

IRON BLUFF

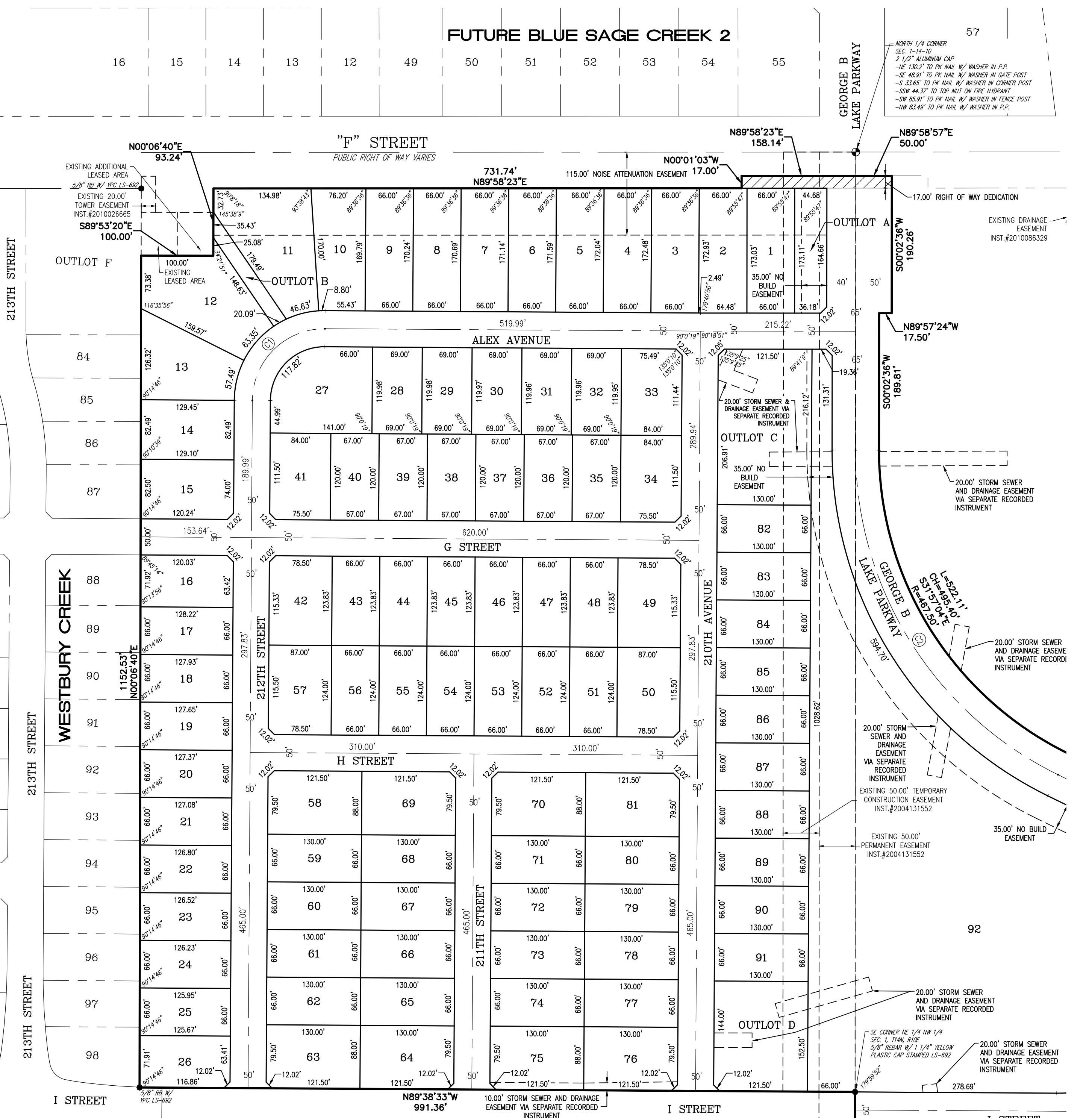
LOTS 1 THROUGH 105, INCLUSIVE AND OUTLOTS A THROUGH I, INCLUSIVE, BEING A PLATTING OF PART OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

LAMP RYNEARSON

LAMP RYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (603)968-2498
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)226-0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)961-0440

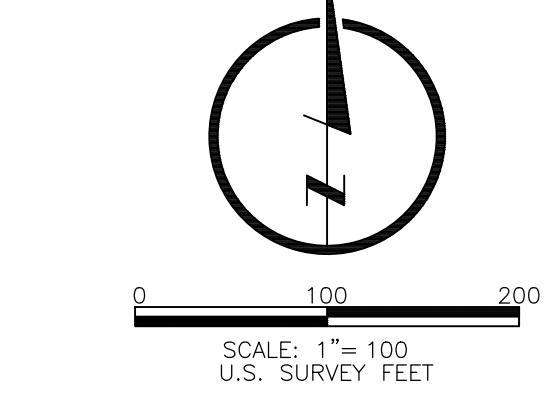
LOCATED IN:
NE 1/4 NW 1/4 SEC. 1, T14N, R11E
NW 1/4 NE 1/4 SEC. 1, T14N, R11E
NE 1/4 NE 1/4 SEC. 1, T14N, R11E
SW 1/4 NE 1/4 SEC. 1, T14N, R11E



PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)
1	11422	26	8989	51	8184	76	11404	101	44271
2	11500	27	15712	52	8184	77	8580	102	44319
3	11399	28	8278	53	8184	78	8580	103	65452
4	11369	29	8278	54	8184	79	8580	104	51740
5	11340	30	8278	55	8184	80	8580	105	784942
6	11310	31	8277	56	8184	81	11404		
7	11280	32	8277	57	10752	82	8580		
8	11251	33	10039	58	11404	83	8580		
9	11221	34	10044	59	8580	84	8580		
10	11191	35	8040	60	8580	85	8580		
11	11168	36	8040	61	8580	86	8580		
12	11133	37	8040	62	8580	87	8580		
13	11248	38	8040	63	11404	88	8580		
14	10664	39	8040	64	11404	89	8580		
15	10600	40	8040	65	8580	90	8580		
16	9196	41	10044	66	8580	91	8580		
17	8453	42	10737	67	8580	92	267884		
18	8434	43	8173	68	8580	93	692690		
19	8416	44	8173	69	11404	94	66398		
20	8397	45	8173	70	11404	95	227259		
21	8378	46	8173	71	8580	96	105737		
22	8359	47	8173	72	8580	97	149167		
23	8341	48	8173	73	8580	98	47059		
24	8322	49	10737	74	8580	99	56477		
25	8303	50	10752	75	11404	100	89676		

CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	100.00	157.09	N45°21'37"E	141.43	90°00'19"
C2	500.00	558.41	S31°57'04"E	529.84	67°59'19"
C3	232.50	254.02	S32°38'44"E	241.58	62°35'59"
C4	400.00	317.19	S22°43'41"E	308.95	49°26'04"
C5	300.00	130.54	S32°58'47"E	129.51	24°55'53"
C6	300.00	33.36	S17°19'43"E	33.34	6°22'16"
C7	199.14	68.15	S01°22'05"E	67.82	19°36'25"
C8	300.00	209.28	S25°42'31"E	205.07	39°58'13"
C9	350.00	277.33	S22°59'40"E	270.13	49°23'56"
C10	300.00	365.37	S34°35'44"W	343.21	69°46'52"

CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C11	358.00	283.89	N22°45'41"W	278.51	49°36'04"
C12	636.27	40.08	S11°33'07"E	40.07	97°43'37"
C13	27.50	22.81	S38°16'43"E	22.16	47°30'59"
C14	96.50	45.07	S81°21'12"E	43.84	38°37'58"
C15	328.50	61.41	S84°11'08"W	61.32	10°42'38"
C16	467.50	5.39	N89°14'39"E	5.39	0°39'39"
C17	467.50	92.90	N83°13'15"E	92.75	11°23'08"
C18	532.50	119.32	S83°56'50"W	119.07	12°50'19"
C19	27.50	22.74	N52°54'12"E	22.10	47°32'08"
C20	96.50	64.91	N8°56'26"E	63.69	38°32'25"
C21	455.00	69.66	N14°00'19"W	69.60	8°46'20"
C22	376.00	205.91	S74°00'58"W	203.35	31°22'38"
C23	264.00	46.62	S8°20'00"E	46.56	10°07'05"
C24	27.50	21.80	S3°05'58"E	21.23	49°24'50"
C25	96.50	70.04	S79°35'53"E	68.51	41°35'00"
C26	328.50	61.61	S84°58'58"W	61.52	10°44'42"
C27	271.50	65.63	N83°25'49"E	65.47	13°51'00"
C28	27.50	21.78	N53°49'00"E	21.21	49°22'36"
C29	96.50	70.03	N10°20'22"E	68.50	41°34'40"
C30	328.50	62.39	N84°54'50"E	62.30	10°52'57"
C31	96.50	71.19	N79°23'30"W	69.59	42°16'16"
C32	27.50	20.90	N36°29'13"W	20.40	43°32'18"
C33	147.50	269.78	N37°56'44"E	233.72	10°47'44"



LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING LOT LINE
- SECTION LINE
- EASEMENT
- CONTROLLED ACCESS LINE
- MONUMENT FOUND
- SECTION CORNER
- STREET DEDICATION
- STREET DEDICATION BY OTHERS

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 LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS _____ DAY OF _____, 20____.

DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF IRON BLUFF, LOTS 1 THROUGH 105, INCLUSIVE AND OUTLOTS A THROUGH I, INCLUSIVE AS TO THE DESIGN STANDARDS.

CITY ENGINEER _____ DATE _____

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF IRON BLUFF, LOTS 1 THROUGH 105, INCLUSIVE AND OUTLOTS A THROUGH I, INCLUSIVE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS _____ DAY OF _____, 20____.

CHAIRMAN, OMAHA CITY PLANNING BOARD _____

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF IRON BLUFF, LOTS 1 THROUGH 105, INCLUSIVE AND OUTLOTS A THROUGH I, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA, THIS _____ DAY OF _____, 20____.

MAYOR _____

ATTEST: _____

CITY CLERK _____

PRESIDENT _____

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF IRON BLUFF, LOTS 1 THROUGH 105, INCLUSIVE AND OUTLOTS A THROUGH I, INCLUSIVE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

DATE _____

DOUGLAS COUNTY ENGINEER _____

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA } SS _____ STATE OF NEBRASKA } SS _____
COUNTY OF _____) COUNTY OF _____)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022.
BY LAWRENCE R. JAMES, II, MANAGER OF TENTH AVENUE FREEZE OUT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.
SIGNATURE OF NOTARY PUBLIC _____

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 ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS IRON BLUFF, LOTS 1 THROUGH 105, INCLUSIVE, AND OUTLOTS A THROUGH I, INCLUSIVE BEING A PLATTING OF PART OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH 89°58'57" WEST (BEARINGS REFERENCED TO DOUGLAS COUNTY LOW DISTORTION PROJECTION) FOR 130.64 FEET ON THE NORTH LINE OF 3600 SECTION 1; THENCE SOUTH 00°58'26" WEST FOR 105.37 FEET TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF F STREET AND THE WEST RIGHT OF WAY LINE OF S 204TH STREET AND THE TRUE POINT OF BEGINNING; THENCE ON SAID WEST RIGHT OF WAY LINE OF S 204TH STREET THE FOLLOWING TWO (2) COURSES:
1. THENCE SOUTH 02°17'02" WEST FOR 814.31 FEET;
2. THENCE SOUTH 00°37'06" EAST FOR 374.31 FEET;
THENCE NORTH 89°38'41" WEST FOR 300.00 FEET;
THENCE ON A CURVE TO THE LEFT (HAVING A RADIUS OF 525.00 FEET AND A LONG CHORD BEARING SOUTH 83°56'09" WEST FOR 117.30 FEET) FOR AN ARC LENGTH OF 117.64 FEET;
THENCE ON A CURVE TO THE RIGHT (HAVING A RADIUS OF 475.00 FEET AND A LONG CHORD BEARING SOUTH 83°56'09" WEST FOR 106.21 FEET) FOR AN ARC LENGTH OF 106.44 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1;
THENCE NORTH 89°38'41" WEST FOR 1745.00 FEET ON SAID SOUTH LINE;
THENCE ON A CURVE TO THE LEFT (HAVING A RADIUS OF 732.50 FEET AND A LONG CHORD BEARING SOUTH 28°46'20" EAST FOR 713.09 FEET) FOR AN ARC LENGTH OF 744.76 FEET;
THENCE ON A CURVE TO THE RIGHT (HAVING A RADIUS OF 667.50 FEET AND A LONG CHORD BEARING SOUTH 28°46'42" EAST FOR 649.69 FEET) FOR AN ARC LENGTH OF 678.53 FEET;
THENCE SOUTH 00°20'35" WEST FOR 14.71 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1;
THENCE NORTH 89°39'23" WEST FOR 1138.35 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 1;
THENCE NORTH 00°33'17" EAST FOR 1320.31 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1;
THENCE NORTH 89°38'33" WEST FOR 991.36 FEET ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1 TO THE SOUTHEAST CORNER OF LOT 98, WESTBURY CREEK, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA;
THENCE NORTH 00°06'40" EAST FOR 1152.53 FEET ON THE EAST LINES OF LOTS 84 THROUGH 98, INCLUSIVE AND OUTLOT F, WESTBURY CREEK;
THENCE SOUTH 89°53'20" EAST FOR 100.00 FEET;
THENCE NORTH 00°06'40" EAST FOR 93.24 FEET TO THE SOUTH RIGHT OF WAY LINE OF F STREET;
THENCE ON SAID SOUTH RIGHT OF WAY LINE OF F STREET THE FOLLOWING FOUR (4) COURSES:
1. THENCE NORTH 00°00'36" WEST FOR 1189.81 FEET ON A LINE 50.00 FEET EAST AND PARALLEL WITH THE WEST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1;
THENCE NORTH 89°52'24" WEST FOR 17.50 FEET;
THENCE SOUTH 00°02'36" WEST FOR 189.81 FEET ON A LINE 32.50 FEET EAST OF AND PARALLEL SAID WEST LINE;
THENCE ON A CURVE TO THE LEFT (HAVING A RADIUS OF 467.50 FEET AND A LONG CHORD BEARING SOUTH 31°57'04" EAST FOR 495.40 FEET) FOR AN ARC LENGTH OF 522.11 FEET;
THENCE SOUTH 83°56'43" EAST FOR 115.81 FEET;
THENCE ON A CURVE TO THE RIGHT (HAVING A RADIUS OF 265.00 FEET AND A LONG CHORD BEARING SOUTH 47°46'32" EAST FOR 147.60 FEET) FOR AN ARC LENGTH OF 149.57 FEET;
THENCE NORTH 58°23'39" EAST FOR 195.01 FEET;
THENCE ON A CURVE TO THE RIGHT (HAVING A RADIUS OF 750.00 FEET AND A LONG CHORD BEARING NORTH 60°33'11" EAST FOR 56.50 FEET) FOR AN ARC LENGTH OF 56.52 FEET;
THENCE NORTH 62°42'42" EAST FOR 505.18 FEET;
THENCE ON A CURVE TO THE LEFT (HAVING A RADIUS OF 836.50 FEET AND A LONG CHORD BEARING NORTH 58°10'54" EAST FOR 99.44 FEET) FOR AN ARC LENGTH OF 99.44 FEET;
THENCE NORTH 53°42'06" EAST FOR 77.95 FEET;
THENCE NORTH 00°00'39" WEST FOR 110.81 FEET;
THENCE ON A CURVE TO THE RIGHT (HAVING A RADIUS OF 435.00 FEET AND A LONG CHORD BEARING NORTH 11°34'53" WEST FOR 174.50 FEET) FOR AN ARC LENGTH OF 175.69 FEET;
THENCE NORTH 00°00'39" WEST FOR 208.93 FEET TO THE SOUTH RIGHT OF WAY LINE OF F STREET;
THENCE ON SAID SOUTH LINE THE FOLLOWING FOUR (4) COURSES:
1. THENCE NORTH 89°58'57" EAST FOR 407.22 FEET;
2. THENCE SOUTH 00°01'50" WEST FOR 49.03 FEET;
3. THENCE SOUTH 89°49'04" EAST FOR 404.36 FEET;
4. THENCE NORTH 89°06'34" EAST FOR 412.10 FEET TO THE POINT OF BEGINNING.
CONTAINS 101.970 ACRES.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, TENTH AVENUE FREEZE OUT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNERS AND AMERICAN INTERSTATE BANK, MORTGAGEES, OF THE LAND DESCRIBED IN 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 IRON BLUFF, LOTS 1 THROUGH 105, INCLUSIVE AND OUTLOTS A THROUGH I, INCLUSIVE, 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 HEREON AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS

PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, 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 AND THE RECEPTION OR, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 16-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM "EXTERIOR LOTS" IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID 16-FOOT-WIDE EASEMENT SHALL BE REDUCED TO AN EIGHT-FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEM OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

FOR WATER AND GAS

PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND 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-WIDE STRIP OF LAND ABUTTING ALL STREET FRONTS OF ALL LOTS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEM OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

TENTH AVENUE FREEZE OUT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

LAWRENCE R. JAMES, II
MANAGER

AMERICAN INTERSTATE BANK, MORTGAGEE

(PRINTED NAME) _____ SIGNATURE _____
(PRINTED TITLE) _____



ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA } SS _____ STATE OF NEBRASKA } SS _____
COUNTY OF _____) COUNTY OF _____)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022.
BY LAWRENCE R. JAMES, II, MANAGER OF TENTH AVENUE FREEZE OUT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.
SIGNATURE OF NOTARY PUBLIC _____

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COUNTY OF _____) COUNTY OF _____)
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BY LAWRENCE R. JAMES, II, MANAGER OF TENTH AVENUE FREEZE OUT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.
SIGNATURE OF NOTARY PUBLIC _____

811 Know what's below. Call before you dig.

REVISIONS

DESIGNER / DRAFTER
MRT/NER
DATE
3/16/2022
PROJECT NUMBER
0119215.01
BOOK AND PAGE

SHEET

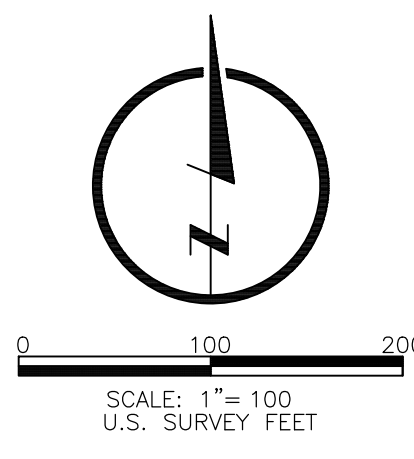
1 OF 2

LS-692 (03/16/22) from: B:\LAMP\PROJECTS\2022\2022-03-16-22\105-19-01-00-00.dwg, 4/7/2022 10:51 AM, MATTHEW R. TINKHAM, LAMP RYNEARSON

IRON BLUFF

LOTS 1 THROUGH 105, INCLUSIVE AND OUTLOTS A THROUGH I, INCLUSIVE, BEING A PLATTING OF PART OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

LOCATED IN:
NE 1/4 NW 1/4 SEC. 1, T14N, R11E
NW 1/4 NE 1/4 SEC. 1, T14N, R11E
NE 1/4 NE 1/4 SEC. 1, T14N, R11E
SW 1/4 NE 1/4 SEC. 1, T14N, R11E



LAMP RYNEARSON

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OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (602)498-2498

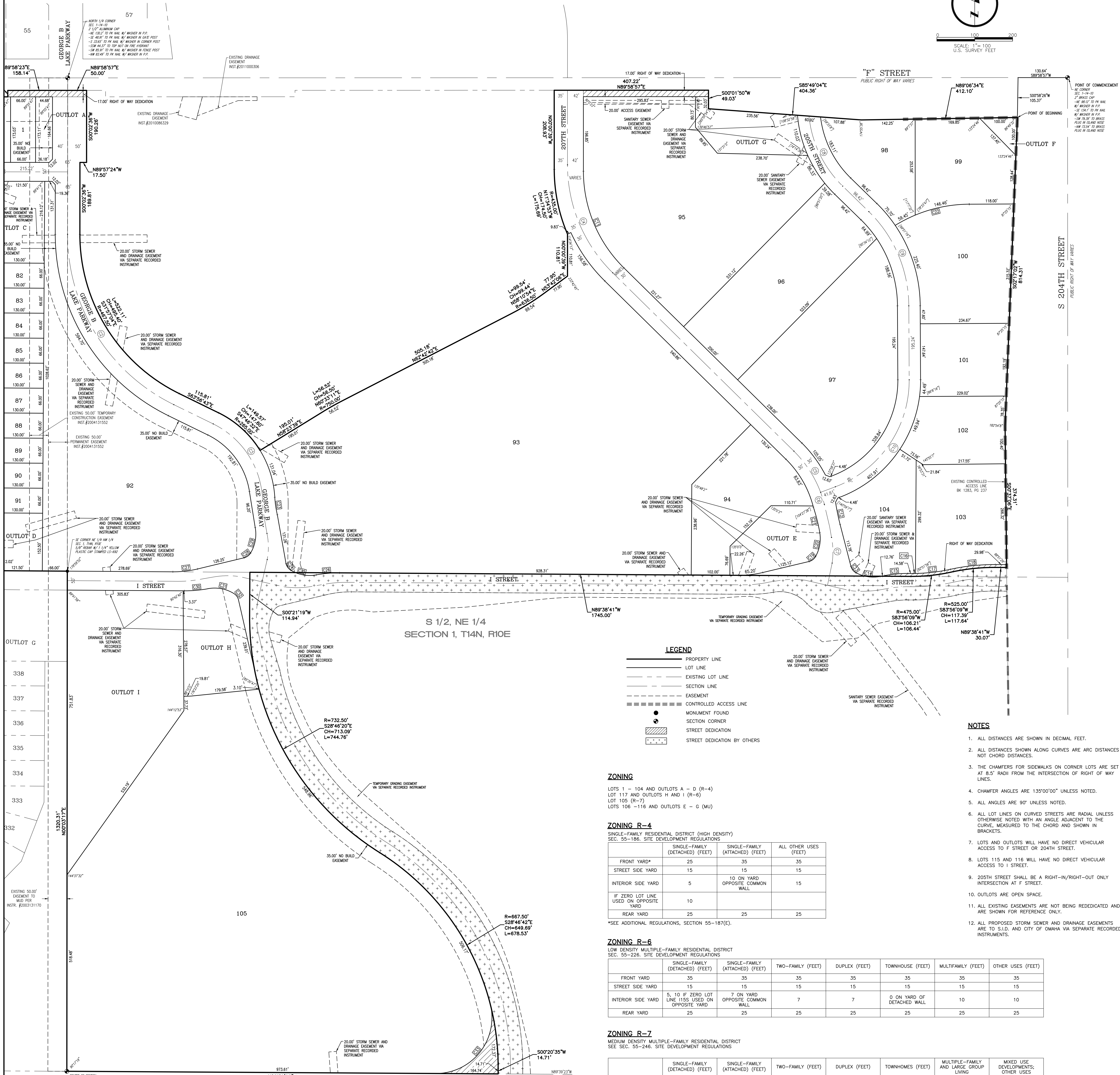
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)226-0342

KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)361-0440

MATTHEW R. TRINHAM
LS-602

FINAL PLAT

IRON BLUFF, LOTS 1-105, INCLUSIVE, AND OUTLOTS A-I, INCLUSIVE
DOUGLAS COUNTY, NEBRASKA



LEGEND

- PROPERTY LINE
- LOT LINE
- - - EXISTING LOT LINE
- - - SECTION LINE
- - - EASEMENT
- - - CONTROLLED ACCESS LINE
- MONUMENT FOUND
- SECTION CORNER
- ▭ STREET DEDICATION
- ▭ STREET DEDICATION BY OTHERS

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT 8.5' RADII FROM THE INTERSECTION OF RIGHT OF WAY LINES.
4. CHAMFER ANGLES ARE 135°00'00" UNLESS NOTED.
5. ALL ANGLES ARE 90° UNLESS NOTED.
6. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED WITH AN ANGLE ADJACENT TO THE CURVE, MEASURED TO THE CHORD AND SHOWN IN BRACKETS.
7. LOTS AND OUTLOTS WILL HAVE NO DIRECT VEHICULAR ACCESS TO F STREET OR 204TH STREET.
8. LOTS 115 AND 116 HAVE NO DIRECT VEHICULAR ACCESS TO I STREET.
9. 205TH STREET SHALL BE A RIGHT-IN/RIGHT-OUT ONLY INTERSECTION AT F STREET.
10. OUTLOTS ARE OPEN SPACE.
11. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
12. ALL PROPOSED STORM SEWER AND DRAINAGE EASEMENTS ARE TO S.I.D. AND CITY OF OMAHA VIA SEPARATE RECORDED INSTRUMENTS.

ZONING

LOTS 1 - 104 AND OUTLOTS A - D (R-4)
LOT 117 AND OUTLOTS H AND I (R-6)
LOT 105 (R-7)
LOTS 106 - 116 AND OUTLOTS E - G (MU)

ZONING R-4

SINGLE-FAMILY RESIDENTIAL DISTRICT (HIGH DENSITY)
SEC. 55-196. SITE DEVELOPMENT REGULATIONS

	SINGLE-FAMILY (DETACHED) (FEET)	SINGLE-FAMILY (ATTACHED) (FEET)	ALL OTHER USES (FEET)
FRONT YARD*	25	35	35
STREET SIDE YARD	15	15	15
INTERIOR SIDE YARD	5	10 ON YARD OPPOSITE COMMON WALL	15
IF ZERO LOT LINE USED ON OPPOSITE YARD	10		
REAR YARD	25	25	25

*SEE ADDITIONAL REGULATIONS, SECTION 55-187(E).

ZONING R-6

LOW DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICT
SEC. 55-226. SITE DEVELOPMENT REGULATIONS

	SINGLE-FAMILY (DETACHED) (FEET)	SINGLE-FAMILY (ATTACHED) (FEET)	TWO-FAMILY (FEET)	DUPLEX (FEET)	TOWNHOUSE (FEET)	MULTIFAMILY (FEET)	OTHER USES (FEET)
FRONT YARD	35	35	35	35	35	35	35
STREET SIDE YARD	15	15	15	15	15	15	15
INTERIOR SIDE YARD	5, 10 IF ZERO LOT LINE 1155 USED ON OPPOSITE YARD	7 ON YARD OPPOSITE COMMON WALL	7	7	0 ON YARD OF DETACHED WALL	10	10
REAR YARD	25	25	25	25	25	25	25

ZONING R-7

MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICT
SEC. 55-246. SITE DEVELOPMENT REGULATIONS

	SINGLE-FAMILY (DETACHED) (FEET)	SINGLE-FAMILY (ATTACHED) (FEET)	TWO-FAMILY (FEET)	DUPLEX (FEET)	TOWNHOMES (FEET)	MULTIPLE-FAMILY AND LARGE GROUP LIVING	MIXED USE DEVELOPMENTS; OTHER USES
FRONT YARD (MINIMUM)	35	35	35	35	35	35	35
STREET SIDE YARD	FOR ALL USES, 15 FT., 2 ADDITIONAL FEET FOR EACH 10 FEET OR FRACTION THEREOF IN HEIGHT OVER 45 FEET						
INTERIOR SIDE YARD	5 FT., 7 FT. IF ZERO LOT LINE IS USED ON OPPOSITE YARD	7 FT., ON YARD OPPOSITE COMMON WALL	7	7	0 FT., 7 FT. ON YARD WITH DETACHED WALL	10 FT., 2 ADDITIONAL FEET FOR EACH 10 FEET OR FRACTION THEREOF OVER 45 FEET IN HEIGHT	10 FT., 2 ADDITIONAL FEET FOR EACH 10 FEET OR FRACTION THEREOF OVER 45 FEET IN HEIGHT
REAR YARD	25	25	25	25	25	25	25

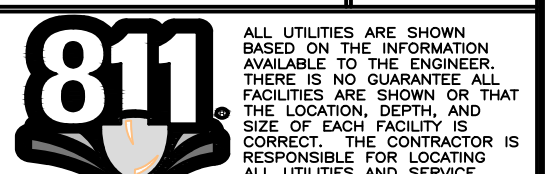
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MIXED USE DISTRICT
SEC. 55-564. SITE DEVELOPMENT STANDARDS AND GUIDELINES

NOTE: OTHER REQUIREMENTS AND SETBACKS MAY APPLY.

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REVISIONS

DESIGNER / DRAFTER
MRT/NER
DATE
3/16/2022
PROJECT NUMBER
0119215.01
BOOK AND PAGE

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