DEED Inst. # 2017080655, Pg: 1 of 1 Rec Date: 10/06/2017 08:17:04.057
Fee Received: $94.00 By: BW
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

INDIAN POINTE

LOTS 267 THRU 394, INCLUSIVE AND OUTLOTS "L" AND "M"

BEING A PLATTING OF PART OF THE SE 1/4 OF THE NW 1/4, AND OF THE SW 1/4 OF THE NE 1/4, AND OF THE NW 1/4 OF THE SE 1/4 AND OF THE NE 1/4 OF THE SW 1/4 AND OF THE NW 1/4 OF THE SW 1/4 OF SECTION 5, T15N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.

EXISTING 100 FOOT WIDE OMAHA PUBLIC POWER DISTRICT DESCRIBED IN "COMMISSIONER'S REPORT" RECORDED MARCH 30, 1928 IN BOOK 82 AT PAGE 449 OF THE DOUGLAS COUNTY RECORDS.

SEWER AND DRAINAGE EASEMENT (TO BE RECORDED BY SEPARATE DOCUMENT)

200 FOOT WIDE OVERHEAD POWER LINE EASEMENT (TO BE RECORDED BY SEPARATE DOCUMENT)

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 31 DAY OF October, 2016

DEPUTY — DOUGLAS COUNTY TREASURER

TREASURER'S SEAL — OFFICIAL SEAL — DOUGLAS COUNTY, NEBRASKA

APPROVAL OF THE CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF INDIAN POINTE ON THIS 30 DAY OF November 2016

CITY ENGINEER

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

DATE: 10/4/17 — CITY ENGINEER

APPROVAL OF THE OMAHA CITY PLANNING BOARD

THIS PLAT OF INDIAN POINTE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 10th DAY OF October 2016

CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF INDIAN POINTE WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 28 DAY OF March 2017

MAYOR — PRESIDENT — CITY CLERK

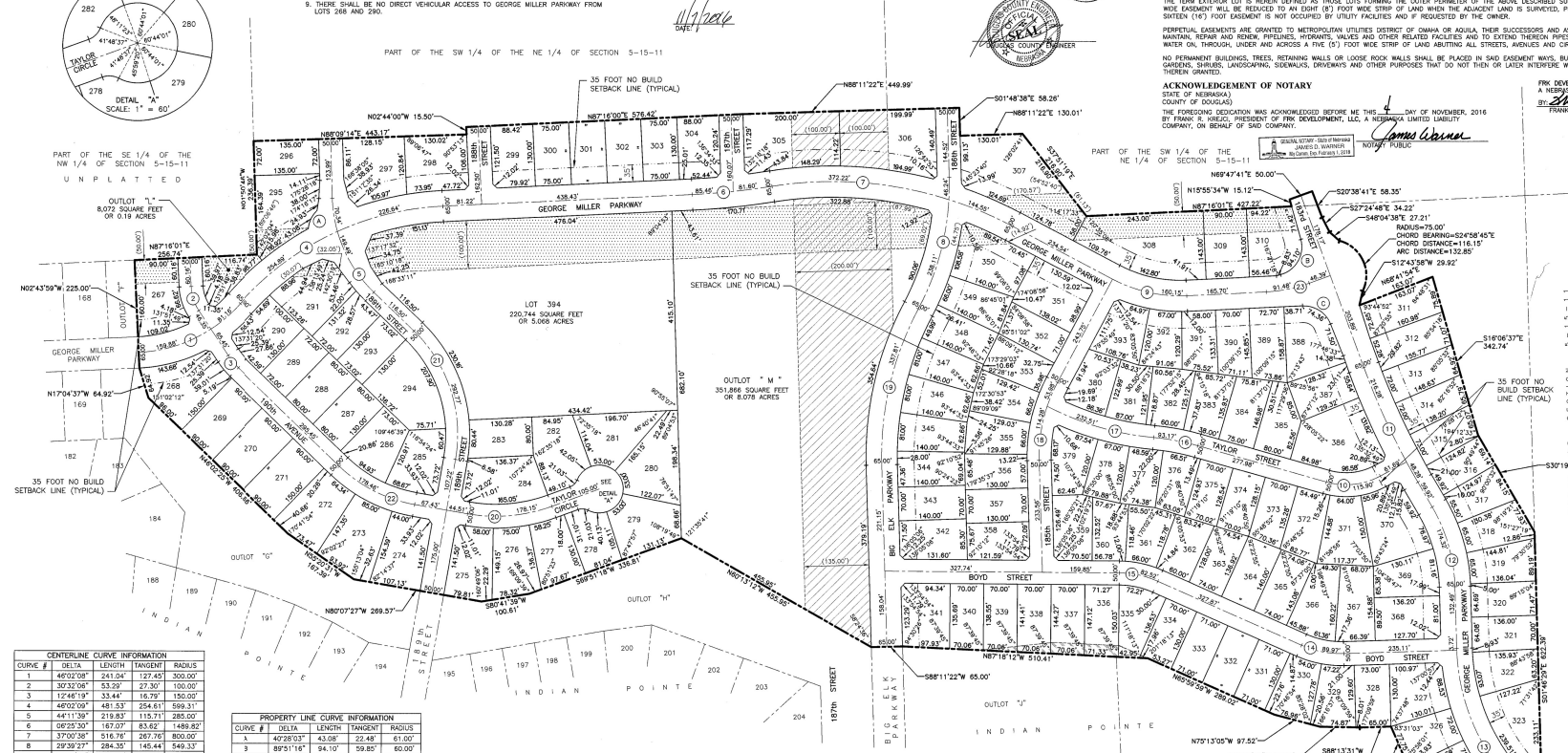
REVIEW BY THE DOUGLAS COUNTY ENGINEER

THIS PLAT OF INDIAN POINTE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

DATE: 4/4/2016 — DOUGLAS COUNTY ENGINEER

NOTES:

1. LOTS 267, 268, 290, 291, 295, 297 THRU 327, INCLUSIVE, LOT 351, LOTS 368 THRU 372, INCLUSIVE, AND LOTS 387 THRU 393 ARE REQUIRED TO HAVE A 35 FOOT NO BUILD AREA FROM GEORGE MILLER PARKWAY. LOTS 341 THRU 350, INCLUSIVE ARE REQUIRED TO HAVE A 35 FOOT NO BUILD AREA FROM BIG ELK PARKWAY.
2. DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.
3. ANGLES ARE 90°00'00" UNLESS NOTED.
4. CUL-DE-SAC THROAT RADII ARE 25.00 FEET.
5. CUL-DE-SAC RADII ARE 50.00 FEET.
6. CHAMFER ANGLES ARE 135°00'00" UNLESS NOTED.
7. OUTLOTS "L" & "M" SHALL BE GREEN SPACE ONLY.
9. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO GEORGE MILLER PARKWAY FROM LOTS 268 AND 290.

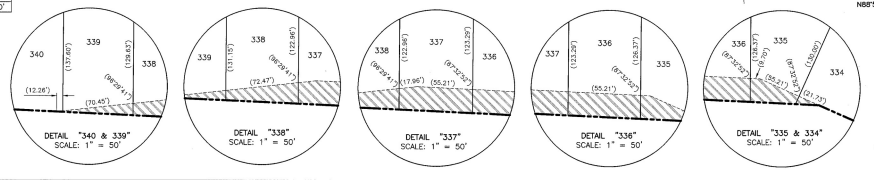


CENTERLINE CURVE INFORMATION

CURVE #	DELTA	LENGTH	TANGENT	RADIUS
1	46°02'08"	241.04'	127.45'	300.00'
2	30°32'06"	53.29'	27.30'	100.00'
3	12°46'19"	33.44'	16.79'	150.00'
4	46°02'09"	481.53'	254.61'	599.31'
5	44°11'39"	219.83'	115.71'	285.00'
6	06°25'30"	167.07'	83.62'	1489.92'
7	37°00'38"	516.76'	267.76'	800.00'
8	29°39'27"	284.35'	145.44'	549.33'
9	30°35'08"	160.15'	82.03'	300.00'
10	44°16'14"	115.90'	61.02'	150.00'
11	10°06'19"	264.56'	132.62'	1500.00'
12	28°32'09"	174.32'	89.01'	350.00'
13	52°08'00"	397.02'	213.44'	436.33'
14	25°46'30"	89.97'	45.76'	200.00'
15	23°38'28"	82.52'	41.86'	200.00'
16	10°40'34"	93.17'	46.72'	500.00'
17	22°17'44"	232.51'	117.74'	597.50'
18	29°39'47"	168.26'	86.06'	325.00'
19	29°39'47"	337.81'	172.78'	652.50'
20	30°01'16"	178.15'	91.17'	340.00'
21	50°54'57"	292.77'	159.23'	300.00'
22	34°05'03"	178.46'	91.96'	300.00'
23	17°28'20"	91.48'	46.10'	300.00'

PROPERTY LINE CURVE INFORMATION

CURVE #	DELTA	LENGTH	TANGENT	RADIUS
A	40°28'03"	43.08'	22.48'	61.00'
B	89°51'16"	94.10'	59.85'	60.00'
C	71°00'16"	74.36'	42.80'	60.00'



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SE 1/4 OF THE NW 1/4 AND OF THE SW 1/4 OF THE NE 1/4 AND OF THE NW 1/4 OF THE SE 1/4 AND OF THE NE 1/4 OF THE SW 1/4 AND OF THE NW 1/4 OF THE SW 1/4 OF SECTION 5, T15, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA AND THAT THE SUBDIVISION DESCRIBED HEREIN LIES WHOLLY WITHIN SAID BOUNDARY AND THAT PERMANENT MARKERS WERE 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 WITHIN SAID SUBDIVISION TO BE KNOWN AS INDIAN POINTE, LOTS 267 THRU 394, INCLUSIVE, AND OUTLOTS "L" AND "M", ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF OUTLOT "K", IN INDIAN POINTE, A SUBDIVISION IN SAID DOUGLAS COUNTY;

THENCE WESTERLY ON THE NORTHERLY BOUNDARY OF SAID INDIAN POINTE ON THE FOLLOWING DESCRIBED SIXTEEN COURSES;

THENCE N27°39'38"W 175.06 FEET; THENCE N23°37'39"W 77.75 FEET; THENCE S88°13'31"W 65.00 FEET; THENCE N88°56'28"W 82.88 FEET;

THENCE N75°13'05"W 97.52 FEET; THENCE N65°59'59"W 289.02 FEET; THENCE N87°18'12"W 510.41 FEET; THENCE S88°11'22"W 65.00 FEET;

THENCE N50°13'12"W 455.95 FEET; THENCE S69°51'18"W 336.81 FEET; THENCE S80°41'38"W 100.61 FEET; THENCE N80°07'27"W 269.57 FEET;

THENCE N55°20'31"W 167.39 FEET; THENCE N41°02'25"W 406.66 FEET; THENCE N17°04'37"W 64.92 FEET;

THENCE N02°43'59"W 225.00 FEET TO THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 5;

THENCE N87°16'01"E 256.74 FEET ON THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 5 TO THE SW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 5;

THENCE N01°50'46"W 236.39 FEET ON THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 5;

THENCE N88°09'14"E 443.17 FEET; THENCE N02°44'00"W 15.50 FEET; THENCE N87°16'00"E 576.42 FEET;

THENCE N88°11'22"E 449.99 FEET; THENCE S01°48'38"E 58.26 FEET; THENCE N88°11'22"E 130.01 FEET;

THENCE S37°51'19"E 216.90 FEET TO THE NORTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 5;

THENCE N87°16'01"E 427.22 FEET ON THE NORTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 5;

THENCE N15°55'34"W 15.12 FEET; THENCE N69°47'41"E 50.00 FEET; THENCE S20°48'41"E 58.35 FEET;

THENCE S27°24'48"E 34.22 FEET; THENCE S48°04'38"E 27.21 FEET;

THENCE SOUTHEASTERLY ON A 75.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S24°58'45"E, CHORD DISTANCE 116.15 FEET AN ARC DISTANCE OF 132.85 FEET;

THENCE S12°43'58"W 29.92 FEET; THENCE N68°41'54"E 163.07 FEET; THENCE S16°06'37"E 342.74 FEET;

THENCE S30°19'10"E 234.02 FEET TO THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 5;

THENCE S01°48'29"E 622.39 FEET ON THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 5 TO THE SE CORNER THEREOF;

THENCE S87°13'12"W 204.26 FEET ON THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 5 TO THE POINT OF BEGINNING.

NEBRASKA REGISTERED LAND SURVEYOR LS-300 JAMES D. WARNER

SEPTEMBER 11, 2016
JAMES D. WARNER,
NEBRASKA RLS 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, FRK DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS 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 INDIAN 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 HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK QC 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 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 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 LOT LINES OF ALL EXTERIOR LOTS. THE TERM PERIMETER 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 OF LAND 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.

PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA OR AQUILA, 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 FIVE (5') FOOT WIDE 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 THEREIN GRANTED.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF NOVEMBER, 2016 BY FRANK R. KREJCI, PRESIDENT OF FRK DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska JAMES D. WARNER My Comm. Exp. February 1, 2018

FRK DEVELOPMENT, LLC,
A NEBRASKA LIMITED LIABILITY COMPANY
BY: Frank R Krejci
FRANK R. KREJCI, PRESIDENT

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td2co.com

INDIAN POINTE
LOTS 267 THRU 394, INCLUSIVE
AND OUTLOTS "L" AND "M"

PART OF THE NE1/4 OF THE SE1/4 OF SECTION 5-15-11

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0' 50' 100'

Revision Dates

No.	Description	MM-DD-YY
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-	-	-
-	-	-
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Job No.: D169-205D
Drawn By: RJR
Reviewed By:. JDW
Date: SEPT. 11, 2016
Book:
Page:

Sheet Title

CITY OF OMAHA
FINAL PLAT

Sheet Number

SHEET 1 OF 1