DEED 2014012392

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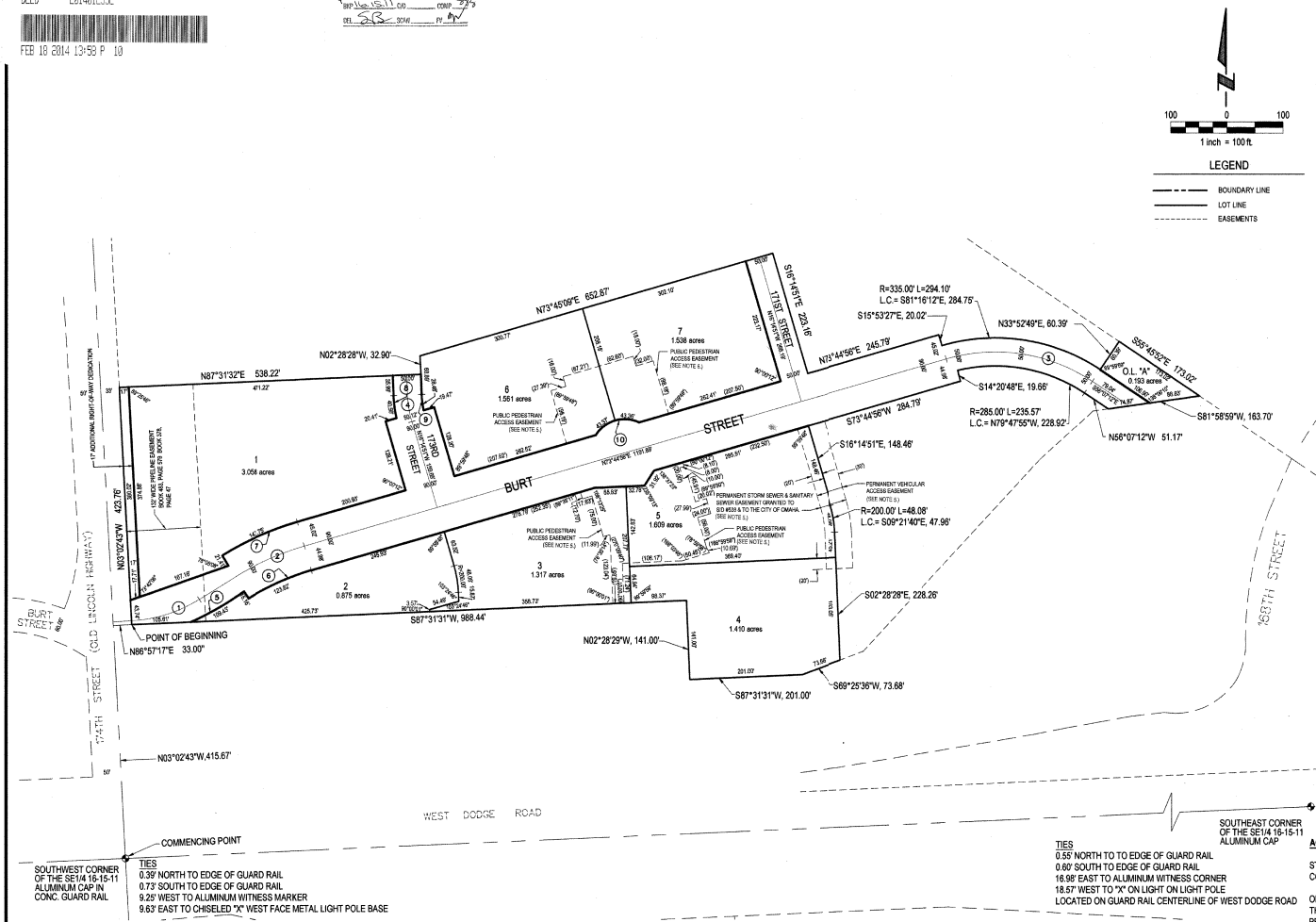
# WEST DODGE POINTE

LOTS 1 THRU 7 INCLUSIVE AND OUTLOT "A"

BEING A PLATTING OF PART OF THE SE1/4 OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA SW SE SE SE




## 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 — DATE 7-30-2013

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT, AND PERMANENT MONUMENTS AND STAKES HAVE BEEN SET AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN WEST DODGE POINTE (THE LOTS NUMBERED AS SHOWN) BEING A PLATTING OF PART OF THE SE1/4 OF 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 415.67 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 423.76 FEET; THENCE N87°31'32"E, A DISTANCE OF 538.22 FEET; THENCE N02°28'28"W, A DISTANCE OF 32.90 FEET; THENCE N73°45'09"E, A DISTANCE OF 652.87 FEET; THENCE S16°14'51"E, A DISTANCE OF 223.16 FEET; THENCE N73°44'56"E, A DISTANCE OF 245.79 FEET; THENCE S15°53'27"E, A DISTANCE OF 20.02 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 335.00 FEET, A DISTANCE OF 294.10 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S81°16'12"E, A DISTANCE OF 284.75 FEET; THENCE N33°52'49"E, A DISTANCE OF 60.39 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE S55°45'52"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, A DISTANCE OF 173.02 FEET; THENCE S81°58'59"W, A DISTANCE OF 163.70 FEET; THENCE N56°07'12"W, A DISTANCE OF 51.17 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 285.00 FEET, A DISTANCE OF 235.57 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N79°47'55"W, A DISTANCE OF 228.92 FEET; THENCE S14°20'48"E, A DISTANCE OF 19.66 FEET; THENCE S73°44'56"W, A DISTANCE OF 284.79 FEET; THENCE S16°14'51"E, A DISTANCE OF 148.46 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 200.00 FEET, A DISTANCE OF 48.08 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S09°21'40"E, A DISTANCE OF 47.96 FEET; THENCE S02°28'28"E, A DISTANCE OF 228.26 FEET; THENCE S69°25'36"W, A DISTANCE OF 73.68 FEET; THENCE S87°31'31"W, A DISTANCE OF 201.00 FEET; THENCE N02°28'29"W, A DISTANCE OF 141.00 FEET; THENCE S87°31'31"W, A DISTANCE OF 988.44 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 687,607 SQUARE FEET, OR 15.785 ACRES, MORE OR LESS.

JASON HEADLEY LS-604 — DATE July 29, 2013

LS-604 SURVEYOR JASON HEADLEY

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )
COUNTY OF DOUGLAS )

ON THIS 30 DAY OF July 2013 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME ARUN AGARWAL, MANAGING MEMBER OF TRIBEDO, L.L.C., 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

GENERAL NOTARY-State of Nebraska LESLIE PIERCE My Comm. Exp. May 30, 2014

| CENTER-LINE CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | TANGENT | DELTA |
| 1 | 254.89' | 127.84' | 65.30' | 28°44'16" |
| 2 | 499.98' | 135.92' | 68.38' | 15°34'31" |
| 3 | 310.00' | 271.24' | 144.99' | 50°07'52" |
| 4 | 200.00' | 48.08' | 24.16' | 13°46'25" |

| R.O.W. CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | TANGENT | DELTA |
| 5 | 530.50' | 109.43' | 54.91' | 11°49'08" |
| 6 | 455.00' | 123.82' | 62.29' | 15°35'30" |
| 7 | 545.00' | 147.75' | 74.33' | 15°31'57" |
| 8 | 225.00' | 40.50' | 20.31' | 10°18'51" |
| 9 | 175.00' | 28.48' | 14.27' | 09°19'26" |
| 10 | 60.00' | 86.73' | 52.92' | 82°49'09" |

## 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. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO WEST DODGE ROAD OR TO 174TH STREET FROM ANY LOTS ABUTTING SAID STREET.
5. A PERMANENT RECIPROCAL INGRESS AND EGRESS, AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 2, 3, 4, 5, 6 & 7 THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 2, 3, 4, 5, 6 & 7 EXCEPT THOSE PARTS OF SAID LOTS 2, 3, 4, 5, 6 & 7 WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED. ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.

## 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 — DATE 2/25/13

DOUGLAS COUNTY ENGINEER SEAL NEBRASKA

## 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 — DATE 2/18/14

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

## 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 — DATE 8/19/13

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

CITY ENGINEER — DATE 2/18/14

## OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF WEST DODGE POINTE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA.

MAYOR — DATE 11-8-13

ATTEST CITY CLERK

PRESIDENT OF COUNCIL

CITY OF OMAHA NEBRASKA

## 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 — DATE 9/4/13


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
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Engineering Answers


WEST DODGE POINTE
DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

| Revisions | | |
|---|---|---|
| No. | Date | Description |

Proj. No.: P2005.220.026
Date: 7-29-13
Designed by: JDE
Drawn By: TRH
Scale: 1"=100'
Sheet: 1 of 1

Terry Hansen J:\2005\220.026\Dgn\Plat\Plat Dwg\FP_DW.dwg