

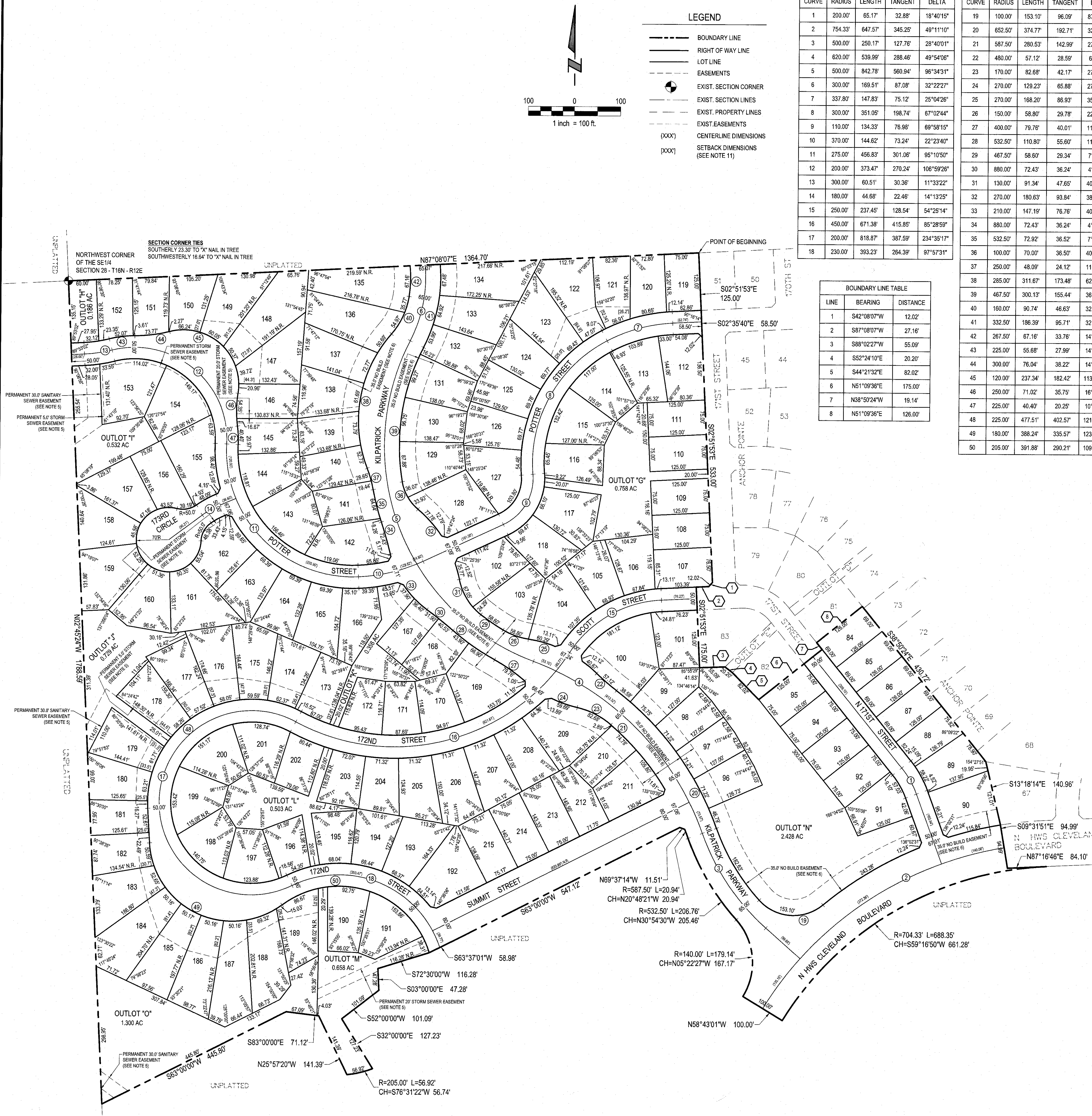
# ANCHOR POINT

LOTS 84 THRU 215 INCLUSIVE & OUTLOTS "G" THRU "O"

A TRACT OF LAND BEING A REPLATTED ALL OF OUTLOT "F", ANCHOR POINT, A SUBDIVISION LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 AND PART OF THE SE 1/4 OF THE SE 1/4, BOTH LOCATED IN SECTION 28, AND TOGETHER WITH A TRACT OF LAND LOCATED IN PART OF SAID NE 1/4 OF THE SE 1/4 AND PART OF SAID SE 1/4 OF THE SE 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4 AND PART OF THE SW 1/4 OF THE SE 1/4, ALL LOCATED IN SAID SECTION 28, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

CENTER-LINE CURVE TABLE					RIGHT-OF-WAY CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	200.00	65.17	32.88	18°40'19"	19	100.00	153.10	96.09	87°43'03"
2	754.33	647.57	345.25	49°11'10"	20	652.50	374.77	192.71	32°54'31"
3	500.00	250.17	127.76	28°40'01"	21	587.50	280.53	142.99	27°21'32"
4	620.00	539.99	288.46	49°54'08"	22	480.00	57.12	28.59	6°49'07"
5	500.00	842.78	560.94	96°34'31"	23	170.00	82.68	42.17	27°51'57"
6	300.00	169.51	87.09	32°22'27"	24	270.00	129.23	65.88	27°25'21"
7	337.80	147.83	75.12	25°04'28"	25	270.00	168.20	86.83	35°41'37"
8	300.00	351.05	198.74	67°02'44"	26	150.00	58.80	29.78	22°27'43"
9	110.00	134.33	76.88	89°58'15"	27	400.00	79.76	40.01	11°25'29"
10	370.00	144.62	73.24	22°23'40"	28	532.50	110.80	55.60	11°55'17"
11	275.00	466.83	301.06	95°10'50"	29	467.50	58.60	29.34	7°10'54"
12	200.00	373.47	270.24	106°59'28"	30	880.00	72.43	36.24	4°42'58"
13	300.00	60.51	30.36	11°33'22"	31	190.00	91.34	47.85	40°15'22"
14	180.00	44.68	22.46	14°13'25"	32	270.00	180.63	93.84	38°19'51"
15	250.00	237.45	128.54	54°26'14"	33	210.00	147.19	76.76	40°09'28"
16	450.00	671.38	415.85	85°28'59"	34	880.00	72.43	36.24	4°42'58"
17	200.00	618.87	387.59	234°35'17"	35	532.50	72.92	36.62	7°50'47"
18	230.00	393.23	284.39	97°57'31"	36	100.00	70.00	36.50	40°06'19"

BOUNDARY LINE TABLE		
LINE	BEARINGS	DISTANCE
1	S42°08'07"W	12.02
2	S87°09'07"W	27.16
3	S88°02'27"W	55.09
4	S52°24'10"E	20.20
5	S44°21'32"E	82.02
6	N51°09'38"E	175.00
7	N38°50'24"W	19.14
8	N51°09'38"E	126.00



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ANCHOR POINT DEVELOPMENT LLC, THE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR CERTIFICATE AND EMBRACED WITHIN THIS 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 POINT (THE LOTS NUMBERED AS SHOWN, A TRACT OF LAND BEING ALL OF OUTLOT "F", ANCHOR POINT, A SUBDIVISION LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 AND PART OF THE SE 1/4 OF THE SE 1/4, BOTH LOCATED IN SECTION 28, AND TOGETHER WITH A TRACT OF LAND LOCATED IN PART OF SAID NE 1/4 OF THE SE 1/4 AND PART OF SAID SE 1/4 OF THE SE 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4 AND PART OF THE SW 1/4 OF THE SE 1/4, ALL LOCATED IN SAID SECTION 28, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**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 POINT (THE LOTS NUMBERED AS SHOWN, A TRACT OF LAND BEING ALL OF OUTLOT "F", ANCHOR POINT, A SUBDIVISION LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 AND PART OF THE SE 1/4 OF THE SE 1/4, BOTH LOCATED IN SECTION 28, AND TOGETHER WITH A TRACT OF LAND LOCATED IN PART OF SAID NE 1/4 OF THE SE 1/4 AND PART OF SAID SE 1/4 OF THE SE 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4 AND PART OF THE SW 1/4 OF THE SE 1/4, ALL LOCATED IN SAID SECTION 28, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 51, SAID ANCHOR POINT, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID SECTION 28, THENCE S02°51'55"E (ASSUMED BEARING) ALONG THE WEST LINE OF SAID LOT 51, ANCHOR POINT, A DISTANCE OF 125.00 FEET; THENCE SOUTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF 171ST STREET ON THE FOLLOWING FOUR (4) COURSES: (1) THENCE S02°35'40"E, A DISTANCE OF 58.50 FEET; (2) THENCE S02°51'55"E, A DISTANCE OF 53.00 FEET; (3) THENCE S47°09'07"W, A DISTANCE OF 12.02 FEET; (4) THENCE S87°09'07"W, A DISTANCE OF 27.16 FEET; THENCE S85°15'35"E ALONG SAID WEST RIGHT-OF-WAY LINE OF 171ST STREET AND THE SOUTHERLY EXTENSION THEREOF SAID LINE ALSO BEING ALONG THE WEST LINE OF LOT 83, SAID ANCHOR POINT, AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 175.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 83, ANCHOR POINT; SAID POINT ALSO BEING NORTHWESTERLY MOST CORNER OF SAID OUTLOT "F", ANCHOR POINT; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID OUTLOT "F", ANCHOR POINT, SAID LINE ALSO BEING ALONG THE SOUTHERLY LINE OF LOTS 82 & 83 AND OUTLOT "E", ANCHOR POINT ON THE FOLLOWING FOUR (4) COURSES: (1) THENCE N88°02'27"E, A DISTANCE OF 55.09 FEET; (2) THENCE S52°24'10"E, A DISTANCE OF 20.20 FEET; (3) THENCE S44°21'32"E, A DISTANCE OF 82.02 FEET; (4) THENCE N51°09'38"E, A DISTANCE OF 175.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID 171ST STREET; THENCE N38°50'24"W ALONG SAID NORTHERLY LINE OF SAID OUTLOT "F", ANCHOR POINT, SAID LINE ALSO BEING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 171ST STREET, A DISTANCE OF 19.14 FEET TO THE SOUTHWEST CORNER OF LOT 81, SAID ANCHOR POINT; THENCE N51°09'38"E ALONG SAID NORTHERLY LINE OF OUTLOT "F", ANCHOR POINT, SAID LINE ALSO BEING THE SOUTHERLY LINE OF LOT 81, SAID ANCHOR POINT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 81, ANCHOR POINT, SAID POINT ALSO BEING ON THE WESTERN LINE OF LOT 74, SAID ANCHOR POINT, THENCE SOUTHERLY ON THE EASTERLY LINE OF OUTLOT "F", ANCHOR POINT, SAID LINE ALSO BEING ON THE WESTERN LINE OF LOTS 87 THROUGH 74, ANCHOR POINT ON THE FOLLOWING TWO (2) COURSES: (1) THENCE S38°50'24"E, A DISTANCE OF 430.72 FEET; (2) THENCE S13°18'14"E, A DISTANCE OF 140.96 FEET TO THE SOUTHWEST CORNER OF SAID LOT 87, ANCHOR POINT, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF NORTH HWS CLEVELAND BOULEVARD, THENCE S88°02'27"E ALONG ON THE EASTERLY LINE OF OUTLOT "F", ANCHOR POINT, A DISTANCE OF 94.98 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "F", ANCHOR POINT, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTH HWS CLEVELAND BOULEVARD, THENCE N87°18'46"E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF NORTH HWS CLEVELAND BOULEVARD, A DISTANCE OF 84.10 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 704.33 FEET, A DISTANCE OF 688.35 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S59°16'50"W, A DISTANCE OF 661.28 FEET; THENCE N68°43'01"W, A DISTANCE OF 100.00 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 140.96 FEET, A DISTANCE OF 119.14 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N52°22'27"W, A DISTANCE OF 20.94 FEET; THENCE S02°51'55"E, A DISTANCE OF 115.15 FEET; THENCE S83°00'00"W, A DISTANCE OF 547.12 FEET; THENCE S83°37'01"W, A DISTANCE OF 58.98 FEET; THENCE S72°30'00"W, A DISTANCE OF 118.23 FEET; THENCE S03°00'00"E, A DISTANCE OF 47.28 FEET; THENCE S82°00'00"W, A DISTANCE OF 101.89 FEET; THENCE S32°00'00"E, A DISTANCE OF 127.23 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 205.00 FEET, A DISTANCE OF 36.52 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S76°31'22"W, A DISTANCE OF 56.74 FEET; THENCE N25°57'20"W, A DISTANCE OF 141.39 FEET; THENCE N83°00'00"W, A DISTANCE OF 71.12 FEET; THENCE S83°00'00"W, A DISTANCE OF 448.80 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 28, THENCE N02°49'29"W ALONG SAID WEST LINE OF THE SE 1/4 OF SECTION 28, A DISTANCE OF 178.89 FEET TO THE NORTHWEST CORNER OF SAID SE 1/4 OF SECTION 28, THENCE N87°08'07"E ALONG THE NORTH LINE OF SAID SE 1/4 OF SECTION 28, A DISTANCE OF 1384.70 FEET TO THE POINT OF BEGINNING.

ANCHOR POINT DEVELOPMENT LLC, A NEBRASKA LIMITED LIABILITY COMPANY

*Tim Young*  
 TIM YOUNG, ADMINISTRATIVE MEMBER  
 DATE: 5/5/17

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA  
 COUNTY OF DOUGLAS  
 ON THIS 5th DAY OF May 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME TIM YOUNG, ADMINISTRATIVE MEMBER OF ANCHOR POINT 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 Seal*  
 NOTARY PUBLIC

**OMAHA CITY COUNCIL ACCEPTANCE**

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

*Sam Stuetgen*  
 MAYOR  
 DATE: 7/20/17

*President of Council*  
 PRESIDENT OF COUNCIL

**NOTES:**

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
- THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT (8.5) RADI FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
- DIMENSIONS WITHIN PARENTHESIS ARE FOR THE CENTERLINE.
- ALL EASEMENTS THAT ARE NOT LABELED WITH RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
- A 35.0 FOOT NO BUILD EASEMENT (SETBACK) ALONG N HWS CLEVELAND BOULEVARD AND KILPATRICK PARKWAY PER APPENDIX C: BOULEVARD DESIGN GUIDELINES PER THE OMAHA SUBURBAN PARK SYSTEM MASTER PLAN, LAST UPDATED 2015.
- OUTLOTS "G", "M" & "N" ARE INTENDED TO BE OPEN SPACES TO BE USED FOR PRIVATE PARKS. OUTLOTS "G", "M" & "N" SHALL BE OWNED AND MAINTAINED BY THE SUBDIVIDER AND THEREAFTER BY THE ASSOCIATION.
- OUTLOTS "I", "J" & "O" ARE INTENDED TO BE USED FOR TEMPORARY AND PERMANENT STORMWATER DETENTION. OUTLOTS "I", "J" & "O" SHALL BE OWNED AND MAINTAINED BY THE DISTRICT AND ITS SUCCESSORS AFTER ANNEXATION.
- OUTLOTS "K" THRU "L" ARE INTENDED TO BE OPEN SPACES AND PRIVATE PEDESTRIAN TRAIL AREAS. OUTLOTS "K" THRU "L" SHALL BE OWNED AND MAINTAINED INITIALLY BY THE SUBDIVIDER AND THEREAFTER BY THE ASSOCIATION.
- OUTLOT "H" IS INTENDED TO BE OPEN SPACE AND TO BE USED FOR DRAINAGE PURPOSES. OUTLOT "H" SHALL BE OWNED AND MAINTAINED BY THE SUBDIVIDER.
- DIMENSIONS WITHIN BRACKETS ARE FOR THE FRONT YARD SETBACK. THE FRONT YARD SETBACK LINE ONLY AFFECTS LOTS 121 THRU 123, LOTS 147 THRU 149, & LOTS 173 THRU 189, ANCHOR POINT.

**APPROVAL OF CITY ENGINEER OF OMAHA**

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

*Madal Pfeiffer*  
 CITY ENGINEER  
 DATE: 5/10/17

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

*Madal Pfeiffer*  
 CITY ENGINEER  
 DATE: 1/22/18

**APPROVAL OF OMAHA CITY PLANNING BOARD**

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

*Chairman*  
 CHAIRMAN OF CITY PLANNING BOARD  
 DATE: 6-1-2016

**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*  
 COUNTY TREASURER  
 DATE: 10/17/2017

**REVIEW OF DOUGLAS COUNTY ENGINEER**

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

*Douglas County Engineer*  
 DOUGLAS COUNTY ENGINEER

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 Engineering • Planning • Environmental & Field Services  
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**ANCHOR POINT**  
 OMAHA, NEBRASKA

**FINAL PLAT**

File No:	PD015-538-001
Date:	1/23/2017
Designed By:	TRH
Drawn By:	TRH
Scale:	1" = 100'
Sheet:	1 of 1