

G29 #59
WEST FARM REPLAT 7
(L1-40)

CREED #02014209, Pgs 1 & 2
FILED FOR RECORDING 12.04.2009
Fee Received: \$244.00 BY SH
PLAT BOOK 2009, Pgs 1-2
Douglas County, NE
Clerk of Courts DANIE L. BARTIATO

LOCATED IN:
NW 1/4 NE 1/4 SEC. 23, T19N, R11E NW 1/4 NE 1/4 SEC. 23, T19N, R11E
SW 1/4 NE 1/4 SEC. 23, T19N, R11E SW 1/4 NE 1/4 SEC. 23, T19N, R11E
NE 1/4 NE 1/4 SEC. 23, T19N, R11E NE 1/4 NE 1/4 SEC. 23, T19N, R11E
SE 1/4 NE 1/4 SEC. 23, T19N, R11E

LAMP RYNEARSON
14719 W DODGE RD, SU 100
OMAHA, NE 68154
402.486.2488
LampRyN@comcast.net

WEST FARM REPLAT 7

LOTS 1 THROUGH 40, INCLUSIVE, BEING A REPLATING OF LOTS 5, 6, 7, AND 8, WEST FARM AND LOT 1, WEST FARM REPLAT 1, WEST FARM REPLAT 2 AND LOT 2, WEST FARM REPLAT 3 AND LOTS 2 AND 3, WEST FARM REPLAT 4, SUBDIVISIONS, AS SURVEYED, PLATED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND POINTS ON THE BOUNDARY AND ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE REPLATED AND LOTS 1 THROUGH 40, INCLUSIVE, BEING A REPLATING OF LOTS 5, 6, 7, AND 8, WEST FARM AND LOT 1, WEST FARM REPLAT 1, WEST FARM REPLAT 2 AND LOT 2, WEST FARM REPLAT 3 AND LOTS 2 AND 3, WEST FARM REPLAT 4, SUBDIVISIONS, AS SURVEYED, PLATED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

WILLIAM E. VAUGHN, L.S. 568
1-7-2011
DATE



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT WE, ON LAND 1, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, DOUGLAS COUNTY, NEBRASKA, AND DOUGLAS COUNTY, NEBRASKA, HAVE CAUSED THIS LAND TO BE SURVEYED AND LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN HEREON, AND SUBDIVISIONS TO BE DESIGNATED AS SHOWN HEREON, AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON AND APPROVE OF THE DISPOSITION OF SAID PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEE, THEIR SUCCESSORS AND HEIRS AND THEIR RESPECTIVE OFFICERS, EMPLOYEES, AND AGENTS, AND TO THE GRANTEE'S HEIRS, SUCCESSORS AND HEIRS, FROM TIME TO TIME, THE RIGHT OF WAY FOR THE USE OF THE STREETS AS SHOWN HEREON AND THE RIGHT TO USE THE EASEMENT AREA, THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT BE CONTINGENT UPON THE GRANTEE IN THE SAME INTEREST OR TITLE OF THE EASEMENT AREA. ANY GRANT OF RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

ON LAND 1, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, OWNER
DOUGLAS COUNTY, NEBRASKA, OWNER
DOUGLAS COUNTY, NEBRASKA, OWNER
DOUGLAS COUNTY, NEBRASKA, OWNER

JEFFREY J. SILVER
SECRETARY

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
15 DAY OF January 2011

BY JEFFREY J. SILVER, SECRETARY OF ON LAND 1, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, DOUGLAS COUNTY, NEBRASKA, AND DOUGLAS COUNTY, NEBRASKA, OWNER
LINDA S. CARVER)
SIGNATURE OF NOTARY PUBLIC

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. THE CHORDS FOR SCHEDULED CORNER LOTS ARE SET AT 8.5' FROM THE INTERSECTION OF NEIGHBORING LOTS.
4. CHAMFER ANGLES ARE 30° UNLESS NOTED.
5. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED WITH AN ANGLE ADJACENT TO THE CURVE, MEASURED TO THE CHORD AND SHOWN IN BRACKETS.
6. LOTS 20, 22, 23, 24, 26, 27, 28 AND 31 WILL HAVE NO DIRECT VEHICULAR ACCESS TO WEST DODGE ROAD, PACIFIC STREET OR 144TH STREET.
7. ALL EXISTING EASEMENTS ARE NOT REDETERMINED AND ARE SHOWN FOR REFERENCE ONLY.

LOT 28 RIGHT OF WAY DEDICATION DETAIL

PARCEL #	AREA (SQ. FT.)	PARCEL #	AREA (SQ. FT.)	PARCEL #	AREA (SQ. FT.)	PARCEL #	AREA (SQ. FT.)
1	13700.00	11	13400.00	21	20780.00	31	6182.00
2	14861.00	12	14780.00	22	20900.00	32	2700.00
3	32684.00	13	30881.00	23	27760.00	33	2310.00
4	44831.00	14	29101.00	24	19200.00	34	3863.00
5	37076.00	15	16682.00	25	18430.00	35	3863.00
6	18131.00	16	15830.00	26	13430.00	36	2701.00
7	24242.00	17	13370.00	27	82813.00	37	4996.00
8	18411.00	18	7000.00	28	89110.00	38	4521.00
9	19861.00	19	4982.00	29	23004.00	38	4824.00
10	27707.00	20	42861.00	30	23240.00	40	3701.00

REVIEW BY DOUGLAS COUNTY ENGINEER
THIS PLAT OF WEST FARM REPLAT 7, LOTS 1 THROUGH 40, INCLUSIVE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.
DATE: 1/21/11
DOUGLAS COUNTY ENGINEER



811
Know what's below.
Call before you dig.
NEBRASKA
10-18-2008 EAM

OWNER / DRAFTER
BILL MOHR - BILL MOHR
DATE
PROJECT NUMBER
01100007-008
BOOK AND PAGE

G29 #59
WEST FARM REPLAT 7
(61-40)

LOCATED IN:
NW 1/4 NE 1/4 SEC. 23, T10N, R11E NW 1/4 SE 1/4 SEC. 23, T10N, R11E
SW 1/4 NE 1/4 SEC. 23, T10N, R11E SW 1/4 SE 1/4 SEC. 23, T10N, R11E
NE 1/4 NE 1/4 SEC. 23, T10N, R11E NE 1/4 SE 1/4 SEC. 23, T10N, R11E
SE 1/4 NE 1/4 SEC. 23, T10N, R11E

LAMP RYNEARSON
14170 W. DODGE RD. STE. 100
OMAHA, NE 68154
402.642.2288
LampRy@earthlink.net

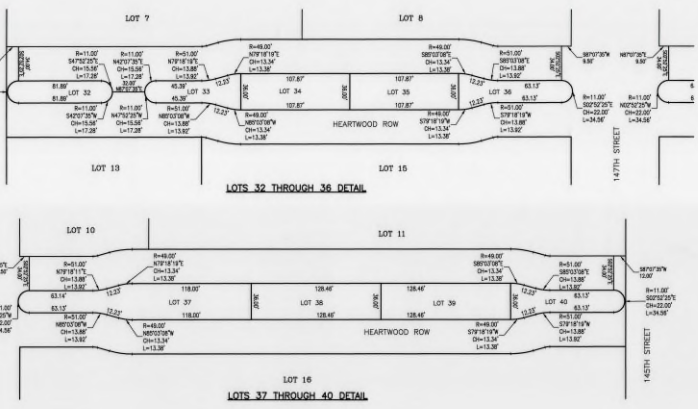
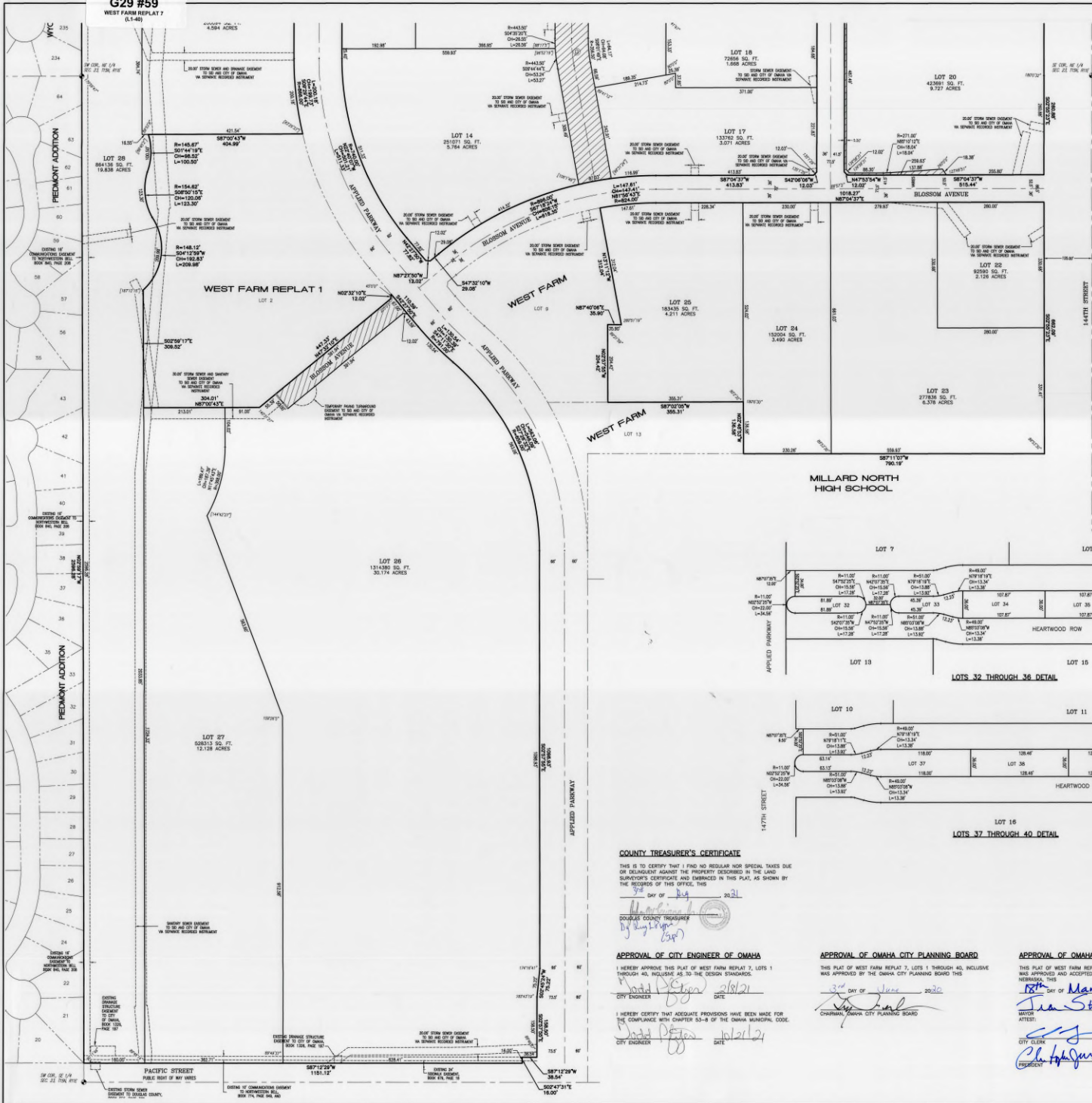
WEST FARM REPLAT 7

LOTS 1 THROUGH 40, INCLUDING, BEING A REPLATING OF LOTS 5, 6, 7, AND 8, WEST FARM AND LOT 1; WEST FARM REPLAT 1 AND LOT 3, WEST FARM REPLAT 2 AND LOT 2, WEST FARM REPLAT 3 AND LOTS 2 AND 3, WEST FARM REPLAT 4, SUBDIVISIONS, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.



- LEGEND**
- - - - - CONTROLLED ACCESS LINE
 - - - - - SECTION LINE
 - - - - - SECTION CORNER
 - - - - - BOUNDARY LINE
 - - - - - LOT LINE
 - - - - - EXISTING LOT LINE
 - - - - - EASEMENT LINE
 - ▨ STREET DESIGNATION

- NOTES**
1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
 2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
 3. THE CHAMBERS FOR SINGLES ON CORNER LOTS ARE SET AT 8.5' FROM THE INTERSECTION OF RIGHT OF WAY LINES.
 4. CHAMBER ANGLES ARE 135°00'00" UNLESS NOTED.
 5. ALL ANGLES ARE 90° UNLESS NOTED.
 6. ALL LOT LINES ON CURVED STREETS ARE FROM UNLESS OTHERWISE NOTED WITH AN ANGLE ADJACENT TO THE CURVE, MEASURED TO THE CHORD AND SHOWN IN BRACKETS.
 7. LOTS 20, 22, 23, 26, 27, 28 AND 31 WILL HAVE NO DIRECT VEHICULAR ACCESS TO WEST LODGE ROAD, PACIFIC STREET OR 144TH STREET.
 8. ALL EXISTING EASEMENTS ARE NOT BEING REDESIGNATED AND ARE SHOWN FOR REFERENCE ONLY.



COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS

DAY OF Aug 2021
DOUGLAS COUNTY TREASURER
D. J. ...

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF WEST FARM REPLAT 7, LOTS 1 THROUGH 40, INCLUDING AS TO THE DESIGN STANDARDS.
DATE 2/8/21
CITY ENGINEER
...

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF WEST FARM REPLAT 7, LOTS 1 THROUGH 40, INCLUDING HAS BEEN APPROVED BY THE OMAHA CITY PLANNING BOARD THIS
DATE 2/8/21
CITY ENGINEER
...

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF WEST FARM REPLAT 7, LOTS 1 THROUGH 40, INCLUDING HAS BEEN APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA THIS
DATE 18th day of March 2021
CITY CLERK
...

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF WEST FARM REPLAT 7, LOTS 1 THROUGH 40, INCLUDING HAS BEEN REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.
DATE 1/8/21
DOUGLAS COUNTY ENGINEER
...

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COMPLIANCE WITH CHAPTER 53-8 OF THE OMAHA MEMORIAL CODE.
CITY ENGINEER
...

FINAL PLAT

WEST FARM REPLAT 7 (LOTS 1 THROUGH 40, INCLUSIVE)
DOUGLAS COUNTY, NEBRASKA



8-18-2020 JAM

OWNER / DRAWN: BILL MOULTON - BLUE MOULTON
DATE: 8-11-2020
PROJECT NUMBER: 0110004-07-008
BOOK AND PAGE: