

CITY OF OMAHA, NEBRASKA
 ADMINISTRATIVE REPLAT
WEST VILLAGE POINTE REPLAT 11
 LOT 1

BEING A REPLAT OF WEST VILLAGE POINTE REPLAT 8 LOTS 4 & 5
 A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 21,
 TOWNSHIP 15N, RANGE 11E OF THE 6TH P.M.,
 DOUGLAS COUNTY, NEBRASKA



COUNTY TREASURERS CERTIFICATION
 This is to certify that I find no regular or special taxes due or delinquent against the property described in the Surveyors Certificate and embraced in this plat as shown by the records of this office.

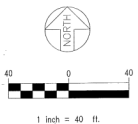
Matthew Belchinsk
 County Treasurer



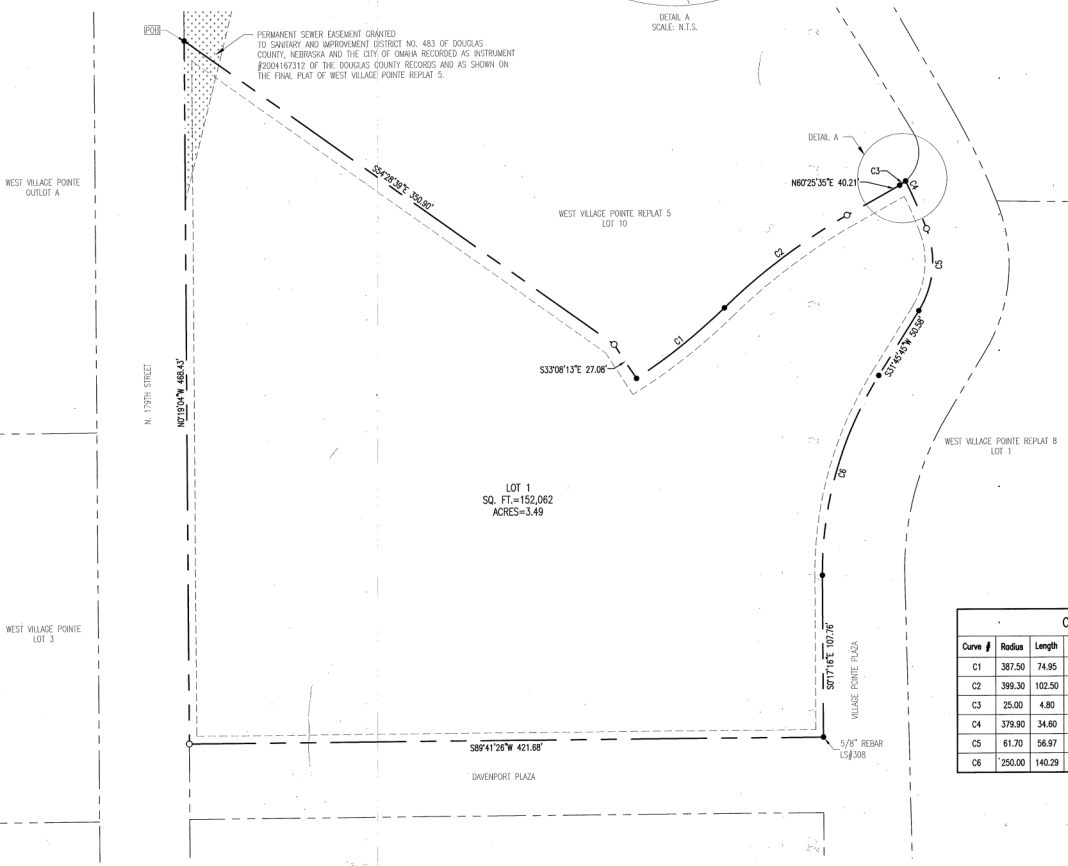
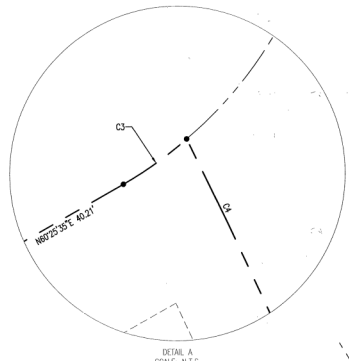
PLANNING DIRECTOR'S APPROVAL
 Approved as a subdivision of not more than two (2) lots, parcels or tracts, with plat requirements waived per Section 7.05 Home Rule Charter of the City of Omaha, 1936. This subdivision approval is void unless this plat is filed and recorded with the County Register of Deeds within thirty (30) days of this date.

Michelle Cole
 Planning Director

3/1/22
 4/1/22
 Date



LEGEND
 ● CORNERS FOUND (#5 Rebar unless otherwise noted)
 ○ CORNERS SET (#5 Rebar With Cap #696)
 --- PROPERTY LINE



DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, WILLIQUORS HOLDING COMPANY NORTH DAKOTA LIMITED LIABILITY COMPANY OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A LOT AND TO BE NUMBERED AS SHOWN HEREON. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS WEST VILLAGE POINTE REPLAT 11, AND WE DO HEREBY GRANT AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW 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 AND THE RECEPTION ON OVER, THROUGH, UNDER AND ACROSS A (2) FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN (8) EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS, THE TOWN YARD/LOT IS HEREBY GRANTED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID 16-FOOT-WIDE-EASEMENT WILL BE REDUCED TO AN (8) EIGHT-FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATED AND RECORDED. NO PERMANENT BUILDINGS OR REMAINING WALLS SHALL BE PLACED IN SAID EASEMENTS BUT RIGHTS HEREIN OWNED, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA AND BLACK HILLS/NEBRASKA GAS UTILITY, LLC. THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A (5) FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL CURVE-TO-CURVE STREETS. NO PERMANENT BUILDINGS OR REMAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WIRES, 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.

Matthew Belchinsk
 WILLIQUORS HOLDING COMPANY
 AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT OF NOTARY
 State of North Dakota
 County of Beulah

On this 28 day of February, 2022, before me, the undersigned notary public, qualified and commissioned in and for said county and state, personally appeared:
Matthew Belchinsk, personally known by me to be the identical person whose name is affixed to the dedication and they did acknowledge the execution thereof to be their voluntary act and deed.

Matthew Belchinsk
 Notary Public



LEGAL DESCRIPTION AS SURVEYED:

LOT 1, WEST VILLAGE POINTE REPLAT 11, A PARCEL OF LAND LOCATED IN LOTS 4 & 5, WEST VILLAGE POINTE REPLAT 8, IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., LOCATED IN DOUGLAS COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 10 WEST VILLAGE POINTE REPLAT 5 A SUBDIVISION LOCATED IN SAID SECTION 21; THENCE ALONG THE SOUTH LINE OF SAID LOT 10, WEST VILLAGE POINTE REPLAT 5, SAID LINE ALSO BEING THE NORTH LINES OF SAID LOTS 4 AND 5 WEST VILLAGE POINTE REPLAT 8, ON THE FOLLOWING DESCRIBED COURSES: THENCE S54°28'39"E (ASSUMED BEARING), A DISTANCE OF 350.90 FEET; THENCE S33°08'13"E, A DISTANCE OF 27.08 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 387.50 FEET, A LENGTH OF 74.95 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N01°10'27"E, A CHORD DISTANCE OF 74.84 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 399.30 FEET, A LENGTH OF 102.50 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N50°43'41"E, A CHORD DISTANCE OF 102.22 FEET; THENCE N68°25'35"E, A DISTANCE OF 40.21 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET, A LENGTH OF 4.79 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N01°10'27"E, A CHORD DISTANCE OF 4.79 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF VILLAGE POINTE PLAZA SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 5 REPLAT 8; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF SAID VILLAGE POINTE PLAZA SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 5 WEST VILLAGE POINTE REPLAT 8, ON THE FOLLOWING DESCRIBED COURSES: THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 378.90 FEET, A LENGTH OF 34.60 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S23°43'33"E, A CHORD DISTANCE OF 34.58 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 61.70 FEET, A LENGTH OF 56.97 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S27°08'17"W, A CHORD DISTANCE OF 54.97 FEET; THENCE S31°04'24"W, A DISTANCE OF 50.98 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 250.00 FEET, A LENGTH OF 140.29 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S15°42'42"W, A CHORD DISTANCE OF 138.48 FEET; THENCE S07°17'16"E, A DISTANCE OF 107.76 FEET, TO A POINT LOCATED AT THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF VILLAGE POINTE PLAZA AND THE NORTH RIGHT-OF-WAY LINE OF DAVENPORT PLAZA SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 5 WEST VILLAGE POINTE REPLAT 8; THENCE S88°41'26"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF DAVENPORT PLAZA SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOTS 4 AND 5 WEST VILLAGE POINTE REPLAT 8, A DISTANCE OF 421.68 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4 WEST VILLAGE POINTE REPLAT 8; SAID CORNER ALSO BEING THE INTERSECTION OF THE SAID NORTH RIGHT-OF-WAY LINE OF DAVENPORT PLAZA AND THE EAST RIGHT-OF-WAY LINE OF NORTH 179TH STREET; THENCE N01°04'04"W ALONG SAID EAST RIGHT-OF-WAY LINE OF NORTH 179TH STREET, SAID LINE ALSO BEING SAID WEST LINE OF LOT 4 WEST VILLAGE POINTE REPLAT 8, A DISTANCE OF 468.43 FEET TO THE POINT OF BEGINNING.
 SAID PARCEL CONTAINS 152,062 SQUARE FEET OR 3.49 ACRES, MORE OR LESS.

Curve Table

Curve #	Radius	Length	Chord Direction	Chord Length	Delta
C1	387.50	74.95	N51° 21' 29"E	74.84	11°04'37"
C2	399.30	102.50	N53° 04' 43"E	102.22	14°42'30"
C3	25.00	4.80	N54° 27' 04"E	4.79	1°05'28"
C4	378.90	34.60	S23° 43' 33"E	34.58	5°13'04"
C5	61.70	56.97	S5° 28' 17"W	54.97	52°54'12"
C6	250.00	140.29	S15° 49' 42"W	138.48	32°09'08"

LAND SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA. SHEETS COVERED BY THIS CERTIFICATION SHEET 1.

Anthony L. Bruckner
 ANTHONY L. BRUCKNER, RLS # 696



2-18-22
 Date

[SCHEMMER: P:\0834001\001\Survey\0834001-ADMIN_PLAT_000.dwg] [Plot Date: 2/18/2022 8:42 AM]

DESIGNED: _____ DRAWN: _____ CHECKED: _____

DATE: 2/17/2022

SCHEMMER
 Design with Purpose. Build with Confidence.

WILLIQUORS HOLDING COMPANY
 LOT 1 WEST VILLAGE POINTE REPLAT 11
 OMAHA, DOUGLAS COUNTY, NEBRASKA

ADMINISTRATIVE REPLAT

JOB NO. 08344.001

SHEET 1 of 1