



BK 2198 PG 275-281



DEED 2001 16832

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Tax	
Date	12-14-01
By	CP

RICHARD M. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE.

2001 DEC 14 AM 11:39

RECEIVED

**THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT**

New $\frac{7}{15}$ $\sqrt{\quad}$ *BW*
 FEE 42.50 FB 01-60000-01d *New # 00-42354*
 BKP 16-15-114 C/O _____ COMP *[Signature]*
 DEL *[Signature]* SCAN CR FV *[Signature]*

WEST DODGE PLACE

LOTS 1 THRU 12, INCLUSIVE AND OUTLOTS A AND B

BEING A PLATTING OF PART OF THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 16, T15N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS WEST DODGE PLACE, LOTS 1 THRU 12, INCLUSIVE AND OUTLOTS "A" AND "B", BEING A PLATTING OF THAT PART OF THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 16, T15N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID SOUTH 1/2;

THENCE N87°51'58"E (ASSUMED BEARING) 2653.55 FEET ON THE NORTH LINE OF SAID SOUTH 1/2 TO THE NE CORNER THEREOF;
 THENCE S02°41'21"E 23.90 FEET ON THE EAST LINE OF SAID SOUTH 1/2;
 THENCE S87°18'39"W 295.00 FEET; THENCE S02°41'21"E 295.00 FEET;
 THENCE N87°18'39"E 295.00 FEET TO THE EAST LINE OF SAID SOUTH 1/2;
 THENCE S02°41'21"E 858.50 FEET ON THE EAST LINE OF SAID SOUTH 1/2 TO THE NORTH LINE OF WEST DODGE ROAD;
 THENCE S87°51'52"W 1327.47 FEET ON THE NORTH LINE OF WEST DODGE ROAD, SAID NORTH LINE BEING 147.64 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTH 1/2 TO THE EAST LINE OF THE WEST 1/2 OF SAID SOUTH 1/2;
 THENCE N02°39'20"W 229.67 FEET ON THE NORTH LINE OF WEST DODGE ROAD AND ON THE EAST LINE OF THE WEST 1/2 OF SAID SOUTH 1/2;
 THENCE WESTERLY ON THE NORTH LINE OF WEST DODGE ROAD ON THE FOLLOWING SEVEN DESCRIBED COURSES:
 THENCE S66°44'55"W 136.82 FEET; THENCE S55°50'49"W 154.71 FEET;
 THENCE S42°50'51"W 46.38 FEET; THENCE N72°50'53"W 347.59 FEET;
 THENCE N81°25'31"W 617.67 FEET; THENCE N11°43'35"W 432.69 FEET;
 THENCE S87°48'59"W 33.02 FEET TO THE WEST LINE OF SAID SOUTH 1/2;
 THENCE N02°37'19"W 455.82 FEET ON THE WEST LINE OF SAID SOUTH 1/2 TO THE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, WEST DODGE PLACE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS, AND FIRST NATIONAL BANK OF OMAHA, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS WEST DODGE PLACE, 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, U.S. WEST COMMUNICATIONS, INC., 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 RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEIPT 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 ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOT IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER AND WE DO FURTHER GRANT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, 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 TEN (10) FOOT WIDE STRIP OF LAND ABUTTING THE NORTHERLY LINES OF LOTS 6 THRU 12, INCLUSIVE, AND OUTLOT B WHERE SAID NORTHERLY LINES ADJOIN THE SOUTH LINE OF "BURT" STREET. 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.

WEST DODGE PLACE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY
 S. MICKEY ANDERSON, ASSISTANT MANAGER

FIRST NATIONAL BANK OF OMAHA
 ROBERT J. HORAK, VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12TH DAY OF FEBRUARY, 2001 BY S. MICKEY ANDERSON, ASSISTANT MANAGER OF WEST DODGE PLACE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12TH DAY OF FEBRUARY, 2001 BY ROBERT J. HORAK, VICE PRESIDENT OF FIRST NATIONAL BANK OF OMAHA, ON BEHALF OF SAID BANK.

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 WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE, THIS 25TH DAY OF FEBRUARY, 2001.

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF WEST DODGE PLACE ON THIS 14TH DAY OF FEBRUARY, 2001.

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

APPROVAL OF OMAHA CITY PLANNING BOARD

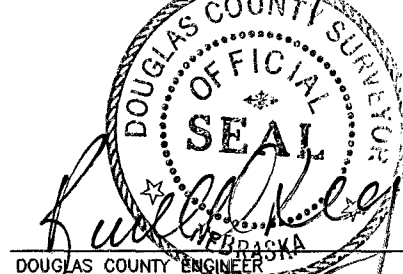
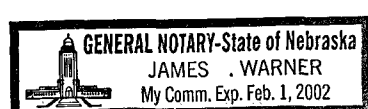
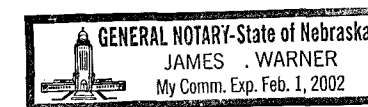
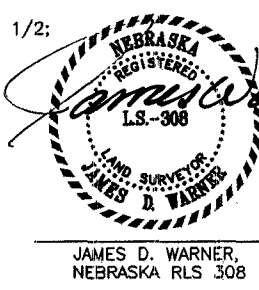
THIS PLAT OF WEST DODGE PLACE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 27TH DAY OF FEBRUARY, 2001.

APPROVAL OF OMAHA CITY COUNCIL

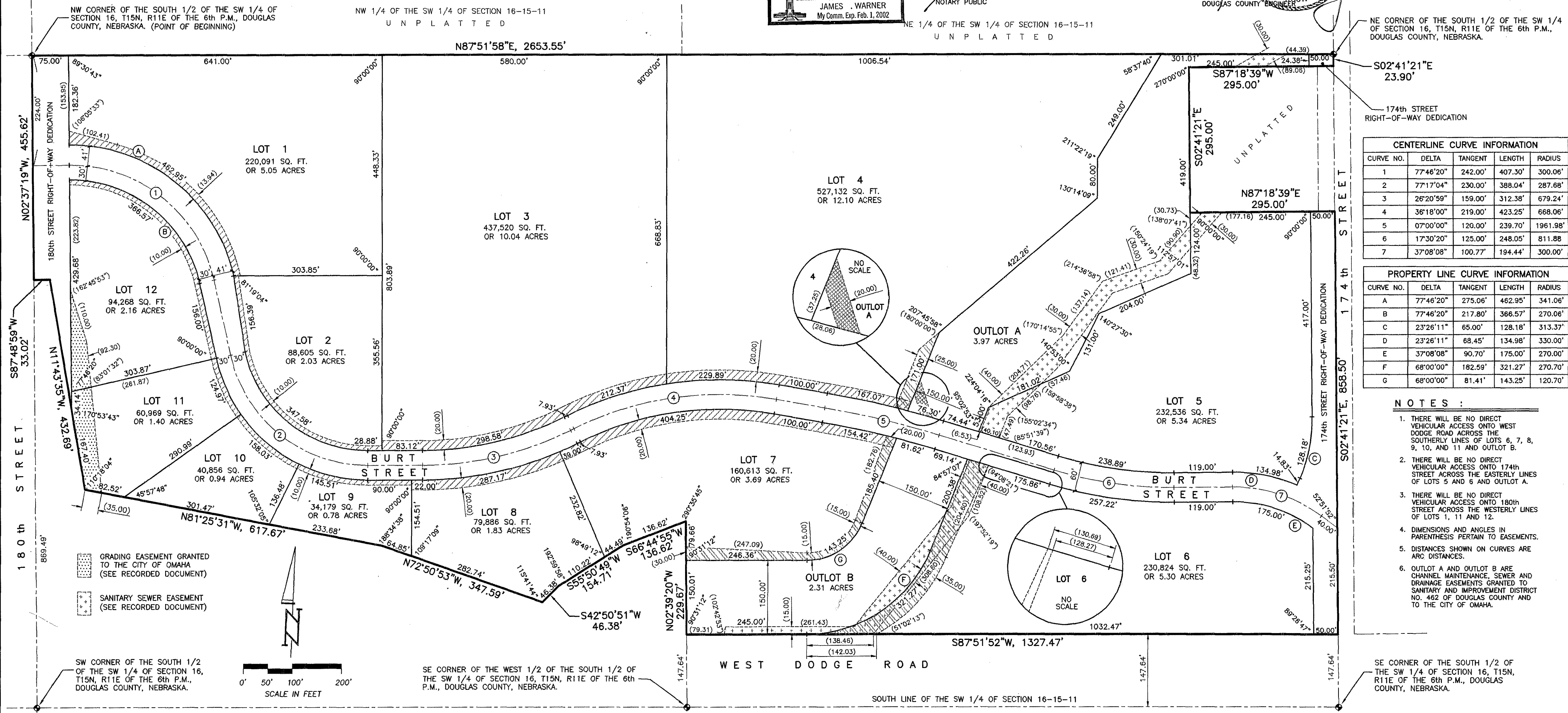
THIS PLAT OF WEST DODGE PLACE WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 27TH DAY OF FEBRUARY, 2001.

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF WEST DODGE PLACE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 12TH DAY OF FEBRUARY, 2001.



- CHANNEL MAINTENANCE EASEMENT GRANTED TO THE CITY OF OMAHA (SEE RECORDED DOCUMENT)
- SANITARY SEWER EASEMENT (SEE RECORDED DOCUMENT)
- PEDESTRIAN, STORM SEWER AND DRAINAGE EASEMENT (SEE RECORDED DOCUMENT)



CENTERLINE CURVE INFORMATION

CURVE NO.	DELTA	TANGENT	LENGTH	RADIUS
1	77°46'20"	242.00'	407.30'	300.06'
2	77°17'04"	230.00'	388.04'	287.68'
3	26°20'59"	159.00'	312.38'	679.24'
4	36°18'00"	219.00'	423.25'	688.06'
5	07°00'00"	120.00'	239.70'	1961.98'
6	17°30'20"	125.00'	248.05'	811.88'
7	37°08'08"	100.77'	194.44'	300.00'

PROPERTY LINE CURVE INFORMATION

CURVE NO.	DELTA	TANGENT	LENGTH	RADIUS
A	77°46'20"	275.06'	462.95'	341.06'
B	77°46'20"	217.80'	366.57'	270.06'
C	23°26'11"	65.00'	128.18'	313.37'
D	23°26'11"	68.45'	134.98'	330.00'
E	37°08'08"	90.70'	175.00'	270.00'
F	68°00'00"	162.59'	321.27'	270.70'
G	68°00'00"	81.41'	143.25'	120.70'

NOTES:

1. THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO WEST DODGE ROAD ACROSS THE SOUTHERLY LINES OF LOTS 6, 7, 8, 9, 10, AND 11 AND OUTLOT B.
2. THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO 174th STREET ACROSS THE EASTERLY LINES OF LOTS 5 AND 6 AND OUTLOT A.
3. THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO 180th STREET ACROSS THE WESTERLY LINES OF LOTS 1, 11 AND 12.
4. DIMENSIONS AND ANGLES IN PARENTHESES PERTAIN TO EASEMENTS.
5. DISTANCES SHOWN ON CURVES ARE ARC DISTANCES.
6. OUTLOT A AND OUTLOT B ARE CHANNEL MAINTENANCE SEWER AND DRAINAGE EASEMENTS GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 462 OF DOUGLAS COUNTY AND TO THE CITY OF OMAHA.

AS SHOWN JAN. 25, 2001
 RJR
 JDW
 FINAL PLAT
2 THOMPSON, DRESSSEN & DORNER, INC.
 Consulting Engineers & Land Surveyors
 10886 OLD MILL ROAD
 OMAHA, NE 68154
 (402) 330-8860
 881-102
 A881102A.DWG