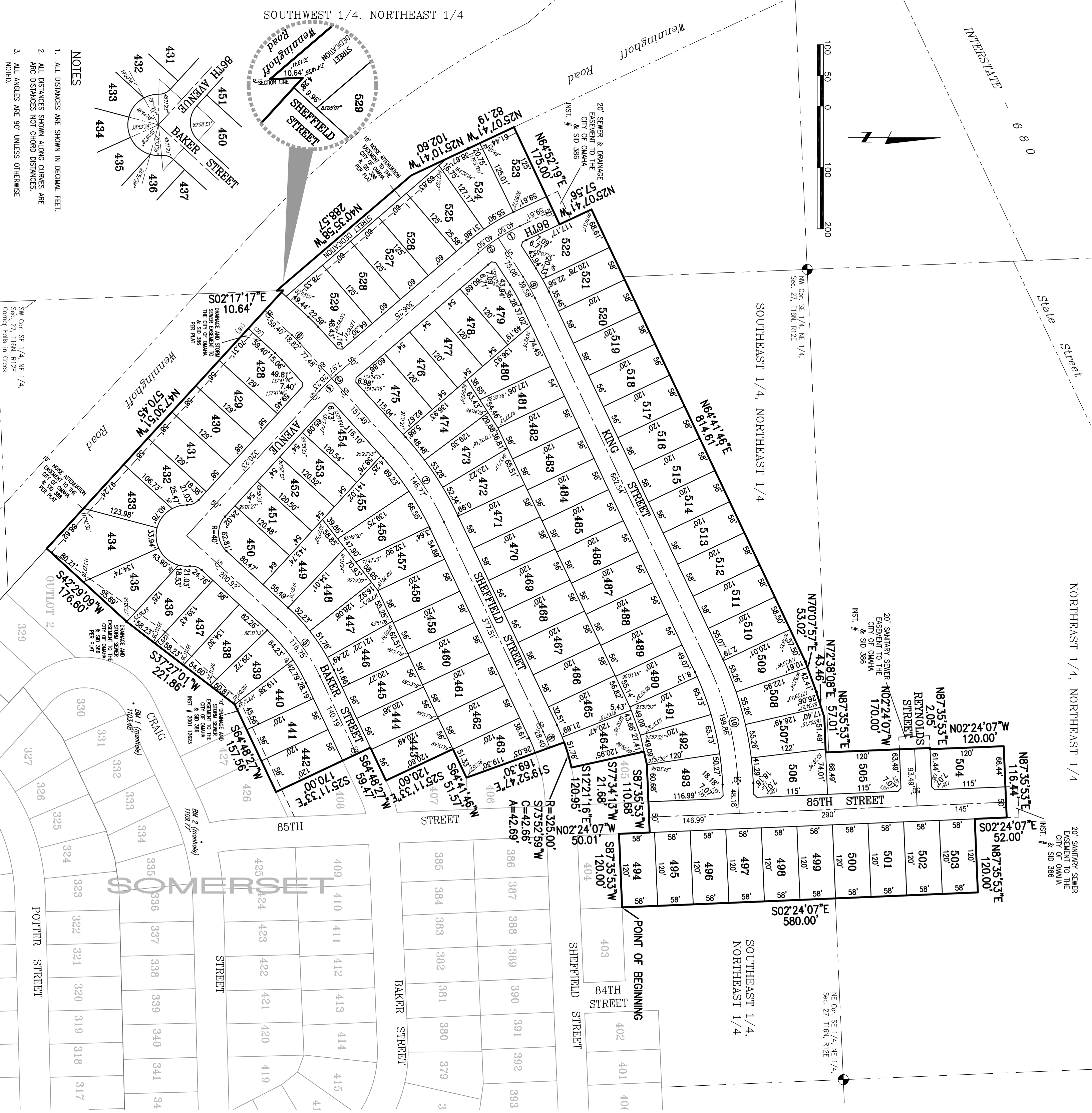


# SOMERSET

Lots 428 through 529, inclusive, being a platting of part of the Northeast Quarter of Section 27, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska

NORTHEAST 1/4, NORTHEAST 1/4



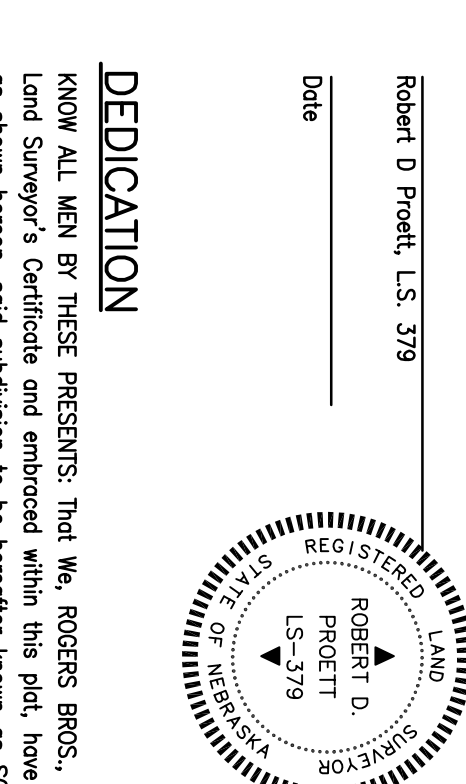
- NOTES**
1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
  2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
  3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.),
  5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO DESCENDANTS.
  6. ALL CUI-DE-SAC ROAD ARE 50 FEET UNLESS NOTED OTHERWISE.
  7. ALL CUI-DE-SAC THROAT ROAD ARE 25 FEET UNLESS NOTED OTHERWISE.
  8. LOTS 428 THROUGH 434, INCLUSIVE AND LOTS 423 THROUGH 529, INCLUSIVE WILL HAVE NO DIRECT VEHICULAR ACCESS TO WEMINHOFF ROAD.

**MINIMUM ELEVATION DATA**

FOR LOTS 434 THROUGH 439, INCLUSIVE, FLOOR (INCLUDING THE BREAKDOWN)	BE 1102.0 FEET ABOVE MEAN SEA LEVEL
1	300.00'
2	300.00'
3	300.00'
4	300.00'
5	300.00'
6	300.00'
7	300.00'
8	300.00'
9	300.00'
10	300.00'

**CENTERLINE CURVE DATA**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
1	300.00'	40.47'	40.47'	07°44'08"
2	300.00'	7.97'	7.97'	01°31'21"
3	300.00'	28.23'	28.23'	05°23'32"
4	300.00'	116.01'	116.01'	22°17'51"
5	300.00'	18.82'	18.82'	05°23'32"
6	300.00'	28.32'	28.32'	05°23'32"
7	300.00'	39.58'	39.58'	07°33'36"
8	300.00'	199.85'	199.85'	22°54'07"



**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, corners and 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 angle points, corners and ends of curves on all lots and streets in said subdivision to be known as SOMERSET, Lots 428 through 529, inclusive, being a platting of that part of the Northeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northeast Quarter of Section 27, Township 16 North, Range 12 East of the 6th P.M. of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning of the northeast corner of Lot 404, SOMERSET, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; Thence South 87°35'53" West (bearing referenced to the First Plat of SOMERSET) for 120.00 feet to the northeast corner of said Lot 404 and the east right of way line of 85th Street; Thence North 02°24'07" West for 50.01 feet along said east right of way line to the extended north line of Lot 408, SOMERSET; Thence South 87°35'53" West for 110.68 feet to an angle point in said north line of Lot 405; Thence South 127°11'16" East for 120.95 feet to the southwest corner of said Lot 405 and the north right of way line of Sheffield Street; Thence along a curve to the left (having a radius of 325.00 feet and a long chord bearing South 73°52'59" West for 42.66 feet) for an arc length of 42.69 feet along said north right of way line to the extended west line of Lot 406, SOMERSET; Thence South 19°52'47" East for 169.30 feet to the southwest corner of said Lot 406; Thence South 64°41'46" West for 51.57 feet to the northwest corner of Lot 407, SOMERSET; Thence South 25°11'13" East for 120.80 feet to the southwest corner of Lot 407 and the north right of way line of Baker Street; Thence South 64°48'27" West for 59.47 feet along said north right of way line to the extended west line of Lot 408, SOMERSET; Thence South 25°11'13" East for 170.00 feet to the southwest corner of Lot 408; Thence South 64°48'27" West for 157.58 feet along the northwest line of said Outlot 2 to an angle point thereon; Thence North 02°24'07" East for 120.00 feet to the northeast corner of said Outlot 2 to the east right of way line of Weminhoff Road; Thence along said east right of way line of Weminhoff Road for the following line: (1) Thence North 47°30'51" West for 570.45 feet to the east line of the Southwest Quarter of the Northeast Quarter of Section 27; (2) Thence South 02°17'17" East for 10.64 feet along said east line; (3) Thence North 40°35'58" West for 288.57 feet; (4) Thence North 25°07'41" West for 102.60 feet; (5) Thence North 25°07'41" West for 82.19 feet; Thence North 64°52'19" East for 175.00 feet; Thence North 25°07'41" West for 57.56 feet; Thence North 64°41'46" East for 81.61 feet; Thence North 70°07'57" East for 53.02 feet; Thence North 72°38'08" East for 43.46 feet; Thence North 87°35'53" East for 57.01 feet; Thence North 02°24'07" East for 170.00 feet; Thence North 87°35'53" East for 210.5 feet; Thence North 02°24'07" West for 120.00 feet; Thence North 87°35'53" East for 116.44 feet; Thence North 02°24'07" East for 52.00 feet; Thence North 87°35'53" East for 120.00 feet; Thence South 02°24'07" East for 580.00 feet to the Point of Beginning. Contains 21,538 acres.

**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 428 through 529, inclusive), 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 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 Company 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 of the subdivision, their successors assigns, to erect, operate, maintain, repair and renew poles, wires, conduits and other appurtenances for the transmission of electricity, gas, telephone, radio, television, radio and television signals, and for the transmission of systems, over, through, under, and across a five foot (5') wide strip of land abutting the front and side boundary (at least eight feet (8') wide strip of land abutting the rear boundary) line of all interior lots; and all exterior lots that are adjacent to said boundary and are recorded hereon and a seven foot (7') wide strip of land abutting the rear boundary; these of all exterior lots that are not adjacent to said boundary and are recorded hereon. The term "Exterior lots" is herein defined as those lots forming the outer perimeter of the above described subdivision. Said street front (16') wide easement will be reduced to an eight foot (8') wide easement when the adjacent lot is surrendered to public ownership. The lot area of the plat is divided into lots by a line of lot corners and a line of lot centers. The lots shown on the plat include the area of the plat and are intended for the use of the lots shown on the plat. The plat is intended to be used for the purpose of subdividing land into lots and streets and for the purpose of dedicating said lots and streets to the public. The plat is intended to be used for the purpose of subdividing land into lots and streets and for the purpose of dedicating said lots and streets to the public. The plat is intended to be used for the purpose of subdividing land into lots and streets and for the purpose of dedicating said lots and streets to the public.

ROGERS BROS., INC.  
A Nebraska Corporation

Michael F. Rogers, President

Date \_\_\_\_\_

**ACKNOWLEDGMENT OF NOTARIES**

State of Nebraska }  
County of Douglas } SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 2004, 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 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 \_\_\_\_\_

**APPROVAL OF CITY ENGINEER OF OMAHA**

I HEREBY APPROVE this plat of SOMERSET (Lots 428 through 529, inclusive) as to the design standards this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

City Engineer \_\_\_\_\_

**APPROVAL OF CITY PLANNING BOARD**

This plat of SOMERSET was reviewed by the Douglas County Engineer's \_\_\_\_\_ on \_\_\_\_\_ day of \_\_\_\_\_, 2004.

Douglas County Engineer \_\_\_\_\_

**APPROVAL OF OMAHA CITY COUNCIL**

This plat of SOMERSET was approved and accepted by the City Council of Omaha, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

City Clerk \_\_\_\_\_

**COUNTY ENGINEER'S CERTIFICATE**

This plat of SOMERSET was reviewed by the Douglas County Engineer's \_\_\_\_\_ on \_\_\_\_\_ day of \_\_\_\_\_, 2004.

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 \_\_\_\_\_, 2004.

Douglas County Treasurer \_\_\_\_\_

designed by: JLR/ND

prepared by: RDP

reviewed by: \_\_\_\_\_

DATE: 9/20/04

sheet 1 of 1

WWW.IRA-INC.COM

(Ph) 402.496.2498

(Fax) 402.496.2730

Final PLAT

SOMERSET (Lots 428 through 529, inclusive)

Douglas County, Nebraska