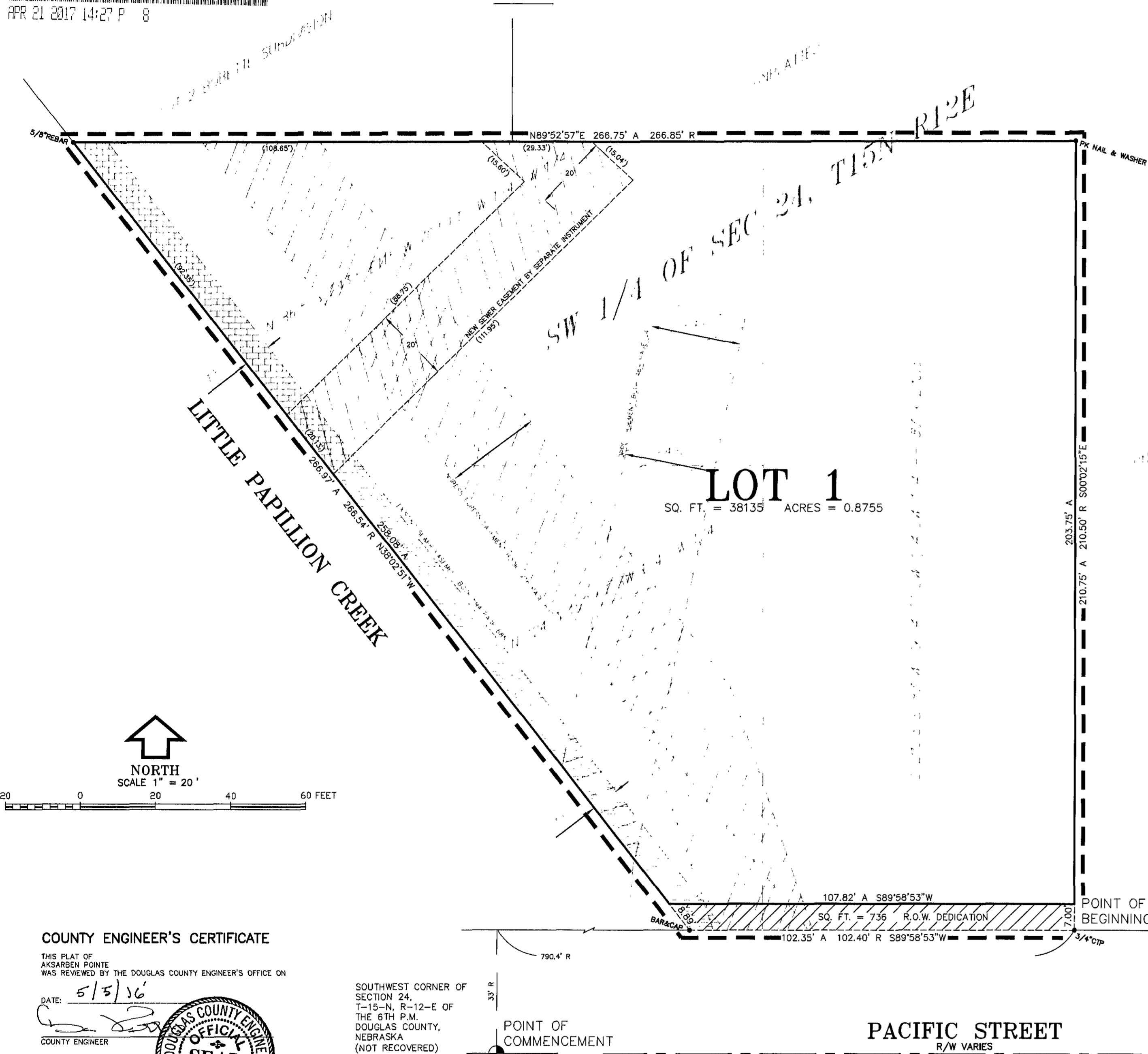




Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
4/21/2017 14:27:51 EDT
2017030268



COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF
AKSARBEN POINTE
WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON

DATE: 5/5/16

COUNTY ENGINEER



SOUTHWEST CORNER OF
SECTION 24,
T-15-N, R-12-E OF
THE 6TH P.M.,
DOUGLAS COUNTY,
NEBRASKA
(NOT RECOVERED)

POINT OF
COMMENCEMENT

PACIFIC STREET
R/W VARIES

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.

DATE: 3-16-17

COUNTY TREASURER



APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF
AKSARBEN POINTE
AS TO THE DESIGN STANDARDS

DATE: 5/17/16

CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE
FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL
CODE

DATE: 4/14/17

CITY ENGINEER

APPROVAL OF THE CITY PLANNING BOARD

THIS PLAT OF
AKSARBEN POINTE
WAS APPROVED BY THE CITY PLANNING BOARD OF OMAHA

DATE: 9-2-15

CHAIRMAN

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF
AKSARBEN POINTE
WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA

DATE: 5-5-16

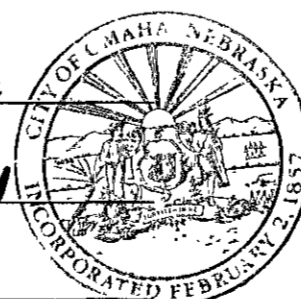
MAYOR

James L. Moates

CITY CLERK

Ben Poy

CITY COUNCIL PRESIDENT



FINAL PLAT AKSARBEN POINTE

CONTAINING LOT 1,
BEING A PLATTING OF A PORTION OF
THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M.,
DOUGLAS COUNTY, NEBRASKA,
(PART OF THE SW 1/4 OF THE SW 1/4 OF SEC 24)

DEDICATION

KNOW ALL MEN THESE PRESENTS, THAT WE,

6920 VENTURES, LLC AND NORTHWEST I-680, LLC

BEING SOLE OWNERS AND PROPRIETORS OF THE LAND EMBRACED 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

~~VENICE~~ AKSARBEN POINTE

THE LOTS TO BE NUMBERED AS SHOWN (LOT 1), AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC
FOR THE PUBLIC USE OF THE STREETS, CIRCLES AND AVENUES AS SHOWN HEREIN AND WE ALSO GRANT THE EASEMENTS SHOWN ON THE PLAT TO THE AGENCIES DESIGNATED
AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURY LINK COMMUNICATIONS AND
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, 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 HEREIN 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 WHEN THE 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 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-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID 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.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HAND

DATE: 5/5/16

FOR: 6920 VENTURES, LLC

AS: MANAGING MEMBER

SIGNED: Jamie D. Saldi

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HAND

DATE: 5/5/16

FOR: NORTHWEST I-680, LLC

AS: MEMBER

SIGNED: Anthony Saldi

CORPORATION ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 5th DAY OF May, 2016 A.D.,
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE
ABOVE NAMED
JAMIE D. SALDI
WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS
AFFIXED TO THE INSTRUMENT AS MANAGING MEMBER OF 6920 VENTURES, LLC,
OWNER OF SAID PROPERTY, AND HE ACKNOWLEDGED THE EXECUTION THEREFORE TO BE THEIR
VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

Notary Public My Commission Expires ON

THE 18 DAY OF July, 2018 A.D.



CORPORATION ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 5th DAY OF May, 2016 A.D.,
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE
ABOVE NAMED
ANTHONY SALDI
WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS
AFFIXED TO THE INSTRUMENT AS MEMBER OF NORTHWEST I-680, LLC, OWNER OF
SAID PROPERTY, AND HE ACKNOWLEDGED THE EXECUTION THEREFORE TO BE THEIR
VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

Notary Public My Commission Expires ON

THE 18 DAY OF July, 2018 A.D.



SURVEYOR'S CERTIFICATE

I, WILLIAM A. WHITE JR., A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT
A GROUND SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF
AKSARBEN POINTE
HAS BEEN MADE AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA, NEBRASKA IN ORDER TO
ENSURE THE PLACING OF IRON REBAR MONUMENTS AT THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS,
AND THE TERMINAL POINTS OF ALL CURVES AS SHOWN ON THIS PLAT UPON THE COMPLETION OF GRADING.
THE LIMITS AND BOUNDARIES OF SAID SUBDIVISION ARE AS FOLLOWS:

AKSARBEN POINTE, A SUBDIVISION CONTAINING LOT 1, BEING A PLATTING OF A PORTION OF THE SOUTHWEST
QUARTER OF SECTION 24, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY,
NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PACIFIC STREET LYING 33 FEET NORTH AND
790.4 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE SOUTH 89°58'53" WEST ON SAID
NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 102.35 FEET TO A POINT ON THE EAST LINE OF THE LITTLE
PAPILLON CREEK PROPERTY; THENCE NORTH 38°02'51" WEST ON SAID EAST PROPERTY LINE, A DISTANCE OF
266.97 FEET TO THE WESTERMOST CORNER LYING ON THE SOUTH LINE OF LOT 2, BOBETTE SUBDIVISION, AS
SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA; THENCE NORTH 89°52'57" EAST ALONG
SAID SOUTH LINE OF LOT 2 AND AN EASTERLY PROJECTION THEREOF, A DISTANCE OF 266.75 FEET; THENCE
SOUTH 00°02'15" EAST, A DISTANCE OF 210.75 FEET TO THE POINT OF BEGINNING, CONTAINING 38.871 SQUARE
FEET (0.8923 ACRES), MORE OR LESS.

William A. White Jr.

WILLIAM A. WHITE JR., L.S. 510

5-5-16

DATE:

PROJECT NO.
EGA141221

REVISIONS	NO.	DESCRIPTION	DATE	BY

EHRHART
GRIFFIN &
ASSOCIATES

3552 Farnam Street
Omaha, Nebraska 68131
402 / 551-0631

- ENGINEERING
- PLANNING
- LAND SURVEYING

AKSARBEN POINTE
FINAL PLAT
6920 PACIFIC STREET
OMAHA, NEBRASKA

DATE: 5/2/2016

DESIGNED BY:

DRAWN BY:

WAW

CHECKED BY:

LVF

CREW:



SHEET NO.

1 OF 1