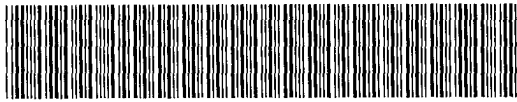


BK 2223 PG 269-287



DEED 2002 14476

Nebr. Doc Stamp Tax
<u>10-3-02</u> Date
<u>ex04</u>
By <u>CP</u>

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE
2002 OCT -3 PM 2:56
RECEIVED

**THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT**

F

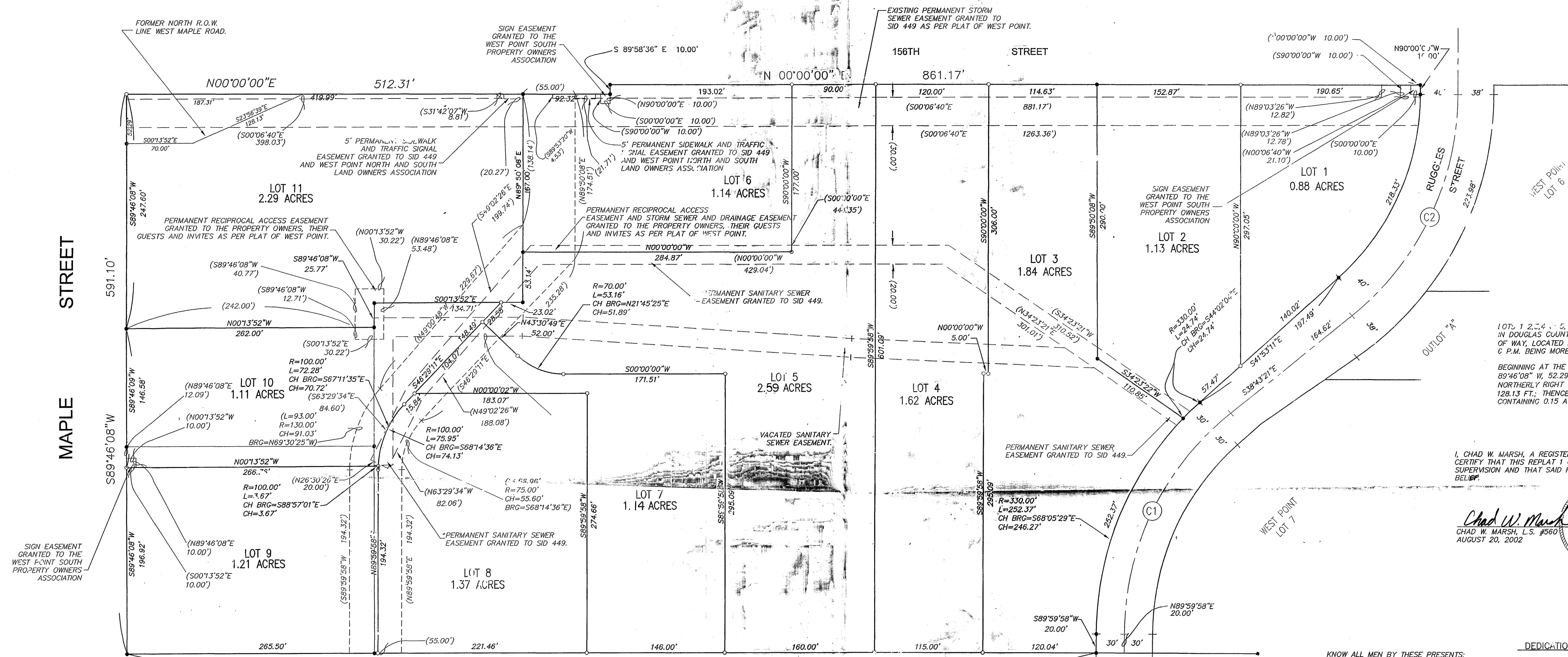
Deed
19
16

FEE 103 FB new MC-4 2922
MC-4292 / a/c
 BKP _____ C/O _____ COMP 2/
 DEL _____ SCAN CR FV _____

✓ 2875

WEST POINT REPLAT 1

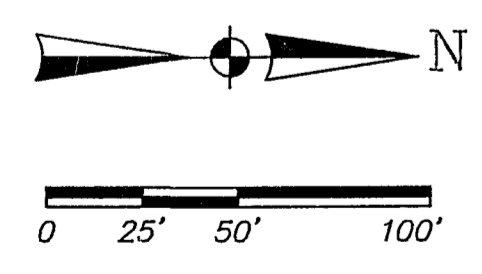
LOTS 1 THROUGH 11 INCLUSIVE
BEING A REPLAT OF LOTS 1 THROUGH 5, WEST POINT, AND ACQUIRED MAPLE STREET R.O.W.
LOCATED IN THE SW1/4 OF SEC. 2, T 15 N, R 11 E, OF THE 6 TH P.M.
DOUGLAS COUNTY, NEBRASKA



LEGAL DESCRIPTION
LOTS 1, 2, 3, 4, 5, WEST POINT, A PLAT, AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, AND A PORTION OF 15TH STREET 1/4 OF WAY, LOCATED IN THE SW1/4 OF SECTION 2, T 15 N, R 11 E, OF THE 6 TH P.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, WEST POINT; THENCE 89°46'08" W, 52.29 FT.; THENCE N 00°00'00" E, 187.31 FT. TO THE NORTHERLY RIGHT OF WAY LINE OF MAPLE STREET; THENCE S 23°08'39" E, 128.13 FT.; THENCE S 00°13'52" E, 70.00 FT. TO THE P.M. OF BEGINNING, CONTAINING 0.15 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE
I, CHAD W. MARSH, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, HEREBY CERTIFY THAT THIS REPLAT 1 OF WEST POINT WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID REPLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
Chad W. Marsh
CHAD W. MARSH, L.S. #560
AUGUST 20, 2002

CURVE DATA
C1 R = 300.00'
L = 268.48'
CH = N64°21'41"W
259.92'
C2 R = 300.00'
L = 268.48'
CH = N64°21'41"W
259.92'



LEGEND
BOUNDARY LINE
EASEMENT LINE
LOT LINE
ORIGINAL WESTPOINT LOT LINE
FOUND MONUMENT - 5/8" REBAR
SET MONUMENT - 5/8"x24" REBAR
EASEMENT DIMENSIONS (100.00')

OWNER'S CERTIFICATION
KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED IS OWNER OF THE ABOVE DESCRIBED PROPERTY IN WEST POINT, AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.
Frank Kulig
FRANK KULIG, MANAGING MEMBER
VENTEICHER L.L.C.
8-22-02
DATE

NOTARY ACKNOWLEDGMENT
STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS
ON THIS 22ND DAY OF August, 2002, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED FRANK KULIG, OWNER, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AND THAT PERSON ACKNOWLEDGES THE EXECUTION THEREFORE TO BE THEIR VOLUNTARY ACT AND DEED AS SUCH OWNER OF THE DESCRIBED PROPERTY.
WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.
John L. Adler
NOTARY PUBLIC
MY COMMISSION EXPIRES ON THE 17TH DAY OF October, 2005, A.D.

OWNER'S CERTIFICATION
KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED IS OWNER OF THE ABOVE DESCRIBED PROPERTY IN WEST POINT, AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.
Luke Traynowicz
LUKE TRAYNOWICZ, VICE PRESIDENT
TIER ONE BANK
9/30/02
DATE

NOTARY ACKNOWLEDGMENT
STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS
ON THIS 30TH DAY OF September, 2002, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE NAMED LUKE TRAYNOWICZ, OWNER, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AND THAT PERSON ACKNOWLEDGES THE EXECUTION THEREFORE TO BE THEIR VOLUNTARY ACT AND DEED AS SUCH OWNER OF THE DESCRIBED PROPERTY.
WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.
Anne Trevera
NOTARY PUBLIC
MY COMMISSION EXPIRES ON THE 25TH DAY OF November, 2007, A.D.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS:
THAT WE, FRANK KULIG, MANAGING MEMBER, VENTEICHER L.L.C. AND MICHAEL PAIS, SR. VICE PRESIDENT, MARINE BANK, AS PROPERTY OWNERS OF THE LAND EMBRACED WITHIN THIS REPLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, GRANT THE EASEMENTS SHOWN ON THIS PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSOCIATES FOR THE PURPOSES NOTED, AND DOES FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO THE 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 QUEST CO. COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR, AND RENEW UNDERGROUND CABLES OR CONDUITS, TOWERS WITH NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS-ARMS, GUYS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR 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) FOOT WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS, AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS. 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, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND HEREON PIPES FOR THE TRANSMISSION OF NATURAL GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS, A FIVE (5) FOOT STRIP OF LAND ABUTTING ALL SIDES, WHETHER PUBLIC OR PRIVATE, NO PERMANENT BUILDINGS OR RETAINING WALLS TO BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR TRENDS, TRENDS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEM OR LAKE OR INTERFERE WITH THE ABOVE SAID USES OR RIGHTS HEREIN GRANTED.

APPROVAL OF CITY PLANNING DIRECTOR
APPROVED AS A SUBDIVISION OF A PORTION OF WEST POINT IN COMPLIANCE WITH SECTION 53-10 (3), OMAHA MUNICIPAL CODE, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08, HOME RULE CHARTER OF THE CITY OF OMAHA.
[Signature]
PLANNING DIRECTOR
10/3/02
DATE

COUNTY TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES OR SPECIAL DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SUBDIVISION EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.
DATED THIS 2 DAY OF OCT, 2002, A.D.
[Signature]
COUNTY TREASURER

APPROVAL OF CITY ENGINEER OF OMAHA
ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED, INSPECTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.
DATED THIS 2 DAY OF OCT, 2002, A.D.
[Signature]
CITY ENGINEER

M 4173