

G13-#35

WEST POINT

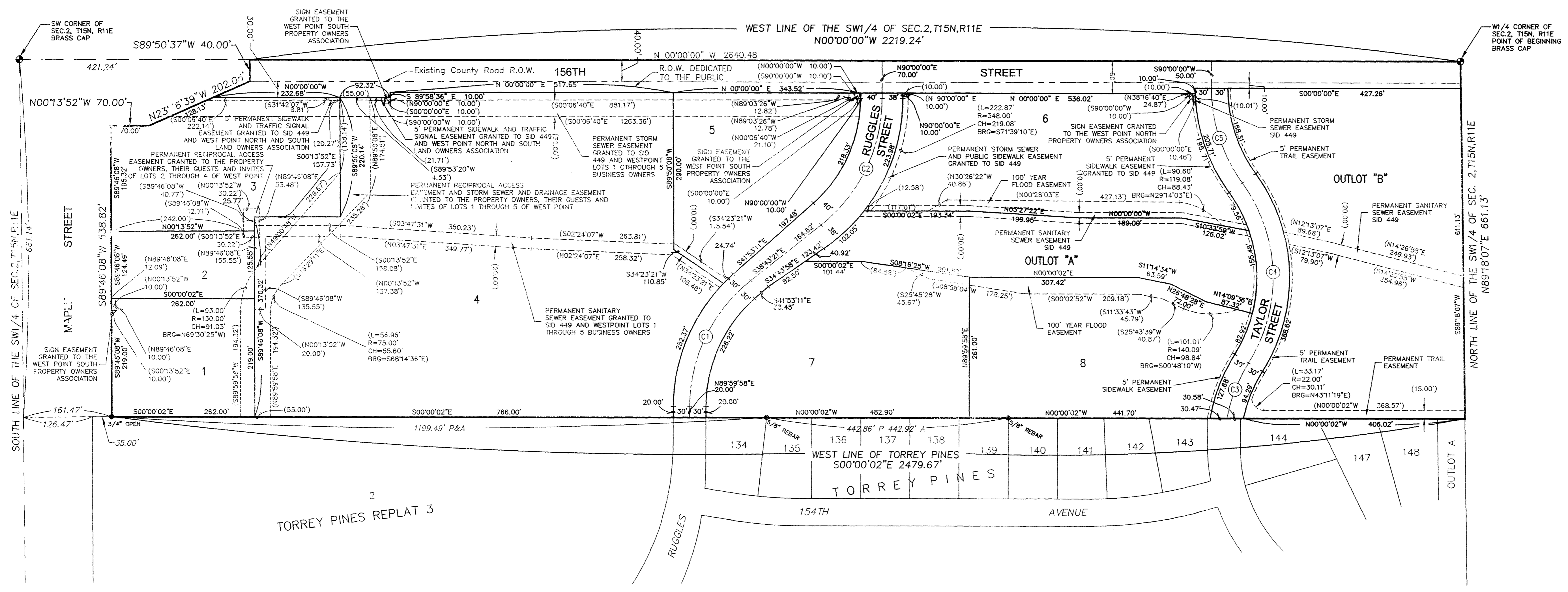
LOTS 1 THROUGH 8, AND OUTLOTS "A" AND "B", INCLUSIVE

PART OF THE SW 1/4 OF SECTION 2, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

Fee 40.00 MC-42921 NW
To BKP 2-15-11 C/O COMP
DEL SCAN CT FV
FILE

BK 2219 PG 573-579
DEED 2002 12232

2002 AUG 23 AM 11:05
RECEIVED

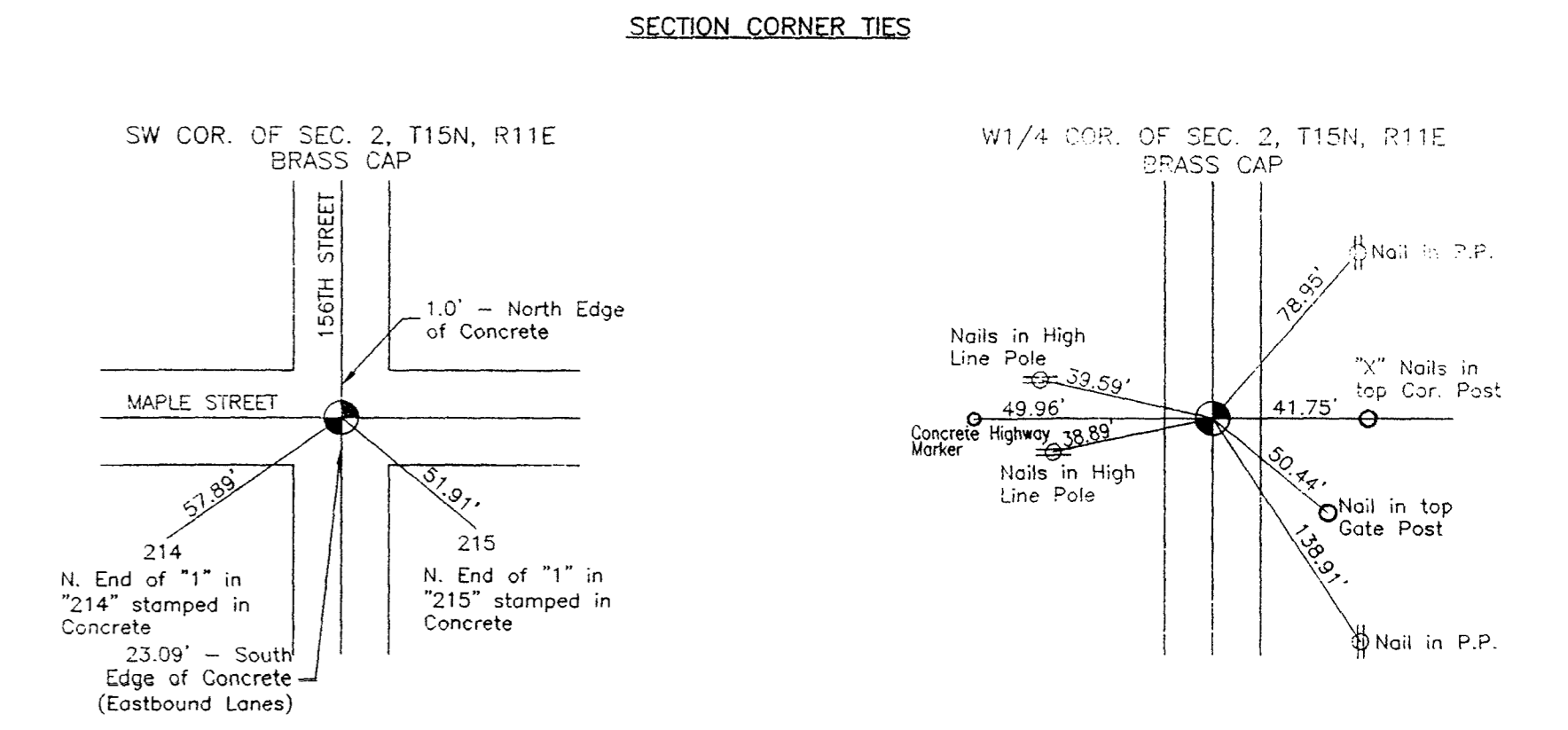


LEGEND

- SECTION CORNER (50.18)
- DIMENSIONS IN PARENTHESIS ARE EASEMENT DIMENSIONS
- SUBDIVISION BOUNDARY
- PROPERTY LINE
- EXISTING R/W
- SECTION LINE

CURVE DATA

C1 R = 300.00' L = 268.49' CH = N64°21'41"W 259.62'	C4 R = 300.00' L = 353.29' CH = S88°01'11"W 333.23'
C2 R = 300.00' L = 268.49' CH = N64°21'41"W 259.62'	C5 R = 300.00' L = 187.01' CH = S72°08'39"W 184.00'
C3 R = 300.00' L = 119.99' CH = N68°50'34"W 110.36'	



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE VENTECHER LIMITED LIABILITY COMPANY, GEORGE W. VENTECHER, MANAGING MEMBER, K.V.I. NO. 2 LIMITED PARTNERSHIP, GEORGE W. VENTECHER, GENERAL PARTNER AND MARINE BANK, MICHAEL PATE, SENIOR VICE PRESIDENT, OWNERS AND PROPRIETORS, OF THE LAND DESCRIBED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STRIPS, AND WE HAVE CAUSED THE SAME TO BE PLATTED AS WEST P.M., THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 THROUGH 8 AND OUTLOTS "A" AND "B", INCLUSIVE), AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREON AND WE DO ALSO GRANT THE EASEMENTS SHOWN ON THIS PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND U.S. WEST COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN REPAIR, AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, CUTS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND THE TRANSMISSION OF SIGNALS AND SOUND FOR ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE PROTECTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FEET WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS, AN EIGHT (8) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN (16) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS, THE SIXTEEN (16) FEET WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FEET WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED, AND RECORDED, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR YARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE FORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS THIS 21 DAY OF June, 2002, A.D.

George W. Ventecher
George W. Ventecher, MANAGING MEMBER
THE VENTECHER LIMITED LIABILITY COMPANY

Lyle Brehm
Lyle Brehm, SR. VICE PRESIDENT
MARINE BANK

COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF WEST POINT WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 21 DAY OF June, 2002, A.D.

John L. Spigel
COUNTY ENGINEER

APPROVALS OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF WEST POINT (LOTS 1 THROUGH 8, AND OUTLOTS "A" AND "B", INCLUSIVE) AS TO THE DESIGN STANDARDS THIS 21 DAY OF June, 2002, A.D.

Henry Veresgen
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE THIS 21 DAY OF June, 2002, A.D.

Henry Veresgen
CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF WEST POINT WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 4 DAY OF June, 2002, A.D.

John L. Spigel
CHAIRMAN

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF WEST POINT WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 16 DAY OF July, 2002, A.D.

Maria Salvo
MAYOR

Chris Brown
CITY CLERK

Charles Brown
CITY COUNCIL PRESIDENT

SURVEYOR'S CERTIFICATE

I, CHAD W. MARSH, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF WEST POINT HAS BEEN MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I SHALL INSTALL PERMANENT IRON PINS (5/8-INCH X 24-INCH REBAR) AT THE CORNERS OF ALL LOTS, ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES, AS SHOWN ON THIS PLAT OF NORTHWEST CROSSING, THE LIMITS AND BOUNDARIES OF SAID PLAT ARE AS FOLLOWS:

A TRACT OF LAND BEING IN THE SW 1/4 OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 2; THENCE N89°18'07"E (PLATTED BEARING, TORREY PINES, BK.2016, PG.601) ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 2, 661.13 FEET TO THE NW CORNER OF TORREY PINES, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA; THENCE S00°00'02"E ALONG THE WEST LINE OF SAID TORREY PINES AND TORREY PINES REPLAT 3, 2479.67 FEET TO THE NORTH RIGHT OF WAY LINE OF MAPLE STREET; THENCE S89°46'08"W ALONG SAID RIGHT OF WAY LINE, 539.92 FEET; THENCE N00°13'52"W ALONG SAID RIGHT WAY LINE, 70.00 FEET; THENCE N23°56'39"W ALONG SAID RIGHT OF WAY LINE, 202.05 FEET; THENCE S89°50'37"W ALONG SAID RIGHT OF WAY LINE, 40.00 FEET TO THE WEST LINE OF THE SW 1/4 OF SAID SECTION 2; THENCE N00°00'00"W ALONG SAID WEST LINE, 2219.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 37.052 ACRES, MORE OR LESS.

Chad W. Marsh
CHAD W. MARSH
REGISTERED LAND SURVEYOR NO. LS 560
MAY 30, 2002

KIRKHAM MICHAEL CONSULTING ENGINEERS
9110 WEST DODGE ROAD
P.O. BOX 24129
OMAHA, NEBRASKA 68124
(402) 393-5630

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS } SS

ON THIS 21 DAY OF June, 2002, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED GEORGE W. VENTECHER, MANAGING MEMBER, THE VENTECHER LIMITED LIABILITY COMPANY, AND GENERAL PARTNER, K.V.I. NO. 2 LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGES THE EXECUTION THEREFORE TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND VOLUNTARY ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

Frank H. Kilg
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 21 DAY OF June, 2002, A.D.

FRANK H. KILG
MY COMMISSION EXPIRES
October 21, 2004

CORPORATION ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS } SS

ON THIS 21 DAY OF June, 2002, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED LYLE BREHM, SR. VICE PRESIDENT, MARINE BANK, A NEBRASKA CORPORATION, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS VICE-PRESIDENT OF SAID CORPORATION, AND HE ACKNOWLEDGES THE EXECUTION THEREFORE TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND VOLUNTARY ACT AND DEED OF SAID CORPORATION AND THE CORPORATE SEAL OF SAID CORPORATION WAS HERETO AFFIXED BY ITS AUTHORITY.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

Katherine A. Johnson
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 5 DAY OF June, 2002, A.D.

KATHERINE A. JOHNSON
Notary Public, Exp. June 5, 2002

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.

DATED THIS 30 DAY OF July, 2002, A.D.

Carol Baker
COUNTY TREASURER

NOTES

- ALL CURVE DATA IS BASED ON THE ARC DEFINITION.
- ALL EASEMENTS SHOWN ARE PERMANENT EASEMENTS GRANTED TO SANITARY & IMPROVEMENT DISTRICT NO. 449, DOUGLAS COUNTY, NEBRASKA, UNLESS SHOWN OTHERWISE.
- DIMENSIONS IN PARENTHESIS ARE EASEMENT DIMENSIONS.
- A PERPETUAL EASEMENT FOR MAINTENANCE ON OUTLOT "A" AND "B" IS HEREBY GRANTED TO THE WEST POINT NORTH AND SOUTH PROPERTY OWNERS ASSOCIATION.
- DIRECT VEHICULAR ACCESS TO 156TH STREET WILL NOT BE PERMITTED FROM LOTS 3, 5, 6 OR OUTLOT "B". DIRECT ACCESS TO LOT 4 FROM 156TH STREET WILL ONLY BE PERMITTED THROUGH THE RECIPROCAL ACCESS EASEMENT DEDICATED ON THIS PLAT. NO OTHER DIRECT ACCESS TO 156TH STREET FROM LOT 4 WILL BE PERMITTED.
- A PERMANENT EASEMENT IS HEREBY GRANTED TO SANITARY & IMPROVEMENT DISTRICT 449 OVER ALL OF OUTLOTS "A" AND "B" TO BE USED AS A PERMANENT DRAINAGEWAYS. IN ADDITION A PERMANENT EASEMENT IS GRANTED TO SANITARY & IMPROVEMENT DISTRICT 449 OVER OUTLOT "B" TO BE USED AS A NATURAL ENVIRONMENTAL AREA.

Chad W. Marsh
REGISTERED LAND SURVEYOR
LS-560
CHAD W. MARSH

KIRKHAM MICHAEL CONSULTING ENGINEERS
9110 WEST DODGE ROAD, P.O. BOX 24129, OMAHA, NEBRASKA 68124
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SHEET 1 OF 1
KM 990224