INDIAN POINTE

LOTS 161 THRU 266, INCLUSIVE AND OUTLOTS "D", "E", "F", "G","H", "I", "J" AND "K"

BEING A PLATTING OF PART OF THE SW 1/4, TOGETHER WITH PART OF THE NW 1/4 OF THE SE 1/4, TOGETHER WITH THE WEST 33.00 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 5, T15N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.

NWSW NWSE SWSE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SW 1/4 TOGETHER WITH THE NW 1/4 OF THE SE 1/4 TOGETHER WITH THE WEST 33.00 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 5, T15N, 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 161 THRU 266, INCLUSIVE, AND OUTLOTS "D", "E", "F", "G", "H", "I", "J" AND "K", ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF OUTLOT "C", IN INDIAN POINTE, A SUBDIVISION IN SAID DOUGLAS COUNTY;

THENCE EASTERLY AND SOUTHERLY ON THE OUTER BOUNDARY OF SAID INDIAN POINTE ON THE FOLLOWING DESCRIBED THIRTY-FOUR (34) COURSES; THENCE S80°49'28"E 220.00 FEET;

THENCE NORTHEASTERLY ON A 660.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N30°07'27"E, CHORD DISTANCE 21.85 FEET, AN ARC DISTANCE OF 21.85 FEET;

THENCE S58°55'39"E 130.00 FEET; THENCE S27°09'37"W 72.22 FEET; THENCE N66°44'27"W 46.24 FEET; THENCE S07°39'19"W 331.38 FEET; THENCE N88°00'22"E 4.91 FEET;

THENCE N88°05'28"E 79.13 FEET; THENCE N83°07'36"E 67.95 FEET; THENCE N78°45'03"E 158.00 FEET; THENCE N79°47'42"E 84.82 FEET; THENCE N80°54'05"E 91.75 FEET;

THENCE S87°07'53"E 91.75 FEET; THENCE S80°09'51"E 91.75 FEET; THENCE S73°11'49"E 91.75 FEET; THENCE S66°13'47"E 91.75 FEET; THENCE S61°11'13"E 65.86 FEET;

THENCE S63°02'54"E 82.06 FEET; THENCE S60°29'48"E 151.68 FEET; THENCE S73°23'37"E 115.37 FEET; THENCE S60°56'07"E 72.00 FEET; THENCE S48°47'35"E 134.79 FEET;

THENCE S13°39'30"W 180.00 FEET;

THENCE NORTHWESTERLY ON A 500.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N75°22'13"W, CHORD DISTANCE 16.95 FEET, AN ARC DISTANCE OF 16.98 FEET;

THENCE S13°39'30"W 129.81 FEET; THENCE S77°09'03"E 63.95 FEET; THENCE S09°48'56"W 130.00 FEET; THENCE S80°15'50"W 50.15 FEET; THENCE S09°30'10"W 130.27 FEET;

THENCE S81°42'47"E 83.92 FEET; THENCE S01°48'38"E 324.85 FEET; THENCE S88°06'22"W 396.92 FEET; THENCE S10°10'49"E 38.41 FEET;

THENCE S52°48'58"E 210.70 FEET TO THE NORTH LINE OF WEST MAPLE ROAD; THENCE N87°00'18"E 364.00 FEET ON THE NORTH LINE OF WEST MAPLE ROAD;

THENCE N89°26'46"E 394.47 FEET ON THE NORTH LINE OF WEST MAPLE ROAD; THENCE N86°57'45"E 421.40 FEET ON THE NORTH LINE OF WEST MAPLE ROAD TO THE EAST LINE OF SW 1/4 OF SAID SECTION 5;

THENCE N01°48'38"W 50.15 FEET ON THE NORTH LINE OF WEST MAPLE ROAD AND ON THE EAST LINE OF THE SW 1/4 OF SAID SECTION 5;

THENCE N86°27'47"E 33.01 FEET ON THE NORTH LINE OF WEST MAPLE ROAD TO THE EAST LINE OF THE WEST 33.00 OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 5;

THENCE N01°48'38"W 1197.67 FEET ON THE EAST LINE OF THE WEST 33.00 FEET OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 5 TO THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 5;

THENCE N87°13'12"E 1082.64 FEET ON THE SOUTH LINE OF THE NW ¼ OF THE SE ¼ OF SAID SECTION 5; THENCE N27°39'36"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 N85°56'28"W 289.02 FEET; THENCE N78°18'12"W 510.41 FEET;

THENCE S88°11'22"W 65.00 FEET; THENCE N60°13'12"W 456.95 FEET; THENCE S69°51'18"W 336.61 FEET; THENCE S80°41'39"W 100.61 FEET; THENCE N80°07'27"W 289.57 FEET;

THENCE N85°00'31"W 167.39 FEET; THENCE N48°02'25"W 466.66 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 S87°16'01"W 699.74 FEET ON THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 5; THENCE S61°02'11"E 104.89 FEET; THENCE S14°50'41"E 11.77 FEET;

THENCE SOUTHWESTERLY ON A 880.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S33°46'12"W, CHORD DISTANCE 65.61 FEET, AN ARC DISTANCE OF 65.63 FEET;

THENCE S35°54'23"W 239.31 FEET;

THENCE SOUTHWESTERLY ON A 980.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S32°32'28"W, CHORD DISTANCE 115.06 FEET, AN ARC DISTANCE OF 115.13 FEET TO THE NORTH LINE OF 192ND STREET;

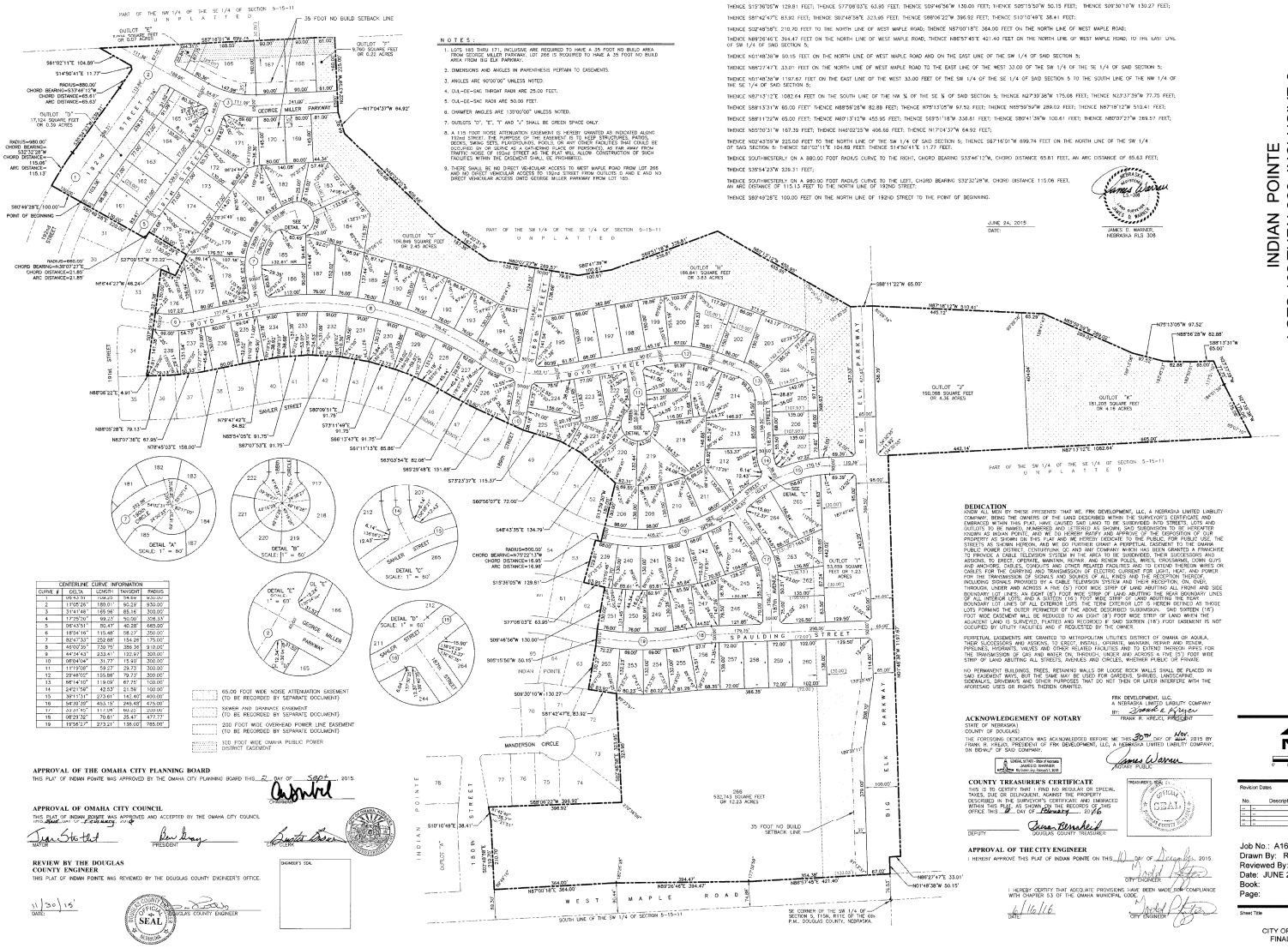
THENCE S80°49'28"E 100.00 FEET ON THE NORTH LINE OF 192ND STREET TO THE POINT OF BEGINNING.

JUNE 24, 2015
DATE

JAMES D. WARNER
NEBRASKA RLS 308

NOTES:

1. LOTS 165 THRU 171, INCLUSIVE ARE REQUIRED TO HAVE A 35 FOOT NO BUILD AREA FROM GEORGE MILLER PARKWAY. LOT 266 IS 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 "D", "E", "F" AND "J" SHALL BE GREEN SPACE ONLY.
8. A 115 FOOT NOISE ATTENUATION EASEMENT IS HEREBY GRANTED AS INDICATED ALONG 192nd STREET. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PADIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, OR ANY OTHER FACILITIES THAT COULD BE OCCUPIED BY OR USE AS A GATHERING PLACE OF PERSONS, AS FAR AWAY FROM TRAFFIC NOISE OF 192nd STREET AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THE EASEMENT SHALL BE PROHIBITED.
9. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO WEST MAPLE ROAD FROM LOT 266 AND NO DIRECT VEHICULAR ACCESS TO 192nd STREET FROM OUTLOTS G AND E AND NO DIRECT VEHICULAR ACCESS ONTO GEORGE MILLER PARKWAY FROM LOT 165.



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 DESIGNED 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 PURPOSES, AND FOR THE RECEPTION AND TRANSMISSION OF SOUND, SIGNALS AND PICTURES, 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 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 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 AFOREAID USES OR RIGHTS THEREIN GRANTED.

FRK DEVELOPMENT, LLC.
A NEBRASKA LIMITED LIABILITY COMPANY
BY: _____
FRANK R. KRELL, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF Nov 2015 BY FRANK R. KRELL, PRESIDENT OF FRK DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

_____
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 2nd DAY OF February 2016

_____
DEPUTY

_____
DOUGLAS COUNTY TREASURER

APPROVAL OF THE CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF INDIAN POINTE ON THIS 11th DAY OF December 2015.

_____
CITY ENGINEER

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

6/16/16
DATE

_____
CITY ENGINEER

APPROVAL OF THE OMAHA CITY PLANNING BOARD

THIS PLAT OF INDIAN POINTE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 2 DAY OF Sept 2015.

_____
CHAIRPERSON

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF INDIAN POINTE WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 2nd DAY OF February 2016.

_____
MAYOR

_____
PRESIDENT

_____
CITY CLERK

REVIEW BY THE DOUGLAS COUNTY ENGINEER

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

11/30/15
DATE

_____
DOUGLAS COUNTY ENGINEER

DOUGLAS COUNTY ENGINEER'S OFFICE SEAL

DOUGLAS COUNTY TREASURER'S SEAL

CHAIRMEN'S SEAL

CENTERLINE CURVE INFORMATION					
CURVE #	DELTA	LENGTH	TANGENT	RADIUS	
1	05°43'31"	104.23'	54.59'	930.00'	
2	11°05'29"	180.01'	90.28'	930.00'	
3	31°41'48"	169.98'	85.16'	300.00'	
4	17°25'00"	99.23'	50.06'	326.37'	
5	08°45'51"	80.47'	40.28'	685.00'	
6	18°04'16"	115.48'	58.27'	350.00'	
7	82°47'53"	252.88'	154.28'	175.00'	
8	46°00'35"	239.75'	386.36'	910.00'	
9	44°24'53"	233.61'	122.97'	300.00'	
10	08°04'04"	31.77'	15.90'	300.00'	
11	11°13'06"	59.27'	29.73'	300.00'	
12	29°48'02"	155.98'	79.73'	300.00'	
13	66°14'40"	119.09'	67.75'	103.00'	
14	24°21'49"	42.53'	21.56'	100.00'	
15	39°11'31"	273.01'	142.40'	400.00'	
16	54°39'20"	453.15'	245.48'	475.00'	
17	33°31'40"	117.08'	60.40'	200.00'	
18	06°23'26"	70.61'	35.41'	477.77'	
19	10°56'27"	273.21'	136.05'	785.00'	

65.00 FOOT WIDE NOISE ATTENUATION EASEMENT (TO BE RECORDED BY SEPARATE DOCUMENT)

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

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

100 FOOT WIDE OMAHA PUBLIC POWER DISTRICT EASEMENT

TD2 engineering & surveying
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

INDIAN POINTE
LOTS 162 THRU 266, INCLUSIVE &
OUTLOTS D, E, F, G, H, I, J AND K

Revision Dates

No.	Description	MM-DD-YY
1		
2		
3		
4		

Job No.: A169-205A
Drawn By: RJR
Reviewed By: JDW
Date: JUNE 24, 2015
Book:
Page:

Sheet Title

CITY OF OMAHA
FINAL PLAT

Sheet Number

SHEET 1 OF 1

11/30/2015 1:47 PM BOB BRAASCH R:\2015\169-205 Indian Pointe — Plats 2\Drawing\A169-205A.dwg