C-25A

CITY OF OMAHA

LEGISLATIVE CHAMBER

Omaha, Nebraska

February 26, 2013

RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

WHEREAS, Sections 14-115 and 14-116 of the Revised Statutes of Nebraska provide for the subdivision of real estate within the City of Omaha or within its zoning jurisdiction; and,

WHEREAS, the owners of certain real estate lying within Millard and Caldwell's Addition, a subdivision surveyed, platted and recorded in Douglas County, Nebraska, have petitioned to have a portion of said plat vacated and replatted as MILLARD AND CALDWELL'S ADDITION REPLAT 4, located at 2601 North 16th Street; and,

WHEREAS, the Planning Department has recommended approval of this vacation and replat.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

THAT, the replat transmitted herewith entitled MILLARD AND CALDWELL'S ADDITION REPLAT 4, located at 2601 North 16th Street, is hereby approved, and concurrently a portion of the existing plat entitled Millard and Caldwell's Addition, and described on said replat, is hereby vacated.

APPROVED AS TO FORM:

9-25-12

CITY ATTORNEY DATE

Pln1309tg

By.....
Councilmember

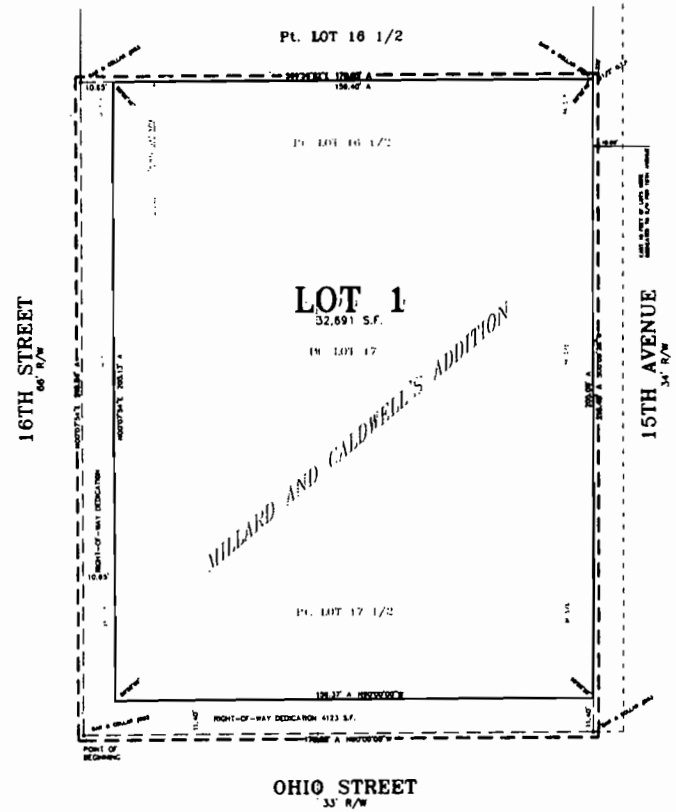
Adopted.....

.....
City Clerk

Approved.....
Mayor

FINAL PLAT
MILLARD AND CALDWELL'S ADDITION REPLAT 4
LOT 1,
BEING A REPLAT OF
PART OF LOTS 17, 17 1/2 AND
THE PART OF THE SOUTH 1/2 OF LOT 16 1/2 OF
MILLARD AND CALDWELL'S ADDITION
DOUGLAS COUNTY, NEBRASKA.

NORTH
SCALE 1" = 20'
20 0 20 40 60 FEET



DEDICATION

KNOW ALL MEN THESE PRESENTS, THAT WE,

TRIPLE C DEVELOPMENT, INC.

BEING SOLE OWNER AND PROPRIETOR OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, AND SUBDIVISION TO BE KNOWN AS

MILLARD AND CALDWELL'S ADDITION REPLAT 4

THE LOT TO BE NUMBERED AS SHOWN (LOT 1), AND WE APPROVE THE DISTRIBUTION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST COMMUNICATIONS CORPORATION AND ANY COUNTRY WIDE AND BRIGHT HOUSE A FRANCHISE TO PROVIDE A SERVICE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, MAINTAIN, REPAIR AND REPLACE POLES, WIRES, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WITH ALL RIGHTS FOR THE OPERATION AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING BUT NOT LIMITED TO A SINGLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ADJOINING ALL RIGHT-OF-WAY LINES; AN EIGHT-FOOT (8') WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN-FOOT (16') WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM "EXTERIOR LOTS" IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE HEREIN-DESCRIBED ADDITION, AND SIXTEEN-FOOT (16') WIDE EASEMENT SHALL BE DEEMED TO BE SIXTEEN-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SUBDIVIDED, PLATTED AND DEDICATED; AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND REPLACE PIPELINES, MAINLINES 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 ADJOINING ALL CUL-DE-SAC STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT AREA, 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.

IN WITNESS WHEREOF, WE DO HEREIN SET OUR HAND

THIS 1st DAY OF August 2012 A.D.

FOR: TRIPLE C DEVELOPMENT, INC.

ITS: President

SIGNED:

CORPORATION ACKNOWLEDGEMENT

STATE OF Nebraska
COUNTY OF Douglas

ON THIS 1st DAY OF August 2012 A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED Jay Machleit WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS President FOR TRIPLE C DEVELOPMENT, INC. OWNER OF SAID PROPERTY, AND HE/SHE ACKNOWLEDGED THE EXECUTION THEREFORE TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID

Sarah Oliva
NOTARY PUBLIC MY COMMISSION EXPIRES ON

THE _____ DAY OF _____ 20___ A.D.

General Notary
Official Seal
Notary Public State of Nebraska
My Commission Expires
March 24, 2013

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF
MILLARD AND CALDWELL'S ADDITION REPLAT 4
WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON

THIS 2nd DAY OF August 2012 A.D.

COUNTY ENGINEER

DOUGLAS COUNTY SURVEYOR OFFICIAL SEAL NEBRASKA

APPROVAL OF THE CITY PLANNING BOARD

THIS PLAT OF
MILLARD AND CALDWELL'S ADDITION REPLAT 4
WAS APPROVED BY THE CITY PLANNING BOARD OF OMAHA

THIS 5th DAY OF September 2012 A.D.

CHAIRMAN

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF
MILLARD AND CALDWELL'S ADDITION REPLAT 4
AS TO THE DESIGN STANDARDS

THIS 20 DAY OF August 2012 A.D.

CITY ENGINEER

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

THIS _____ DAY OF _____ 20___ A.D.

CITY ENGINEER

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THE PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE

DATED THIS _____ DAY OF _____ 20___ A.D.

COUNTY TREASURER

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF
MILLARD AND CALDWELL'S ADDITION REPLAT 4
WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA

THIS _____ DAY OF _____ 20___ A.D.

MAYOR

CITY CLERK

CITY COUNCIL PRESIDENT

SURVEYOR'S CERTIFICATE

I, WILLIAM A. WAYNE, JR., A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A GROUND SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF MILLARD AND CALDWELL'S ADDITION REPLAT 4 HAS BEEN MADE AND THAT A BOND HAS BEEN PURCHASED TO THE CITY OF OMAHA, NEBRASKA IN ORDER TO INSURE THE PLACING OF PROPERLY DESIGNED MONUMENTS AT THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND THE BEGINNING POINT OF ALL CURVES AS SHOWN ON THIS PLAT WITHIN THE COMPLETION OF REMAINING THE LENGTH AND BOUNDARIES OF SAID SUBDIVISION ARE AS FOLLOWS:

MILLARD AND CALDWELL'S ADDITION REPLAT 4, CONTAINING LOT 1, AND BEING A REPLAT OF PART OF LOTS 17, 17 1/2 AND PART OF THE SOUTH 1/2 OF LOT 16 1/2 OF MILLARD AND CALDWELL'S ADDITION DOUGLAS COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 17 1/2; THENCE NORTH 00°02'34" EAST ALONG THE WEST LINE OF SAID LOTS 17 1/2, 17, AND 16 1/2, A DISTANCE OF 316.54 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 16 1/2; THENCE SOUTH 89°58'52" EAST ALONG SAID NORTH LINE, A DISTANCE OF 170.00 FEET TO A POINT ON THE WEST LINE OF A PREVIOUSLY DEDICATED PORTION OF THE AFORESAID LOTS; THENCE SOUTH 00°00'00" EAST ALONG SAID WEST LINE, A DISTANCE OF 316.40 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 17 1/2; THENCE NORTH 89°58'52" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING.

WILLIAM A. WAYNE, JR., L.S. 510

8-2-12
DATE

PROJECT NO. EGA1210.00A

NO.	DESCRIPTION	DATE	BY

EHRHART GRIFFIN & ASSOCIATES
3002 Farnam Street
Omaha, Nebraska 68131
402 / 551-0531
• ENGINEERING
• PLANNING
• LAND SURVEYING

MILLARD AND CALDWELL'S ADDITION REPLAT 4
FINAL PLAT
20th & ST - OMAHA, NEBRASKA

DATE: 8/8/2012
DESIGNED BY:
DRAWN BY: BW
CHECKED BY: LMF
CHECK: LMF

SHEET NO.
1 OF 1