

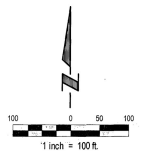
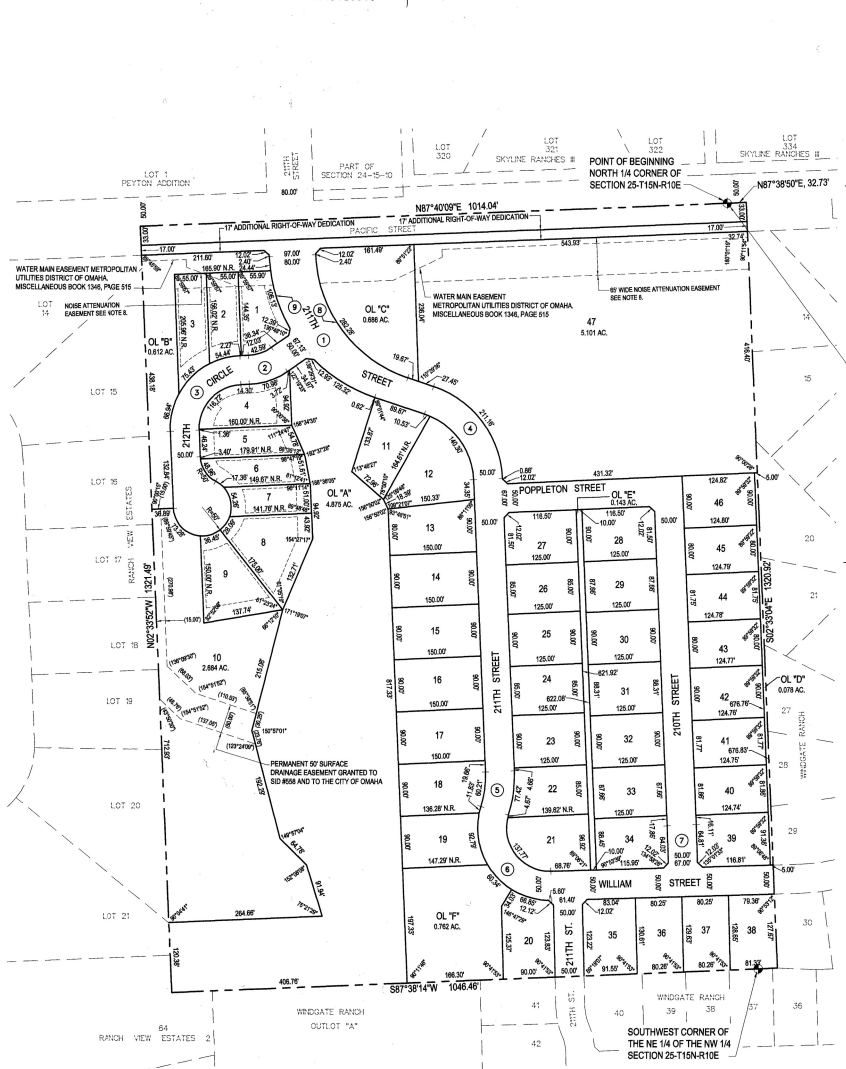
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SOUTHPOINTE ESTATES

LOTS 1 THRU 47 INCLUSIVE & OUTLOTS 'A', 'B', 'C', 'D', 'E' & 'F'
 BEING A TRACT OF LAND LOCATED IN PART OF THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:



LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENTS
- EXIST. SECTION CORNER
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES
- EXIST. EASEMENTS
- BUILDING SETBACK



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, PAC 211, LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY 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 SOUTHPOINTE ESTATES (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY ASK AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURILINE COMMUNICATIONS AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SURVEYED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND REPAIR POLES, WIRES, 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 ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN-FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID SIXTEEN-FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP OF LAND WHEN ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND REPAIR PIPES, HYDRANTS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL CALLED-AS-LOCATED STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WALLS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE ABOVE SAID USES OR RIGHTS HEREBY GRANTED.

BY: PAC 211, LLC
 Mike Kasper
 MANAGING MEMBER
 DATE: 4/30/13

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)

ON THIS 30th DAY OF April, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY COME MIKE KASPER, MANAGING MEMBER OF PAC 211, LLC, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.
 Notary Public
 Leslie Russ

- NOTES:**
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
 - ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
 - DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO PACIFIC STREET FROM ANY LOTS ABUTTING SAID STREET.
 - TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEAD-END STREETS.
 - A STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOT "A".
 - PACIFIC STREET WILL BE WIDENED TO A THREE-LANE SECTION TO THE LIMITS OF THE PLAT BOUNDARY.
 - A PERMANENT NOISE ATTENUATION EASEMENT, AS SHOWN, IS HEREBY GRANTED TO THE CITY OF OMAHA. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWIMMING SETS, PLAYGROUNDS, POOLS, ETC. AS FAR AWAY FROM TRAFFIC NOISE OF PACIFIC STREET AS THE PLAT WILL ALLOW. THIS EASEMENT AREA MAY BE USED FOR THE CONSTRUCTION OF A NOISE ATTENUATION BARRIER (NOISE WALL) IN THE FUTURE. IF THE OWNERS OF SUCH LOTS SUBJECT TO THE EASEMENT EVER REQUEST THE CITY TO CONSTRUCT A NOISE WALL, THEY WILL BE REQUIRED TO CONFORM TO THE THEN EXISTING CITY POLICY FOR NOISE WALL CONSTRUCTION AND PAYMENT.
 - THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT (8') FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
 - OUTLOTS "A", "B", "C", "D", "E" & "F" WILL BE OWNED AND MAINTAINED BY THE SOUTHPOINTE ESTATES HOME OWNERS ASSOCIATION. THERE SUCCESSORS AND ASSIGNS. OUTLOT "A" SHALL BE USED FOR AN EXISTING NATURAL DRAINAGEWAY AND TREE MITIGATION. OUTLOT "B" SHALL BE USED AS A BUFFER AREA AND TREE MITIGATION AREA. OUTLOT "C" SHALL BE USED FOR POST CONSTRUCTION STORMWATER MANAGEMENT. OUTLOTS "D" & "E" SHALL BE USED FOR TREE MITIGATION. OUTLOT "F" SHALL BE USED FOR POST CONSTRUCTION STORMWATER MANAGEMENT.

CENTRAL CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	250.00'	302.89'	172.89'	89°21'48"
2	100.00'	69.77'	29.18'	33°20'00"
3	100.00'	157.44'	100.36'	90°12'27"
4	150.00'	151.02'	103.53'	89°08'00"
5	200.00'	18.82'	35.14'	19°25'25"
6	100.00'	189.92'	130.73'	108°49'12"
7	4571.79'	72.92'	36.46'	0°53'48"

R.O.W. CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
8	233.16'	282.29'	161.54'	89°21'48"
9	200.00'	323.02'	184.84'	89°21'48"

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN SOUTHPOINTE ESTATES (THE LOTS NUMBERED AS SHOWN) BEING A TRACT OF LAND LOCATED IN PART OF THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 25, THENCE N87°38'00" (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 32.73 FEET; THENCE S02°33'04" ALONG THE WEST LINE WINDGATE RANCH, A SUBDIVISION LOCATED IN SAID SECTION 25, A DISTANCE OF 1202.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26, WINDGATE RANCH, SAID POINT ALSO BEING THE NORTH LINE OF LOT 38, SAID WINDGATE RANCH, THENCE S87°08'14" ALONG THE NORTH LINE OF SAID WINDGATE RANCH, SAID LINE ALSO BEING THE NORTH LINE OF LOT 64, RANCH VIEW ESTATES 2, A SUBDIVISION OF SAID SECTION 25, A DISTANCE OF 1946.46 FEET TO A POINT ALONG THE NORTH LINE OF SAID LOT 64, SAID RANCH VIEW ESTATES 2, THENCE N02°32'52" ALONG THE NORTH LINE OF SAID LOT 64, RANCH VIEW ESTATES 2, SAID LINE ALSO BEING THE EAST LINE OF RANCH VIEW ESTATES 2, A SUBDIVISION LOCATED IN SAID SECTION 25, A DISTANCE OF 121.49 FEET TO THE NORTH LINE OF SAID SECTION 25, THENCE N87°40'00" ALONG SAID NORTH LINE OF SECTION 25, A DISTANCE OF 1014.04 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 1,362,777 SQUARE FEET OR 31.744 ACRES, MORE OR LESS.

E.A. Schreiber
 E.A. Schreiber
 E.A. Schreiber
 APRIL 30, 2013
 DATE

OMAHA CITY COUNCIL ACCEPTANCE
 THIS PLAT OF SOUTHPOINTE ESTATES (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA.
 Mayor: Sean Stohlet
 DATE: August 27, 2013

ATTEST: Leslie Russ
 Notary Public
 PRESIDENT OF COUNCIL

APPROVAL OF OMAHA CITY PLANNING BOARD
 THIS PLAT OF SOUTHPOINTE ESTATES (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD.
 R.J. Wemy
 CHAIRMAN OF CITY PLANNING BOARD
 DATE: 5/1/13

APPROVAL OF CITY ENGINEER OF OMAHA
 I HEREBY APPROVE THIS PLAT OF SOUTHPOINTE ESTATES (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.
 David Pfeiffer
 CITY ENGINEER
 DATE: 5/6/13

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTERS 65-101 AND 65-102 OF THE OMAHA MUNICIPAL CODE.
 David Pfeiffer
 CITY ENGINEER
 DATE: 6/26/13

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 IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.
 David Pfeiffer
 COUNTY TREASURER
 DATE: 6/26/13

REVIEW OF DOUGLAS COUNTY ENGINEER
 THIS PLAT OF SOUTHPOINTE ESTATES (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.
 Douglas County Engineer
 DATE: 6/26/13

E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services
 330 North 17th Street, Omaha, NE 68134
 Phone: 402.495.4100 Fax: 402.495.2999
 www.eagroup.com



SOUTHPOINTE ESTATES
 DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

PLAT No. 2013-242007

Date	4:29:15	Date	Description
Designed By	MM		
Drawn By	THB		
Scale	1" = 100'		
Sheet	1 of 1		