



DEED 2017023286



MAR 28 2017 12:52 P 10

DEED 10/137

01-60000-OLD

FEE 4.00 FB

-NEW

BKP 27-16-12 MS EXAM

IND SCAN PRF

0

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County NE
3/28/2017 12:52:26.33



2017023286

THIS PAGE INCLUDED FOR INDEXING

PAGE DOWN FOR BALANCE OF INSTRUMENT

RETURN TO

EAC61

CHECK NUMBER

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF TURNBRIDGE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA.

Jan Stoltz
MAYOR

Paula Johnson
CITY CLERK

Ben Berg
PRESIDENT OF COUNCIL

March 14, 2017

CENTRAL CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	250.00'	49.80'	24.98'	11°24'51"
2	1052.81'	673.01'	348.45'	30°23'28"
3	217.84'	10.39'	43.47'	22°02'49"
4	100.00'	114.19'	64.23'	60°22'28"
5	458.51'	87.70'	33.81'	8°27'34"
6	100.00'	194.33'	146.44'	111°53'31"
7	228.81'	233.72'	129.16'	52°17'31"
8	298.03'	92.21'	46.45'	17°50'52"
9	100.00'	34.91'	17.67'	20°00'09"
10	510.81'	478.53'	251.19'	53°22'10"
11	432.75'	163.29'	81.54'	21°03'31"
12	200.00'	97.37'	48.87'	27°03'44"
13	781.81'	703.34'	377.68'	51°32'42"
14	371.00'	87.85'	44.00'	13°32'08"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
15	275.00'	70.27'	35.29'	14°37'38"
16	225.00'	28.78'	14.41'	7°19'40"

- NOTES:**
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
 - ALL DIMENSIONS WITH PARENTHESES ARE FOR CENTERLINE OF ROAD.
 - THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT EIGHT AND A HALF FEET (8.5) RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
 - ADDITIONAL RIGHT-OF-WAY DEDICATION TO COMPENSATE FOR THE 8.5' CHAMBER.
 - PERPETUAL SEWER AND DRAINAGE ARE CHANNEL EASEMENT GRANTED TO THE PAPA-MISSOURI RIVER NATURAL RESOURCES DISTRICT, THE CITY OF OMAHA, SANITARY AND IMPROVEMENT DISTRICT NO. 530 AND ITS SUCCESSORS AND ASSIGNS TO ENTER THE SEWER AND DRAINAGE AND CHANNEL EASEMENT AREA DELINEATED ON THIS PLAT IN LOT 322, AND TO THEREIN CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REPLACE SEWER AND DRAINAGE AND CHANNEL IMPROVEMENTS. NO PERMANENT BUILDINGS, FENCES, FILL, TREES, RETAINING WALLS, OR LOOSE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS.
 - ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.
 - DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO INTERSTATE 800 FROM LOTS 303 THRU 322, TURNBRIDGE.

REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF TURNBRIDGE (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER

[Signature]
DOUGLAS COUNTY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD

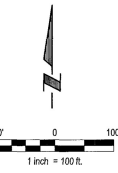
THIS PLAT OF TURNBRIDGE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD

[Signature]
CITY PLANNING BOARD

4-2-08

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- EXIST. SECTION CORNER
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, CELEBRITY HOMES, INC. AND SANITARY AND IMPROVEMENT DISTRICT NO. 530 OF DOUGLAS COUNTY, NEBRASKA, OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS TURNBRIDGE LOTS TO BE NUMBERED AS SHOWN, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY GRANT EASEMENTS TO THE PUBLIC FOR PUBLIC USE OF THE STREETS, AVENUES AND CIRCLES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURIAL COMMUNICATIONS AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, 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 INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ADJUTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT FOOT (8') WIDE STRIP OF LAND ADJUTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTYFOUR FOOT (16') WIDE STRIP OF LAND ADJUTING 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 SIXTYFOUR FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHTFOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AND WE DO FURTHER GRANT A PERPETUAL EASEMENTS 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 PPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVEFOOT-DEEP STRIP OF LAND ADJUTING ALL BUILDING 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 HURT OR LATER INTERFERE WITH THE ABOVE-DESCRIBED USES OR RIGHTS HEREBY GRANTED.

CELEBRITY HOMES, INC.

OMAD LARSEN, VICE PRESIDENT

[Signature]
DATE 2-3-17

SANITARY AND IMPROVEMENT DISTRICT NO. 530 OF DOUGLAS COUNTY, NEBRASKA

[Signature]
LOREN JOHNSON-CHAIRMAN

[Signature]
PAULA JOHNSON-CLERK

DATE 2-3-17

TURNBRIDGE

LOTS 187 THRU 322 INCLUSIVE

BEING A TRACT OF LAND LOCATED IN PART OF THE SE1/4 OF THE NW1/4 AND PART OF THE SW1/4 OF THE NE1/4 AND PART OF THE NW1/4 OF THE SE1/4, ALL LOCATED IN SECTION 27, TOWNSHIP 18 NORTH, RANGE 12 EAST OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT TEMPORARY MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLES POINTS AND ENDS OF ALL LOTS, AND THAT THE TURNBRIDGE (LOTS NUMBERED AS SHOWN) A TRACT OF LAND LOCATED IN PART OF THE SE1/4 OF THE NW1/4 AND PART OF THE SW1/4 OF THE NE1/4 AND PART OF THE NW1/4 OF THE SE1/4, ALL LOCATED IN SECTION 27, TOWNSHIP 18 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 302, GLENWOOD, A SUBDIVISION LOCATED IN SAID SECTION OF SECTION 27, SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF 80TH STREET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 225.00 FEET, A DISTANCE OF 28.78 FEET; SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS N47°04'10"W (ASSUMED BEARING), A DISTANCE OF 28.78 FEET; THENCE NORTHWESTERLY ON A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 1077.81 FEET, A DISTANCE OF 303.98 FEET; SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS N20°51'50"W, A DISTANCE OF 303.80 FEET; THENCE N89°23'19"W, A DISTANCE OF 12.18 FEET; THENCE S89°27'21"W, A DISTANCE OF 5.17 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 402.84 FEET, A DISTANCE OF 93.51 FEET; SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS S77°20'50"W, A DISTANCE OF 92.84 FEET; THENCE S89°27'21"W, A DISTANCE OF 56.37 FEET; THENCE N87°02'51"W, A DISTANCE OF 50.00 FEET; THENCE N89°04'10"W, A DISTANCE OF 102.27 FEET; THENCE N12°00'00"W, A DISTANCE OF 112.75 FEET; THENCE N87°01'19"W, A DISTANCE OF 178.64 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY No. 80; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY No. 80 ON THE FOLLOWING TWO (2) DESCRIBED CURVES: (1) THENCE N65°48'24"E, A DISTANCE OF 648.48 FEET; (2) THENCE N87°02'51"W, A DISTANCE OF 78.84 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY No. 80 AND THE WESTERLY RIGHT-OF-WAY LINE OF WENNINGHOFF ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF WENNINGHOFF ROAD ON THE FOLLOWING TWO (2) CURVES: (1) THENCE S89°04'10"W, A DISTANCE OF 104.34 FEET; (2) THENCE S47°58'24"E, A DISTANCE OF 103.85 FEET TO THE NORTHEAST CORNER OF OUTLOT "A", TURNBRIDGE; A SUBDIVISION LOCATED IN SAID SECTION 27; THENCE ALONG THE NORTHWESTERLY LINE OF SAID OUTLOT "A", TURNBRIDGE ON THE FOLLOWING THREE (3) DESCRIBED CURVES: (1) THENCE S40°50'50"W, A DISTANCE OF 8.00 FEET; (2) THENCE S89°04'10"W, A DISTANCE OF 50.13 FEET; (3) THENCE S23°23'50"E, A DISTANCE OF 26.53 FEET TO THE NORTHERLY LINE OF CRAIG STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CRAIG STREET ON THE FOLLOWING EIGHT (8) DESCRIBED CURVES: (1) THENCE S30°30'00"W, A DISTANCE OF 16.61 FEET; (2) THENCE S47°58'24"E, A DISTANCE OF 103.85 FEET TO THE RIGHT WITH A RADIUS OF 103.85 FEET, A DISTANCE OF 4.61 FEET; SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS S51°47'50"W, A DISTANCE OF 4.61 FEET; (3) THENCE N87°01'19"W, A DISTANCE OF 178.64 FEET; (4) THENCE S89°04'10"W, A DISTANCE OF 50.00 FEET; (5) THENCE S47°58'24"E, A DISTANCE OF 103.85 FEET; (6) THENCE S23°23'50"E, A DISTANCE OF 26.53 FEET; (7) THENCE S40°50'50"W, A DISTANCE OF 8.00 FEET; (8) THENCE S89°04'10"W, A DISTANCE OF 50.13 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 402.84 FEET, A DISTANCE OF 93.51 FEET; SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS S89°14'02"E, A DISTANCE OF 8.04 FEET; THENCE S10°07'00"W, A DISTANCE OF 6.10 FEET; (9) THENCE S87°02'51"W, A DISTANCE OF 17.44 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET, A DISTANCE OF 57.73 FEET; SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS S87°02'51"W, A DISTANCE OF 56.37 FEET TO THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF CRAIG STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF 80TH STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 80TH STREET ON THE FOLLOWING THREE (3) DESCRIBED CURVES: (1) THENCE S10°07'00"W, A DISTANCE OF 50.00 FEET; (2) THENCE S47°58'24"E, A DISTANCE OF 7.81 FEET; (3) THENCE S01°40'40"E, A DISTANCE OF 106.31 FEET TO THE NORTHEAST CORNER OF LOT 85, TURNBRIDGE, A SUBDIVISION LOCATED IN SAID SECTION 27; THENCE ALONG THE NORTH LINE OF SAID TURNBRIDGE ON THE FOLLOWING ELEVEN (11) DESCRIBED CURVES: (1) THENCE S88°14'11"W, A DISTANCE OF 8.00 FEET; (2) THENCE N07°50'50"W, A DISTANCE OF 150.00 FEET; (3) THENCE S23°04'04"W, A DISTANCE OF 110.00 FEET; (4) THENCE N07°50'50"W, A DISTANCE OF 84.43 FEET; (5) THENCE S23°04'04"W, A DISTANCE OF 50.00 FEET; (6) THENCE S20°50'50"W, A DISTANCE OF 90.65 FEET; (7) THENCE N07°28'00"W, A DISTANCE OF 160.00 FEET; (8) THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 380.00 FEET, A DISTANCE OF 4.47 FEET; SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS S19°12'00"W, A DISTANCE OF 4.47 FEET; (9) THENCE N07°50'50"W, A DISTANCE OF 128.86 FEET; (10) THENCE S19°49'54"W, A DISTANCE OF 45.29 FEET; (11) THENCE S74°06'54"W, A DISTANCE OF 122.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 12, TURNBRIDGE; SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF 80TH STREET; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 80TH STREET ON A CURVE TO THE LEFT WITH A RADIUS OF 75.00 FEET, A DISTANCE OF 75.00 FEET; SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS N07°50'50"W, A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SE1/4 OF THE NW1/4 OF SECTION 27; THENCE S87°02'51"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 80TH STREET; SAID LINE ALSO BEING SAID SOUTH LINE OF THE SE1/4 OF THE NW1/4 OF SECTION 27, A DISTANCE OF 59.18 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,584,538 SQUARE FEET OR 36.376 ACRES, MORE OR LESS.

[Signature]
ERIC A. SCHAREN, L.S. 608

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 3 DAY OF February, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME OMAD LARSEN, VICE PRESIDENT OF CELEBRITY HOMES INC., WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON, WHOSE NAME IS AFFIXED TO THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 3 DAY OF February, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME LOREN JOHNSON, CHAIRMAN OF SANITARY AND IMPROVEMENT DISTRICT NO. 530 OF DOUGLAS COUNTY, NEBRASKA, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON, WHOSE NAME IS AFFIXED TO THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 3 DAY OF February, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME PAULA JOHNSON, CLERK OF SANITARY AND IMPROVEMENT DISTRICT NO. 530 OF DOUGLAS COUNTY, NEBRASKA, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON, WHOSE NAME IS AFFIXED TO THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF TURNBRIDGE (LOTS NUMBERED AS SHOWN) AS THE DESIGN STANDARDS.

[Signature]
CITY ENGINEER

DATE 2-02-17

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 83 OF THE OMAHA MUNICIPAL CODE.

[Signature]
CITY ENGINEER

DATE 3-14-17

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 SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

[Signature]
COUNTY TREASURER

DATE 3-27-17



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



TURNBRIDGE
LOTS 187 THRU 322 INCLUSIVE
OMAHA, NEBRASKA

FINAL PLAT

File No.	Revisions	Date	Description
187-18			
187-19			
187-20			
187-21			
187-22			
187-23			
187-24			
187-25			
187-26			
187-27			
187-28			
187-29			
187-30			
187-31			
187-32			
187-33			
187-34			
187-35			
187-36			
187-37			
187-38			
187-39			
187-40			
187-41			
187-42			
187-43			
187-44			
187-45			
187-46			
187-47			
187-48			
187-49			
187-50			
187-51			
187-52			
187-53			
187-54			
187-55			
187-56			
187-57			
187-58			
187-59			
187-60			
187-61			
187-62			
187-63			
187-64			
187-65			
187-66			
187-67			
187-68			
187-69			
187-70			
187-71			
187-72			
187-73			
187-74			
187-75			
187-76			
187-77			
187-78			
187-79			
187-80			
187-81			
187-82			
187-83			
187-84			
187-85			
187-86			
187-87			
187-88			
187-89			
187-90			
187-91			
187-92			
187-93			
187-94			
187-95			
187-96			
187-97			
187-98			
187-99			
187-100			