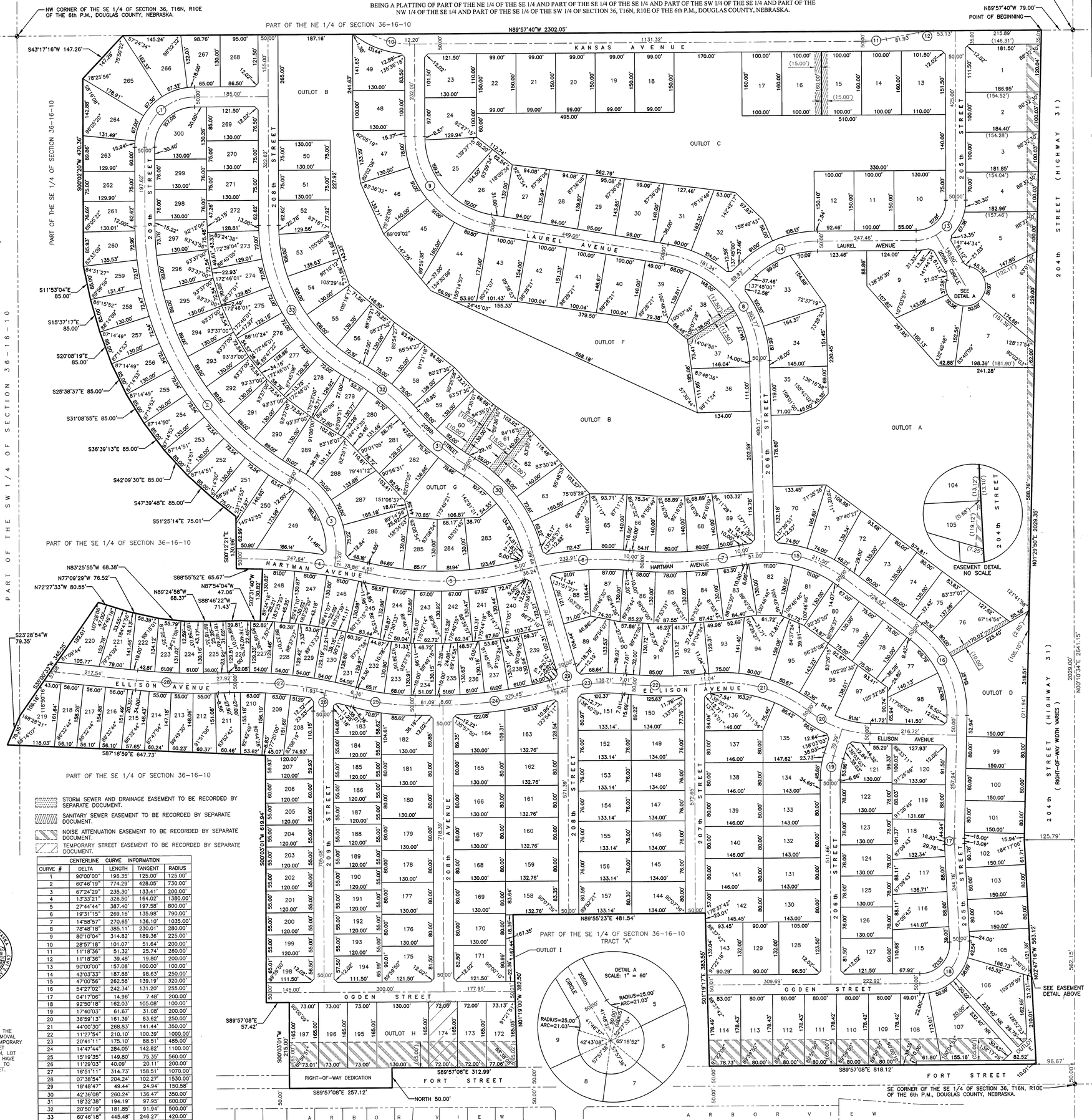
DEED Inst. # 2020132644, Pg: 1 of 1 Rec Date: 11/12/2020 12:32:13.047
Fee Received: $94.00 By: MLS
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

VISTANCIA

LOTS 1 thru 300, INCLUSIVE AND OUTLOTS A THRU I, INCLUSIVE

BEING A PLATTING OF PART OF THE NE 1/4 OF THE SE 1/4 AND PART OF THE SE 1/4 OF THE SE 1/4 AND PART OF THE SW 1/4 OF THE SE 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 36, T16N, R10E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.



STORM SEWER AND DRAINAGE EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT.

SANITARY SEWER EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT.

NOISE ATTENUATION EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT.

TEMPORARY STREET EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT.

CENTERLINE CURVE INFORMATION

CURVE #	DELTA	LENGTH	TANGENT	RADIUS
1	90°00'00"	196.35'	125.00'	125.00'
2	60°46'19"	774.29'	428.05'	730.00'
3	67°24'29"	235.30'	133.41'	200.00'
4	13°33'21"	326.50'	164.02'	1380.00'
5	27°44'44"	387.40'	197.58'	800.00'
6	19°31'15"	269.16'	135.98'	790.00'
7	14°58'57"	270.65'	136.10'	1035.00'
8	78°48'18"	385.11'	230.01'	280.00'
9	80°10'04"	314.82'	189.36'	225.00'
10	28°57'18"	101.07'	51.64'	200.00'
11	11°18'36"	51.32'	25.74'	260.00'
12	11°18'36"	39.48'	19.80'	200.00'
13	90°00'00"	157.08'	100.00'	100.00'
14	43°03'33"	187.88'	98.63'	250.00'
15	47°00'56"	262.58'	139.19'	320.00'
16	54°27'02"	242.34'	131.20'	255.00'
17	04°17'06"	14.96'	7.48'	200.00'
18	92°50'18"	162.03'	105.08'	100.00'
19	17°40'03"	61.67'	31.08'	200.00'
20	36°59'13"	161.39'	83.62'	250.00'
21	44°00'30"	268.83'	141.44'	350.00'
22	11°27'54"	210.10'	100.39'	1000.00'
23	20°41'11"	175.10'	88.51'	485.00'
24	14°47'44"	284.05'	142.82'	1100.00'
25	15°19'35"	149.80'	75.35'	560.00'
26	11°29'03"	40.09'	20.11'	200.00'
27	16°51'11"	314.73'	158.51'	1070.00'
28	07°38'54"	204.24'	102.27'	1530.00'
29	18°48'47"	49.44'	24.94'	150.58'
30	42°36'08"	260.24'	136.47'	350.00'
31	18°32'38"	194.19'	97.95'	600.00'
32	20°50'19"	181.85'	91.94'	500.00'
33	60°46'18"	445.48'	246.27'	420.00'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF PART OF THE SE 1/4 AND THE SW 1/4 OF SECTION 36, T16N, R10E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA A, AND THAT PERMANENT MARKERS WERE FOUND AT ALL CORNERS OF SAID BOUNDARY AND THAT THE SUBDIVISION DESCRIBED HEREIN LIES WITHIN SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS VISTANCIA, LOTS 1 THRU 300, INCLUSIVE, AND OUTLOTS "A" THRU "I", INCLUSIVE, BEING A PLATTING OF THAT PART OF SAID SE 1/4 AND SAID SW 1/4 DESCRIBED AS FOLLOWS, COMMENCING AT THE NE CORNER OF SAID SE 1/4;
THENCE N89°57'40"W (ASSUMED BEARING) 79.00 FEET ON THE NORTH LINE OF SAID SE 1/4 TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST LINE OF 204th STREET;
THENCE CONTINUING N89°57'40"W 2302.05 FEET ON THE NORTH LINE OF SAID SE 1/4;
THENCE S43°17'16"W 147.26 FEET; THENCE S00°02'20"W 470.36 FEET; THENCE S11°53'04"E 85.00 FEET; THENCE S15°37'17"E 85.00 FEET;
THENCE S20°08'19"E 85.00 FEET; THENCE S25°38'37"E 85.00 FEET; THENCE S31°08'55"E 85.00 FEET; THENCE S36°39'13"E 85.00 FEET;
THENCE S42°09'30"E 85.00 FEET; THENCE S47°39'48"E 85.00 FEET; THENCE S51°25'14"E 75.01 FEET; THENCE S00°12'21"E 130.96 FEET;
THENCE S88°55'52"E 65.67 FEET; THENCE S02°31'40"W 130.82 FEET; THENCE N87°54'04"W 47.06 FEET; THENCE S88°46'22"W 71.43 FEET;
THENCE N89°24'58"W 68.37 FEET; THENCE N83°25'55"W 68.38 FEET; THENCE N77°09'29"W 76.52 FEET; THENCE N72°27'33"W 80.55 FEET;
THENCE S35°00'33"W 345.25 FEET; THENCE S23°28'54"W 79.35 FEET; THENCE S87°16'59"E 647.73 FEET;
THENCE S00°03'01"W 619.94 FEET; THENCE S89°57'08"E 57.42 FEET;
THENCE S00°03'01"W 215.00 FEET TO THE SOUTH LINE OF SAID SE 1/4;
THENCE S89°57'08"E 257.12 FEET ON THE SOUTH LINE OF SAID SE 1/4;
THENCE NORTH 50.00 FEET TO THE NORTH LINE OF FORT STREET;
THENCE S89°57'08"E 312.99 FEET ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SE 1/4 AND ON THE NORTH LINE OF FORT STREET TO THE WEST LINE OF A TRACT OF LAND OWNED BY KENT MARTIN AND HEREINAFTER CALLED TRACT "A";
THENCE N01°19'00"W 382.50 FEET ON THE WEST LINE OF SAID TRACT "A" TO THE NW CORNER THEREOF;
THENCE N89°55'23"E 481.54 FEET ON THE NORTH LINE OF SAID TRACT "A" TO THE NE CORNER THEREOF;
THENCE S01°19'17"E 383.55 FEET ON THE EAST LINE OF SAID TRACT "A" TO A POINT 50.00 FEET NORTH OF THE SOUTH LINE OF SAID SE 1/4; SAID POINT BEING ON THE NORTH LINE OF FORT STREET;
THENCE S89°57'08"E 818.12 FEET ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SE 1/4 AND ON THE NORTH LINE OF FORT STREET TO THE WEST LINE OF 204th STREET;
THENCE N02°47'16"W 563.12 FEET ON THE WEST LINE OF 204th STREET;
THENCE N01°29'50"W 2029.35 FEET ON THE WEST LINE OF 204th STREET TO THE POINT OF BEGINNING.

NEBRASKA REGISTERED LS-308 LAND SURVEYOR JAMES D. WARNER

JANUARY 25, 2019
DATE:

JAMES D. WARNER
NEBRASKA RLS 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, 20535 FORT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, WHISPER ROCK HOLDINGS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND HILDY CONSTRUCTION, INC., A NEBRASKA CORPORATION, BEING THE OWNERS, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS VISTANCIA, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK QC 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, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LOT LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOT IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP OF LAND WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER.

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 CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTAGES OF ALL 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.

NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS THEREIN GRANTED.

20535 FORT, LLC,
A NEBRASKA LIMITED LIABILITY COMPANY
BY: CHRISTIAN KLOSTER, MANAGER

WHISPER ROCK HOLDINGS, LLC,
A NEBRASKA LIMITED LIABILITY COMPANY
BY: BRIAN KRUMVEIDE, MANAGER

HILDY CONSTRUCTION, INC.,
A NEBRASKA CORPORATION
BY: Ryan HILDEBRAND, MANAGER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF July 2019 BY CHRISTIAN KLOSTER, MANAGER OF 20535 FORT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

State of Nebraska - General Notary
TANYA K MANELLI
My Commission Expires
March 21, 2023

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF July, 2019 BY BRIAN KRUMVEIDE, MANAGER OF WHISPER ROCK HOLDINGS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

GENERAL NOTARY-State of Nebraska
ELISE C KLOSTER
My Comm. Exp. April 3, 2022

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF July 2019 BY Ryan HILDEBRAND, MANAGER OF HILDY CONSTRUCTION, INC., A NEBRASKA CORPORATION ON BEHALF OF SAID CORPORATION.

GENERAL NOTARY-State of Nebraska
ELISE C KLOSTER
My Comm. Exp. April 3, 2022

NOTARY PUBLIC

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 WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 25 DAY OF February, ~~2019~~ 2020

Susan Saroshek
DOUGLAS COUNTY TREASURER

TREASURER'S SEAL
COUNTY TREASURER OFFICIAL SEAL
DOUGLAS COUNTY NEBRASKA

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF VISTANCIA ON THIS 9 DAY OF August, 2019.

CITY ENGINEER

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

11/10/20
DATE:

CITY ENGINEER

APPROVAL OF CITY OF OMAHA PLANNING BOARD

THIS PLAT OF VISTANCIA WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 3rd DAY OF April, 2019.

for CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF VISTANCIA WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL BOARD ON THIS 12th DAY OF September, 2019.

MAYOR — PRESIDENT — CITY CLERK

CITY OF OMAHA NEBRASKA INCORPORATED FEBRUARY 1857

REVIEW BY THE DOUGLAS COUNTY ENGINEER

THIS PLAT OF VISTANCIA WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER.

DOUGLAS COUNTY ENGINEER OFFICIAL SEAL NEBRASKA

DATE

DOUGLAS COUNTY ENGINEER

NOTES:

1. THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO 204th STREET (HIGHWAY 31) FROM THE EAST LINES OF LOTS 1 THRU 7, LOTS 99 THRU 105 AND OUTLOTS A, D AND E.
2. THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO FORT STREET FROM THE SOUTH LINE OF LOTS 107 THRU 114, LOTS 172 AND 173, LOTS 195 THRU 197 AND OUTLOTS H AND E.
3. ANGLES ARE 90°00'00 UNLESS NOTED.
4. CHAMFER ANGLES ARE 135°00'00" UNLESS NOTED.
5. OUTLOTS A, B, C, D, F, G AND H SHALL BE FOR SEWER AND DRAINAGEWAY AND WILL BE OWNED AND MAINTAINED BY THE VISTANCIA HOMEOWNERS ASSOCIATION.
6. OUTLOTS E AND I SHALL BE FOR GREEN SPACE AND WILL BE OWNED AND MAINTAINED BY THE VISTANCIA HOMEOWNERS ASSOCIATION.
7. DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.
8. FOLLOWING THE FUTURE REMOVAL OF THE TEMPORARY FORT STREET CONNECTION, LOT 174 SHALL HAVE NO ACCESS TO FORT STREET.

TD2 engineering & surveying
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

VISTANCIA
LOTS 1 THRU 300, INCLUSIVE AND
OUTLOTS A THRU I, INCLUSIVE

N

Revision Dates

No.	Description	MM-DD-YY
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Job No.: B2069-107B
Drawn By: RJR
Reviewed By:. JDW
Date: JANUARY 25, 2019
Book:
Page:

Sheet Title
CITY OF OMAHA FINAL PLAT

Sheet Number
SHEET 1 OF 1