DEED Inst. # 2019091781, Pg: 1 of 1 Rec Date: 10/25/2019 11:51:06.280
Fee Received: $94.00 By: MS
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

ANCHOR POINTE

LOTS 217 THRU 302 INCLUSIVE & OUTLOTS "P" THRU "T"

A TRACT OF LAND LOCATED IN PART OF THE SW1/4 OF THE SE1/4, AND PART OF THE NW1/4 OF THE SE1/4 AND ALSO PART OF THE SE1/4 OF THE SE1/4, LOCATED IN SECTION 28, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	230.00'	439.44'	325.75	109°28'03"
2	335.00'	870.10'	1200.44	148°48'54"
3	100.00'	55.37'	28.41	31°43'26"
4	200.00'	68.55'	34.62	19°38'11"
5	400.00'	313.35'	165.21	44°53'06"
6	400.00'	147.54'	74.62	21°08'00"
7	250.00'	197.65'	104.31	45°17'50"
8	240.00'	432.49'	303.08	103°15'00"
9	320.00'	151.68'	77.29	27°09'30"
10	530.00'	294.49'	151.15	31°50'08"
11	854.74'	107.52'	53.83	7°12'26"
12	500.00'	63.62'	31.85	7°17'24"
13	754.33'	448.64'	231.18	34°04'31"

LEGEND

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

1 inch = 100 ft.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ANCHOR POINTE DEVELOPMENT LLC., THE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR CERTIFICATION 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 POINTE (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS 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 (OPPD), COX COMMUNICATIONS, CENTURY LINK 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 LINS 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 EASEMENT TO METROPOLITAN UTILITIES DISTRICT, 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 (5') WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTAGES OF ALL [redacted] 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 — DATE 9/4/2019

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 4th DAY OF Sep 2019 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 LESLIE FITZGERALD My comm. Exp. June 1, 2021

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 — DATE 2/11/19

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

for CITY ENGINEER — DATE 10/23/19

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 — DATE 6-11-19

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

NOTES:

1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO IDA STREET FROM LOTS 266 THRU 272 & OUTLOT "T"; DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO N HWS CLEVELAND BOULEVARD FROM LOTS 231, 279, 302 & OUTLOTS "P" & "S"; DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO WHITMORE STREET FROM LOT 232, 240, & 291.
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
4. ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
5. ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
6. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT EIGHT AND HALF FEET (8.5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
7. A 115' NOISE ATTENUATION EASEMENT IS HEREBY GRANTED AS INDICATED ALONG IDA 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 IDA STREET AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THE EASEMENT SHALL BE PROHIBITED.
8. A 30.0' NO BUILD (SETBACK) ALONG N HWS CLEVELAND BOULEVARD PER "APPENDIX C: BOULEVARD DESIGN GUIDELINES" PER THE OMAHA SUBURBAN PARK SYSTEM MASTER PLAN, LAST UPDATED 2015.

SURVEYORS CERTIFICATION

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 SW1/4 OF THE SE1/4, AND PART OF THE NW1/4 OF THE SE1/4 AND ALSO PART OF THE SE1/4 OF THE SE1/4, LOCATED IN SECTION 28, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SE1/4 OF SECTION 28; THENCE N02°45'24"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SE1/4 OF SECTION 28, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF IDA STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N02°45'24"W ALONG SAID WEST LINE OF THE SE1/4 OF SECTION 28, A DISTANCE OF 809.17 FEET TO THE SOUTHWEST CORNER OF OUTLOT "O", ANCHOR POINTE, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 28; THENCE ALONG THE SOUTHERLY LINE OF SAID OUTLOT "O", ANCHOR POINTE, SAID LINE ALSO BEING THE SOUTHERLY LINE OF OUTLOT "M", SAID ANCHOR POINTE, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SUMMIT STREET ON THE FOLLOWING ELEVEN (11) DESCRIBED COURSES: (1) THENCE N63°00'00"E, A DISTANCE OF 445.80 FEET; (2) THENCE S85°00'00"E, A DISTANCE OF 71.12 FEET; (3) THENCE S25°57'20"E, A DISTANCE OF 141.39 FEET; (4) THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 205.00 FEET, A DISTANCE OF 56.92 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N76°31'22"E, A DISTANCE OF 56.74 FEET; (5) THENCE N32°00'00"W, A DISTANCE OF 127.23 FEET; (6) THENCE N52°00'00"E, A DISTANCE OF 101.09 FEET; (7) THENCE N03°00'00"W, A DISTANCE OF 47.29 FEET; (8) THENCE N72°30'00"E, A DISTANCE OF 116.28 FEET; (9) THENCE N63°37'01"E, A DISTANCE OF 58.98 FEET; (10) THENCE N63°00'00"E, A DISTANCE OF 547.12 FEET; (11) THENCE S69°37'14"E, A DISTANCE OF 11.51 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF SUMMIT STREET AND THE WESTERLY RIGHT-OF WAY LINE OF KILPATRICK PARKWAY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF KILPATRICK PARKWAY ON THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 567.50 FEET, A DISTANCE OF 20.94 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S20°46'21"E, A DISTANCE OF 20.94 FEET; (2) THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 532.50 FEET, A DISTANCE OF 206.76 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S30°54'30"E, A DISTANCE OF 205.46 FEET; (3) THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 140.00 FEET A DISTANCE OF 179.14 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S05°22'27"E, A DISTANCE OF 167.17 FEET TO THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF KILPATRICK PARKWAY AND THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH HWS CLEVELAND BOULEVARD; THENCE S58°43'01"E, A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH HWS CLEVELAND BOULEVARD, SAID LINE ALSO BEING THE NORTHERLY LINE OF LOT 216, SAID ANCHOR POINTE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE OF SAID LOT 216, ANCHOR POINTE ON A CURVE TO THE LEFT WITH A RADIUS OF 704.33 FEET, A DISTANCE OF 296.65 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S19°13'02"W, A DISTANCE OF 294.46 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 500.00 FEET, A DISTANCE OF 175.28 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S02°53'29"E, A DISTANCE OF 174.38 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 332.50 FEET, A DISTANCE OF 101.15 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S04°13'08"E, A DISTANCE OF 100.76 FEET; THENCE S04°29'46"W, A DISTANCE OF 240.20 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 810.00 FEET, A DISTANCE OF 101.89 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S00°53'33"W, A DISTANCE OF 101.82 FEET; THENCE S02°42'40"E, A DISTANCE OF 29.27 FEET; THENCE S47°45'09"E, A DISTANCE OF 12.01 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF IDA STREET; THENCE S87°12'22"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF IDA STREET, A DISTANCE OF 1,342.59 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,496,490 SQUARE FEET OR 34.353 ACRES, MORE OR LESS.

ERIC A. SCHABEN LS-608 — DATE Jan 31, 2019

STATE OF NEBRASKA REGISTERED LAND SURVEYOR LS-608 ERIC A. SCHABEN

OMAHA CITY COUNCIL ACCEPTANCE

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

MAYOR — DATE 3/14/19

ATTEST CITY CLERK

PRESIDENT OF COUNCIL

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 — DATE 8/1/18

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 — DATE 9/27/19

DOUGLAS COUNTY ENGINEER SEAL

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10909 Mill Valley Road, Suite 100 Omaha, NE 68154
Phone: (402) 895-2100 Fax: (402) 895-3599
www.eacg.com

E & A CONSULTING GROUP, INC. Engineering Answers

ANCHOR POINTE
LOT 217 THRU 302 & OUTLOTS "P" THRU "T"
OMAHA, NEBRASKA

FINAL PLAT

Rev No.	Date	Description
1	10-25-2019	

Project No: 2015.336.001
Date: 10-25-2019
Designed By: JBS
Drawn By: JBS
Scale: 1" = 100'
Sheet: 1 of 1