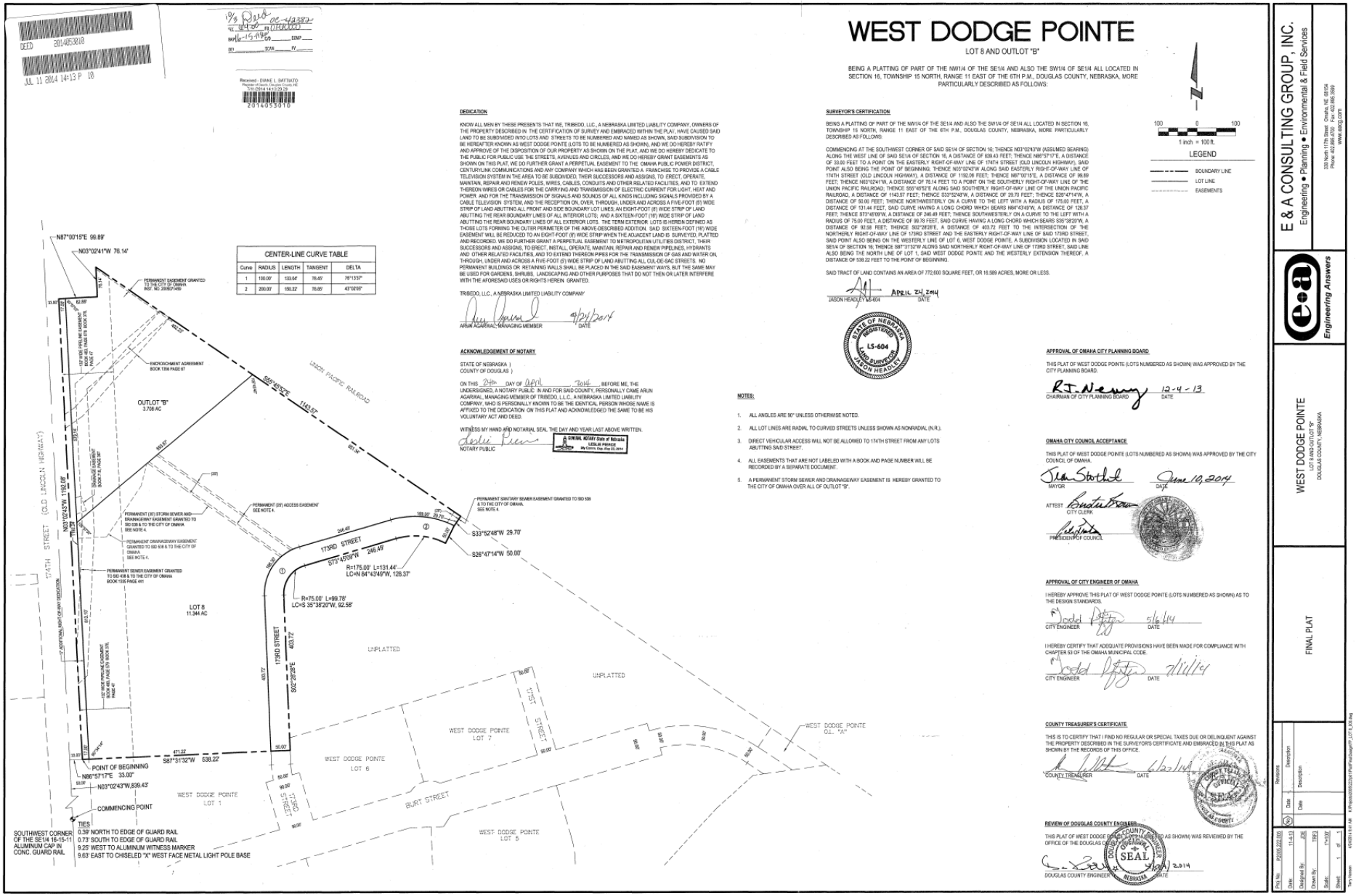
DEED
2014053010
JUL 11 2014 14:13 P 10
Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
7/11/2014 14:13:29.26
2014053010
19/3 R218 06-42387
FB 1996 PG OTHERCO
BKP 6-19-14 C/O COMP
SCAN FV
WEST DODGE POINTE
LOT 8 AND OUTLOT "B"
BEING A PLATTING OF PART OF THE NW1/4 OF THE SE1/4 AND ALSO THE SW1/4 OF SE1/4 ALL LOCATED IN SECTION 16, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, TRIBEDO, 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 WEST DODGE 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. 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.
TRIBEDO, LLC., A NEBRASKA LIMITED LIABILITY COMPANY
ARUN AGARWAL, MANAGING MEMBER 4/24/2014 DATE
ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
ON THIS 24th DAY OF April 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME ARUN AGARWAL, MANAGING MEMBER OF TRIBEDO, 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
A GENERAL NOTARY-State of Nebraska LESLIE PIERCE My Comm. Exp. May 23, 2014
SURVEYOR'S CERTIFICATION
BEING A PLATTING OF PART OF THE NW1/4 OF THE SE1/4 AND ALSO THE SW1/4 OF SE1/4 ALL LOCATED IN SECTION 16, TOWNSHIP 15 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 16; THENCE N03°02'43"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SE1/4 OF SECTION 16, A DISTANCE OF 839.43 FEET; THENCE N86°57'17"E, A DISTANCE OF 33.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 174TH STREET (OLD LINCOLN HIGHWAY), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N03°02'43"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 174TH STREET (OLD LINCOLN HIGHWAY), A DISTANCE OF 1192.06 FEET; THENCE N87°00'15"E, A DISTANCE OF 99.89 FEET; THENCE N03°02'41"W, A DISTANCE OF 76.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE S55°45'52"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, A DISTANCE OF 1143.57 FEET; THENCE S33°52'48"W, A DISTANCE OF 29.70 FEET; THENCE S26°47'14"W, A DISTANCE OF 50.00 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 175.00 FEET, A DISTANCE OF 131.44 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N64°43'49"W, A DISTANCE OF 128.37 FEET; THENCE S73°45'09"W, A DISTANCE OF 246.49 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 75.00 FEET, A DISTANCE OF 99.78 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S35°38'20"W, A DISTANCE OF 92.58 FEET; THENCE S02°26'28"E, A DISTANCE OF 403.72 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 173RD STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID 173RD STREET, SAID POINT ALSO BEING ON THE WESTERLY LINE OF LOT 6, WEST DODGE POINTE, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 16; THENCE S87°31'32"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 173RD STREET, SAID LINE ALSO BEING THE NORTH LINE OF LOT 1, SAID WEST DODGE POINTE AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 538.22 FEET TO THE POINT OF BEGINNING.
SAID TRACT OF LAND CONTAINS AN AREA OF 772,600 SQUARE FEET, OR 16.599 ACRES, MORE OR LESS.
JASON HEADLEY LS-604 APRIL 24, 2014 DATE
STATE OF NEBRASKA REGISTERED LAND SURVEYOR JASON HEADLEY LS-604
NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 174TH STREET FROM ANY LOTS ABUTTING SAID STREET.
4. ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.
5. A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT IS HEREBY GRANTED TO THE CITY OF OMAHA OVER ALL OF OUTLOT "B".
APPROVAL OF OMAHA CITY PLANNING BOARD
THIS PLAT OF WEST DODGE POINTE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD.
CHAIRMAN OF CITY PLANNING BOARD 12-4-13 DATE
OMAHA CITY COUNCIL ACCEPTANCE
THIS PLAT OF WEST DODGE POINTE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA.
MAYOR June 19, 2014 DATE
ATTEST CITY CLERK
PRESIDENT OF COUNCIL
APPROVAL OF CITY ENGINEER OF OMAHA
I HEREBY APPROVE THIS PLAT OF WEST DODGE POINTE (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.
CITY ENGINEER 5/16/14 DATE
I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE
CITY ENGINEER 7/11/14 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 4/23/14 DATE
REVIEW OF DOUGLAS COUNTY ENGINEER
THIS PLAT OF WEST DODGE POINTE (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.
DOUGLAS COUNTY ENGINEER 7/11/2014 DATE
CENTER-LINE CURVE TABLE
Curve | RADIUS | LENGTH | TANGENT | DELTA
1 | 100.00' | 133.04' | 76.40' | 76°13'37"
2 | 200.00' | 150.22' | 78.85' | 43°02'02"
N87°00'15"E 99.89'
N03°02'41"W 76.14'
PERMANENT EASEMENT GRANTED TO THE CITY OF OMAHA INST. NO. 2005071489
ENCROACHMENT AGREEMENT BOOK 1306 PAGE 87
OUTLOT "B" 3.708 AC
UNION PACIFIC RAILROAD
S55°45'52"E 1143.57'
N03°02'43"W 1192.06'
174TH STREET (OLD LINCOLN HIGHWAY)
DRAINAGE EASEMENT BOOK 716, PAGE 287
PERMANENT (50') STORM SEWER AND DRAINAGEWAY EASEMENT GRANTED TO SID 538 & TO THE CITY OF OMAHA SEE NOTE 4.
PERMANENT DRAINAGEWAY EASEMENT GRANTED TO SID 538 & TO THE CITY OF OMAHA SEE NOTE 4.
PERMANENT SEWER EASEMENT GRANTED TO SID 438 & TO THE CITY OF OMAHA BOOK 1536 PAGE 443
PERMANENT (50') ACCESS EASEMENT SEE NOTE 4.
PERMANENT SANITARY SEWER EASEMENT GRANTED TO SID 538 & TO THE CITY OF OMAHA. SEE NOTE 4.
S33°52'48"W 29.70'
S26°47'14"W 50.00'
173RD STREET
246.49'
S73°45'09"W
R=175.00' L=131.44' LC=N 64°43'49"W, 128.37'
R=75.00' L=99.78' LC=S 35°38'20"W, 92.58'
LOT 8 11.344 AC
UNPLATTED
S02°26'28"E 403.72'
WEST DODGE POINTE LOT 7
WEST DODGE POINTE LOT 6
WEST DODGE POINTE LOT 1
WEST DODGE POINTE LOT 5
WEST DODGE POINTE O.L. "A"
BURT STREET
471.22'
S87°31'32"W 538.22'
POINT OF BEGINNING
N86°57'17"E 33.00'
N03°02'43"W 839.43'
COMMENCING POINT
TIES
SOUTHWEST CORNER OF THE SE1/4 16-15-11 ALUMINUM CAP IN CONC. GUARD RAIL
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
100 0 100
1 inch = 100 ft.
LEGEND
BOUNDARY LINE
LOT LINE
EASEMENTS
E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
330 North 117th Street Omaha, NE 68154
Phone: 402.895.4700 Fax: 402.895.3599
www.eacg.com
Engineering Answers
WEST DODGE POINTE
LOT 8 AND OUTLOT "B"
DOUGLAS COUNTY, NEBRASKA
FINAL PLAT
No. Revisions Date Description
Proj No. #2005.022.000
Date: 11-4-13
Designed By: JDE
Drawn By: TBR/3
Scale: 1"=100'
Sheet: 1 of 1
Tony Hansen K:\Projects\2005\2005.022\Plat\Plat Assembly\PP_LOT 8_OL B.dwg 4/23/2014 8:51:17 AM