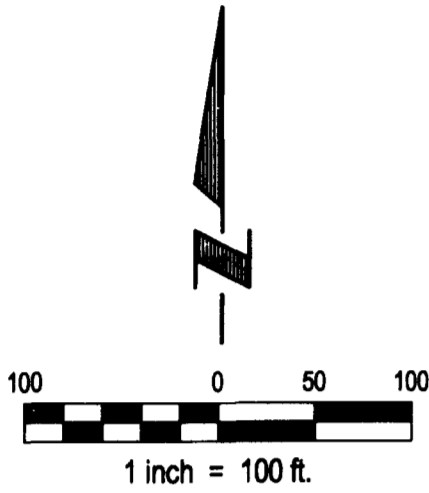


WEST POINT REPLAT TWO

LOTS 1 THRU 4 INCLUSIVE

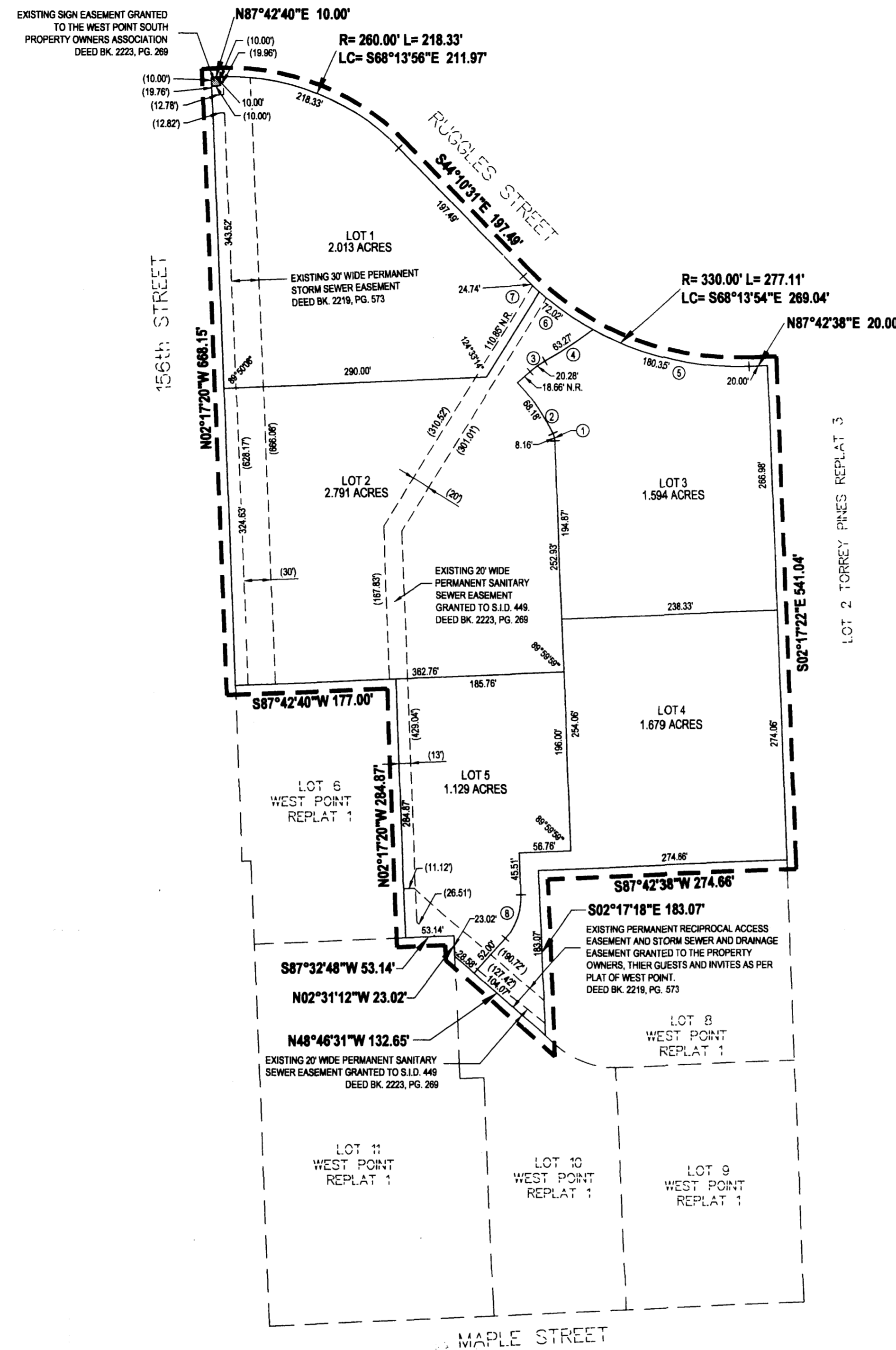
Being a replatting of Lots 1, 2, 3, 4, 5 and 7, West Point Replat 1, a subdivision located in the SW 1/4 of Section 2, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska



CURVE	RADIUS	LENGTH	LONG CHORD	TANGENT	DELTA
1	20.00'	8.16'	S13°58'18"E, 8.10'	4.14'	23°21'54"
2	199.20'	68.18'	S35°27'36"E, 67.85'	34.43'	19°36'41"
3	96.00'	20.28'	S54°53'01"W, 20.25'	10.18'	12°06'19"
4	407.00'	63.27'	S56°28'57"W, 63.21'	31.70'	08°54'27"
5	330.00'	180.35'	S76°37'54"E, 178.11'	92.49'	31°18'45"
6	330.00'	72.02'	S54°43'23"E, 71.88'	36.16'	12°30'18"
7	330.00'	24.74'	S46°19'22"E, 24.73'	12.38'	04°17'43"
8	70.00'	53.16'	N19°28'05"E, 51.89'	27.94'	43°30'49"

NOTES

- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (NR).
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR EASEMENT LOCATION.
- DIRECT VEHICULAR ACCESS TO 156TH STREET WILL NOT BE ALLOWED FROM ANY LOTS ABUTTING SAID STREET.



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 at all corners of all lots, streets, angle points and ends of all curves in West Point Replat Two (the lots numbered as shown) being a replat of all of Lots 1, 2, 3, 4, 5 and 7, West Point Replat 1, a subdivision located in the SW 1/4 of Section 2, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

Containing an area of 9.206 acres, more or less.

Robert Clark, L.S. 419
 Date: 3-11-04

DEDICATION

Know all men by these presents that we, KVT NO. 2, Limited Partnership, owners of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots to be numbered as shown, said subdivision to be hereafter known as WEST POINT REPLAT TWO (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 grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, Qwest 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 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.

KVT NO. 2, LIMITED PARTNERSHIP
 George W. Venteicher, General Partner

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.

George W. Venteicher
 COUNTY TREASURER DATE 4/30/04



DEED 2004055053



FFR 30 2004 13:59 P 7

FEE 46.00 FB MC-42422
 BKP C/O COMP PW
 DEL SCAN FV

APPROVAL OF OMAHA CITY PLANNING DIRECTOR

This plat of WEST POINT REPLAT TWO was approved as a subdivision of WEST POINT REPLAT 1 in compliance with Section 53-10 (3), Omaha Municipal Code, with plat requirements waived per Section 7.08, Home Rule Charter of the City of Omaha. This minor subdivision plat is void if this plat is not recorded within thirty (30) days of the date of the Planning Director's signature

Michael J. Muecke 4/30/04
 CITY PLANNING DIRECTOR DATE

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

Michael J. Muecke 4/28/04
 CITY ENGINEER Date

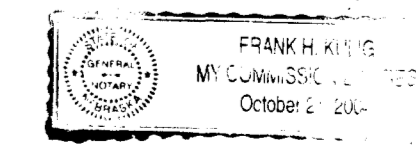
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
 COUNTY OF DOUGLAS

On this 15th day of March, 2004, before me, the undersigned, a Notary Public in and for said County, personally came George W. Venteicher, General Partner of KVT No. 2, Limited Partnership, 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 corporation.

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

Notary Public



E&A CONSULTING GROUP, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7130 SOUTH 28TH STREET, SUITE D
 LINCOLN, NE 68516-8641
 PHONE: (402) 426-7217
 FAX: (402) 426-7218

WEST POINT REPLAT TWO
 OMAHA, NEBRASKA

MINOR PLAT

Proj No:	2003164-01
Date:	02/22/2004
Checked By:	J.A.C.
Drawn By:	JMT
Scale:	1" = 100'
Sheet:	1 of 1