

W. JOHNSTON COMMONS

A CLUSTER SUBDIVISION

LOTS 1 THRU 36, INCLUSIVE AND OUTLOTS "A" & "B"

BEING A REPLATING OF THE SOUTH 2.30 FEET OF LOT 1, TOGETHER WITH ALL OF LOTS 2 AND 3, TOGETHER WITH THE NORTH 20.00 FEET OF THE EAST 1/2 OF LOT 4, TOGETHER WITH THE NORTH 10.00 FEET OF THE WEST 1/2 OF LOT 4, ALL IN BLOCK 1, FOREST HILL, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE. A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID SUBDIVISION AND THAT BOUND 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 W. JOHNSTON COMMONS, A CLUSTER SUBDIVISION, LOTS 1 THRU 36, INCLUSIVE, AND OUTLOTS "A" AND "B", BEING A REPLATING OF THE SOUTH 2.30 FEET OF LOT 1, TOGETHER WITH ALL OF LOTS 2 AND 3, TOGETHER WITH THE NORTH 20.00 FEET OF THE EAST 1/2 OF LOT 4, TOGETHER WITH THE NORTH 10.00 FEET OF THE WEST 1/2 OF LOT 4, ALL IN BLOCK 1, FOREST HILL, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SW CORNER OF THE NORTH 10.00 FEET OF SAID LOT 4,

THENCE NORTH (ASSUMED BEARINGS) 197.20 FEET ON THE WEST LINES OF SAID LOTS 1, 2, 3 AND 4 TO THE NW CORNER OF THE SOUTH 2.30 FEET OF SAID LOT 1,
 THENCE N89°48'33"E 264.02 FEET ON THE NORTH LINE OF THE SOUTH 2.30 FEET OF SAID LOT 1 TO THE EAST LINE THEREOF,
 THENCE S00°03'51"E 207.34 FEET ON THE EAST LINES OF SAID LOTS 1, 2, 3 AND 4 TO THE SE CORNER OF THE NORTH 20.00 FEET OF THE EAST 1/2 OF SAID LOT 4,
 THENCE S88°50'31"W 132.12 FEET ON THE SOUTH LINE OF THE NORTH 20.00 FEET OF THE EAST 1/2 OF SAID LOT 4 TO THE SW CORNER THEREOF,
 THENCE N00°03'52"W 10.00 FEET ON THE WEST LINE OF THE EAST 1/2 OF SAID LOT 4 TO THE SE CORNER OF THE NORTH 10.00 FEET OF THE WEST 1/2 OF SAID LOT 4,
 THENCE S88°50'31"W 132.12 FEET ON THE SOUTH LINE OF THE NORTH 10.00 FEET ON THE WEST 1/2 OF THE SAID LOT 4 TO THE POINT OF BEGINNING

MAY 1, 2015
 DATE

JAMES D. WARNER,
 NEBRASKA RLS 308

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, 1234 SOUTH 10TH, LLC, A NEBRASKA LIMITED LIABILITY COMPANY BEING THE OWNER, AND BANK OF BENNINGTON, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE OUTLOTS TO BE DEDICATED TO THE PUBLIC, DO HEREBY RAISE AND SET APART SAID OUTLOTS TO BE HEREAFTER KNOWN AS JOHNSTON COMMONS, LOTS 1 THRU 36, INCLUSIVE, AND OUTLOTS "A" AND "B", BEING A REPLATING OF THE SOUTH 2.30 FEET OF LOT 1, TOGETHER WITH ALL OF LOTS 2 AND 3, TOGETHER WITH THE NORTH 20.00 FEET OF THE EAST 1/2 OF LOT 4, TOGETHER WITH THE NORTH 10.00 FEET OF THE WEST 1/2 OF LOT 4, ALL IN BLOCK 1, FOREST HILL, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, AND WE DO HEREBY RAIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON ANY PLAN AND WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR 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 A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ALL KNOWN AND UNDER ACROSS, ALL OF OUTLOTS "A" AND "B" AND A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ON THE WEST LINE OF 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 HEREIN GRANTED

1234 SOUTH 10TH, LLC
 A NEBRASKA LIMITED LIABILITY COMPANY
 BY *Thomas H. McLeary*
 THOMAS H. MCLEARY, AUTHORIZED MEMBER
 EXECUTIVE VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 9TH DAY OF JUNE 2015 BY THOMAS H. MCLEARY, AUTHORIZED MEMBER OF 1234 SOUTH 10TH, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 9TH DAY OF JUNE 2015 BY DOYLE D. KOCH, EXECUTIVE VICE PRESIDENT OF BANK OF BENNINGTON ON BEHALF OF SAID BANK

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 ENJOINED WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 3 DAY OF JUNE, 2015

APPROVAL OF CITY OF OMAHA PLANNING BOARD
 THIS PLAT OF W. JOHNSTON COMMONS WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 3 DAY OF JUNE, 2015

SEAL OF DOUGLAS COUNTY, NEBRASKA
 COUNTY CLERK
 SEAL OF DOUGLAS COUNTY, NEBRASKA
 COUNTY CLERK
 SEAL OF DOUGLAS COUNTY, NEBRASKA
 COUNTY CLERK

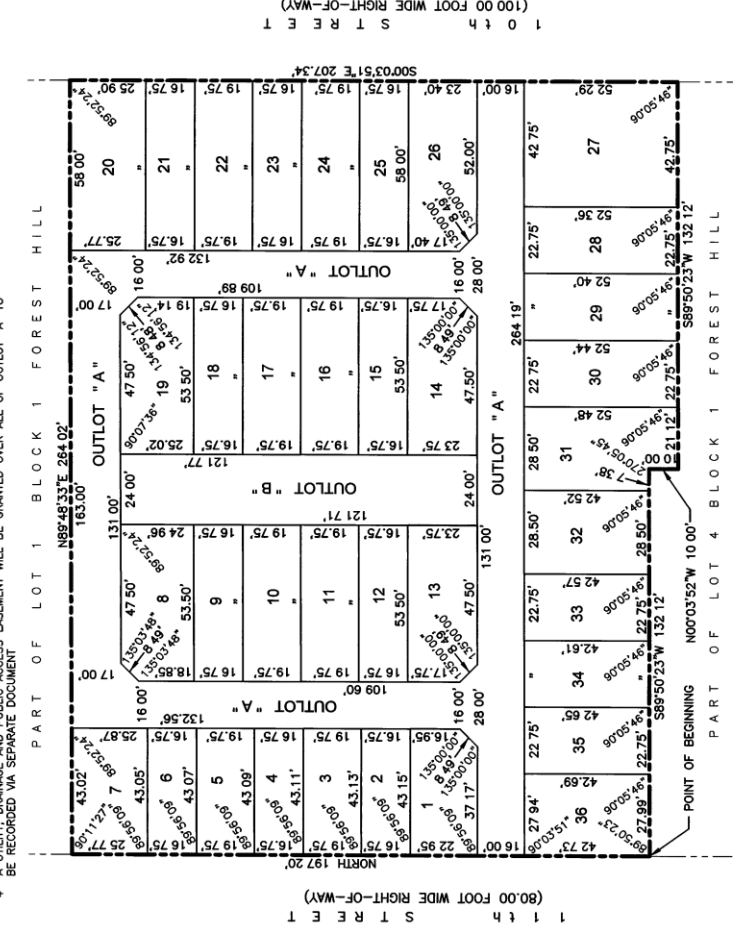
DEED 2015094542
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 11/02/2015 11:21:46 AM
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APPROVAL OF CITY ENGINEER
 I HEREBY APPROVE THIS PLAT OF W. JOHNSTON COMMONS ON THIS 16 DAY OF JUNE 2015
David D. Patten
 CITY ENGINEER

APPROVAL OF OMAHA CITY COUNCIL
 THIS PLAT OF W. JOHNSTON COMMONS WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 11/9/15 DAY OF NOVEMBER, 2015
Steve Stoltz
 MAYOR

REVIEW BY THE DOUGLAS COUNTY ENGINEER
 THIS PLAT OF W. JOHNSTON COMMONS WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE THIS 3RD DAY OF NOVEMBER, 2015

NOTES:
 1 ALL ANGLES ARE 90°00'00" UNLESS NOTED
 2 THERE WILL BE NO DIRECT VEHICULAR ACCESS TO 10TH STREET FROM LOTS 20 THRU 27, INCLUSIVE
 3 THERE WILL BE NO DIRECT VEHICULAR ACCESS TO 11TH STREET FROM LOT 36 OR FROM LOTS 1 THRU 7, INCLUSIVE
 4 A UTILITY DRAINAGE AND PUBLIC ACCESS EASEMENT WILL BE GRANTED OVER ALL OF OUTLOT "A" TO BE RECORDED VIA SEPARATE DOCUMENT



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Job No B919-438B
 Drawn By RJR
 Reviewed By JDW
 Date MAY 1, 2015
 Book
 Page

Revision Dates
 No Description MM-DD-YY
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Sheet Title
 CITY OF OMAHA
 FINAL PLAT

Sheet Number
 SHEET 1 OF 1

Scale
 0 15' 30'

North Arrow

Bank of Bennington
 Doyle D. Koch
 Executive Vice President

James Warner
 Notary Public

James Warner
 Notary Public

Seal of Douglas County, Nebraska
 County Treasurer

Seal of Douglas County, Nebraska
 County Clerk

Seal of Douglas County, Nebraska
 County Clerk

Seal of Douglas County, Nebraska
 County Clerk

Seal of Douglas County, Nebraska
 County Clerk

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