SOMERSET

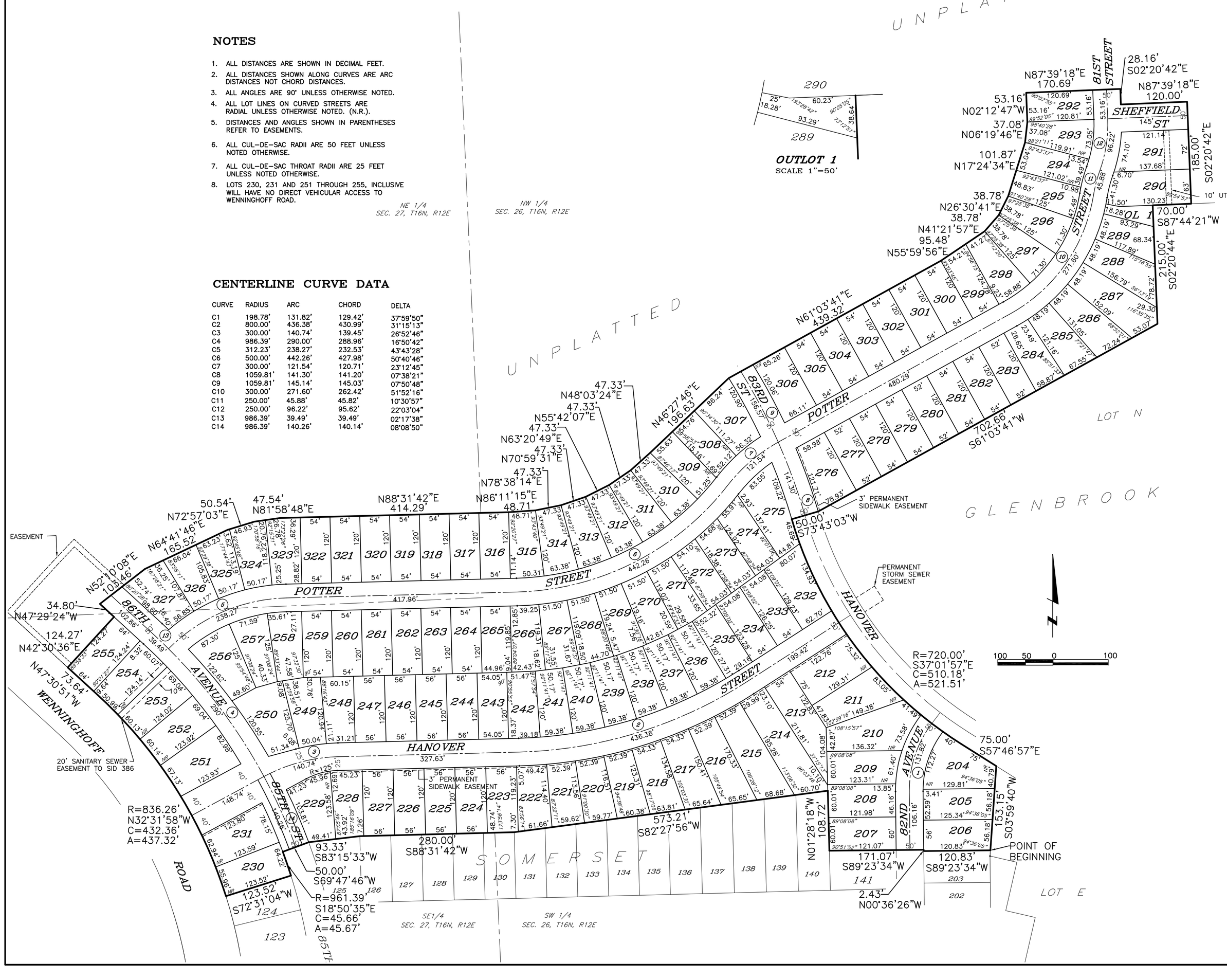
LOTS 204 THROUGH 327, INCLUSIVE AND OUTLOT 1,
BEING A PLATTING OF PART OF THE SOUTHWEST QUARTER
AND NORTHWEST QUARTER OF SECTION 26 AND THE SOUTHEAST
QUARTER OF SECTION 27, ALL IN TOWNSHIP 16 NORTH, RANGE 12
EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. ALL CUL-DE-SAC RADII ARE 50 FEET UNLESS NOTED OTHERWISE.
7. ALL CUL-DE-SAC THROAT RADII ARE 25 FEET UNLESS NOTED OTHERWISE.
8. LOTS 230, 231 AND 251 THROUGH 255, INCLUSIVE WILL HAVE NO DIRECT VEHICULAR ACCESS TO WENNINGHOFF ROAD.

CENTERLINE CURVE DATA

CURVE	RADIUS	ARC	CHORD	DELTA
C1	198.78'	131.82'	129.42'	37°59'50"
C2	800.00'	436.38'	430.99'	31°15'13"
C3	300.00'	140.74'	139.45'	26°52'46"
C4	986.39'	290.00'	288.96'	16°50'42"
C5	312.23'	238.27'	232.53'	43°43'28"
C6	500.00'	442.26'	427.98'	50°40'46"
C7	300.00'	121.54'	120.71'	23°12'45"
C8	1059.81'	141.30'	141.20'	07°38'21"
C9	1059.81'	145.14'	145.03'	07°50'48"
C10	300.00'	271.60'	262.42'	51°52'16"
C11	250.00'	45.88'	45.82'	10°30'57"
C12	250.00'	96.22'	95.62'	22°03'04"
C13	986.39'	39.49'	39.49'	02°17'38"
C14	986.39'	140.26'	140.14'	08°08'50"



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all angle points and all ends of curves on the boundary of the plat and that a bond has been posted with the City of Omaha, Nebraska, to ensure that permanent monuments will be placed at all corners, angle points and ends of curves of all lots and streets, said subdivision to be known as SOMERSET (Lots 204 through 327, inclusive and Outlot 1), being a platting of That part of the Southwest Quarter and Northwest Quarter of Section 26 and the Southeast Quarter of Section 27, all in Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at the northeast corner of Lot 203, SOMERSET, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; Thence South 89 23'34" West (bearings referenced to the SOMERSET Final Plat) for 120.83 feet to the northwest corner of said Lot 203, SOMERSET; Thence North 00°36'26" West for 2.43 feet along the east right of way line of 82nd Avenue; Thence South 89°23'34" West for 171.07 feet along the north line of Lot 141, SOMERSET to the northwest corner thereof; Thence North 01°28'18" West for 108.72 feet along the east line of Lot 140, SOMERSET to the northeast corner thereof; Thence South 82°27'56" West for 573.21 feet to the northeast corner of Lot 130, SOMERSET; Thence South 88°31'42" West for 280.00 feet to the northeast corner of Lot 125, SOMERSET; Thence South 83°15'33" West for 93.33 feet to the northwest corner of Lot 125, SOMERSET; Thence South 69°47'46" West for 50.00 feet to the west right of way line of 85th Street; Thence along a curve to the right (having a radius of 961.39 feet and a long chord bearing South 18°50'35" East for 45.66 feet) for an arc length of 45.67 feet along said west right of way line to the northeast corner of Lot 124, SOMERSET; Thence South 72°31'04" West for 123.52 feet to the northwest corner of Lot 124, SOMERSET; Thence along a curve to the left (having a radius of 836.26 feet and a long chord bearing North 32°31'58" West for 432.36 feet) for an arc length of 437.32 feet along the east right of way line of Wenninghoff Road; Thence North 47°30'51" West for 73.64 feet; Thence North 42°30'36" East for 124.27 feet; Thence North 47°29'24" West for 34.80 feet; Thence North 52°10'08" East for 103.46 feet; Thence North 64°41'46" East for 165.52 feet; Thence North 72°57'03" East for 50.54 feet; Thence North 81°58'48" East for 47.54 feet; Thence North 88°31'42" East for 414.29 feet; Thence North 88°11'15" East for 48.71 feet; Thence North 78°38'14" East for 47.33 feet; Thence North 70°59'31" East for 47.33 feet; Thence North 63°20'49" East for 47.33 feet; Thence North 55°42'07" East for 47.33 feet; Thence North 48°03'24" East for 47.33 feet; Thence North 46°27'46" East for 196.63 feet; Thence North 61°03'41" East for 439.32 feet; Thence North 55°59'56" East for 95.48 feet; Thence North 41°21'57" East for 37.78 feet; Thence North 26°30'41" East for 38.78 feet; Thence North 17°24'34" East for 101.87 feet; Thence North 06°19'46" East for 37.08 feet; Thence North 02°12'47" West for 53.16 feet; Thence North 87°39'18" East for 28.16 feet; Thence South 02°20'42" East for 185.00 feet; Thence South 87°39'18" East for 120.00 feet to the east line of the Northwest Quarter of Section 26; Thence South 02°20'42" East for 185.00 feet along said east line to the north line of Lot N, GLENBROOK, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; Thence South 87°44'21" West for 70.00 feet to the northwest corner of said Lot N; Thence South 02°20'44" East for 215.00 feet to an angle point in the west line of said Lot N; Thence South 61°03'41" West for 702.66 feet to the west corner of said Lot N; Thence South 73°43'03" West for 50.00 feet to the west right of way line of Hanover Street; Thence along a curve to the left (having a radius of 720.00 feet and a long chord bearing South 37°01'57" East for 510.18 feet) for an arc length of 521.50 feet along said west right of way line; Thence South 57°46'57" East for 75.00 feet along said west right of way line to the northwest corner of Lot E, GLENBROOK; Thence South 03°59'40" West for 153.15 feet along said west line to the Point of Beginning. Contains 25.77 acres.

Robert D. Proett, L.S. 379 DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, ROGERS BROS., INC., a Nebraska Corporation, being the sole OWNER of the land described within 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 SOMERSET (Lots 204 through 327, inclusive and Outlot 1); and we 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 on the plat and do hereby grant the easements shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and U.S. West Communications and to any company which has been granted a franchise under the authority of the City Council of Omaha, Nebraska, to provide a Cable Television System in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, crossarms, downguys and 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 and for the transmission of signals and sounds of all kinds including signals provided by cable television systems, and the reception thereon, over, through, under, and across a five foot (5') wide strip of land abutting the front and side boundary lot lines; an eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen foot (16') wide strip of land abutting the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, 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 (5') wide strip of land abutting all cul-de-sacs. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above described easement ways, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

ROGERS BROS., INC.
A Nebraska Corporation

Michael F. Rogers, President

Joseph P. Rogers, Secretary

ACKNOWLEDGMENT OF NOTARIES

State of Nebraska)
) SS
County of Douglas)

On this_____day of_____, 1997, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared MICHAEL F. ROGERS, who is personally known to me to be the identical person whose name is affixed to the above instrument as President of ROGERS BROS., INC., a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Notary Public

State of Nebraska)
) SS
County of Douglas)

On this_____day of_____, 1997, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared JOSEPH P. ROGERS, who is personally known to me to be the identical person whose name is affixed to the above instrument as Secretary of ROGERS BROS., INC., a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Notary Public

COUNTY ENGINEER'S CERTIFICATE

This plat of SOMERSET was reviewed by the Douglas County Engineer's Office.

Date

Douglas County Engineer

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_____, 1997.

Douglas County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of SOMERSET (Lots 204 through 327, inclusive and Outlot 1) as to the design standards this_____day of_____, 1997.

City Engineer

I HEREBY CERTIFY THAT adequate provisions have been made for the compliance with Chapter 53 of the Omaha Municipal Code.

Date

City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of SOMERSET was approved by the City Planning Board of the City of Omaha, Nebraska, this_____day of_____, 1997.

Chairman, City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

This plat of SOMERSET was approved and accepted by the City Council of Omaha, Nebraska, this_____ day of_____, 1997.

Mayor Attest: City Clerk

drawn by
AET
designed by
RDP
reviewed by
revisions
path\filename
92046\9246F301
references
9246F300

lamp, rynearson & associates, inc.
surveyors planners engineers
14710 west dodge road, suite 100
omaha, nebraska 68154 2029
ph 402 496 2498
fax 402 496 2730

SOMERSET
DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

job number-phases
92046-1426
book page
date
AUGUST 7, 1997
sheet
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