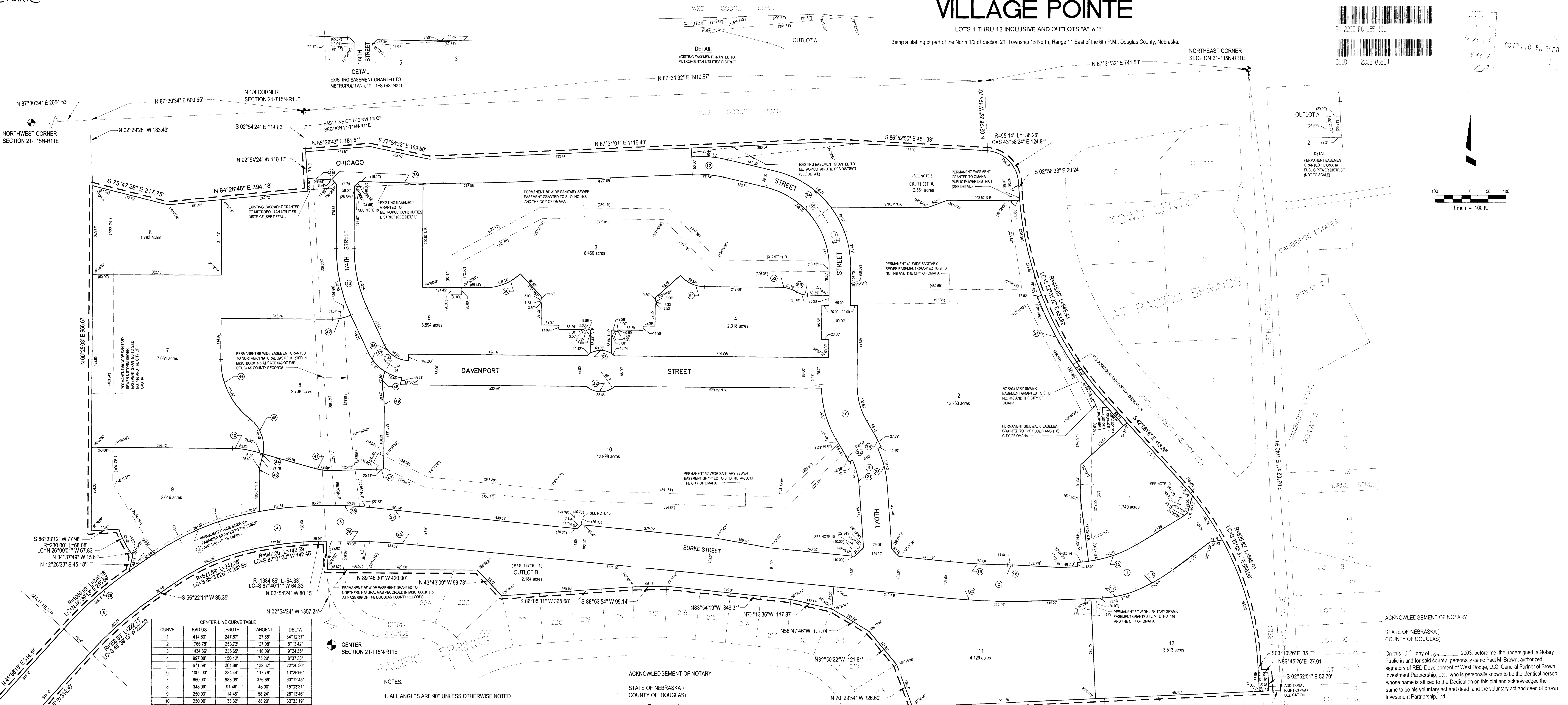
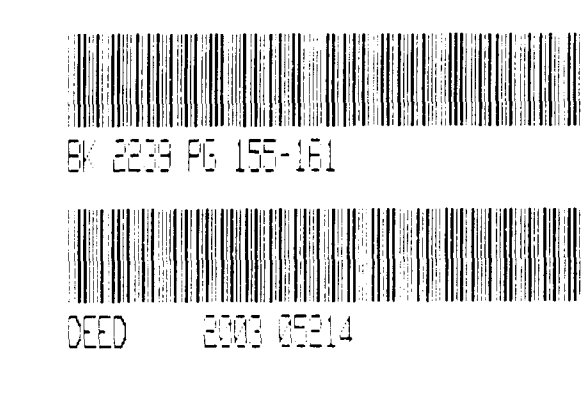


# VILLAGE POINTE

LOTS 1 THRU 12 INCLUSIVE AND OUTLOTS "A" & "B"

Being a platting of part of the North 1/2 of Section 21, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.



**CENTERLINE CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	414.87	247.67	127.69	34°12'37"
2	1766.78	253.73	-27.08	8°13'42"
3	1424.86	226.68	118.39	9°24'25"
4	997.00	150.12	75.20	8°57'38"
5	871.59	261.88	132.62	22°20'30"
6	1007.00	234.44	117.76	13°25'56"
7	550.00	483.79	276.89	60°24'45"
8	348.00	91.46	46.02	15°02'31"
9	250.00	114.45	58.24	26°13'46"
10	250.00	133.32	88.29	30°33'19"
11	250.00	336.31	198.15	77°04'37"
12	340.73	94.65	47.63	15°49'22"
13	410.43	181.82	92.43	25°22'55"
14	100.00	112.79	63.25	64°37'24"

**LOT-LINE CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	
1	234.98	62.52	31.46	15°15'09"	
2	185.00	49.88	25.18	17°21'20"	
3	1354.00	20.14	10.07	0°51'00"	
4	100.00	26.40	13.28	15°07'28"	
5	100.00	6.22	3.11	3°32'48"	
6	100.00	110.89	61.93	63°32'00"	
7	48	208.00	191.73	103.27	52°48'21"
8	120.42	53.37	27.13	25°23'32"	
9	74.77	46.50	24.53	35°37'59"	
10	351.00	59.42	29.18	9°41'30"	
11	50	142.26	109.14	57.42	43°57'30"
12	89.20	76.84	41.00	49°27'57"	
13	91.00	49.19	25.21	30°58'18"	
14	50.00	31.86	16.35	30°58'18"	
15	58.33	349.29	176.58	20°52'40"	

**R.O.W. CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	359.93	99.64	27.93	8°51'09"
2	474.93	116.87	58.73	14°06'50"
3	277.67	97.46	49.24	20°06'38"
4	312.50	144.4	72.22	27°38'52"
5	160.86	102.86	66.51	37°45'11"
6	161.87	200.34	130.29	87°12'24"
7	210.50	77.14	39.01	20°59'52"
8	200.00	18.26	9.14	5°13'53"
9	289.50	108.07	53.65	20°59'52"
10	300.00	27.32	13.71	5°13'53"
11	239.05	133.59	66.81	31°30'3"
12	220.50	99.89	50.00	27°34'42"
13	1088.11	153.54	76.77	5°52'24"
14	856.17	99.69	50.00	67°41'04"
15	1050.00	246.16	123.65	13°25'56"
16	298.00	78.32	39.39	15°07'29"
17	699.21	181.13	91.00	15°07'29"
18	58.00	88.46	52.61	84°25'14"
19	58.00	85.22	52.39	84°11'00"
20	268.92	268.21	145.16	56°43'09"
21	230.00	228.19	124.73	56°43'09"
22	75.00	34.59	17.45	64°37'24"
23	125.00	121.59	66.09	55°43'52"
24	504.15	535.60	288.05	67°08'19"
25	4185.00	65.07	32.53	0°53'42"

- NOTES**
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
  - ALL LOTS LINES ARE ANGLES TO CURVED STREETS UNLESS SHOWN AS (N,R).
  - ALL DIMENSIONS AND RADII TO SHOWN WITH PARENTHESES ARE: FOR THE LOCATION OF EASEMENTS.
  - DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO WEST DODGE ROAD FROM ANY ADJUTING LOTS.
  - DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 168TH STREET FROM LOTS 1, 12, OR OUTLOT "A".
  - A PERMANENT RECIPROCAL INGRESS AND EGRESS, PARKING AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 1 THRU 12 INCLUSIVE, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 1 THRU 12 INCLUSIVE, EXCEPT THOSE PARTS OF SAID LOTS 1 THRU 12 INCLUSIVE WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.
  - A PERMANENT STORM SEWER/RETENTION BASIN EASEMENT IS HEREBY GRANTED TO DOUGLAS COUNTY S.I.D. NO. 448 AND THE CITY OF OMAHA OVER THE ENTIRETY OF OUTLOT "A".
  - ACCESS TO LOTS 1 AND 2 FROM BURKE STREET SHALL BE LIMITED TO A SINGLE SHARED RIGHT-IN RIGHT-OUT ACCESS ALONG THE COMMON PROPERTY LINE.
  - ACCESS TO LOTS 11 AND 12 FROM BURKE STREET SHALL BE LIMITED TO A FULL MOVEMENT ACCESS AT THE 170TH STREET AND BURKE STREET INTERSECTION AND A SHARED RIGHT-IN/RIGHT-OUT ACCESS SAID RIGHT-IN/RIGHT-OUT ACCESS SHALL BE LOCATED NO FURTHER EAST THAN THE LOT 11/LOT 12 COMMON PROPERTY LINE.
  - PERMANENT SIGNAGE EASEMENTS GRANTED TO BROWN INVESTMENT PARTNERSHIP, LTD AS NOTED.
  - A PERMANENT STORM SEWER EASEMENT IS HEREBY GRANTED TO DOUGLAS COUNTY S.I.D. NO. 448 AND THE CITY OF OMAHA OVER THE ENTIRETY OF OUTLOT "B".

**ACKNOWLEDGEMENT OF NOTARY**  
STATE OF NEBRASKA  
COUNTY OF DOUGLAS

On this 2<sup>nd</sup> day of April, 2003, before me, the undersigned, a Notary Public in and for said county, personally came Salvatore Carta, member of Village West LLC, and also member of Village Pointe, LTD., 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 as such officer of said limited liability companies.

WITNESS my hand and Notarial Seal the day and year last above written.

*Salvatore Carta*  
Notary Public

**DEDICATION**

Know all men by these presents that we, Village West LLC, a Nebraska limited liability company, and Pointe 180 LLC, a Nebraska limited liability company, and Brown Investment Partnership, LTD., a Nebraska limited partnership, owners, and First National Bank of Omaha, a national banking association, mortgagee,

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 VILLAGE POINTE (lots 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 a perpetual easement to Metropolitan Utilities District, their successors and assigns, to erect, install, 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, except the common lot lines between Lots 3, 4, and 5; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots, except the common lot lines between Lots 3, 4, and 5; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The above 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. 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.

In witness whereof, we do set our hands.

*Salvatore Carta*  
Notary Public

**ACKNOWLEDGEMENT OF NOTARY**  
STATE OF NEBRASKA  
COUNTY OF DOUGLAS

On this 2<sup>nd</sup> day of April, 2003, before me, the undersigned, a Notary Public in and for said county, personally came Lorie L. Becker, vice president of First National Bank of Omaha, 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 her voluntary act and deed as such officer of said bank.

WITNESS my hand and Notarial Seal the day and year last above written.

*Lorie L. Becker*  
Notary Public

**ACKNOWLEDGEMENT OF NOTARY**  
STATE OF NEBRASKA  
COUNTY OF DOUGLAS

On this 2<sup>nd</sup> day of April, 2003, before me, the undersigned, a Notary Public in and for said county, personally came Paul M. Brown, authorized signatory of Brown Investment Partnership, Ltd., 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 and the voluntary act and deed of Brown Investment Partnership, Ltd.

WITNESS my hand and Notarial Seal the day and year last above written.

*Paul M. Brown*  
Notary Public

**APPROVAL OF OMAHA CITY PLANNING BOARD**  
This plat of VILLAGE POINTE (lots numbered as shown) was approved by the City Planning Board.

**CHAIR OF CITY PLANNING BOARD** 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.

*Carol Pappas* 4-9-03  
COUNTY TREASURER DATE

**OMAHA CITY COUNCIL ACCEPTANCE**  
This plat of VILLAGE POINTE (lots numbered as shown) was approved by the City Council of Omaha.

**MAYOR** DATE

**CITY CLERK** DATE

**PRESIDENT OF COUNCIL** DATE

**REVIEW OF DOUGLAS COUNTY ENGINEER**  
This plat of the VILLAGE POINTE (lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

DOUGLAS COUNTY ENGINEER DATE

**APPROVAL OF CITY ENGINEER OF OMAHA**  
I hereby approve this plat of VILLAGE POINTE (lots numbered as shown) as to the Design Standards.

**CITY ENGINEER** DATE

I hereby certify that adequate provisions have been made for compliance with Chapter 33 of the Omaha Municipal Code.

**CITY ENGINEER** DATE

**VILLAGE WEST LLC**  
a Nebraska limited liability company  
By: *Salvatore Carta*  
Salvatore Carta, member

**POINTE 180 LLC**  
a Nebraska limited liability company  
By: *Salvatore Carta*  
Salvatore Carta, member

**BROWN INVESTMENT PARTNERSHIP, LTD**  
a Nebraska limited partnership  
By: *Paul M. Brown*  
Paul M. Brown, authorized signatory

**FIRST NATIONAL BANK OF OMAHA**  
a national banking association  
By: *Lorie L. Becker*  
Lorie L. Becker, vice president

**SAID TRACT OF LAND CONTAINS AN AREA OF 3,306.726 SQUARE FEET OR 89.686 ACRES MORE OR LESS**

JOHN W. VON DOLLEN, L.S. 579 DATE

**E&A CONSULTING GROUP, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

**VILLAGE POINTE**  
OMAHA, NEBRASKA

**FINAL PLAT**

Revisions

No.	Date
1	02/18/2003
2	03/10/2003

Proj No: 2001127-01  
Date: 12/09/2002  
Designed by: DW  
Drawn by: LCO  
Checked by: Jmg  
Checked by: Cat Mj  
Date: 1/14/03  
Sheet # of 1