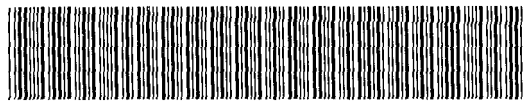


BK 2219 PG 573-579



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By CP

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

2002 AUG 23 AM 11:05

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**KM KIRKHAM
MICHAEL**
CONSULTING ENGINEERS

Scott R. Servis, PE

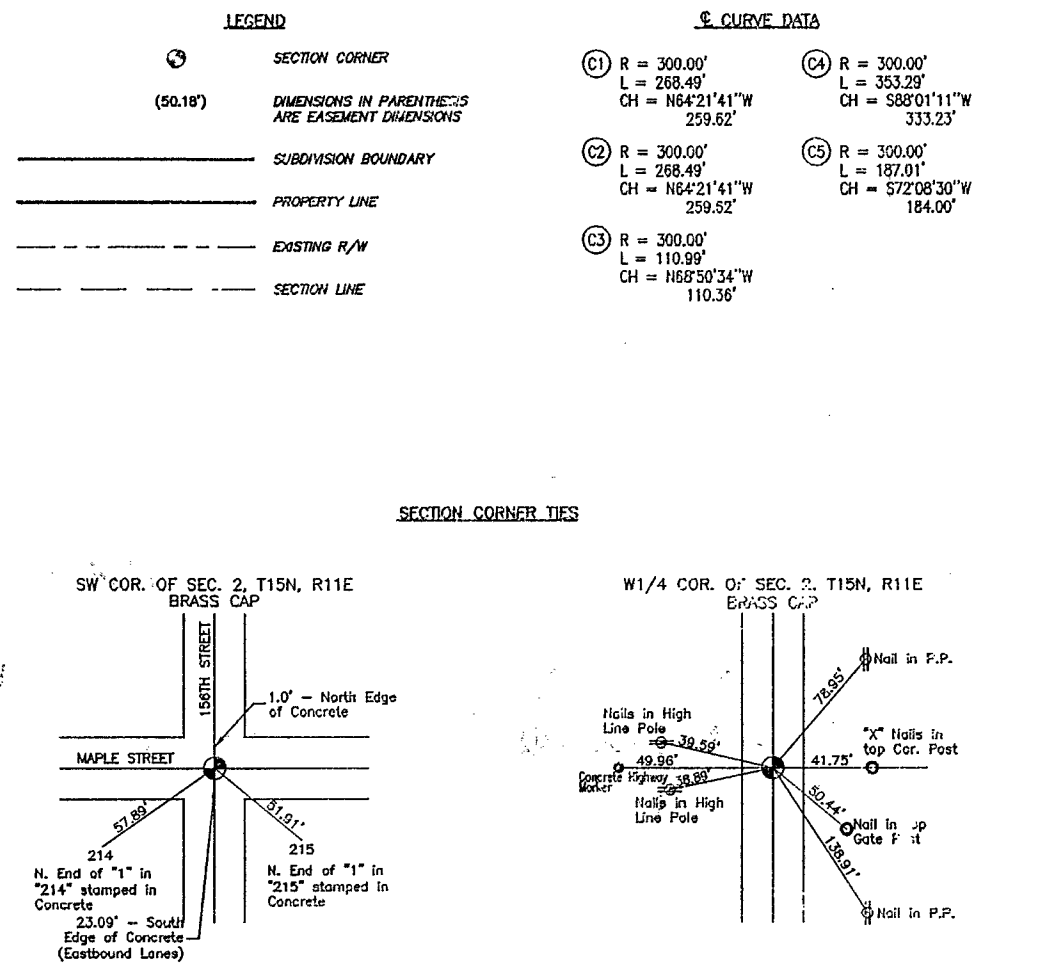
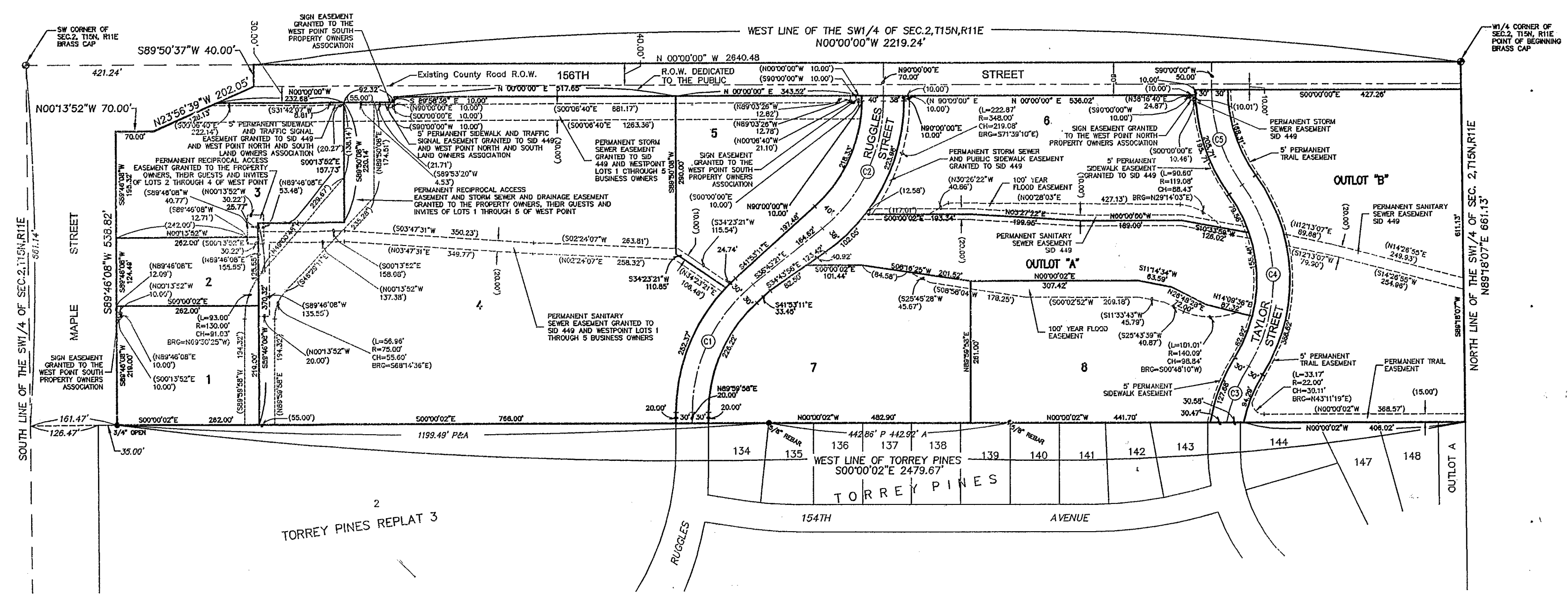
12700 W. Dodge Rd. • PO Box 542030 • Omaha, NE 68154-8030
(402) 255-3814 • FAX (402) 255-3850
srs@kirkham.com • www.kirkham.com

WEST POINT

LOTS 1 THROUGH 8, AND OUTLOTS "A" AND "B", INCLUSIVE

PART OF THE SW 1/4 OF SECTION 2, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

NW
SW SW



KNOW ALL MEN BY THESE PRESENTS:

THAT WE, THE VENTRECHER LIMITED LIABILITY COMPANY, GEORGE W. VENTRECHER, MANAGING MEMBER, K.V.J. NO. 2 LIMITED PARTNERSHIP, GEORGE W. VENTRECHER, GENERAL PARTNER AND MARINE BANK, MICHAEL PATE, SENIOR VICE PRESIDENT, OWNERS AND PROPRIETORS, OF THE LAND ENBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS WEST POINT, THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 THROUGH 8 AND OUTLOTS "A" AND "B", INCLUSIVE), AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREON AND WE DO ALSO GRANT THE EASEMENTS SHOWN ON THIS PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND U.S. WEST COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR, AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, GUYS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CONVEYANCE AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FEET WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS, AN EIGHT (8) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN (16) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS, THE SIXTEEN (16) FEET WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FEET WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE 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 FORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS AND SEALS THIS 2nd DAY OF June, 2002, A.D.

George W. Ventrecher
MANAGING MEMBER
THE VENTRECHER LIMITED LIABILITY COMPANY

Mike Brehan
LYLE BREHAN, SR. VICE PRESIDENT
MARINE BANK

DEDICATION

COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF WEST POINT WAS REVIEWED BY THE COUNTY ENGINEER OF DOUGLAS COUNTY, NEBRASKA, ON THIS 11th DAY OF July, 2002, A.D.

Henry Kierges
COUNTY ENGINEER

APPROVALS OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF WEST POINT (LOTS 1 THROUGH 8, AND OUTLOTS "A" AND "B", INCLUSIVE) AS TO THE DESIGN STANDARDS THIS 11th DAY OF July, 2002, A.D.

Henry Kierges
CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF WEST POINT WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 4th DAY OF June, 2002, A.D.

John D. Hojich
CHAIRMAN

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF NEBRASKA } ss
COUNTY OF DOUGLAS }

ON THIS 31st DAY OF May, 2002, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED LYLE BREHAN, SR. VICE PRESIDENT, MARINE BANK, A NEBRASKA CORPORATION, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS VICE-PRESIDENT OF SAID CORPORATION, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND VOLUNTARY ACT AND DEED OF SAID CORPORATION AND THE CORPORATE SEAL OF SAID CORPORATION WAS HERETO AFFIXED BY ITS AUTHORITY. WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

Katherine A. Johns
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 5th DAY OF June, 2002, A.D.

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF WEST POINT WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 12th DAY OF July, 2002, A.D.

Mise Jaley
MAYOR

Chuck Finn
CITY COUNCIL PRESIDENT

SURVEYOR'S CERTIFICATE

I, CHAD W. MARSH, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF WEST POINT HAS BEEN MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I SHALL INSTALL PERMANENT IRON PINS (5/8-INCH X 24-INCH REBAR) AT THE CORNERS OF ALL LOTS, ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES, AS SHOWN ON THIS PLAT OF NORTHWEST CROSSING, THE LIMITS AND BOUNDARIES OF SAID PLAT ARE AS FOLLOWS:

A TRACT OF LAND BEING IN THE SW 1/4 OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 2; THENCE N89°18'07"E (PLATTED BEARING, TORREY PINES, BK.2016, PG.601) ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 2, 661.13 FEET TO THE NW CORNER OF TORREY PINES, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA; THENCE S00°00'02"E ALONG THE WEST LINE OF SAID TORREY PINES AND TORREY PINES REPLAT 3, 2479.67 FEET TO THE NORTH RIGHT OF WAY LINE OF MAPLE STREET; THENCE S89°46'08"W ALONG SAID RIGHT OF WAY LINE, 538.82 FEET; THENCE N00°13'52"W ALONG SAID RIGHT WAY LINE, 70.00 FEET; THENCE N23°56'59"W ALONG SAID RIGHT OF WAY LINE, 202.05 FEET; THENCE S89°50'37"W ALONG SAID RIGHT OF WAY LINE, 40.00 FEET TO THE WEST LINE OF THE SW 1/4 OF SAID SECTION 2; THENCE N00°00'00"W ALONG SAID WEST LINE, 2219.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 37.052 ACRES, MORE OR LESS.

Chad W. Marsh
CHAD W. MARSH
REGISTERED LAND SURVEYOR NO. LS 560
MAY 30, 2002

KIRKHAM MICHAEL CONSULTING ENGINEERS
9110 WEST DODGE ROAD
P.O. BOX 24129
OMAHA, NEBRASKA 68124
(402) 393-5630

NOTARY PUBLIC

FRANK H. KULIG
MY COMMISSION EXPIRES
October 21, 2004

CORPORATION ACKNOWLEDGMENT

STATE OF NEBRASKA } ss
COUNTY OF DOUGLAS }

ON THIS 31st DAY OF May, 2002, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED LYLE BREHAN, SR. VICE PRESIDENT, MARINE BANK, A NEBRASKA CORPORATION, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS VICE-PRESIDENT OF SAID CORPORATION, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND VOLUNTARY ACT AND DEED OF SAID CORPORATION AND THE CORPORATE SEAL OF SAID CORPORATION WAS HERETO AFFIXED BY ITS AUTHORITY. WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

Katherine A. Johns
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 5th DAY OF June, 2002, A.D.

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.

DATED THIS 20th DAY OF July, 2002, A.D.

Carol J. Kasper
COUNTY TREASURER

NOTES

- ALL CURVE DATA IS BASED ON THE ARC DEFINITION.
- ALL EASEMENTS SHOWN ARE PERMANENT EASEMENTS GRANTED TO SANITARY & IMPROVEMENT DISTRICT NO. 449, DOUGLAS COUNTY, NEBRASKA, UNLESS SHOWN OTHERWISE.
- DIMENSIONS IN PARENTHESES ARE EASEMENT DIMENSIONS.
- A PERPETUAL EASEMENT FOR MAINTENANCE ON OUTLOT "A" AND "B" IS HEREBY GRANTED TO THE WEST POINT NORTH AND SOUTH PROPERTY OWNERS ASSOCIATION.
- DIRECT VEHICULAR ACCESS TO 156TH STREET WILL NOT BE PERMITTED FROM LOTS 3, 5, 6 OR OUTLOT "B". DIRECT ACCESS TO LOT 4 FROM 156TH STREET WILL ONLY BE PERMITTED THROUGH THE RECIPOCAL ACCESS EASEMENT DESIGNATED ON THIS PLAT. NO OTHER DIRECT ACCESS TO 156TH STREET FROM LOT 4 WILL BE PERMITTED.
- A PERMANENT EASEMENT IS HEREBY GRANTED TO SANITARY & IMPROVEMENT DISTRICT 449 OVER ALL OF OUTLOTS "A" AND "B" TO BE USED AS A BRANGARROWS; IN ADDITION A PERMANENT EASEMENT IS GRANTED TO SANITARY & IMPROVEMENT DISTRICT 449 OVER OUTLOT "B" TO BE USED AS A NATURAL ENVIRONMENTAL AREA.

KIRKHAM MICHAEL CONSULTING ENGINEERS
9110 WEST DODGE ROAD, P.O. BOX 24129, OMAHA, NEBRASKA 68124
(402) 393-5630

SHEET 1 OF 1
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