

MILLARD PUBLIC SCHOOLS SITE 24

LOT 1

BEING A PLATTING OF PART OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6th. P.M., DOUGLAS COUNTY, NEBRASKA.

RECORDED
OCT 12 2005
SURVEY RECORD REPOSITORY
Douglas County
732-203



LAND SURVEYOR'S CERTIFICATION

I, MARK W. FREDRICKSON, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE MADE AN ACCURATE SURVEY AND HAVE FOUND OR SET PERMANENT MARKERS AT ALL CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES IN MILLARD PUBLIC SCHOOLS SITE 24, A PLATTING LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 14 NORTH, RANGE 11 WEST OF THE 6th. P.M., DOUGLAS COUNTY, NEBRASKA, CONTAINING 10.49 ACRES, MORE OR LESS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 86°34'56" WEST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 125.03 FEET TO THE INTERSECTION OF SAID NORTH LINE AND THE EAST RIGHT-OF-WAY LINE OF 198th AVENUE, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A 150.00 FOOT RADIUS CURVE TO THE RIGHT, BEING NON-TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A CHORD BEARING OF SOUTH 10°42'48" WEST, A CHORD DISTANCE OF 67.64 FEET, FOR A DISTANCE OF 88.23 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG A 100.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, HAVING A CHORD BEARING OF SOUTH 10°49'24" WEST, A CHORD DISTANCE OF 44.72 FEET, FOR A DISTANCE OF 45.10 FEET; THENCE SOUTH 02°05'51" EAST ALONG A LINE TANGENT TO THE PREVIOUSLY DESCRIBED COURSE AND 150.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 306.98 FEET; THENCE SOUTH 87°54'09" WEST A DISTANCE OF 50.00 FEET; THENCE SOUTH 02°05'51" EAST ALONG A LINE 200.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 370.41 FEET; THENCE SOUTH 86°34'56" WEST ALONG A LINE 785.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 669.64 FEET; THENCE NORTHEASTERLY ALONG A 700.00 FOOT RADIUS CURVE TO THE LEFT, BEING NON-TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A CHORD BEARING OF NORTH 15°47'33" EAST, A CHORD DISTANCE OF 460.65 FEET, FOR A DISTANCE OF 469.40 FEET; THENCE NORTH 03°25'04" WEST, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 350.00 FEET; THENCE NORTH 86°34'56" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 611.18 FEET TO THE POINT OF BEGINNING.

Mark W. Fredrickson
MARK W. FREDRICKSON, RLS #592
10-11-05
DATE

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, MILLARD PUBLIC SCHOOLS, BEING THE OWNER OF THE PROPERTY DESCRIBED WITHIN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID PROPERTY TO BE PLATTED INTO LOTS AS SHOWN HEREIN, SAID PROPERTY TO BE HEREAFTER KNOWN AS "MILLARD PUBLIC SCHOOLS SITE 24", AND WE HEREBY RATIFY AND APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT. WE DO HEREBY GRANT TO THE PUBLIC, FOR PUBLIC USE 198th AVENUE, AS SHOWN HEREON. WE ALSO GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT AND LIGHT, HEAT, POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LINES AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINE. SAID SIXTEEN FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN FOOT (16') EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. NO PERMANENT BUILDINGS, RETAINING WALLS, OR LOOSE ROCK SHALL BE PLACED IN SAID EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, TREES, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT, THEN OR LATER, INTERFERE WITH THE RIGHTS AND USES HEREIN GRANTED. A PERPETUAL EASEMENT IS GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING 198th AVENUE. NO PERMANENT BUILDINGS, RETAINING WALLS, OR LOOSE ROCK SHALL BE PLACED IN SAID EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, TREES, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT, THEN OR LATER, INTERFERE WITH THE RIGHTS AND USES HEREIN GRANTED. IN WITNESS WHEREOF WE DO HEREBY SET OUR NAMES.

REPRESENTATIVE, MILLARD PUBLIC SCHOOLS
DATE

ACKNOWLEDGMENT OF NOTARY

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC
DATE

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF MILLARD PUBLIC SCHOOLS SITE 24 WAS APPROVED BY THE OMAHA CITY PLANNING BOARD.

CHAIRMAN
DATE

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF MILLARD PUBLIC SCHOOLS SITE 24 WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL.

MAYOR
DATE

PRESIDENT
DATE

CITY CLERK
DATE

COUNTY TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT, AGAINST THE PROPERTY AS DESCRIBED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER
DATE

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF MILLARD PUBLIC SCHOOLS SITE 24.

CITY ENGINEER
DATE

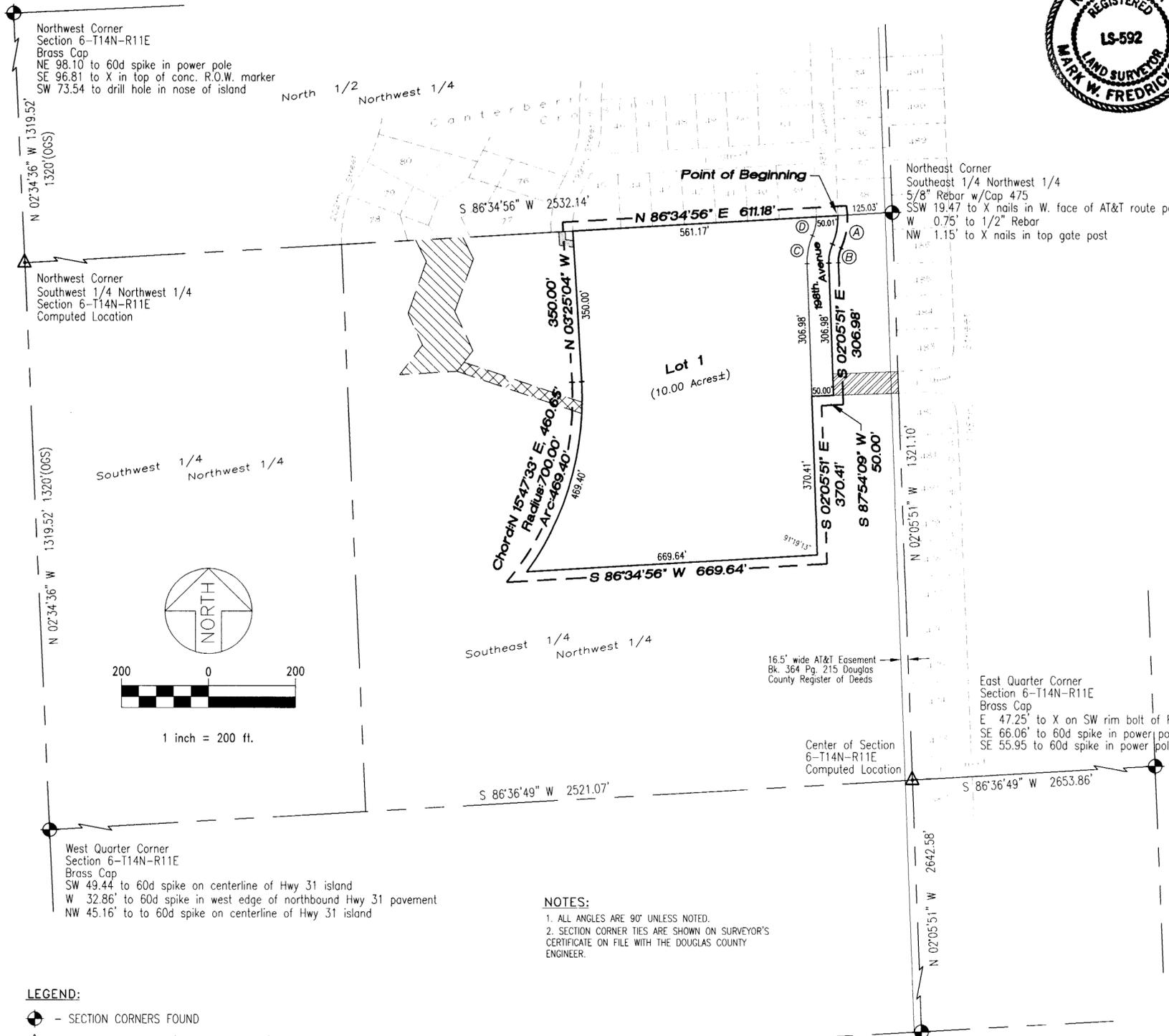
I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

CITY ENGINEER
DATE

REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF MILLARD PUBLIC SCHOOLS SITE 24 WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

COUNTY ENGINEER
DATE



NOTES:
1. ALL ANGLES ARE 90° UNLESS NOTED.
2. SECTION CORNER TIES ARE SHOWN ON SURVEYOR'S CERTIFICATE ON FILE WITH THE DOUGLAS COUNTY ENGINEER.

Curve	Delta	Radius	Arc Length	Chord
(A)	26°03'43"	150.00'	68.23'	S 10°42'48" W, 67.64'
(B)	25°50'31"	100.00'	45.10'	S 10°49'24" W, 44.72'
(C)	25°50'31"	150.00'	67.65'	N 10°49'24" E, 67.08'
(D)	25°30'43"	100.00'	44.53'	N 10°59'18" E, 44.16'

- LEGEND:**
- - SECTION CORNERS FOUND
 - △ - COMPUTED CORNER (No Monument Set)
 - (OGS) - ORIGINAL GOVERNMENT SURVEY
 - 100' WIDE CHANNEL MAINTENANCE AND DRAINAGE EASEMENT (SEE RECORDED INSTRUMENT)
 - 25' WIDE STORM SEWER EASEMENT (SEE RECORDED INSTRUMENT)
 - 15' WIDE SANITARY SEWER EASEMENT (SEE RECORDED INSTRUMENT)
 - 50' WIDE INGRESS-EGRESS AND UTILITY EASEMENT (SEE RECORDED INSTRUMENT)

<p style="text-align: center;">THE SCHEMMER ASSOCIATES Architects Engineers</p>	<p>MILLARD PUBLIC SCHOOLS SITE 24</p> <p>FINAL PLAT</p>
<p>JOB NO. 05019 001</p> <p>SHEET 1</p>	