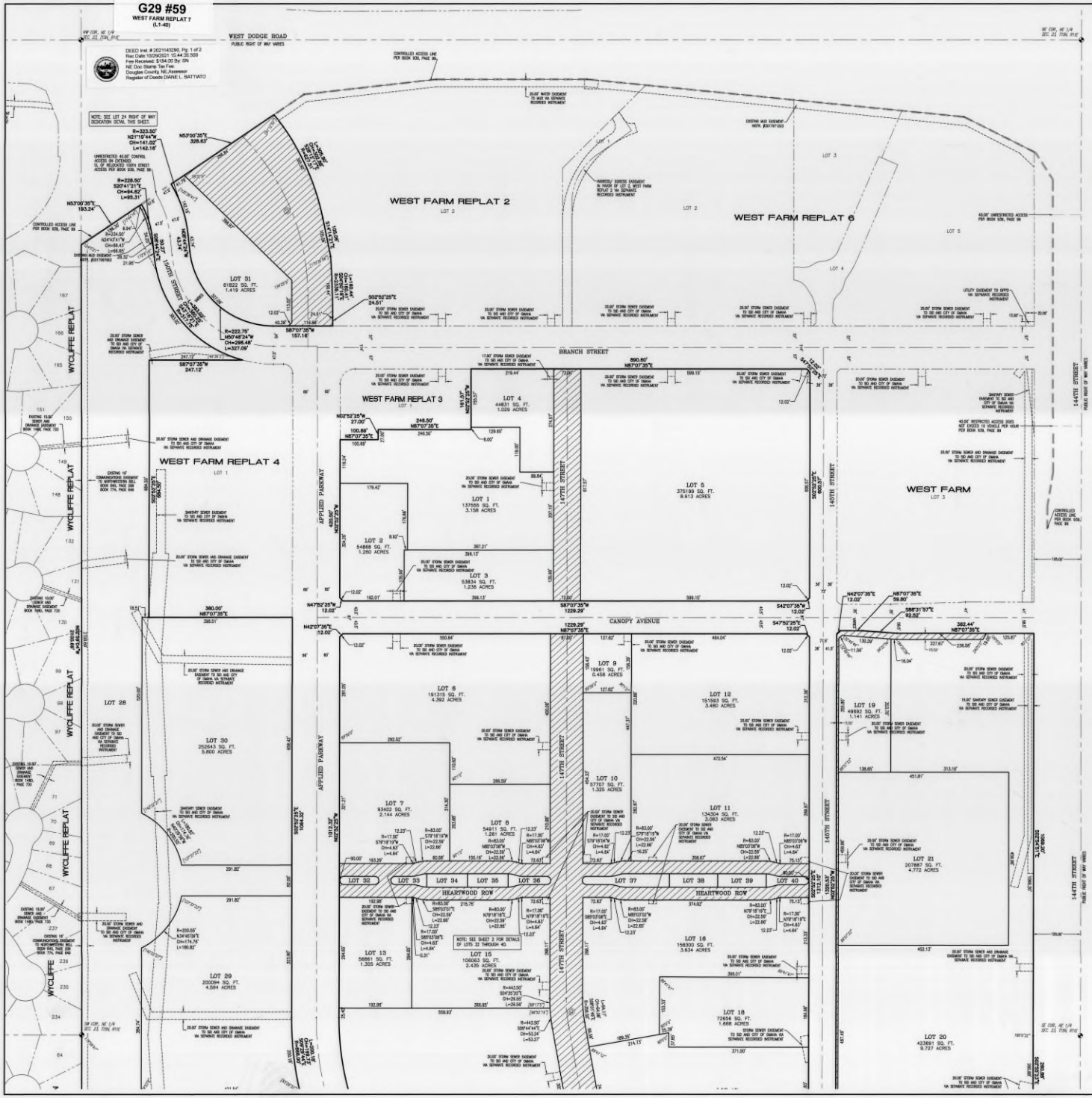


DEED Inst. # 2021143290, Pg: 1 of 2
Rec Date: 10/29/2021 10:44:35.500
Fee Received: $184.00 By: SN
NE Doc Stamp Tax Fee
Douglas County, NE Assessor
Register of Deeds DIANE L. BATTIATO

LOCATED IN:
NW 1/4 NE 1/4 SEC. 23, T15N, R11E
SW 1/4 NE 1/4 SEC. 23, T15N, R11E
NE 1/4 NE 1/4 SEC. 23, T15N, R11E
SE 1/4 NE 1/4 SEC. 23, T15N, R11E
NW 1/4 SE 1/4 SEC. 23, T15N, R11E
SW 1/4 SE 1/4 SEC. 23, T15N, R11E
NE 1/4 SE 1/4 SEC. 23, T15N, R11E

WEST FARM REPLAT 7

LOTS 1 THROUGH 40, INCLUSIVE, BEING A REPLATTING 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 DEDICATION

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 ENDS OF CURVES ON THE BOUNDARY AND ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS WEST FARM REPLAT 7, LOTS 1 THROUGH 40, INCLUSIVE, BEING A REPLATTING 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, CONTAINS 164.678 ACRES.

WILLIAM E. KNIGHT, L.S. 566

1-7-2021
DATE

NEBRASKA REGISTERED LAND SURVEYOR WILLIAM E. KNIGHT L5-566

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, CNI LAND 1, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, CIC LAND 1, LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND CIC LAND 3, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS WEST FARM REPLAT 7, LOTS 1 THROUGH 40, INCLUSIVE, DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR 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, FOR THE USE AND BENEFIT OF THE PUBLIC FOR THE PURPOSES STATED AND AS SHOWN ON THIS PLAT, AND WE DO HEREBY GRANT AND CONVEY TO THE CITY OF OMAHA, NEBRASKA AND TO ALL PUBLIC UTILITIES, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSES, FOR THE INSTALLATION AND MAINTENANCE IN CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PROHIBIT NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

CNI LAND 1, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER
CIC LAND 1, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER
CIC LAND 3, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

JEFFREY A. SILVER
SECRETARY

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA } SS
COUNTY OF Douglas)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
15 DAY OF January, 2021

BY JEFFREY A. SILVER, SECRETARY OF CNI LAND 1, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, CIC LAND 1, LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND CIC LAND 3, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANIES.

SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
LINDA S. DAVIS
My Comm. Exp. September 1, 2023

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT 8.5' RADII FROM THE INTERSECTION OF RIGHT OF WAY LINES.
4. CHAMFER ANGLES ARE 135°00'00" UNLESS NOTED.
5. ALL ANGLES ARE 90° UNLESS NOTED.
6. 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.
7. LOTS 20, 22, 23, 26, 27, 28 AND 31 WILL HAVE NO DIRECT VEHICULAR ACCESS TO WEST DODGE ROAD, PACIFIC STREET OR 144TH STREET.
8. ALL EXISTING EASEMENTS ARE NOT BEING REDESIGNATED AND ARE SHOWN FOR REFERENCE ONLY.

LOT 28 RIGHT OF WAY DEDICATION DETAIL

PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE	
PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)
1	137555	11	134304	21	207887	31	61822
2	54868	12	151563	22	92590	32	2182
3	53834	13	56861	23	277836	33	2310
4	44831	14	251071	24	152004	34	3863
5	375199	15	106063	25	183435	35	3863
6	191315	16	156300	26	1314380	36	2701
7	93402	17	133762	27	526313	37	6948
8	54911	18	72656	28	864136	38	4824
9	19961	19	49892	29	210394	39	4824
10	57707	20	423691	30	252643	40	2701

CENTERLINE CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	602.25'	470.01'	N25°13'51"W	458.17'	44°42'53"
C2	400.00'	72.00'	S09°01'48"E	71.90'	10°18'48"

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.

12/2/21
DATE

DOUGLAS COUNTY ENGINEER

DOUGLAS COUNTY ENGINEER OFFICIAL SEAL NEBRASKA

LAMP RYNEARSON
14710 W. DODGE RD, STE. 100
OMAHA, NE 68154
402.496.2498
LampRynearson.com

WILLIAM E. KNIGHT
L5-566

FINAL PLAT

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

811 Know what's below. Call before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE AT THE TIME OF SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF ANY CONFLICTS WITH THESE OR SUBSURFACE UTILITIES NOT SHOWN.

REVISIONS
12-18-2020 SAM

DESIGNER / DRAFTER
BILL KNIGHT – ELISE MOLLAK
DATE
5-11-2020
PROJECT NUMBER
011908L07-006
BOOK AND PAGE

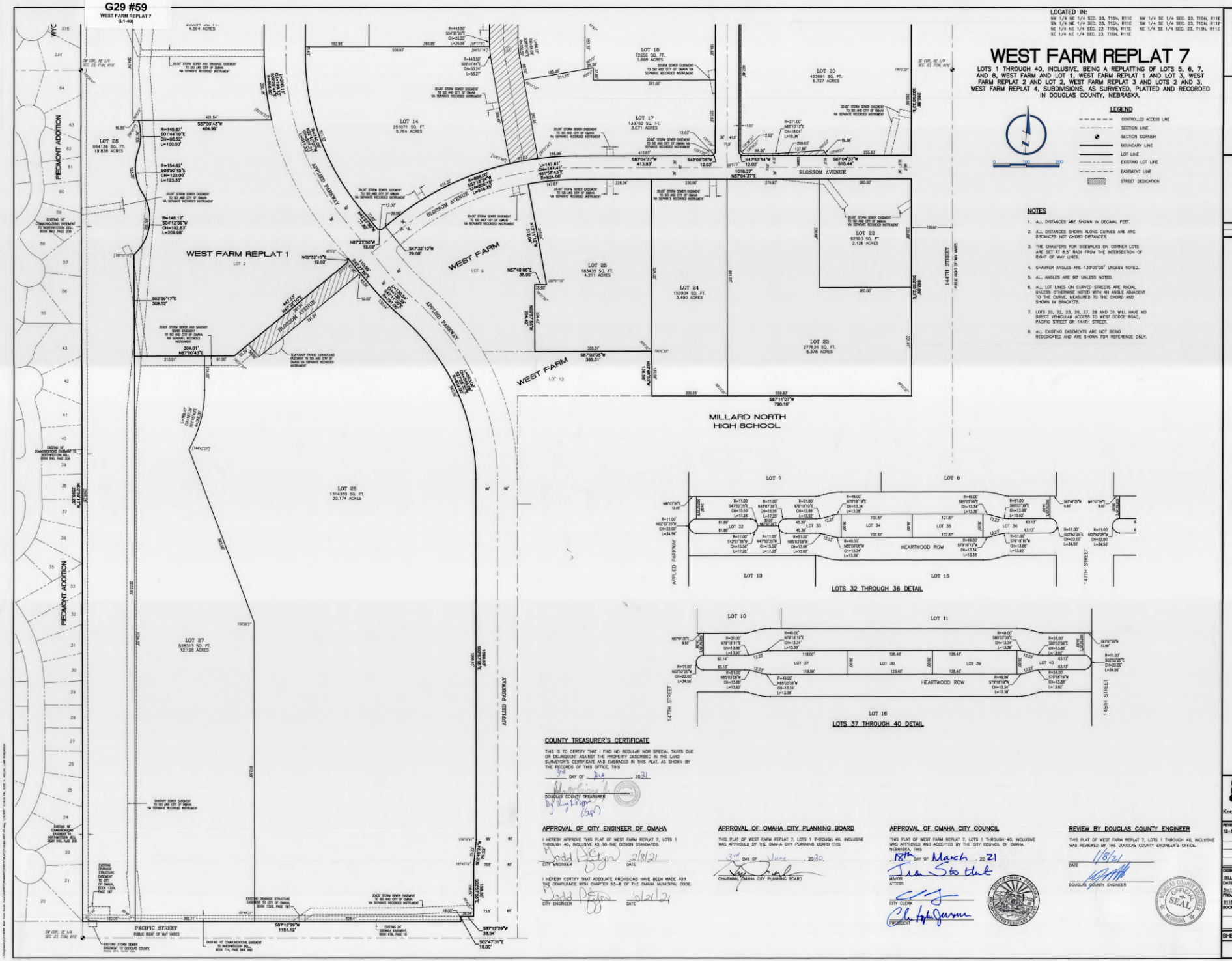
SHEET
1 OF 2

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

LOCATED IN:
NW 1/4 NE 1/4 SEC. 23, T15N, R11E
SW 1/4 NE 1/4 SEC. 23, T15N, R11E
NE 1/4 NE 1/4 SEC. 23, T15N, R11E
SE 1/4 NE 1/4 SEC. 23, T15N, R11E
NW 1/4 SE 1/4 SEC. 23, T15N, R11E
SW 1/4 SE 1/4 SEC. 23, T15N, R11E
NE 1/4 SE 1/4 SEC. 23, T15N, R11E
SE 1/4 SE 1/4 SEC. 23, T15N, R11E

WEST FARM REPLAT 7

LOTS 1 THROUGH 40, INCLUSIVE, BEING A REPLATTING 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 DEDICATION

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT 8.5' RADII FROM THE INTERSECTION OF RIGHT OF WAY LINES.
4. CHAMFER ANGLES ARE 135°00'00" UNLESS NOTED.
5. ALL ANGLES ARE 90° UNLESS NOTED.
6. 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.
7. LOTS 20, 22, 23, 26, 27, 28 AND 31 WILL HAVE NO DIRECT VEHICULAR ACCESS TO WEST DODGE ROAD, PACIFIC STREET OR 144TH STREET.
8. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.

LOTS 32 THROUGH 36 DETAIL

LOTS 37 THROUGH 40 DETAIL

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

9th DAY OF Aug 2021

DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF WEST FARM REPLAT 7, LOTS 1 THROUGH 40, INCLUSIVE AS TO THE DESIGN STANDARDS.

CITY ENGINEER — DATE 7/9/21

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COMPLIANCE WITH CHAPTER 53-6 OF THE OMAHA MUNICIPAL CODE.

CITY ENGINEER — DATE 10/21/21

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF WEST FARM REPLAT 7, LOTS 1 THROUGH 40, INCLUSIVE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS

3rd DAY OF June 2020

CHAIRMAN, OMAHA CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF WEST FARM REPLAT 7, LOTS 1 THROUGH 40, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA, THIS

18th DAY OF March 2021

MAYOR

ATTEST:

CITY CLERK

PRESIDENT

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.

1/8/21
DATE

DOUGLAS COUNTY ENGINEER

LAMP RYNEARSON
14710 W. DODGE RD., STE. 100
OMAHA, NE 68154
402.496.2498
LampRynearson.com

WILLIAM E. KNIGHT
LB 659

FINAL PLAT

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

811 Know what's below. Call before you dig.

REVISIONS
12-18-2020 EAM

DESIGNER / DRAFTER
BILL KNIGHT – ELISE MOLLAK
DATE
5-11-2020
PROJECT NUMBER
011008.07-008
BOOK AND PAGE

SHEET
2 OF 2