

THE POINTE

LOTS 1 THROUGH 18, INCLUSIVE, BEING A PLATTING OF PART OF GOVERNMENT LOT 1 IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have made a boundary survey of the subdivision herein described and that permanent monuments have been placed at all corners and angle points on the boundary of the plat and that a bond has been posted with the City of Omaha, Nebraska, in order to ensure that permanent monuments will be set at all lot corners, angle points and ends of curves. said Subdivision to be known as THE POINTE, Lots 1 through 18, inclusive, being a platting of that part of Government Lot 1 in the Northeast Quarter of Section 4, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows: Section 4 of the said Northeast 1/4 of Section 4 to the Southeast corner of said Government Lot 1 and the TRUE POINT OF BEGINNING, thence South 89°14'35" West for 300.00 feet along the South Line of said Government Lot 1 and the North Line of Lots 120 through 128, inclusive, LAKE SHORE, a Subdivision as surveyed, platted and recorded in Douglas County, Nebraska, thence North 89°14'35" East for 672.91 feet; thence North 89°14'35" East for 655.98 feet to the East Line of the said Northeast 1/4 of Section 4; thence South 89°00'00" West for 627.00 feet to the Point of Beginning. Contains 11.21 acres.



May 26, 1989
Date
ROBERT D. PROETT, L.S. #379

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That WE, HOME DEVELOPMENT CORPORATION, a Nebraska Corporation, Owner, and FIRST NATIONAL BANK OF OMAHA, Beneficiary of a Deed of Trust, being the sole owner and beneficiary of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as THE POINTE; and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public the streets as shown on the plat; and we also do hereby grant sewer and drainage easements as shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and to the Northwestern Bell Telephone Company and to 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, conduits 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 and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception thereof, 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 adjoining the rear boundary lines of all interior lots and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" 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. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, 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 (5') foot wide strip of land abutting all cul-de-sacs streets. No permanent above-described 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.

HOME DEVELOPMENT CORPORATION, Owner
By: *John C. Allen*
John C. Allen, President

FIRST NATIONAL BANK OF OMAHA, Beneficiary

ACKNOWLEDGEMENTS OF NOTARIES

State of Nebraska }
County of Douglas } SS
On this 26 day of May, 1989, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared JOHN C. ALLEN, who is personally known to me to be the President of Home Development Corp., a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.
James Krof
Notary Public

State of Nebraska }
County of Douglas } SS
On this 26 day of May, 1989, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared JOHN C. ALLEN, who is personally known to me to be the President of Home Development Corp., a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and the voluntary act and deed of said Bank.

Witness my hand and official seal the date last aforesaid.
Dorcas N. Davis
Notary Public

COUNTY ENGINEER'S CERTIFICATE
This plat of THE POINTE was reviewed by the Douglas County Engineer's office.
Date: 6/1/89
Tom DeWitt
Douglas County Engineer

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 records of this plat, as shown by the records of this office, this 26 day of May, 1989.
James J. Smith
Douglas County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA
I HEREBY APPROVE this plat of THE POINTE (Lots 1 through 18, inclusive) as to the design standards this 2nd day of June, 1989.
Gregory J. Kluemper
City Engineer

I HEREBY CERTIFY that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.
September 22, 1989
Raymond J. Heumann
City Engineer

APPROVAL OF CITY PLANNING BOARD
This plat of THE POINTE was approved by the City Planning Board of the City of Omaha this 14th day of June, 1989.
Michael D. Jelen
Chairman, City Planning Board

APPROVAL OF OMAHA CITY COUNCIL
This plat of THE POINTE was approved and accepted by the City Council of Omaha on this 14th day of August, 1989.
Joseph J. Jirard
President
John J. ...
City Clerk

UNPLATTED U.S. ARMY CORP OF ENGINEERS

250' Permanent Easement Road ROW

STREET

"H" STREET

167th STREET

169TH AVENUE CIRCLE

169TH CIRCLE

34' CIRCLES

84' BAY

50' Street Dedication

Point of Commencement SE Cor., NE 1/4, Sec. 4 T14N, R11E Douglas Co., Ne.

NOTES:

- 1. All distances shown on curves are arc distances not chord distances.
- 2. All lot lines on curved streets are radial unless noted: N R (Not Radial).
- 3. All angles are 90° unless noted otherwise.
- 4. All easement dimensions are in parentheses.
- 5. All linear dimensions are in decimal feet.
- 6. Lots 1 and 11 through 13 shall not have permanent direct access to "168th" Street.



UNPLATTED U.S. ARMY CORP OF ENGINEERS

South Line of Govt Lot 1 of NE 1/4 Sec 4

Storm Sewer & Drainage Easement To S.I.D. 352

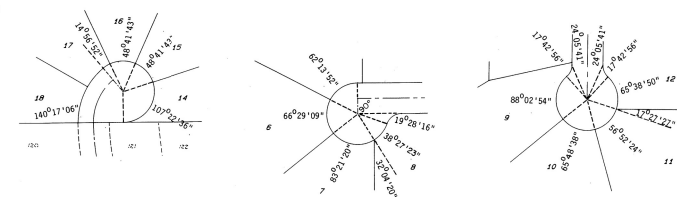
EO Sanitary Sewer Easement To S.I.D. 352

Permanent Sewer Drainage & Roadway Easement To S.I.D. 352 & Douglas County, Ne.

169TH AVENUE CIRCLE

"H" STREET

169TH CIRCLE



110611 Quad T

RECEIVED Sep 25 3 11 PM '89 GEORGE J. ... REGISTERS OF DEEDS DOUGLAS COUNTY, NE

BK 154 C/O FEE 1450
PG 47 N DEL MC
OF 1162 COMP TIB

FINAL PLAT
lamp, ryneason & associates, inc.
planners
surveyors
engineers
1675 california street omaha, nebraska 68104
402-498-8488
THE POINTE DOUGLAS COUNTY, NEBRASKA
168TH & "F" STREETS
designer: MFM
draftsman: JLS
revisions:
job number: 89007-6522
date: MAY 22, 1989
sheet: 1 of 1