

# INDIAN POINTE

LOTS 395 THRU 560, INCLUSIVE AND OUTLOTS "N", "O" AND "P"

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

CURVE #	DELTA	LENGTH	TANGENT	RADIUS
1	04°10'29"	99.96	50.00	1371.82
2	04°10'29"	99.96	50.00	1371.82
3	19°47'53"	99.40	30.00	171.91
4	18°56'56"	47.59	24.01	143.89
5	34°55'00"	98.89	50.00	158.98
6	35°48'14"	129.87	67.13	207.83
7	12°47'48"	99.56	50.00	445.87
8	10°23'55"	99.73	50.00	549.49
9	34°08'48"	327.13	168.59	548.91
10	03°50'24"	91.92	49.98	1371.46
11	21°18'44"	91.40	46.23	245.72
12	68°41'16"	131.59	75.00	109.76
13	68°39'00"	119.82	66.28	100.00
14	11°44'07"	99.63	50.00	488.53
15	11°44'07"	99.63	50.00	488.53
16	08°03'44"	99.83	50.00	709.49
17	07°10'31"	99.87	50.00	797.48

**NOTES:**

- DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS
- ANGLES ARE 90°00'00" UNLESS NOTED
- CHAMFER ANGLES ARE 135°00'00" UNLESS NOTED
- OUTLET "N" SHALL BE USED FOR A PERMANENT STORM WATER EXTENSION BASIN AND SHALL BE CONVERTED TO THE DISTRICT PURSUANT TO SECTION II (M) (1) OF THIS AGREEMENT
- OUTLOTS "O" AND "P" SHALL BE USED AS OMAHA PUBLIC POWER DISTRICT OVERHEAD POWER LINE EASEMENT AREAS AND COMMON AREAS

**APPROVAL OF OMAHA CITY COUNCIL**

THIS PLAT OF INDIAN POINTE WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 14th DAY OF MAY, 2017.



*Jim Stohlet*  
MAYOR

*John Stohlet*  
PRESIDENT

*CFJ*  
CITY CLERK

**REVIEW BY THE DOUGLAS COUNTY ENGINEER**

THIS PLAT OF INDIAN POINTE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER AS FOLLOWS:

DATE: 5/17/2018

*James Warner*  
DOUGLAS COUNTY ENGINEER

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED TO 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 395 THRU 560, INCLUSIVE AND OUTLOTS "N", "O" AND "P", BEING A PLATTING OF PART OF THE SE 1/4 OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE NE 1/4, OF SECTION 5, T15N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 5:

THENCE N87°18'17"E (ASSUMED BEARING) 1320.10 FEET ON THE NORTH LINE OF SAID SE 1/4 TO THE NE CORNER THEREOF;

THENCE N87°18'25"E 898.02 FEET ON THE NORTH LINE OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 5;

THENCE S10°02'37"E 676.81 FEET, THENCE S24°02'43"E 629.64 FEET, THENCE S89°12'22"W 128.15 FEET TO THE EAST LINE OF GEORGE MILLER PARKWAY AS DESIGNATED IN THE PLAT OF INDIAN POINTE, LOTS 287 THRU 394 A SUBDIVISION IN SAID DOUGLAS COUNTY;

THENCE S89°47'41"W 50.00 FEET TO THE WEST LINE OF SAID GEORGE MILLER PARKWAY;

THENCE S19°59'34"E 15.12 FEET ON THE WEST LINE OF SAID GEORGE MILLER PARKWAY TO THE NORTH LINE OF SAID INDIAN POINTE (LOTS 287 THRU 394);

THENCE WESTERLY ON THE NORTH BOUNDARY OF SAID INDIAN POINTE (LOTS 287 THRU 394) ON THE FOLLOWING DESCRIBED EIGHT COURSES:

THENCE S87°18'01"W 427.22 FEET, THENCE N37°51'19"W 216.90 FEET, THENCE S88°11'22"W 130.01 FEET;

THENCE N01°48'38"W 58.26 FEET, THENCE S88°11'22"W 449.99 FEET, THENCE S87°18'01"W 576.42 FEET, THENCE S02°04'12"E 15.99 FEET, THENCE S87°18'01"W 444.12 FEET TO THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 5;

THENCE N01°48'38"W 109.82 FEET ON THE WEST LINE OF SAID SE 1/4 TO THE POINT OF BEGINNING.

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 10836 Old Mill Rd  
 Omaha, NE 68154  
 p 402 330 8860 f 402 330 5866  
 td2co.com



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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 HEREBY GRANTED, CONVEYED, TRANSFERRED, AND AGREED TO BE BOUND BY THE FOLLOWING DEDICATION TO THE PUBLIC USE OF THE STREETS AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CONTINUING TO AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE CABLE TELEVISION SERVICE 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 PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY 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 OUTER PERIMETER LINES OF ALL EXTERIOR LOTS. THE EXTERIOR LOT IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE SUBDIVISION DESCRIBED. 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 AREAS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES PROVIDED THAT THEY DO NOT INTERFERE WITH THE ABOVE SAID USES OR RIGHTS THEREIN GRANTED.

FRK DEVELOPMENT, LLC,  
 A NEBRASKA LIMITED LIABILITY COMPANY  
 BY *Frank R. Kreci*  
 FRANK R. KRECI, PRESIDENT

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA,  
 COUNTY OF DOUGLAS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF MAY, 2017, BY FRANK R. KRECI, PRESIDENT OF FRK DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

*James Warner*  
 NOTARY PUBLIC

**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 14th DAY OF MAY, 2017.

DATE: 5/17/2018

*James Warner*  
 DOUGLAS COUNTY TREASURER

**APPROVAL OF THE CITY ENGINEER**

I HEREBY APPROVE THIS PLAT OF INDIAN POINTE ON THIS 14th DAY OF MAY, 2017.

*James Warner*  
 CITY ENGINEER

**APPROVAL OF THE OMAHA CITY PLANNING BOARD**

THIS PLAT OF INDIAN POINTE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 14th DAY OF MAY, 2017.

*James Warner*  
 CHAIRMAN

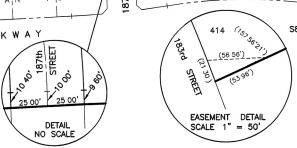
Sheet Title  
 CITY OF OMAHA  
 FINAL PLAT

Sheet Number



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

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



PEDESTRIAN ACCESS CONNECTION FROM 183rd STREET AND THE FUTURE NRD WP-1 RESERVOIR SHALL BE PROVIDED AT THIS LOCATION (EAST OF THE ROUNDABOUT INTERSECTION OF GEORGE MILLER PARKWAY AND 183rd STREET)