

VISTANCIA

LOTS 513 thru 523, INCLUSIVE

BEING A REPLATTING OF OUTLOT I, VISTANCIA, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF THE SE 1/4 OF THE SE 1/4 AND PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, T16N, R10E OF THE 6th P.M., SAID DOUGLAS COUNTY.

APPROVAL OF CITY OF OMAHA PLANNING BOARD

THIS PLAT OF VISTANCIA WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 2nd DAY OF September, 2021.

CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF VISTANCIA WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL BOARD ON THIS 14th DAY OF April, 2021.

MAYOR

PRESIDENT

CITY CLERK

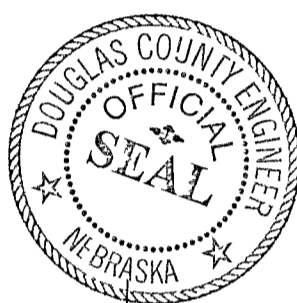
REVIEW BY THE DOUGLAS COUNTY ENGINEER

THIS PLAT OF VISTANCIA WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER



DOUGLAS COUNTY ENGINEER

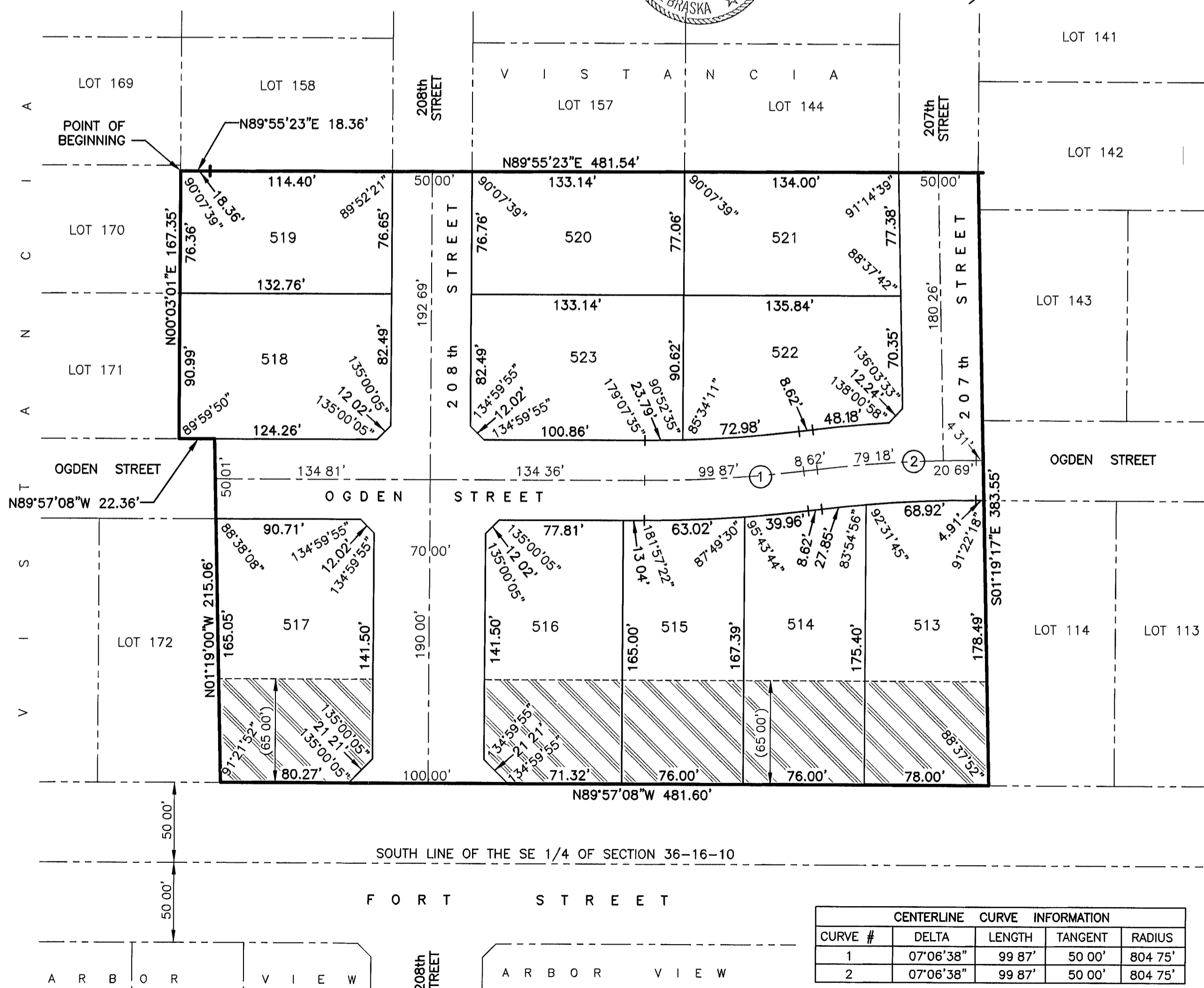
2/3/21
DATE



NOISE ATTENUATION EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT

NOTES:

- THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO FORT STREET FROM THE SOUTH LINE OF LOTS 513 THRU 517
- ANGLES ARE 90°00'00 UNLESS NOTED
- ANGLES SHOWN ADJACENT TO CURVES ARE MEASURED TO THE CHORD LINE OF SAID CURVE
- DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS



CENTERLINE CURVE INFORMATION				
CURVE #	DELTA	LENGTH	TANGENT	RADIUS
1	07°06'38"	99.87'	50.00'	804.75'
2	07°06'38"	99.87'	50.00'	804.75'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND 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 513 THRU 523, INCLUSIVE, BEING A REPLAT OF OUTLOT I, VISTANCIA, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF THE SE 1/4 OF THE SE 1/4 AND PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, T16N, R10E OF THE 6th P.M., SAID DOUGLAS COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NW CORNER OF SAID OUTLOT I,

THENCE N89°55'23"E (ASSUMED BEARING) 18.36 FEET ON THE NORTH LINE OF SAID OUTLOT I TO THE NE CORNER THEREOF, SAID CORNER ALSO BEING THE NW CORNER OF A TRACT OF LAND DESCRIBED IN A DEED RECORDED AS INSTRUMENT NUMBER 2020_____ OF THE DOUGLAS COUNTY RECORDS AND HEREINAFTER CALLED TRACT "A",

THENCE CONTINUING 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 THE NORTH LINE OF FORT STREET,

THENCE N89°57'08"W 481.60 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 SAID TRACT "A";

THENCE N01°19'00"W 215.06 FEET ON THE WEST LINE OF SAID TRACT "A" TO THE SE CORNER OF SAID OUTLOT I,

THENCE N89°57'08"W 22.36 FEET ON THE SOUTH LINE OF SAID OUTLOT I TO THE SW CORNER THEREOF,

THENCE N00°03'01"E 167.35 FEET ON THE WEST LINE OF SAID OUTLOT I TO THE POINT OF BEGINNING

MAY 27, 2020

DATE:



JAMES D. WARNER
NEBRASKA RLS 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, FALCONE LAND DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, 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 AND LOTS TO BE NAMED AND NUMBERED 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 PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, 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 AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 16-FOOT-WIDE STRIP OF LAND ABUTTING 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 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED

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, 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

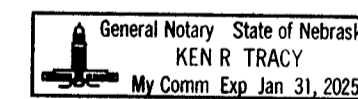
FALCONE LAND DEVELOPMENT, LLC,
A NEBRASKA LIMITED LIABILITY COMPANY

BY Christian Kloster
CHRISTIAN KLOSTER, MANAGER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF February, 2021 BY CHRISTIAN KLOSTER, MANAGER OF FALCONE LAND DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY

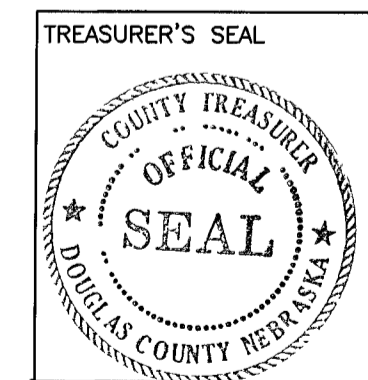


Ken R. Tracy
NOTARY PUBLIC

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 13 DAY OF April, 2021.

Kelly Hans
DOUGLAS COUNTY TREASURER



APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF VISTANCIA ON THIS 8th DAY OF February, 2021.

CITY ENGINEER

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

DATE

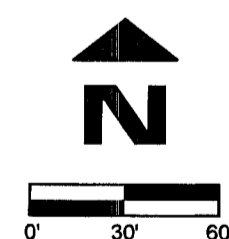
5/4/21

CITY ENGINEER



thompson, dreesen & dorner, inc
10836 Old Mill Rd
Omaha, NE 68154
p 402 330 8860 f 402 330 5866
td2co.com

VISTANCIA
LOTS 513 THRU 523, INCLUSIVE



Revision Dates		
No	Description	MM-DD-YY

Job No C2069-107C
Drawn By RJR
Reviewed By JDW
Date MAY 27, 2020
Book
Page

Sheet Title

CITY OF OMAHA
FINAL PLAT

Sheet Number

EXHIBIT A