

CHARLESTON POINTE REPLAT 1

LOTS 1 AND 2

BEING A REPLAT OF LOT 1, CHARLESTON POINTE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA



DEED 2008070266



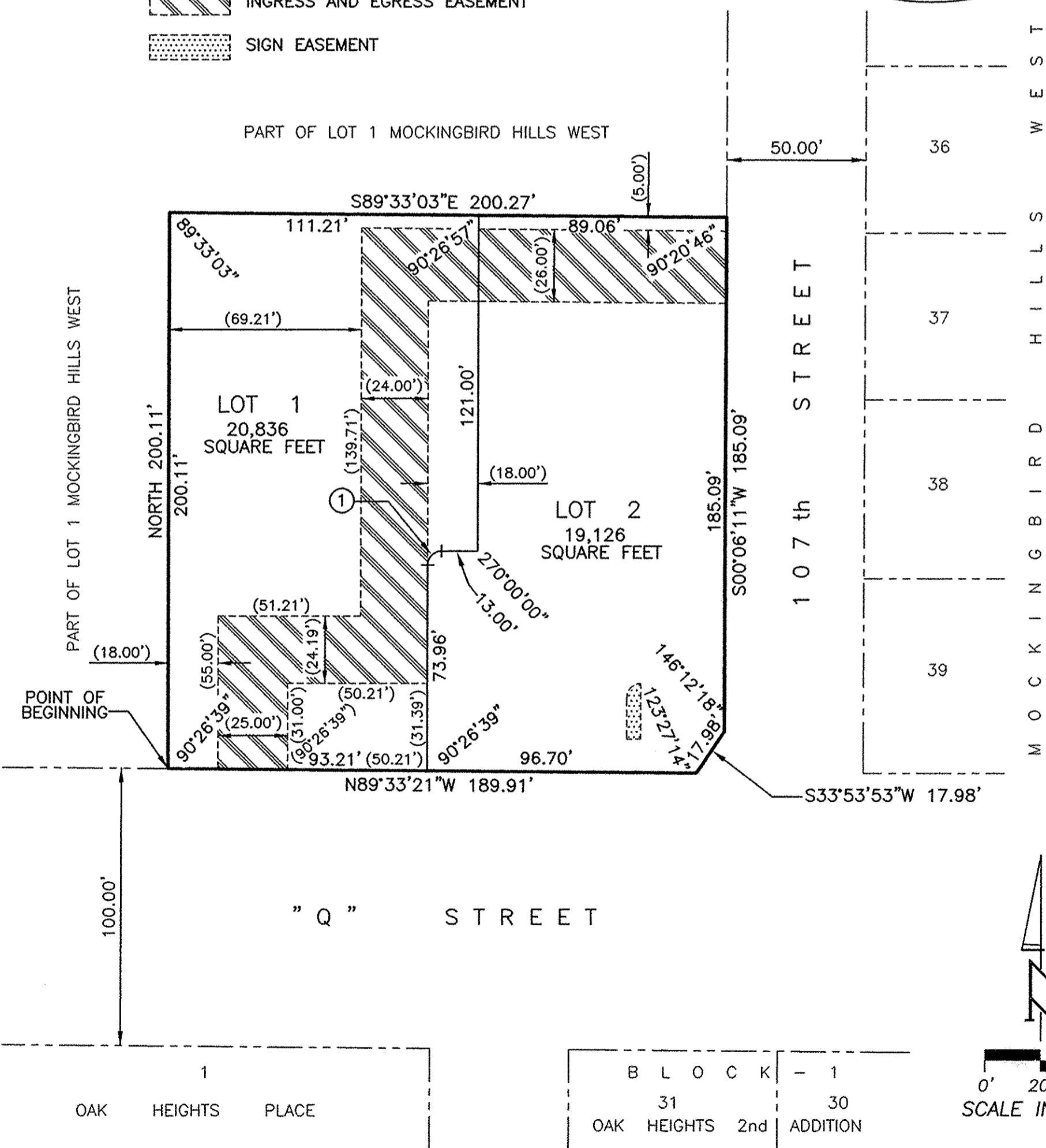
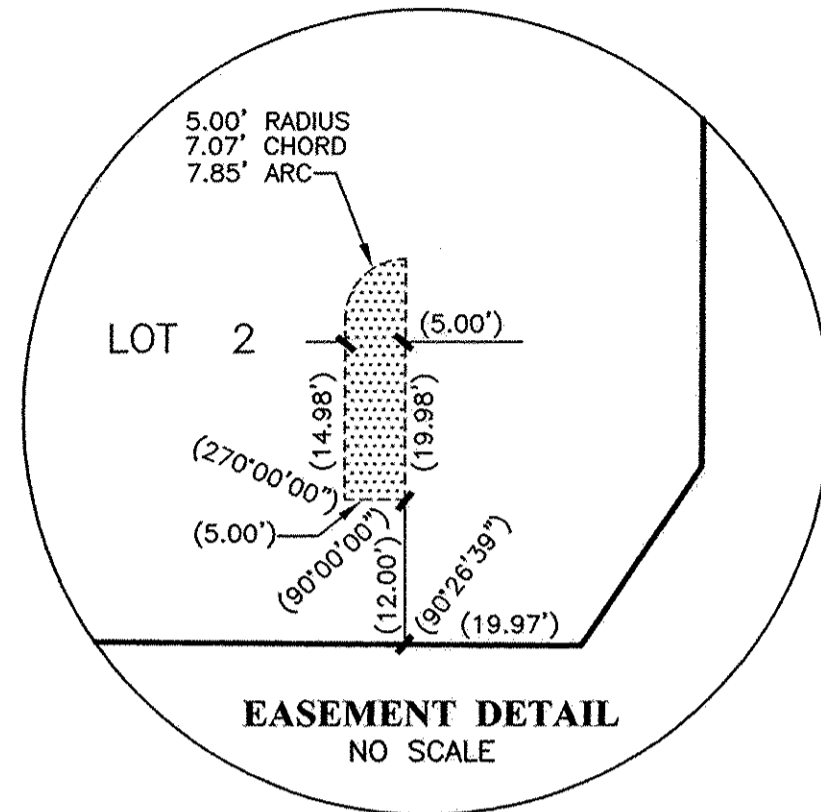
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PROPERTY LINE CURVE INFORMATION				
CURVE NO.	DELTA	TANGENT	LENGTH	RADIUS
1	90°00'00"	5.00'	7.85'	5.00'

NOTES:

DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.

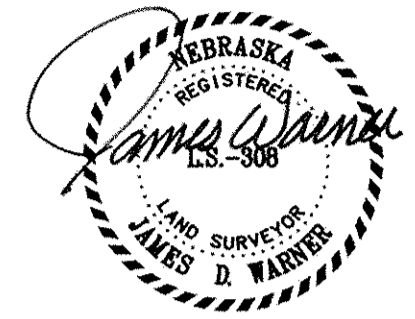
- INGRESS AND EGRESS EASEMENT
- SIGN EASEMENT



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS CHARLESTON POINTE REPLAT 1, LOTS 1 AND 2, BEING A REPLAT OF LOT 1, CHARLESTON POINTE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SW CORNER OF SAID LOT 1;
 THENCE NORTH (ASSUMED BEARING) 200.11 FEET ON THE WEST LINE OF SAID LOT 1 TO THE NW CORNER THEREOF;
 THENCE S89°33'03"E 200.27 FEET ON THE NORTH LINE OF SAID LOT 1 TO THE NE CORNER THEREOF;
 THENCE S00°06'11"W 185.09 FEET ON THE EAST LINE OF SAID LOT 1;
 THENCE S33°53'53"W 17.98 FEET ON THE SOUTHEASTERLY LINE OF SAID LOT 1;
 THENCE S89°33'21"W 189.91 FEET ON THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

MARCH 17, 2008
DATE:



JAMES D. WARNER
NEBRASKA R.L.S. 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, HODGES ENTERPRISES #4, LLC., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS, AND UNION BANK AND TRUST COMPANY, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CHARLESTON POINTE REPLAT 1, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION 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, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

HODGES ENTERPRISES #4, LLC,
A NEBRASKA LIMITED LIABILITY COMPANY
BY: Dean Hodges
DEAN HODGES, MANAGING MEMBER

UNION BANK AND TRUST COMPANY
BY: Dana Falter
DANA FALTER, SENIOR VICE PRESIDENT
COMMERCIAL LENDING

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) s.s.

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11TH DAY OF APRIL, 2008 BY DEAN HODGES, MANAGING MEMBER OF HODGES ENTERPRISES #4, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

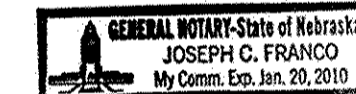


James Warner
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) s.s.

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14TH DAY OF APRIL, 2008 BY DANA FALTER, SENIOR VICE-PRESIDENT OF COMMERCIAL LENDING FOR UNION BANK AND TRUST COMPANY, ON BEHALF OF SAID BANK.

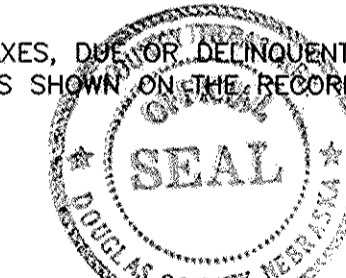


Joseph C. Franco
NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 16 DAY OF APRIL, 2008.

DEPUTY



Donna L. Unger
DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF CHARLESTON POINTE REPLAT 1 ON THIS 16 DAY OF APRIL, 2008.

Charles Kujala
CITY ENGINEER

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

DATE: 7/11/08

Charles Kujala
CITY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF CHARLESTON POINTE REPLAT 1 WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 7th DAY OF May, 2008.

[Signature]
CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

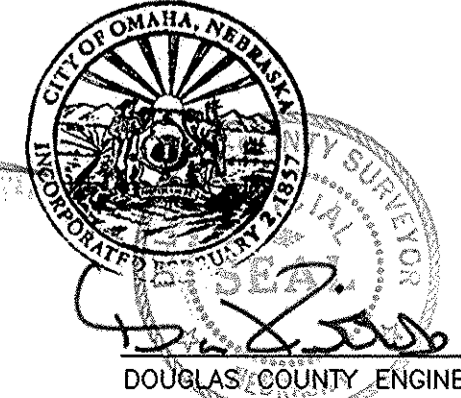
THIS PLAT OF CHARLESTON POINTE REPLAT 1 WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 1st DAY OF July, 2008.

Mike Daley MAYOR
[Signature] PRESIDENT
[Signature] CITY CLERK

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF CHARLESTON POINTE REPLAT 1 WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

4-11-08
DATE:



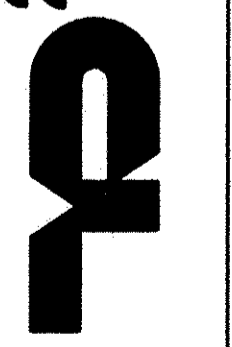
[Signature]
DOUGLAS COUNTY ENGINEER

SCALE:	1" = 40'
DATE:	MAR. 17, 2008
DRAWN BY:	RJR
CHECKED BY:	JDW
REVISION:	

CHARLESTON POINTE REPLAT 1

FINAL PLAT

2 THOMPSON, DRESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154
PHONE: 402-330-8860 FAX: 402-330-5666 EMAIL: TD2MAL@TD2CO.COM
WEBSITE: WWW.TD2CO.COM



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