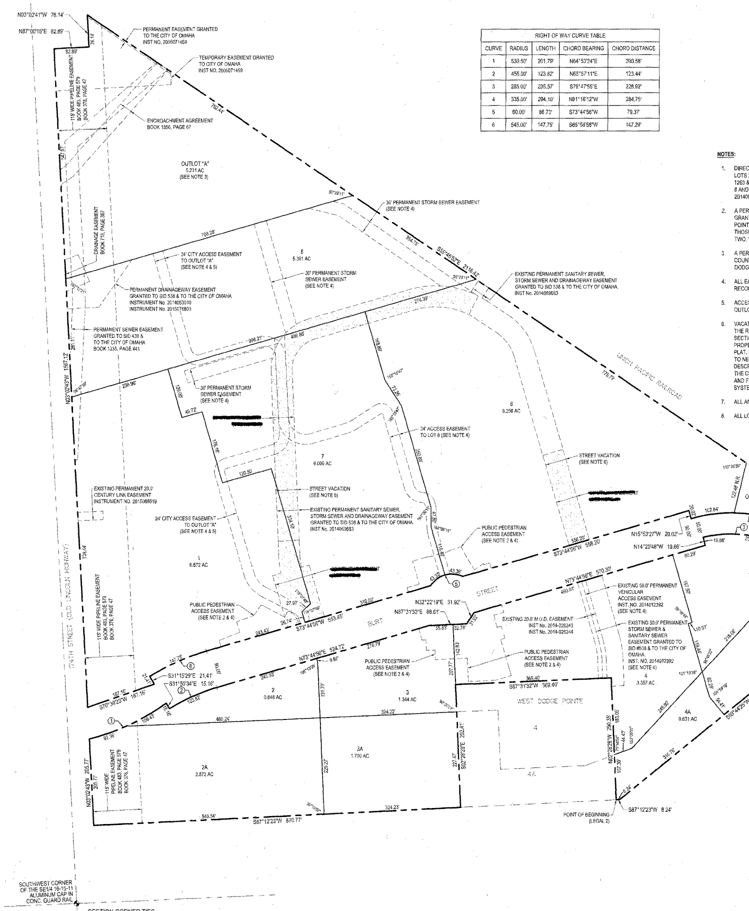
WEST DODGE POINTE REPLAT 2

LOTS 1, 2, 2A, 3, 3A, 4, 4A, 5, 5A, 6, 7, 8 AND OUTLOTS "A" AND "B"

A TRACT OF LAND LOCATED IN PART OF THE SE1/4 OF THE SE1/4, PART OF THE SW1/4 OF THE SE1/4 AND PART OF THE NW1/4 OF THE SE1/4 OF SECTION 16, AND ALSO TOGETHER WITH BEING A REPLATTING OF ALL OF LOTS 2, 3, 5, 6, 7, 2A, 3A, 9A 10A, 11A AND OUTLOT "B", WEST DODGE POINTE, A SUBDIVISION LOCATED IN SAID SECTION 16 AND ALSO TOGETHER WITH ALL OF LOT 1, WEST DODGE POINTE REPLAT ONE, A SUBDIVISION LOCATED IN SAID SECTION 16, ALSO TOGETHER WITH 171ST STREET RIGHT-OF-WAY AND 173RD STREET RIGHT-OF-WAY; ALL LOCATED IN TOWNSHIP 15, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



SECTION CORNER TIES:
0.39' NORTH TO EDGE OF GUARD RAIL
0.73' SOUTH TO EDGE OF GUARD RAIL
9.23' WEST TO ALUMINUM WITNESS MARKER
9.63' EAST TO CHISELED "X" WEST FACE METAL LIGHT POLE BASE

RIGHT OF WAY CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
1	530.50'	201.79'	N64°53'24"E	200.58'
2	455.00'	123.82'	N65°57'11"E	123.44'
3	285.00'	235.57'	S79°47'55"E	228.92'
4	335.00'	294.10'	N81°16'12"W	284.75'
5	60.00'	86.73'	S73°44'56"W	79.37'
6	545.00'	147.75'	S65°58'58"W	147.29'

LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENTS
- EXIST. PROPERTY LINES
- STREET VACATION (SEE NOTE 6)

100 0 100
1 inch = 100 ft.

NOTES:

1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO WEST DODGE ROAD FROM LOTS 2A, 3A, 4A, 5A, WEST DODGE POINTE REPLAT TWO (BOOK 1119 & PAGE 586, BOOK 1263 & PAGE 248, INSTRUMENT No. 2016036559) OR TO 174TH STREET FROM LOTS 1, 2A, 8 AND OUTLOT "A", WEST DODGE POINTE REPLAT TWO (INSTRUMENT No. 2014012392 & 2014053010, 2016036559).
2. A PERMANENT RECIPROCAL INGRESS AND EGRESS, AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 1, 2, 2A, 3, 3A, 4, 4A, 5, 5A, 6 & 7, WEST DODGE POINTE REPLAT TWO, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS EXCEPT THOSE PARTS OF SAID LOTS 1, 2, 2A, 3, 3A, 4, 4A, 5, 5A, 6 & 7, WEST POINTE REPLAT TWO, WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.
3. A PERMANENT STORM SEWER & DRAINAGEWAY EASEMENT IS GRANTED TO DOUGLAS COUNTY S.I.D. NO. 538 AND THE CITY OF OMAHA OVER ALL OF OUTLOT "A", WEST DODGE POINTE REPLAT TWO.
4. ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.
5. ACCESS EASEMENT GRANTED TO THE CITY OF OMAHA FOR FUTURE MAINTENANCE OF OUTLOT "A", WEST DODGE POINTE REPLAT TWO.
6. VACATION KNOW ALL PERSONS BY THESE PRESENTS: THE CITY OF OMAHA VACATES THE RIGHT OF WAY AS DESCRIBED IN THIS PLAT, PURSUANT TO NEB. REV. STAT. SECTIONS 14-115 OR 14-116. THE UNDERSIGNED OWNER, BEING THE OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, DOES HEREBY CONSENT TO THE OMAHA CITY COUNCIL'S VACATION, PURSUANT TO NEB. REV. STAT. SECTIONS 14-115 OR 14-116, OF THE RIGHT OF WAY AS SHOWN AND DESCRIBED IN THIS PLAT. THIS VACATION IS SUBJECT TO THE RIGHTS RESERVED TO THE CITY OF OMAHA TO MAINTAIN, OPERATE, REPAIR AND RENEW EXISTING SEWERS AND FACILITIES, AND TO AUTHORIZE OTHER UTILITIES AND CABLE TELEVISION SYSTEMS TO MAINTAIN, OPERATE, REPAIR AND RENEW THEIR EXISTING FACILITIES.
7. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
8. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, TRIBEDO, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE RESPECTIVE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID PROPERTY TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS WEST DODGE POINTE REPLAT 2 (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 AND WE DO FURTHER GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND 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-WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTAGES OF ALL CORNER LOTS. 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: 11/22/2016

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 22nd DAY OF November, 2016, 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

GENERAL NOTARY - State of Nebraska
LESLIE FITZGERALD
My Comm. Exp. June 3, 2020

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF WEST DODGE POINTE REPLAT 2 (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

CITY ENGINEER — DATE: 11/30/16

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

CITY ENGINEER — DATE: 3/3/17

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF WEST DODGE POINTE REPLAT 2 (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD.

CHAIRMAN OF CITY PLANNING BOARD — DATE: 8/3/16

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: ~~Nov 22 2016~~ 3-3-17

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

SURVEYORS 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 REPLAT 2 (THE LOTS NUMBERED AS SHOWN) A TRACT OF LAND LOCATED IN PART OF THE SE1/4 OF THE SE1/4, PART OF THE SW1/4 OF THE SE1/4 AND PART OF THE NW1/4 OF THE SE1/4 OF SECTION 16, AND ALSO TOGETHER WITH ALL OF LOTS 6, 7 AND OUTLOT "B", WEST DODGE POINTE, A SUBDIVISION LOCATED IN SAID SECTION 16 AND ALSO TOGETHER WITH ALL OF LOT 1, WEST DODGE POINTE REPLAT ONE, A SUBDIVISION LOCATED IN SAID SECTION 16, ALSO TOGETHER WITH 171ST STREET RIGHT-OF-WAY AND 173RD STREET RIGHT-OF-WAY; ALL LOCATED IN TOWNSHIP 15, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF OUTLOT "A", SAID WEST DODGE POINTE, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD; THENCE S33°52'49"W (ASSUMED BEARING) ALONG THE WESTERLY LINE OF SAID OUTLOT "A", WEST DODGE POINTE, A DISTANCE OF 60.39 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "A", WEST DODGE POINTE, SAID POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BURT STREET; THENCE ALONG THE SOUTH LINE OF SAID LOT 6, WEST DODGE POINTE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 7, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 1, WEST DODGE POINTE REPLAT ONE, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF BURT STREET ON THE FOLLOWING EIGHT (8) COURSES: (1) THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 335.00 FEET, A DISTANCE OF 294.10 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS N81°16'12"W, A DISTANCE OF 284.75 FEET; (2) THENCE N15°53'27"W, A DISTANCE OF 20.02 FEET; (3) THENCE S73°44'56"W, A DISTANCE OF 558.20 FEET; (4) THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET, A DISTANCE OF 86.73 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS S73°44'56"W, A DISTANCE OF 79.37 FEET; (5) THENCE S73°44'56"W, A DISTANCE OF 553.45 FEET; (6) THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 545.00 FEET, A DISTANCE OF 147.75 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS S65°58'58"W, A DISTANCE OF 147.29 FEET; (7) THENCE S31°15'29"E, A DISTANCE OF 21.41 FEET; (8) THENCE S70°39'23"W, A DISTANCE OF 167.16 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, WEST DODGE POINTE REPLAT ONE, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF BURT STREET AND THE EAST RIGHT-OF-WAY LINE OF 174TH STREET (OLD LINCOLN HIGHWAY); THENCE N03°02'43"W ALONG THE WEST LINE OF SAID LOT 1, WEST DODGE POINTE REPLAT ONE, SAID LINE ALSO BEING THE WEST LINE OF SAID OUTLOT "B", WEST DODGE POINTE, SAID LINE ALSO BEING SAID EAST RIGHT-OF-WAY LINE OF 174TH STREET (OLD LINCOLN HIGHWAY), A DISTANCE OF 1567.12 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "B", WEST DODGE POINTE; THENCE ALONG THE NORTH LINE OF SAID OUTLOT "B", WEST DODGE POINTE ON THE FOLLOWING TWO (2) COURSES: (1) THENCE N87°00'15"E, A DISTANCE OF 82.89 FEET; (2) THENCE N03°02'41"W, A DISTANCE OF 76.14 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "B", WEST DODGE POINTE, SAID POINT ALSO BEING A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD; THENCE S55°45'52"E ALONG THE NORTHERLY LINE OF SAID OUTLOT "B", WEST DODGE POINTE, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 1, WEST DODGE POINTE REPLAT ONE, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, A DISTANCE OF 2116.42 FEET TO THE POINT OF BEGINNING.

AND ALSO TOGETHER WITH;

A TRACT OF LAND LOCATED IN PART OF THE SE1/4 OF THE SE1/4 AND PART OF THE SW1/4 OF THE SE1/4 OF SECTION 16, AND ALSO TOGETHER WITH ALL OF LOTS 2, 3, 5, 2A, 3A, 9A THRU 11A, WEST DODGE POINTE, A SUBDIVISION LOCATED IN PART OF SAID SE1/4 OF THE SE1/4 AND PART OF THE SW1/4 OF THE SE1/4 OF SAID SECTION 16; ALL LOCATED IN TOWNSHIP 15, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10A, WEST DODGE POINTE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 4A, SAID WEST DODGE POINTE, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF WEST DODGE ROAD; THENCE N02°28'28"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID LOT 10A, WEST DODGE POINTE, SAID LINE ALSO BEING THE EAST LINE OF LOT 4, WEST DODGE POINTE, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 4A, WEST DODGE POINTE, A DISTANCE OF 290.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, WEST DODGE POINTE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 5, WEST DODGE POINTE; THENCE S87°31'32"W ALONG THE SOUTH LINE OF SAID LOT 5, WEST DODGE POINTE, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 4, WEST DODGE POINTE, A DISTANCE OF 369.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, WEST DODGE POINTE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 4, WEST DODGE POINTE; THENCE S02°28'28"E ALONG THE EAST LINE OF SAID LOT 3, WEST DODGE POINTE, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 3A, WEST DODGE POINTE, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 4, WEST DODGE POINTE, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 4A, WEST DODGE POINTE, A DISTANCE OF 292.41 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3A, WEST DODGE POINTE, SAID POINTE ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 4A, WEST DODGE POINTE, SAID POINT ALSO BEING A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF WEST DODGE ROAD; THENCE S87°12'23"W ALONG THE SOUTH LINE OF SAID LOT 2A, WEST DODGE POINTE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 3A, WEST DODGE POINTE, SAID LINE ALSO BEING SAID NORTH RIGHT-OF-WAY OF WEST DODGE ROAD, A DISTANCE OF 870.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2A, WEST DODGE POINTE, SAID POINT ALSO BEING THE POINTE OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF WEST DODGE ROAD AND THE EAST RIGHT-OF-WAY LINE OF 174TH STREET (OLD LINCOLN HIGHWAY); THENCE N03°02'43"W ALONG THE WEST LINE OF SAID LOT 2A, WEST DODGE POINTE, SAID LINE ALSO BEING SAID EAST RIGHT-OF-WAY LINE OF 174TH STREET (OLD LINCOLN HIGHWAY), A DISTANCE OF 205.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 2A, WEST DODGE POINTE, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF 174TH STREET (OLD LINCOLN ROAD) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BURT STREET; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2A, WEST DODGE POINTE, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 2, WEST DODGE POINTE, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 3, WEST DODGE POINTE, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 5, WEST DODGE POINTE, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 11A, WEST DODGE POINTE, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF BURT STREET ON THE FOLLOWING TEN (10) COURSES: (1) THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 530.50 FEET, A DISTANCE OF 201.79 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS N64°53'24"E, A DISTANCE OF 200.58 FEET; (2) THENCE S31°50'34"E, A DISTANCE OF 15.16 FEET; (3) THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 455.00 FEET, A DISTANCE OF 123.82 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS N65°57'11"E, A DISTANCE OF 123.44 FEET (4) THENCE N73°44'56"E, A DISTANCE OF 524.72 FEET; (5) THENCE N87°31'32"E, A DISTANCE OF 88.61 FEET; (6) THENCE N32°22'19"E, A DISTANCE OF 31.92 FEET; (7) THENCE N73°44'56"E, A DISTANCE OF 570.30 FEET; (8) THENCE N14°20'48"W, A DISTANCE OF 19.66 FEET; (9) THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 285.00 FEET, A DISTANCE OF 235.57 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS S79°47'55"E, A DISTANCE OF 228.92 FEET; (10) THENCE S56°07'12"E, A DISTANCE OF 192.69 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11A, WEST DODGE POINTE, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF BURT STREET AND SAID NORTHERLY RIGHT-OF-WAY LINE OF WEST DODGE ROAD; THENCE ALONG THE SOUTH LINE OF SAID LOT 10A, WEST DODGE POINTE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 11A, WEST DODGE POINTE, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF WEST DODGE ROAD ON THE FOLLOWING TWO (2) COURSES: (1) THENCE S50°44'25"W, A DISTANCE OF 751.35 FEET; (2) THENCE S87°12'23"W, A DISTANCE OF 8.24 FEET TO THE POINT OF BEGINNING.

BOTH SAID TRACTS OF LAND CONTAINS 1,967,847 SQUARE FEET OR 45.176 ACRES, MORE OR LESS.

ERIC A. SCHABEN, LS-608 — DATE: Nov 16, 2016

STATE OF NEBRASKA REGISTERED LS-608 LAND SURVEYOR ERIC A. SCHABEN

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF WEST DODGE POINTE REPLAT 2 (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA.

MAYOR — DATE: 1/31/2017

ATTEST: CITY CLERK

PRESIDENT OF COUNCIL

CITY OF OMAHA, NEBRASKA INCORPORATED FEBRUARY 2, 1857

REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF WEST DODGE POINTE REPLAT 2 (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

DOUGLAS COUNTY ENGINEER — DATE: 11/18/2016

E & A CONSULTING GROUP, INC.
Engineering ● Planning ● Environmental & Field Services

WEST DODGE POINTE REPLAT 2

FINAL PLAT

Proj No: P2005.222.024