DEED 2016073820

SEP 08 2016 10:09 P 10

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
9/8/2016 10:09:22.59

2016073820

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	125.00'	35.47'	17.86'	16° 15' 37"
2	125.00'	35.47'	17.86'	16° 15' 37"
3	373.38'	194.15'	99.32'	29° 47' 32"
4	169.78'	88.27'	45.16'	29° 47' 32"
5	100.00'	64.28'	33.29'	36° 49' 38"
6	100.00'	116.52'	65.89'	66° 45' 50"
7	100.00'	107.78'	59.79'	61° 45' 11"
8	100.00'	107.78'	59.79'	61° 45' 11"
9	400.00'	296.87'	155.65'	42° 31' 25"
10	100.00'	74.22'	38.91'	42° 31' 25"
11	100.00'	125.04'	72.18'	71° 38' 33"
12	150.00'	187.18'	107.98'	71° 29' 53"
13	100.00'	48.27'	24.61'	27° 39' 23"
14	345.07'	325.37'	175.92'	54° 01' 30"
15	100.00'	94.29'	50.98'	54° 01' 30"
16	754.33'	89.66'	44.88'	6° 48' 37"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
17	202.76'	28.60'	14.32'	8°04'54"
18	200.00'	39.93'	20.03'	11°26'20"
19	197.29'	69.62'	35.18'	20°13'05"

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- EXIST. SECTION CORNER
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES

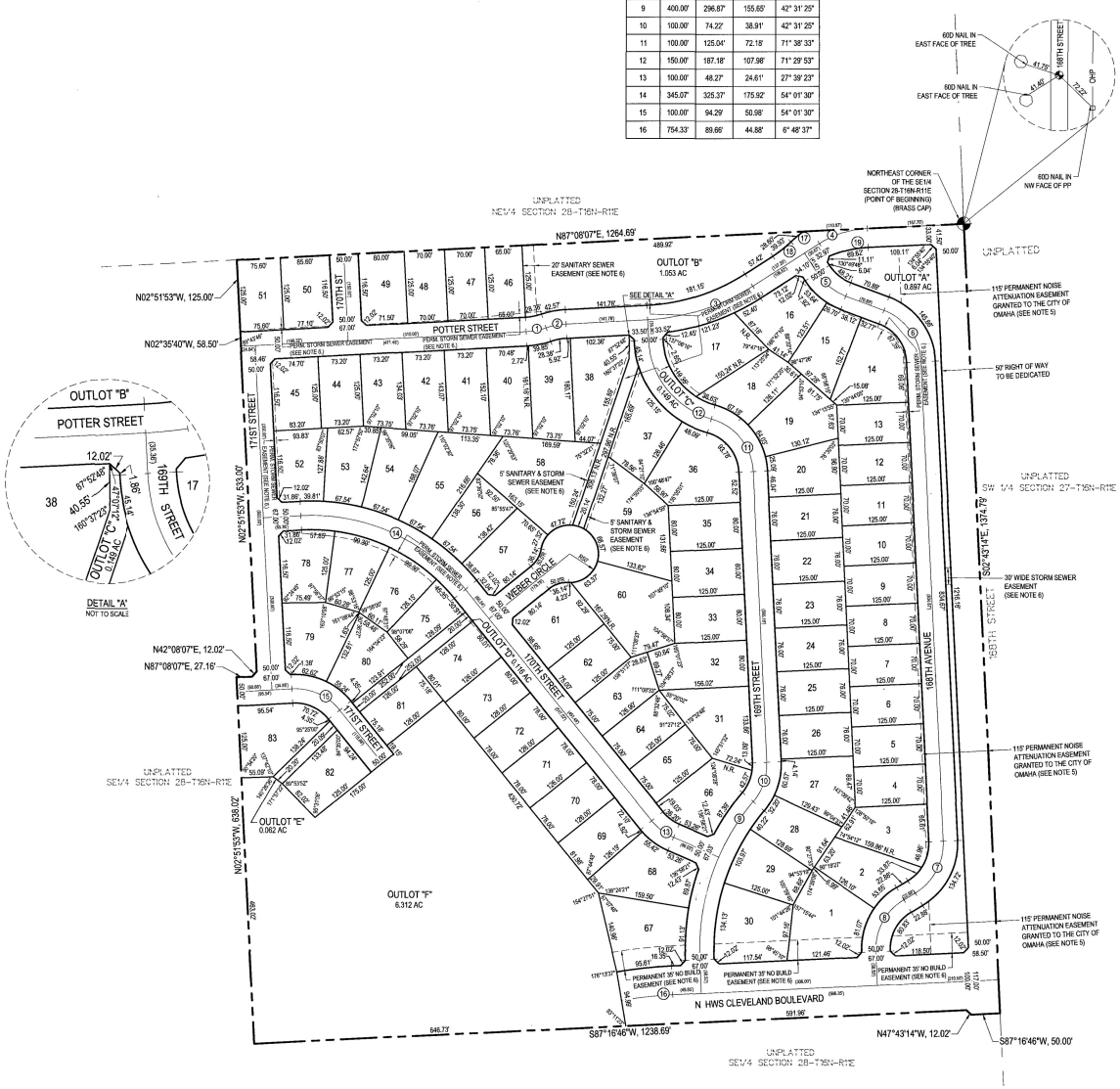
ANCHOR POINTE

LOTS 1 THRU 83 INCLUSIVE & OUTLOTS "A" THRU "F"

A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF THE SE1/4 AND PART OF THE SE1/4 OF THE SE1/4, BOTH LOCATED IN SECTION 28, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

100 0 100

1 inch = 100 ft.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ANCHOR POINTE DEVELOPMENT LLC., A NEBRASKA LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS ANCHOR POINTE (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK COMMUNICATIONS AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE 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, 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 A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN-FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE-DESCRIBED ADDITION. SAID SIXTEEN-FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AND WE DO FURTHER GRANT A PERPETUAL EASEMENTS 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 CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTAGES OF ALL CORNER 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 THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

ANCHOR POINTE DEVELOPMENT LLC., A NEBRASKA LIMITED LIABILITY COMPANY

TIM YOUNG, ADMINISTRATIVE MEMBER — 3/29/16 DATE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 29th DAY OF March 2016 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME TIM YOUNG, ADMINISTRATIVE MEMBER OF ANCHOR POINTE DEVELOPMENT LLC., A NEBRASKA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
ALLISON L. CLARK
My Comm. Exp. March 5, 2018

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF ANCHOR POINTE (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

CITY ENGINEER — 4/12/2016 DATE

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

CITY ENGINEER — 9/9/16 DATE

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 THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER — 8-5-16 DATE

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF ANCHOR POINTE (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

DOUGLAS COUNTY ENGINEER — 3/30/16 DATE

DOUGLAS COUNTY ENGINEER OFFICIAL SEAL NEBRASKA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN ANCHOR POINTE (THE LOTS NUMBERED AS SHOWN). A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF THE SE1/4 AND PART OF THE SE1/4 OF THE SE1/4, BOTH LOCATED IN SECTION 28, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SE1/4 OF SECTION 28; THENCE S02°43'14"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE1/4 OF SECTION 28, A DISTANCE OF 1374.79 FEET; THENCE S87°16'46"W, A DISTANCE OF 50.00 FEET; THENCE N47°43'14"W, A DISTANCE OF 12.02 FEET; THENCE S87°16'46"W, A DISTANCE OF 1238.69 FEET; THENCE N02°51'53"W, A DISTANCE OF 638.02 FEET; THENCE N87°08'07"E, A DISTANCE OF 27.16 FEET; THENCE N42°08'07"E, A DISTANCE OF 12.02 FEET; THENCE N02°51'53"W, A DISTANCE OF 533.00 FEET; THENCE N02°35'40"W, A DISTANCE OF 58.50 FEET; THENCE N02°51'53"W, A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTH LINE OF SAID SE1/4 OF SECTION 28; THENCE N87°08'07"E ALONG SAID NORTH LINE OF THE SE1/4 OF SECTION 28, A DISTANCE OF 1264.69 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,747,156 SQUARE FEET OR 40.109 ACRES, MORE OR LESS.

ERIC SCHABEN — LS-608 — MARCH 29, 2016 DATE

STATE OF NEBRASKA REGISTERED LAND SURVEYOR ERIC J. SCHABEN

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF ANCHOR POINTE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA.

MAYOR — March 23, 2016 DATE

ATTEST CITY CLERK

PRESIDENT OF COUNCIL

CITY OF OMAHA NEBRASKA INCORPORATED FEBRUARY 1, 1857

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF ANCHOR POINTE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD.

CHAIRMAN OF CITY PLANNING BOARD — 9-5-15 DATE

NOTES:

1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 168TH STREET FROM OUTLOT "A". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO N HWS CLEVELAND BOULEVARD FROM LOTS 1, 30, 67 AND OUTLOT "A". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO POTTER STREET FROM LOTS 16,17 AND OUTLOT "A".
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
4. OUTLOT "B" SHALL HAVE A DESIGNATED USE FOR TEMPORARY AND PERMANENT STORMWATER DETENTION. THE SUBDIVIDER SHALL TRANSFER OWNERSHIP OF OUTLOT "B" CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT. OUTLOT "E" SHALL BE MAINTAINED INCLUDING MOWING, TREE REMOVAL AND OTHER VEGETATION CONTROL, BY SID 567 AND THE CITY OF OMAHA.
5. A 115' NOISE ATTENUATION EASEMENT IS HEREBY GRANTED AS INDICATED ALONG 168TH STREET. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, OR ANY OTHER FACILITIES THAT COULD BE OCCUPIED BY OR SERVE AS A GATHERING PLACE OF PERSON(S), AS FAR AWAY FROM TRAFFIC NOISE OF 168TH STREET AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THE EASEMENT SHALL BE PROHIBITED.
6. ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.
7. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT RIGHT AND A HALF FEET (8.5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
8. OUTLOT "F" IS INTENDED TO BE REPLATTED INTO RESIDENTIAL LOTS. OUTLOTS "C", "D" & "E" ARE INTENDED TO BE USED AS WALKWAYS. OUTLOT "C" ALSO INTENDED TO BE A SANITARY AND STORM SEWER EASEMENT.
9. DIMENSIONS WITHIN PARENTHESIS ARE FOR THE CENTERLINE.

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10909 MILL VALLEY ROAD, SUITE 100, Omaha, NE 68154
Phone: 402.895.4700 Fax: 402.895.3599
www.eacg.com

Engineering Answers

ANCHOR POINTE
LOTS 1 THRU 83 INCLUSIVE & OUTLOTS "A" THRU "F"
OMAHA, NEBRASKA

FINAL PLAT

Revisions			
No.	Date	Description	
1	3-25-16	Description	

Proj No:	P2015.036.000
Date:	3-25-16
Designed By:	KSV
Drawn By:	TRH
Scale:	1"=100'
Sheet:	1 of 1

Terry Hansen 3/29/2016 11:03 AM K:\Projects\2015\036\gis\mxd\final plat\Design\FINAL-PLAT-000.dwg