WEST DODGE POINTE REPLAT 2 LOTS 1, 2, 2A, 3, 3A, 4, 4A, 5, 5A, 6, 7, 8 AND OUTLOTS "A" AND "B" A TRACT OF LAND LOCATED IN PART OF THE SE1/4 OF THE SE1/4, PART OF THE SW1/4 OF THE SE1/4 AND PART OF THE NW1/4 OF THE SE1/4 OF SECTION 16, AND ALSO TOGETHER WITH BEING A REPLATTING OF ALL OF LOTS 2, 3, 5, 6, 7, 2A, 3A, 9A 10A, 11A AND OUTLOT "B", WEST DODGE POINTE, A SUBDIVISION LOCATED IN SAID SECTION 16 AND ALSO TOGETHER WITH ALL OF LOT 1, WEST DODGE POINTE REPLAT ONE, A SUBDIVISION LOCATED IN SAID SECTION 16, ALSO TOGETHER WITH 171ST STREET RIGHT-OF-WAY AND 173RD STREET RIGHT-OF-WAY; ALL LOCATED IN TOWNSHIP 15, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA. 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 PERMANENT MONUMENTS AND STAKES HAVE BEEN SET AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN WEST DODGE POINTE REPLAT 2 (THE LOTS NUMBERED AS SHOWN) A TRACT OF LAND LOCATED IN PART OF THE SE1/4 OF THE SE1/4, PART OF THE SW1/4 OF THE SE1/4 AND PART OF THE NW1/4 OF THE SE1/4 OF SECTION 16, AND ALSO TOGETHER WITH ALL OF LOTS 6, 7 AND OUTLOT "B", WEST DODGE POINTE, A SUBDIVISION LÓCATED IN SAID SECTION 16 AND ALSO BOUNDARY LINE TOGETHER WITH ALL OF LOT 1, WEST DODGE POINTE REPLAT ONE, A SUBDIVISION LOCATED IN SAID _____ LOT LINE SECTION 16, ALSO TOGETHER WITH 171ST STREET RIGHT-OF-WAY AND 173RD STREET RIGHT-OF-WAY; ALL LOCATED IN TOWNSHIP 15, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE — — — — EASEMENTS PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF OUTLOT "A", SAID WEST DODGE POINTE, SAID POINT ALSO STREET VACATION BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD: THENCE (SEE NOTE 6) \$33°52'49"W (ASSUMED BEARING) ALONG THE WESTERLY LINE OF SAID OUTLOT "A", WEST DODGE --- PERMANENT EASEMENT GRANTED N87°00'15"E 82.89'-POINTE, A DISTANCE OF 60.39 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "A", WEST DODGE RIGHT OF WAY CURVE TABLE TO THE CITY OF OMAHA POINTE, SAID POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BURT STREET; INST NO. 2005071459 THENCE ALONG THE SOUTH LINE OF SAID LOT 6, WEST DODGE POINTE, SAID LINE ALSO BEING THE CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD DISTANCE | SOUTH LINE OF SAID LOT 7, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 1, WEST DODGE POINTE TEMPORARY EASEMENT GRANTED 1 | 530.50' | 201.79' | N64°53'24"E REPLAT ONE, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF BURT STREET ON THE TO CITY OF OMAHA FOLLOWING EIGHT (8) COURSES: (1) THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 335.00 FEET, A INST NO. 2005071459 2 | 455.00' | 123.82' | N65°57'11"E 123.44' DISTANCE OF 294.10 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS N81°16'12"W, A DISTANCE OF 284.75 FEET; (2) THENCE N15°53'27"W, A DISTANCE OF 20.02 FEET; (3) THENCE S73°44'56"W, 3 | 285.00' | 235.57' | \$79°47'55"E A DISTANCE OF 558.20 FEET; (4) THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET, A KNOW ALL MEN BY THESE PRESENTS THAT WE, TRIBEDO, LLC, A NEBRASKA LIMITED LIABILITY COMPANY. DISTANCE OF 86.73 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS S73°44′56"W, A 4 335.00' 294.10' N81°16'12"W 284.75' BEING THE RESPECTIVE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND DISTANCE OF 79.37 FEET; (5) THENCE S73°44'56"W, A DISTANCE OF 553.45 FEET; (6) THENCE ON A CURVE _____ EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID PROPERTY TO BE SUBDIVIDED INTO LOTS AND TO THE LEFT WITH A RADIUS OF 545.00 FEET, A DISTANCE OF 147.75 FEET, SAID CURVE ALSO HAVING A 5 | 60.00' | 86.73' | \$73°44'56"W | 79.37' STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS LONG CHORD WHICH BEARS S65°58'58"W, A DISTANCE OF 147.29 FEET; (7) THENCE S31°15'29"E, A - ENCROACHMENT AGREEMENT WEST DODGE POINTE REPLAT 2 (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND 6 | 545.00' | 147.75' | \$65°58'58"W | DISTANCE OF 21.41 FEET; (8) THENCE S70°39'23"W, A DISTANCE OF 167.16 FEET TO THE SOUTHWEST APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY CORNER OF SAID LOT 1, WEST DODGE POINTE REPLAT ONE, SAID POINT ALSO BEING THE POINT OF DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES, AND WE DO HEREBY INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF BURT STREET AND THE EAST GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE RIGHT-OF-WAY LINE OF 174TH STREET (OLD LINCOLN HIGHWAY); THENCE N03°02'43"W ALONG THE WEST OMAHA PUBLIC POWER DISTRICT, CENTURYLINK COMMUNICATIONS AND ANY COMPANY WHICH HAS LINE OF SAID LOT 1, WEST DODGE POINTE REPLAT ONE, SAID LINE ALSO BEING THE WEST LINE OF SAID BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE OUTLOT "B", WEST DODGE POINTE, SAID LINE ALSO BEING SAID EAST RIGHT-OF-WAY LINE OF 174TH SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW 1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO WEST DODGE ROAD FROM STREET (OLD LINCOLN HIGHWAY), A DISTANCE OF 1567.12 FEET TO THE NORTHWEST CORNER OF SAID POLES, WIRES, CABLES, CONDUITS AND OTHER RELATED FACILITIES. AND TO EXTEND THEREON WIRES OUTLOT "B", WEST DODGE POINTE; THENCE ALONG THE NORTH LINE OF SAID OUTLOT "B", WEST DODGE LOTS 2A, 3A, 4A, 5A, WEST DODGE POINTE REPLAT TWO (BOOK 1119 & PAGE 586, BOOK (SEE NOTE 3) OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POINTE ON THE FOLLOWING TWO (2) COURSES: (1) THENCE N87°00'15"E, A DISTANCE OF 82.89 FEET; (2) 1263 & PAGE 248, INSTRUMENT No. 2016036559) OR TO 174TH STREET FROM LOTS 1, 2A, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS THENCE N03°02'41"W, A DISTANCE OF 76.14 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "B", 8 AND OUTLOT "A", WEST DODGE POINTE REPLAT TWO (INSTRUMENT No. 2014012392 & PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND WEST DODGE POINTE, SAID POINT ALSO BEING A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF 2014053010, 2016036559). ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; - 30' PERMANENT STORM SEWER EASEMENT UNION PACIFIC RAILROAD; THENCE S55°45'52"E ALONG THE NORTHERLY LINE OF SAID OUTLOT "B", WEST AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS (SEE NOTE 4) 2. A PERMANENT RECIPROCAL INGRESS AND EGRESS, AND PEDESTRIAN EASEMENT IS DODGE POINTE, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 1, WEST DODGE POINTE AND A SIXTEEN-FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL REPLAT ONE, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, GRANTED TO THE OWNERS OF LOTS 1, 2, 2A, 3, 3A, 4, 4A, 5, 5A, 6 & 7, WEST DODGE EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER A DISTANCE OF 2116.42 FEET TO THE POINT OF BEGINNING. POINTE REPLAT TWO, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS EXCEPT PERIMETER OF THE ABOVE-DESCRIBED ADDITION. SAID SIXTEEN-FOOT (16') WIDE EASEMENT WILL BE THOSE PARTS OF SAID LOTS 1, 2, 2A, 3, 3A, 4, 4A, 5, 5A, 6 & 7, WEST POINTE REPLAT REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND AND ALSO TOGETHER WITH; TWO, WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED. RECORDED AND WE DO FURTHER GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND THEIR SUCCESSORS AND ASSIGNS, TO A TRACT OF LAND LOCATED IN PART OF THE SE1/4 OF THE SE1/4 AND PART OF THE SW1/4 OF THE SE1/4 3. A PERMANENT STORM SEWER & DRAINAGEWAY EASEMENT IS GRANTED TO DOUGLAS --- 24' CITY ACCESS EASEMENT ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, AND OTHER RELATED COUNTY S.I.D. NO. 538 AND THE CITY OF OMAHA OVER ALL OF OUTLOT "A". WEST OF SECTION 16, AND ALSO TOGETHER WITH ALL OF LOTS 2, 3, 5, 2A, 3A, 9A THRU 11A, WEST DODGE TO OUTLOT "A" FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON POINTE, A SUBDIVISION LOCATED IN PART OF SAID SE1/4 OF THE SE1/4 AND PART OF THE SW1/4 OF THE (SEE NOTE 4 & 5) THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS - 30' PERMANENT STORM SE1/4 OF SAID SECTION 16; ALL LOCATED IN TOWNSHIP 15, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS -EXISTING PERMANENT SANITARY SEWER, AND ALONG ALL STREET FRONTAGES OF ALL CORNER LOTS. NO PERMANENT BUILDINGS OR RETAINING SEWER EASEMENT STORM SEWER AND DRAINAGEWAY EASEMENT COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: 4. ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, (SEE NOTE 4) GRANTED TO SID 538 & TO THE CITY OF OMAHA. RECORDED BY A SEPARATE DOCUMENT. – PERMANENT DŘAINÁGEWAY EASEMENT SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE INST No. 2014069683 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10A, WEST DODGE POINTE, SAID POINT ALSO GRANTED TO SID 538 & TO THE CITY OF OMAHA AFORESAID USES OR RIGHTS HEREIN GRANTED. BEING THE SOUTHEAST CORNER OF LOT 4A, SAID WEST DODGE POINTE, SAID POINT ALSO BEING ON THE INSTRUMENT No. 2014053010 ACCESS EASEMENT GRANTED TO THE CITY OF OMAHA FOR FUTURE MAINTENANCE OF NORTH RIGHT-OF-WAY LINE OF WEST DODGE ROAD; THENCE N02°28'28"W (ASSUMED BEARING) ALONG INSTRUMENT No. 2015076803 OUTLOT "A", WEST DODGE POINTE REPLAT TWO. THE WEST LINE OF SAID LOT 10A, WEST DODGE POINTE, SAID LINE ALSO BEING THE EAST LINE OF LOT 4, TRIBEDO, LLO, A NEBRASKA LIMITED LIABILITY COMPANY 6. VACATION KNOW ALL PERSONS BY THESE PRESENTS: THE CITY OF OMAHA VACATES WEST DODGE POINTE, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 4A, WEST DODGE POINTE, A PERMANENT SEWER EASEMENT THE RIGHT OF WAY AS DESCRIBED IN THIS PLAT, PURSUANT TO NEB. REV. STAT. DISTANCE OF 290.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, WEST DODGE POINTE, SAID GRANTED TO SID 438 & SECTIONS 14-115 OR 14-116. THE UNDERSIGNED OWNER, BEING THE OWNER OF THE POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 5, WEST DODGE POINTE; THENCE S87°31'32"W TO THE CITY OF OMAHA PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS ALONG THE SOUTH LINE OF SAID LOT 5, WEST DODGE POINTE, SAID LINE ALSO BEING THE NORTH LINE BOOK 1335, PAGE 441 PLAT, DOES HEREBY CONSENT TO THE OMAHA CITY COUNCIL'S VACATION, PURSUANT OF SAID LOT 4, WEST DODGE POINTE, A DISTANCE OF 369.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, WEST DODGE POINTE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 4, WEST TO NEB. REV. STAT. SECTIONS 14-115 OR 14-116, OF THE RIGHT OF WAY AS SHOWN AND DODGE POINTE; THENCE S02°28'28"E ALONG THE EAST LINE OF SAID LOT 3, WEST DODGE POINTE, SAID DESCRIBED IN THIS PLAT. THIS VACATION IS SUBJECT TO THE RIGHTS RESERVED TO LINE ALSO BEING THE EAST LINE OF SAID LOT 3A, WEST DODGE POINTE, SAID LINE ALSO BEING THE THE CITY OF OMAHA TO MAINTAIN, OPERATE, REPAIR AND RENEW EXISTING SEWERS WEST LINE OF SAID LOT 4, WEST DODGE POINTE, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 4A, AND FACILITIES, AND TO AUTHORIZE OTHER UTILITIES AND CABLE TELEVISION WEST DODGE POINTE, A DISTANCE OF 292.41 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3A, WEST - 30' PERMANENT STORM SYSTEMS TO MAINTAIN, OPERATE, REPAIR AND RENEW THEIR EXISTING FACILITIES. DODGE POINTE, SAID POINTE ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 4A, WEST DODGE SEWER EASEMENT ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. POINTE, SAID POINT ALSO BEING A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF WEST DODGE ROAD; ACKNOWLEDGEMENT OF NOTARY THENCE S87°12'23"W ALONG THE SOUTH LINE OF SAID LOT 2A, WEST DODGE POINTE, SAID LINE ALSO 8.256 AC 8. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.). BEING THE SOUTH LINE OF SAID LOT 3A, WEST DODGE POINTE, SAID LINE ALSO BEING SAID NORTH STATE OF NEBRASKA) RIGHT-OF-WAY OF WEST DODGE ROAD, A DISTANCE OF 870.77 FEET TO THE SOUTHWEST CORNER OF COUNTY OF DOUGLAS) - 24' ACCESS EASEMENT SAID LOT 2A, WEST DODGE POINTE, SAID POINT ALSO BEING THE POINTE OF INTERSECTION OF SAID TO LOT 8 (SEE NOTE 4) ON THIS 2200 DAY OF MOVEM YER , TOLL , BEFORE ME, THE UNDERSIGNED, A NORTH RIGHT-OF-WAY LINE OF WEST DODGE ROAD AND THE EAST RIGHT-OF-WAY LINE OF 174TH STREET (OLD LINCOLN HIGHWAY); THENCE N03°02'43"W ALONG THE WEST LINE OF SAID LOT 2A, WEST NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME ARUN AGARWAL, MANAGING MEMBER DODGE POINTE, SAID LINE ALSO BEING SAID EAST RIGHT-OF-WAY LINE OF 174TH STREET (OLD LINCOLN OF TRIBEDO, LLC, A NEBRASKA LIMITED LIABILITY COMPANY WHO IS PERSONALLY KNOWN TO BE THE - STREET VACATION HIGHWAY), A DISTANCE OF 205.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 2A, WEST DODGE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED POINTE, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED. 174TH STREET (OLD LINCOLN ROAD) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BURT STREET; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2A, WEST DODGE POINTE, SAID LINE ALSO BEING WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN. THE NORTHERLY LINE OF SAID LOT 2, WEST DODGE POINTE, SAID LINE ALSO BEING THE NORTHERLY EXISTING PERMANENT 20.0' ------ STREET VACATION LINE OF SAID LOT 3, WEST DODGE POINTE, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 5, CENTURY LINK EASEMENT WEST DODGE POINTE, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 11A, WEST DODGE INSTRUMENT NO. 2015066519 0.380 AC - POINT OF BEGINNING POINTE, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF BURT STREET ON THE --- EXISTING PERMANENT SANITARY SEWER. FOLLOWING TEN (10) COURSES: (1) THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 530.50 FEET, A STORM SEWER AND DRAINAGEWAY EASEMENT 24' CITY ACCESS EASEMENT --\$33°52'49"W 60.39' DISTANCE OF 201.79 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS N64°53'24"E, A GRANTED TO SID 538 & TO THE CITY OF OMAHA. TO OUTLOT "A" - PUBLIC PEDESTRIAN DISTANCE OF 200.58 FEET; (2) THENCE S31°50'34"E, A DISTANCE OF 15.16 FEET; (3) THENCE ON A CURVE INST No. 2014069683 (SEE NOTE 4 & 5) ACCESS EASEMENT TO THE RIGHT WITH A RADIUS OF 455.00 FEET, A DISTANCE OF 123.82 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS N65°57'11"E, A DISTANCE OF 123.44 FEET (4) THENCE N73°44'56"E, A DISTANCE OF 524.72 FEET; (5) THENCE N87°31'32"E, A DISTANCE OF 88.61 FEET; (6) THENCE N32°22'19"E, A APPROVAL OF CITY ENGINEER OF OMAHA DISTANCE OF 31.92 FEET; (7) THENCE N73°44'56"E, A DISTANCE OF 570.30 FEET; (8) THENCE N14°20'48"W, A DISTANCE OF 19.66 FEET; (9) THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 285.00 FEET, A 6.672 AC I HEREBY APPROVE THIS PLAT OF WEST DODGE POINTE REPLAT 2 (LOTS NUMBERED AS SHOWN) AS TO DISTANCE OF 235.57 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS S79°47'55"E, A THE DESIGN STANDARDS 1.268 AC DISTANCE OF 228.92 FEET; (10) THENCE S56°07'12"E, A DISTANCE OF 192.69 FEET TO THE SOUTHEAST - EXISTING 50.0' PERMANENT CORNER OF SAID LOT 11A, WEST DODGE POINTE, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF BURT STREET AND SAID NORTHERLY RIGHT-OF-WAY LINE ACCESS EASEMENT OF WEST DODGE ROAD; THENCE ALONG THE SOUTH LINE OF SAID LOT 10A, WEST DODGE POINTE, SAID INST. NO. 2014012392 PUBLIC PEDESTRIAN -LINE ALSO BEING THE SOUTH LINE OF SAID LOT 11A, WEST DODGE POINTE, SAID LINE ALSO BEING SAID 1.247 AC ACCESS EASEMENT (SEE NOTE 4) NORTHERLY RIGHT-OF-WAY LINE OF WEST DODGE ROAD ON THE FOLLOWING TWO (2) COURSES: (1) EXISTING 20.0' M.U.D. EASEMENT THENCE \$50°44'25"W, A DISTANCE OF 751.35 FEET; (2) THENCE \$87°12'23"W, A DISTANCE OF 8.24 FEET TO I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 - EXISTING 50.0' PERMANENT INST No. 2014-026243 THE POINT OF BEGINNING. STORM SEWER & OF THE OMAHA MUNICIPAL CODE. INST No. 2014-026244 SANITARY SEWER BOTH SAID TRACTS OF LAND CONTAINS 1,967,847 SQUARE FEET OR 45.176 ACRES, MORE OR LESS. FASEMENT GRANTED TO SID #538 & TO THE CITY OF - PUBLIC PEDESTRIAN ACCESS EASEMENT PUBLIC PEDESTRIAN -INST. NO. 2014012392 (SEE NOTE 2 & 4) ACCESS EASEMENT (SEE NOTE 4) (SEE NOTE 2 & 4) 3.357 AC APPROVAL OF OMAHA CITY PLANNING BOARD 1.344 AC WEST DODGE POINTE THIS PLAT OF WEST DODGE POINTE REPLAT 2 (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE OMAHA CITY COUNCIL ACCEPTANCE THIS PLAT OF WEST DODGE POINTE REPLAT 2 (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE 1.700 AC 2.872 AC 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. REVIEW OF DOUGLAS COUNTY ENGINEER THIS PLAT OF WEST DODGE POINTE REPLAT 2 (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER. SECTION CORNER TIES 0.39' NORTH TO EDGE OF GUARD RAIL 0.73' SOUTH TO EDGE OF GUARD RAIL 9.25' WEST TO ALUMINUM WITNESS MARKER 9.63' EAST TO CHISELED "X" WEST FACE METAL LIGHT POLE BASE