

# SUMMER HILL FARM

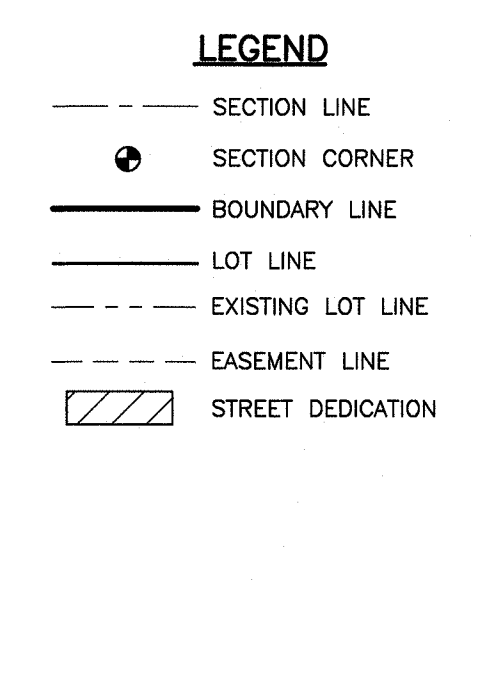
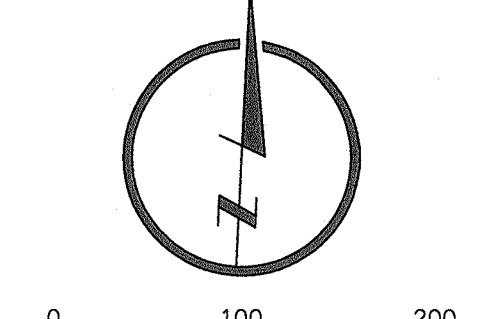
LOTS 1 THROUGH 160, INCLUSIVE AND OUTLOTS A THROUGH K, INCLUSIVE, BEING A PLATTING OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

LOCATED IN:  
NW 1/4 NW 1/4 SEC. 27, T16N, R11E  
SW 1/4 NW 1/4 SEC. 27, T16N, R11E

DRAWN BY	EAM
DESIGNED BY	SCG
DATE	4-10-2018
KOB NUMBER/PAGES	1/1
BOOK/PAGE	

## 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 CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY OF THE PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS SUMMER HILL FARM, LOTS 1 THROUGH 160, INCLUSIVE AND OUTLOTS A THROUGH K, INCLUSIVE, BEING A PLATTING OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:  
BEGINNING AT A 27 BRASS CAP AT THE SOUTHWEST CORNER OF SAID WEST HALF;  
THENCE NORTH 02°34'39" WEST (BEARINGS REFERENCED TO THE NEBRASKA STATE PLANE COORDINATE SYSTEM) FOR 33.00 FEET ON THE WEST LINE TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 02°34'39" WEST FOR 1984.80 FEET CONTINUING ON SAID WEST LINE;  
THENCE NORTH 87°25'21" EAST FOR 220.07 FEET;  
THENCE NORTH 10°51'58" WEST FOR 70.00 FEET;  
THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 855.00 FEET AND A LONG CHORD BEARING NORTH 06°43'18" WEST FOR 123.57 FEET) FOR AN ARC LENGTH OF 123.58 FEET;  
THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 50.00 FEET AND A LONG CHORD BEARING NORTH 17°03'15" WEST FOR 25.00 FEET) FOR AN ARC LENGTH OF 25.27 FEET;  
THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 50.00 FEET AND A LONG CHORD BEARING NORTH 42°25'21" EAST FOR 98.10 FEET) FOR AN ARC LENGTH OF 129.97 FEET;  
THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 50.00 FEET AND A LONG CHORD BEARING SOUTH 78°00'04" EAST FOR 25.00 FEET) FOR AN ARC LENGTH OF 25.27 FEET;  
THENCE NORTH 87°25'21" EAST FOR 171.78 FEET;  
THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 50.00 FEET AND A LONG CHORD BEARING NORTH 73°02'22" EAST FOR 28.84 FEET) FOR AN ARC LENGTH OF 29.10 FEET;  
THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 50.00 FEET AND A LONG CHORD BEARING NORTH 80°42'58" EAST FOR 37.56 FEET) FOR AN ARC LENGTH OF 38.50 FEET;  
THENCE NORTH 12°46'28" EAST FOR 148.58 FEET;  
THENCE NORTH 02°45'48" WEST FOR 75.00 FEET TO THE NORTH LINE OF SAID WEST HALF;  
THENCE NORTH 87°14'12" EAST FOR 706.43 FEET ON SAID NORTH LINE TO THE WEST RIGHT OF WAY LINE OF 165TH STREET;  
THENCE SOUTH 02°44'17" EAST FOR 259.98 FEET ON SAID WEST RIGHT OF WAY LINE;  
THENCE NORTH 87°14'12" EAST FOR 706.43 FEET ON SAID WEST HALF;  
THENCE SOUTH 02°44'17" EAST FOR 259.98 FEET ON SAID WEST HALF;  
THENCE SOUTH 87°21'34" WEST FOR 1117.26 FEET ON THE SOUTH LINE OF SAID WEST HALF TO THE NORTH RIGHT OF WAY LINE OF 165TH STREET;  
THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 283.00 FEET AND A LONG CHORD BEARING NORTH 78°40'03" WEST FOR 136.67 FEET) FOR AN ARC LENGTH OF 136.63 FEET ON SAID NORTH RIGHT OF WAY LINE;  
THENCE SOUTH 87°21'34" WEST FOR 72.58 FEET TO THE POINT OF BEGINNING.



## 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 25 DAY OF August 2018.

*[Signature]*  
DOUGLAS COUNTY TREASURER

## APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF SUMMER HILL FARM, LOTS 1 THROUGH 160, INCLUSIVE AND OUTLOTS A THROUGH K, INCLUSIVE AS TO THE DESIGN STANDARDS.

*[Signature]*  
CITY ENGINEER

## APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF SUMMER HILL FARM, LOTS 1 THROUGH 160, INCLUSIVE AND OUTLOTS A THROUGH K, INCLUSIVE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 3 DAY OF May 2018.

*[Signature]*  
CHAIRMAN, OMAHA CITY PLANNING BOARD

## APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF SUMMER HILL FARM, LOTS 1 THROUGH 160, INCLUSIVE AND OUTLOTS A THROUGH K, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA, THIS 20th DAY OF September 2018.

*[Signature]*  
MAYOR

*[Signature]*  
CITY CLERK

*[Signature]*  
PRESIDENT

## REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF SUMMER HILL FARM, LOTS 1 THROUGH 160, INCLUSIVE AND OUTLOTS A THROUGH K, INCLUSIVE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

*[Signature]*  
DOUGLAS COUNTY ENGINEER

## CENTERLINE CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	500.00	173.54	172.87	01°53'03"
C2	600.00	47.66	47.65	00°33'09"
C3	600.00	162.26	161.77	01°29'42"
C4	150.00	96.29	94.85	03°46'52"
C5	150.00	114.42	111.67	04°42'18"
C6	500.00	150.46	150.28	01°30'39"
C7	500.00	133.27	132.87	01°16'18"
C8	300.00	140.66	139.28	02°02'11"
C9	150.00	139.33	134.37	05°13'08"
C10	150.00	51.30	51.05	01°35'48"
C11	150.00	126.10	122.42	04°10'00"
C12	150.00	27.87	27.83	01°24'07"
C13	1000.00	121.83	121.55	00°58'08"
C14	350.00	10.87	10.87	00°14'47"
C15	350.00	256.86	253.23	04°20'33"
C16	350.00	149.86	149.40	01°11'04"
C17	600.00	186.89	186.19	01°31'08"
C18	350.00	159.88	158.30	02°08'28"
C19	350.00	129.59	119.99	01°44'27"
C20	350.00	174.28	172.78	02°34'44"
C21	350.00	112.01	111.53	01°02'11"
C22	300.00	93.13	92.75	01°47'00"
C23	100.00	52.92	52.31	03°01'22"
C24	150.00	143.51	138.10	05°49'00"
C25	600.00	120.06	119.86	00°17'17"
C26	1200.00	89.55	87.69	03°02'04"
C27	150.00	136.12	131.50	05°19'50"
C28	1000.00	53.01	53.01	00°02'15"
C29	1500.00	76.96	76.85	00°26'33"
C30	600.00	155.15	154.72	01°48'54"
C31	400.00	211.81	209.15	03°18'38"
C32	400.00	108.18	107.88	01°29'04"
C33	100.00	162.08	149.41	08°21'58"

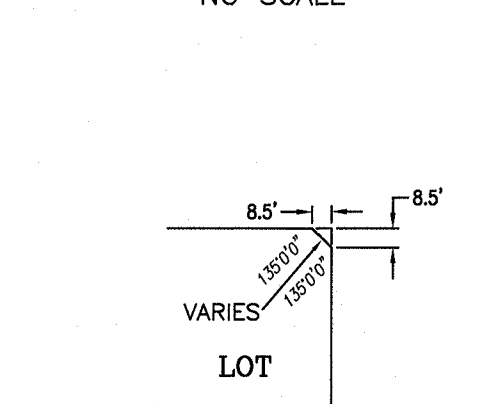
## SECTION CORNER TIES

NW CORNER, E 1/2, NW 1/4 SEC. 27, T16N, R11E  
FOUND ALUMINUM CAP  
-80.50' NE TO FOUND 600 IN SW FACE OF FENCE POST; 0.5' A.G.  
-86.85' NW TO FOUND NAIL IN TOP OF FENCE POST  
-64.26' SW TO FOUND 600 IN TOP CORNER POST  
-63.15' SSW TO FOUND 600 IN TOP CORNER POST  
W 1/4 CORNER SEC. 27, T16N, R11E  
BRASS CAP STAMPED "DOUGLAS COUNTY ENGINEER"  
-33.45' SE TO 600 NAIL IN NW FACE OF P.P.; 1.0' A.G.  
-41.42' SW TO 600 NAIL IN NE FACE OF 36" TREE; 2.0' A.G.  
-41.77' W TO 600 NAIL IN E. FACE OF 36" TREE; 2.0' A.G.  
NW CORNER, E 1/2, NW 1/4 SEC. 27, T16N, R11E  
SET SURVEY SPIKE IN ASPHALT  
-52.09' SW TO "X" NAIL IN TOP OF FENCE POST  
-36.54' SE TO "X" NAIL IN TOP OF FENCE POST  
SW CORNER, E 1/2, NW 1/4 SEC. 27, T16N, R11E  
5/8" X 24" REB W/ CAP  
-18.54' NW TO SET 5/8" REBAR  
-2.00' N TO LOOSE WOOD POST ON 4 STRAND BARBED WIRE FENCE  
-22.00' NE TO SET 5/8" REBAR

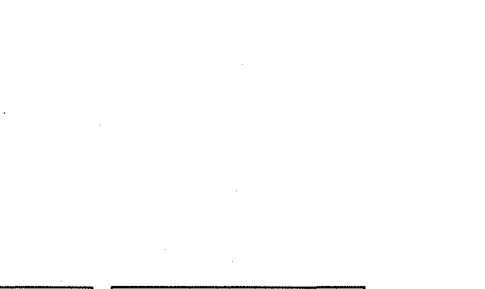
## NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR).
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
- ALL CUL-DE-SAC RADI ARE 50 FEET UNLESS NOTED OTHERWISE.
- ALL CUL-DE-SAC THROAT RADI ARE 50 FEET UNLESS NOTED OTHERWISE.
- LOTS AND OUTLOTS WILL HAVE NO DIRECT VEHICULAR ACCESS TO 168TH STREET OR STATE STREET.
- LOTS 160 AND OUTLOT F WILL HAVE NO DIRECT VEHICULAR ACCESS TO LEAMAN STREET.
- LOTS 9 AND 46 WILL HAVE NO DIRECT VEHICULAR ACCESS TO REYNOLDS STREET.
- LOTS 123 AND 124 WILL HAVE NO DIRECT VEHICULAR ACCESS TO CRAIG AVENUE.
- LOTS 146 WILL HAVE NO DIRECT VEHICULAR ACCESS TO MORMON STREET.
- ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
- ALL PROPOSED STORM SEWER AND DRAINAGE EASEMENTS AND PROPOSED SANITARY SEWER EASEMENTS ARE TO CITY OF OMAHA AND SID VIA SEPARATE RECORDED INSTRUMENT.

## R-4 ZONING SETBACK REQUIREMENTS



## TYPICAL CORNER LOT CHAMFER DETAIL



PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)
1	12282	46	12799	91	10751	136	9750
2	13756	47	11778	92	9754	137	9750
3	12206	48	11778	93	9696	138	10400
4	10685	49	11328	94	12883	139	10400
5	10570	50	11904	95	20623	140	10205
6	10570	51	14551	96	11892	141	10265
7	10570	52	12018	97	11588	142	10400
8	10570	53	11781	98	10373	143	11923
9	12799	54	11328	99	11821	144	12731
10	11014	55	11778	100	11047	145	14878
11	10066	56	11778	101	14406	146	12872
12	10697	57	12043	102	12804	147	9750
13	11329	58	13614	103	10726	148	9750
14	11960	59	15508	104	10949	149	9750
15	15842	60	17096	105	10400	150	9750
16	14105	61	19070	106	10547	151	9750
17	9663	62	13375	107	11034	152	9750
18	9799	63	11770	108	10543	153	9750
19	9790	64	10881	109	11864	154	9750
20	9051	65	11145	110	10882	155	9750
21	11589	66	12454	111	10434	156	9750
22	11483	67	14651	112	10010	157	10010
23	10284	68	14689	113	10030	158	10140
24	9986	69	11587	114	10260	159	10521
25	10093	70	10860	115	9848	160	11746
26	10881	71	10075	116	9750		
27	14252	72	10075	117	9750		
28	17164	73	11014	118	9816		
29	12741	74	11675	119	10065		
30	11602	75	11854	120	10344		
31	11197	76	12485	121	10400		
32	10540	77	13899	122	10400		
33	11508	78	11050	123	11090		
34	12095	79	11588	124	10486		
35	11743	80	14277	125	10304		
36	11067	81	12862	126	11483		
37	10900	82	11505	127	12864		
38	11261	83	16755	128	14313		
39	11207	84	12568	129	14765		
40	11253	85	9750	130	12828		
41	11083	86	9325	131	10400		
42	10605	87	11495	132	9750		
43	10657	88	20758	133	9750		
44	10932	89	14807	134	9750		
45	12076	90	13797	135	9750		

OUTLOT #	AREA (SF)
A	4131
B	64364
C	222480
D	13661
E	7051
F	22818
G	36038
H	6883
I	37307
J	40034
K	275432

FINAL PLAT