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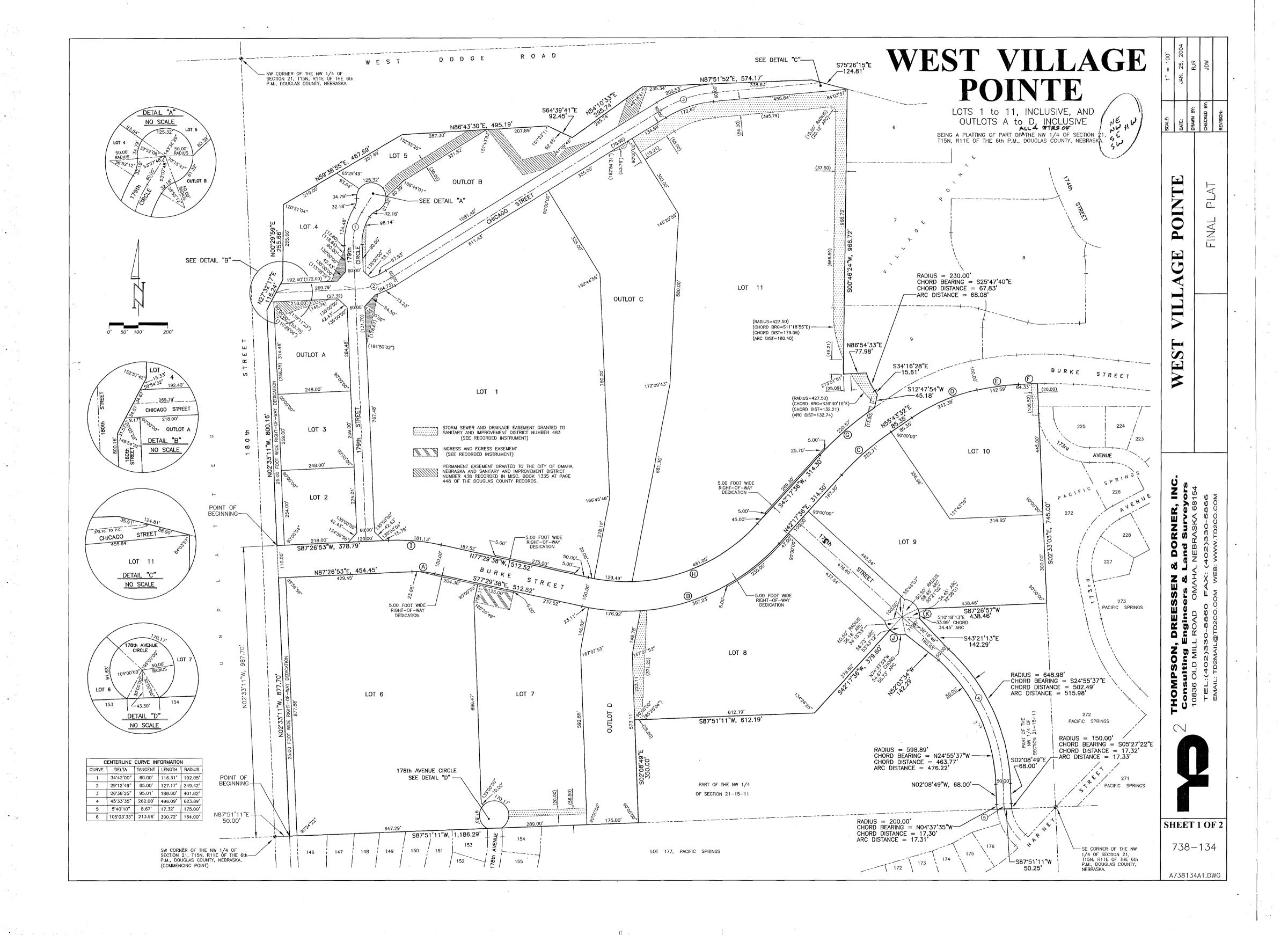
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Received - RICHARD TAKECHI Register of Deeds, Douglas County, NE 12/28/2004 13:38:29.19 2004 167309

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()	J OC-43331-New
Deed	FEE 13. FB 61-60000 old
13	BKP 21-15-11 C/O COMP COMP
16	DEL MS SCAN FV PU
	24.09
	2409 12.79.04

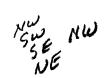
TODII



WEST VILLAGE POINTE

LOTS 1 to 11, INCLUSIVE, AND OUTLOTS A to D, INCLUSIVE

BEING A PLATTING OF PART OF THE NW 1/4 OF SECTION 21, T15N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.



ACKN	OWL	OF	NOTARY	
STATE	OF	NEBRASKA))	S.S.

, 2004 BY ROBERT J. HORAK, VICE PRESIDENT OF/FIRST NATIONAL BANK OF OMAHA, A NATIONAL JAMES WARNER

My Comm. Exp. Feb. 1, 2006 COUNTY TREASURER'S CERTIFICATE INT, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE

APPROVAL OF OMAHA CITY PLANNING BOARD

I HEREBY APPROVE THIS PLAT OF WEST VILLAGE POINTE ON THIS 48 DAY OF _______

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF TH

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF WEST VILLAGE POINTE WAS APPROVED AND ACCEPTED BY THE AMAHA CITY COUNCIL THIS 27

COUNTY ENGINEER

WED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON



- (B) RADIUS = .700.00'
 CHORD BEARING = N72'24'00"E
 CHORD DISTANCE = 702.25'
 ARC DISTANCE = 735.63'
- © RADIUS = 950.00' CHORD BEARING = N49'00'34"E CHORD DISTANCE = 222.20'
- CHORD BEARING = N66'53'47"E CHORD DISTANCE = 240.85' ARC DISTANCE = 242.38'
- E CHORD BEARING = N82'22'51"E CHORD DISTANCE = 142.46 ARC DISTANCE = 142.59'
- RADIUS = 1,384.86' CHORD BEARING = N88'01'32"E CHORD DISTANCE = 64.33' ARC DISTANCE = 64.33'
- © RADIUS = 1,050.00' CHORD BEARING = \$49'00'34"W CHORD DISTANCE = 245.59' ARC DISTANCE = 246.16
- RADIUS = 600.00'
 CHORD BEARING = \$72'24'00"W
 CHORD DISTANCE = 601.93'
 ARC DISTANCE = 630.54'
- RADIUS = 689.21'
 CHORD BEARING = N85'01'22"W
 CHORD DISTANCE = 180.61'
 ARC DISTANCE = 181.13' Q RADIUS = 60.50' CHORD BEARING = N74'33'59"W CHORD DISTANCE = 54,67'
- ARC DISTANCE = 56.73' RADIUS = 60.50'
 CHORD BEARING = \$10'18'13"E
 CHORD DISTANCE = 33.99'

- 1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM LOTS 2, 3, 4, 5, 6 AND OUTLOT
- 2. THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM LOTS 4, 5 AND OUTLOT B
- 3. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ACROSS THE SOUTH LINE OF LOT 2
- 4. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ACROSS THE SOUTH LINE OF LOT 4
- 5. CHICAGO STREET SHALL BE RIGHT-IN/RIGHT-OUT ONLY ACCESS TO 180th STREET
- 6. A PERMANENT, NON-EXCLUSIVE, VEHICULAR INGRESS/EGRESS, FOR THE PURPOSE OF PROVIDING ACCESS TO AND FROM 179TH STREET AND BURKE STREET, TWENTY-FIVE (25) FEET IN WIDTH, BENEFITING THE OWNERS OF THE PROPERTY WITHIN THE SUBDIVISION AND THEIR RESPECTIVE INVITEES, LICENSEES, CUSTOMERS, TENANTS, SUB-TENANTS, AND CONTRACTORS WILL BE LOCATED WITHIN THE SOUTHERLY FOUR HUNDRED (400) FEET OF
- 7. 179th STREET AT BURKE STREET SHALL BE RIGHT-IN/RIGHT-OUT ONLY ACCESS TO BURKE

LOT 1 AS DESIGNATED FROM TIME TO TIME BY THE RECORD OWNER OF SAID LOT 1 OR

- 8. A SEWER AND DRAINAGE EASEMENT IS HEREBY GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 483 OF DOUGLAS COUNTY AND THE CITY OF OMAHA OVER ALL OF OUTLOTS A,
- 9. THE RESPONSIBILITY FOR MOWING AND MAINTAINING VEGETATION ON AREAS OF OUTLOTS A, B, C, AND D SHALL REMAIN WITH THE LOT OWNERS OR WEST VILLAGE POINTE BUSINESS CHANNEL AND MAY BE PAID BY SANITARY AND IMPROVEMENT DISTRICT NO. 483 OF DOUGLAS COUNTY FROM ITS' OPERATING FUND. AS A NATURAL OR MAN-MADE DRAINAGEWAY, THE CHANNEL MAY MEANDER OUT OF ITS' EXISTING BOUNDARIES. THE PUBLIC SHALL HAVE NO RESPONSIBILITY TO PREVENT SUCH MEANDERING.

SURVEYOR'S CERTIFICATE

L HEREBY CERTIEY THAT I HAVE MADE A BOUNDARY SURVEY OF THE NW 1/4 OF SECTION 21. T15N, R11F OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, AND THAT THE SURDIVISION DESCRIBED HEREIN LIES WHOLLY WITHIN SAID KNOWN AS WEST VILLAGE POINTE, LOTS 1 TO K, INCLUSIVE, AND OUTLOTS A TO K INCLUSIVE, BEING A PLATTING OF THAT PART OF SAID NW 1/4 DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID NW 1/4;

THENCE N87'51'11"E (ASSUMED BEARING) 50.00 FEET ON THE SOUTH LINE OF SAID NW 1/4 TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST LINE OF 180TH STREET:

THENCE NO2'33'11"W 877.70 FEET ON A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NW 1/4 AND ON THE EAST LINE OF 180TH STREET TO THE SOUTH LINE OF BURKE STREET;

THENCE SOUTHEASTERLY ON A 298.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S85'01'22"E, CHORD DISTANCE 78.09 FEET, AN ARC DISTANCE OF 78.32 FEET;

THENCE S77'29'38"E 512.52 FEET

THENCE NORTHEASTERLY ON A 700.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N72'24'00"E, CHORD DISTANCE 702.25 FEET, AN ARC DISTANCE OF 735.63 FEET;

THENCE NORTHEASTERLY ON A 621.59 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N66'53'47"E, CHORD DISTANCE 240.85 FEET, AN ARC DISTANCE OF 242.38 FEET;

THENCE NORTHEASTERLY ON A 947.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N82'22'51"E, CHORD DISTANCE 142.46 FEET, AN ARC DISTANCE OF 142.59 FEET

THENCE NORTHEASTERLY ON A 1384.86 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N88'01'32"E, CHORD DISTANCE 64.33 FEET, AN ARC DISTANCE OF 64.33 FEET TO THE EAST LINE OF SAID NW 1/4;

THENCE SOUTHEASTERLY ON A 60.50 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S10*18'13"E, CHORD DISTANCE 33.99 FEET, AN ARC DISTANCE OF 34.45 FEET;

THENCE \$43'21'13"E 142.29 FEET:

THENCE SOUTHEASTERLY ON A 648.89 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING \$24.55'37"E, CHORD DISTANCE 502.49 FEET, AN ARC DISTANCE OF 515.98 FEET

THENCE SOUTHEASTERLY ON A 150.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S05'27'22"E, CHORD DISTANCE 17.32 FEET, AN ARC DISTANCE OF 17.33 FEET TO THE SOUTH LINE OF SAID NW 1/4;

THENCE NORTHWESTERLY ON A 200.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING NO4"37"35"W, CHORD DISTANCE 17.30 FEET, AN ARC DISTANCE OF 17.31 FEET;

THENCE NORTHWESTERLY ON A 598.89 FOOT RADIUS CURVE TO THE LEFT. CHORD BEARING N24'55'37"W. CHORD DISTANCE 463.77 FEET. AN ARC DISTANCE OF 476.22 FFFFT

THENCE N52'03'34"W 142.29 FEET

THENCE NORTHWESTERLY ON A 60.50 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N74'33'59"W, CHORD DISTANCE 54.67 FEET, AN ARC DISTANCE OF 56.73 FEET;

THENCE S42'17'36"W 379.60 FEET;

THENCE S87'51'11"W 612.19 FEET;

THENCE S02'08'49"E 350.00 FEET TO THE SOUTH LINE OF SAID NW 1/4;

THENCE \$87'51'11"W 1186.29 FEET ON THE SOUTH LINE OF SAID NW 1/4 TO THE POINT OF BEGINNING.

THAT PART OF SAID NW 1/4 DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID NW 1/4;

THENCE N87'51'11"E (ASSUMED BEARING) 50.00 FEET ON THE SOUTH LINE OF SAID NW 1/4 TO THE EAST LINE OF 180TH STREET;

THENCE NO2'33'11"W 987.70 FEET ON A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NW 1/4 AND ON THE EAST LINE OF 180TH STREET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH

THENCE CONTINUING NO2'33'11"W 800.16 FEET ON A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NW 1/4 AND ON THE EAST LINE OF 180TH STREET TO THE SOUTH LINE OF WEST DODGE ROAD;

THENCE EASTERLY ON THE SOUTH LINE OF WEST DODGE ROAD ON THE FOLLOWING DESCRIBED EIGHT COURSES;

THENCE N27'32'17"E 116.24 FEET:

THENCE N00°29'59"E 255.66 FEET:

THENCE N59'38'55"E 467.69 FEET; THENCE N86°43'30"E 495.19 FEET

THENCE S64'39'41"E 92.45 FEET;

THENCE N54*10'33"E 295.74 FEET;

THENCE N87'51'52"E 574.17 FEET;

THENCE S75'26'15"E 124.81 FEET TO THE NW CORNER OF LOT 6. VILLAGE POINTE, A SUBDIVISION IN SAID DOUGLAS COUNTY:

THENCE SOO'46'24"W 966.72 FEET ON THE WEST LINES OF LOTS 6, 7 AND 9, IN SAID VILLAGE POINTE TO AN ANGLE POINT ON THE WEST LINE OF SAID LOT 9;

THENCE \$12'47'54"W 45 18 FFFT ON THE WEST LINE OF LOT 9 SAID VILLAGE POINTE TO THE SW CORNER OF SAID LOT 9 SAID CORNER REING ON THE WORTH LINE OF BURKE STREET.

THENCE SOUTHWESTERLY ON A 1050.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING \$49'00'34"W, CHORD DISTANCE 245.59 FEET, AN ARC DISTANCE OF 246.16 FEET;

THENCE SOUTHWESTERLY ON A 600.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S72"24'00"W, CHORD DISTANCE 601.93 FEET, AN ARC DISTANCE OF 630.54 FEET; THENCE N77'29'38"W 512.52 FEET:

THENCE S87'26'53"W 378.79 FEET TO THE POINT OF BEGINNING.



DEDICATION

JANUARY 25, 2004

KNOW ALL MEN BY THESE PRESENTS: THAT WE, POINTE 180 LLC, A NEBRASKA LIMITED LIABILITY COMPANY, AND 180 WEST LLC, A NEBRASKA LIMITED LIABILITY COMPANY, AND VILLAGE WEST LLC, A NEBRASKA LIMITED LIABILITY KNOW ALL MEN BY THESE PRESENTS: THAT WE, POINTE 180 LLC, A NEBRASKA LIMITED LIABILITY COMPANY, AND 180 WEST LLC, A NEBRASKA LIMITED LIABILITY COMPANY, AND VILLAGE WEST LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS, AND FIRST NATIONAL BANK OF OMAHA, A NATIONAL BANKING CORPORATION, BEING THE MORTGAGE HOLDERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CHEFT. LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS WEST VILLAGE POINTE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION 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, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELEVISION SYSTEM IN THE RECEPTION THEREOF, INCLUDING SIGNALS, PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS. AND WE DO FURTHER GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, BEPAIR, AND ACROSS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, BEPAIR, AND REPORTS OF ALL LINDER AND ACROSS A RISKEL OF STRIP. MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

POINTE 180 LLC A NEBRASKA LIMITED LIABILITY COMPANY SALVADORE CARTA, MEMBER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)) s.s.

180 WEST LLC A NEBRASKA LIMITED LIABILITY COMPANY VILLAGE WEST LLC A NEBRASKA LIMITED LIABILITY COMPANY SHEET 2 OF 2

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ENERAL NOTARY-State of Nebrask JAMES WARNER My Comm. Exp. Feb. 1, 2006

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