THROUGH "H".
7. OUTLOTS "I" THROUGH "H" SHALL BE DESIGNATED AS STORM SEWER AND DRAINAGE EASEMENT. OUTLOTS "I" THROUGH "H" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.
8. MINIMAL GRADING SHALL BE ALLOWED FOR ALL RESIDENTIAL DRIVEWAYS.
9. BUILDING EASEMENTS ARE SHOWN ON THE FINAL PLAT BASED ON UNRECORDED SETBACKS AND ON THE REVISIONS TO THE PRELIMINARY PLAT. ALL STRUCTURES MUST BE CONSTRUCTED WITHIN THE BUILDING ENVELOPE INDICATED.

REVIEW OF DOUGLAS COUNTY ENGINEER

THE PLAT OF THE PRESERVE LOTS NUMBERED AS SHOWN IS APPROVED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.



DOUGLAS COUNTY ENGINEER



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 Engineering • Planning • Environmental & Field Services
 1800 South 14th Ave., Suite 100, Lincoln, NE 68502
 Phone: 402.476.1111 Fax: 402.476.1112
 www.eandagroup.com

E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services

THE PRESERVE
 10017 PRESERVE DRIVE
 DOWNEY, NEBRASKA

FINAL PLAT

Drawn by:	Checked by:	Date:
1/13/22	1/13/22	1/13/22
1/13/22	1/13/22	1/13/22
1/13/22	1/13/22	1/13/22