

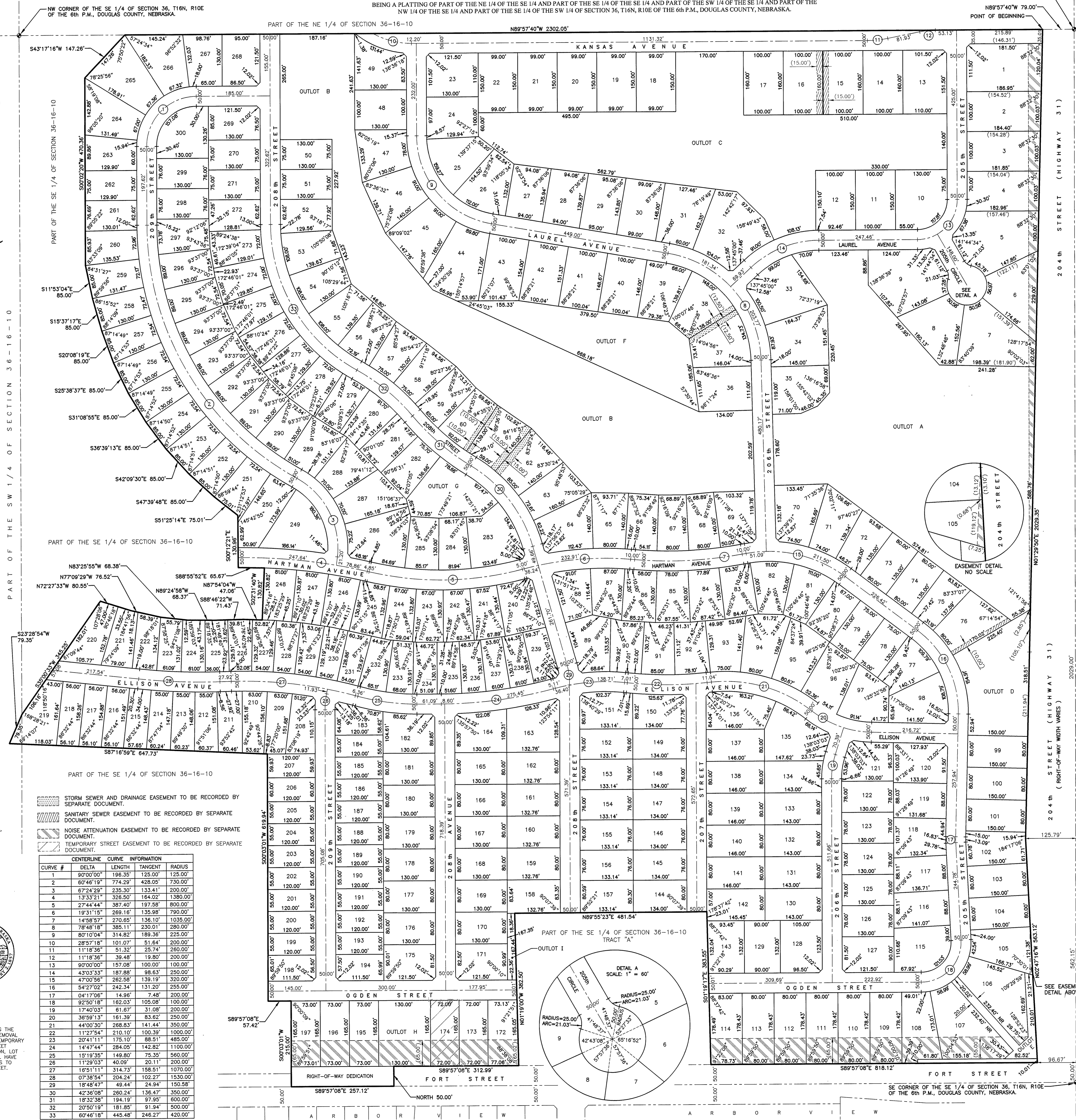
VISTANCIA

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.

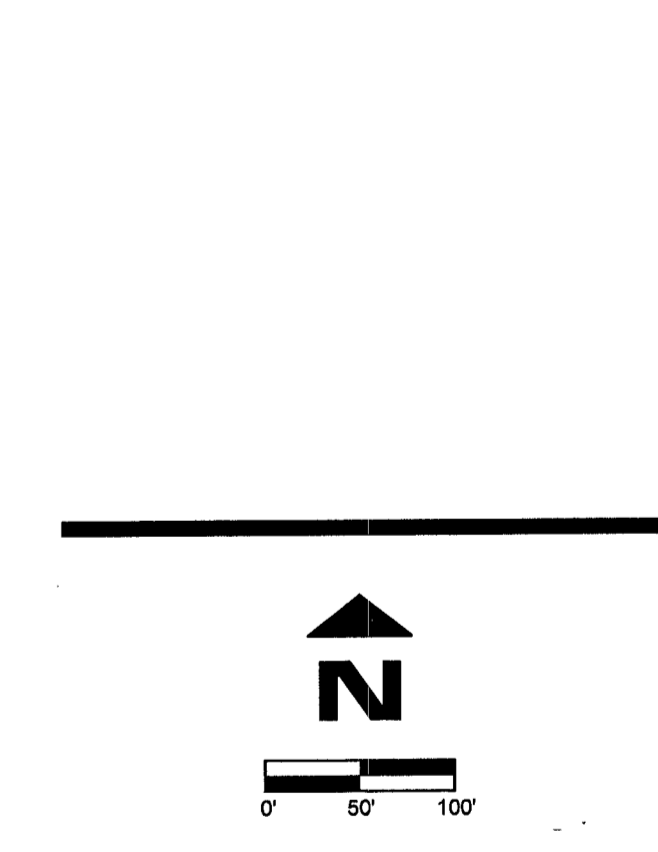
NE CORNER OF THE SE 1/4 OF SECTION 36, T16N, R10E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA. (COMMENCING POINT)

N89°57'40"W 79.00'
POINT OF BEGINNING



thompson, dresen & dornier, inc.
 215.89 (146.31)
 1836 Old Mill Rd
 Omaha, NE 68154
 p.402.330.8860 f.402.330.5866
 td2co.com

V I S T A N C I A
 LOTS 1 THRU 300, INCLUSIVE AND
 OUTLOTS A THRU I, INCLUSIVE



Revision Dates

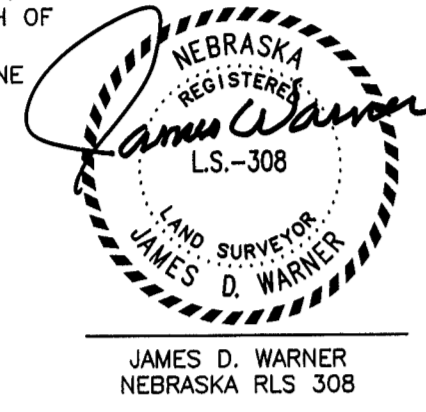
No.	Description	MM-DD-YY

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

CITY OF OMAHA
 FINAL PLAT

Sheet Title
 Sheet Number
 SHEET 1 OF 1

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FOREGOING 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, 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 BOUNDARY 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" (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°17'18"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 S57°16'59"E 647.73 FEET, THENCE S68°55'22"E 68.67 FEET, THENCE S02°31'40"W 130.85 FEET, THENCE N87°54'04"W 47.06 FEET, THENCE S88°40'22"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 S27°16'59"E 647.73 FEET, THENCE S00°03'01"W 619.94 FEET, THENCE S89°57'08"E 619.94 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 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 A POINT 50.00 FEET NORTH OF 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 363.55 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°47'18"W 563.12 FEET ON THE WEST LINE OF 204th STREET TO THE POINT OF BEGINNING;
 THENCE N01°29'50"W 2029.35 FEET ON THE WEST LINE OF 204th STREET TO THE POINT OF BEGINNING.



JANUARY 25, 2019
 DATE:
 JAMES D. WARNER
 NEBRASKA RLS JOB

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS: THAT WE, 20335 FORT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, WHISPER ROCK HOLDINGS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND HILDY CONSTRUCTION, INC., A NEBRASKA CORPORATION, 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 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 AND INTERIOR 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 IS 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 PIPES, INGRANTS, 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 FRONTSAGES 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 FORESAID 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 FORESAID USES OR RIGHTS HEREIN GRANTED.

20335 FORT, LLC, WHISPER ROCK HOLDINGS, LLC, HILDY CONSTRUCTION, INC.,
 A NEBRASKA LIMITED LIABILITY COMPANY, A NEBRASKA LIMITED LIABILITY COMPANY, A NEBRASKA CORPORATION,
 BY: *Christian Klostner*, MANAGER BY: *Brian Krumwiede*, MANAGER BY: *Ronald 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 KLOSTNER, MANAGER OF 20335 FORT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

Notary Public Seal for Amy K. Manich, Notary Public, State of Nebraska, Commission Expires March 31, 2022

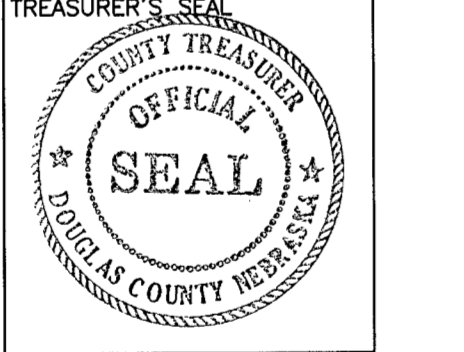
ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF July, 2019, BY BRIAN KRUMWIEDE, MANAGER OF WHISPER ROCK HOLDINGS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

Notary Public Seal for Elise C. Klostner, Notary Public, State of Nebraska, Commission Expires April 3, 2022

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF July, 2019, BY RONALD HILDEBRAND, MANAGER OF HILDY CONSTRUCTION, INC., A NEBRASKA CORPORATION ON BEHALF OF SAID CORPORATION.

Notary Public Seal for Elise C. Klostner, Notary Public, State of Nebraska, Commission Expires April 3, 2022

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 23 DAY OF February, 2019 @ 2:00



APPROVAL OF CITY ENGINEER
 I HEREBY APPROVE THIS PLAT OF VISTANCIA ON THIS 9 DAY OF August, 2019.
David Pfeiffer
 CITY ENGINEER

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

REVIEW BY THE DOUGLAS COUNTY ENGINEER
 THIS PLAT OF VISTANCIA WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER.
James D. Warner
 DOUGLAS COUNTY ENGINEER



- NOTES:**
- THERE WILL BE NO DIRECT VEHICULAR ACCESS INTO 204th STREET (HIGHWAY 31) FROM THE EAST LINES OF LOTS 1 THRU 7, LOTS 9 THRU 105 AND OUTLOTS A, D AND E.
 - THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO FORT STREET FROM THE SOUTH LINE OF LOTS 107 THRU 114, LOTS 112 AND 113, LOTS 195 THRU 197 AND OUTLOTS H AND I.
 - ANGLES ARE 90°00'00" UNLESS NOTED.
 - CHAMFER ANGLES ARE 135°00'00" UNLESS NOTED.
 - OUTLOTS A, B, C, D, F, G AND H SHALL BE FOR SEWER AND DRAINAGE AND WILL BE OWNED AND MAINTAINED BY THE VISTANCIA HOMEOWNERS ASSOCIATION.
 - OUTLOTS E AND I SHALL BE FOR GREEN SPACE AND WILL BE OWNED AND MAINTAINED BY THE VISTANCIA HOMEOWNERS ASSOCIATION.
 - DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.

- 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

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"	289.16	135.98	700.00
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	280.00
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°47'42"	284.05	142.82	1100.00
25	16°13'36"	149.80	75.35	600.00
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	16°32'38"	194.19	97.85	600.00
32	20°50'19"	181.85	91.94	500.00
33	60°46'18"	445.48	246.27	420.00