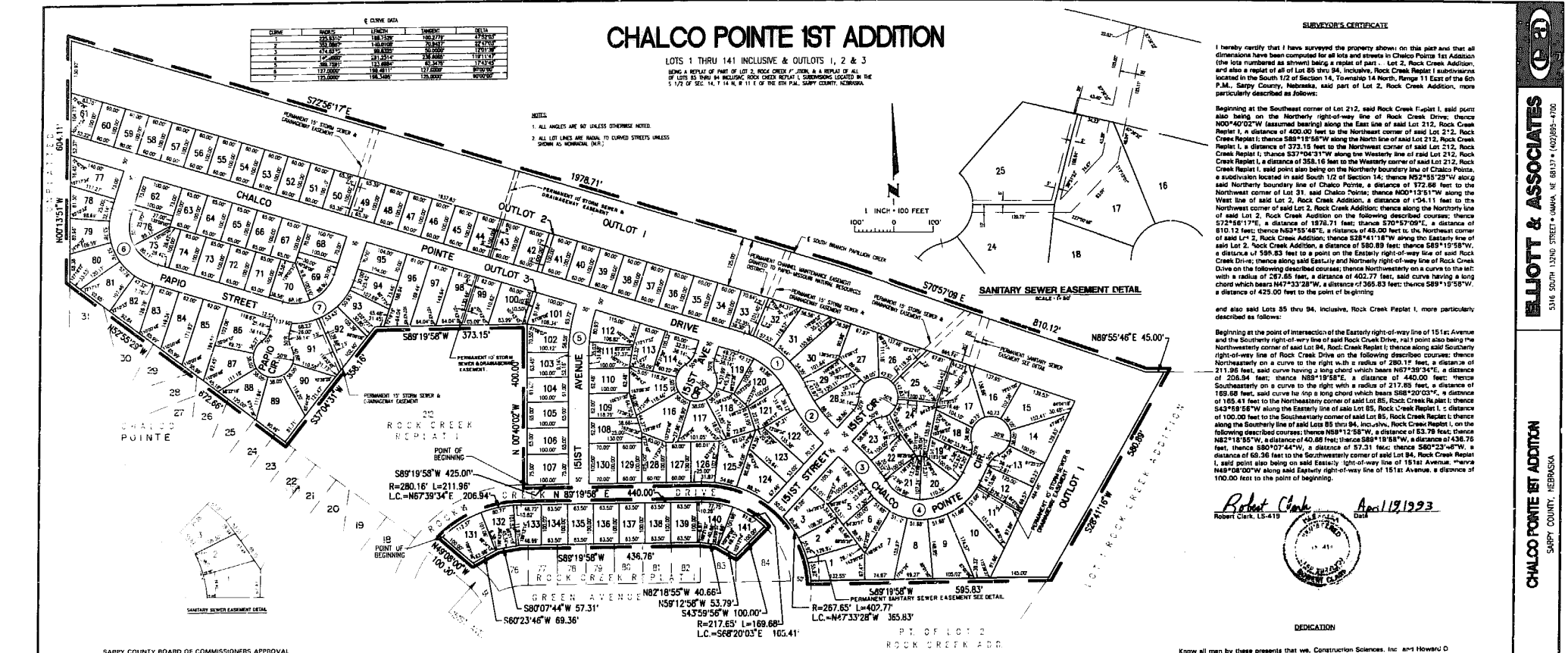
94-12262

CHALCO POINTE 1ST ADDITION

LOTS 1 THRU 141 INCLUSIVE & OUTLOTS 1, 2 & 3

BEING A REPLAT OF PART OF LOT 2, ROCK CREEK 1ST ADDITION, & A REPLAT OF ALL OF LOTS 85 THRU 94 INCLUSIVE, ROCK CREEK REPLAT I, SUBDIVISIONS LOCATED IN THE S 1/2 OF SEC. 14, T 14 N, R 11 E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	225.531'	188.752'	102.277'	47°57'07"
2	163.286'	140.610'	76.042'	49°19'30"
3	474.93'	99.439'	50.000'	12°01'39"
4	1145.000'	231.251'	116.000'	11°34'47"
5	386.759'	123.868'	62.347'	17°43'45"
6	137.000'	158.931'	137.000'	90°00'00"
7	175.000'	196.349'	125.000'	90°00'00"

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property shown on this plat and that all dimensions have been computed for all lots and streets in Chalco Pointe 1st Addition (the lots numbered as shown) being a replat of part of Lot 2, Rock Creek Addition, and also a replat of all of Lot 85 thru 94, inclusive, Rock Creek Replat I subdivisions located in the South 1/2 of Section 14, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, said part of Lot 2, Rock Creek Addition, more particularly described as follows:

Beginning at the Southeast corner of Lot 212, said Rock Creek Replat I, said point also being on the Northerly right-of-way line of Rock Creek Drive; thence N00°40'02"W (assumed bearing) along the East line of said Lot 212, Rock Creek Replat I, a distance of 400.00 feet to the Northeast corner of said Lot 212, Rock Creek Replat I; thence S89°19'58"W along the North line of said Lot 212, Rock Creek Replat I, a distance of 373.15 feet to the Northwest corner of said Lot 212, Rock Creek Replat I; thence S37°04'31"W along the Westerly line of said Lot 212, Rock Creek Replat I, a distance of 358.16 feet to the Westerly corner of said Lot 212, Rock Creek Replat I, said point also being on the Northerly boundary line of Chalco Pointe, a subdivision located in said South 1/2 of Section 14; thence N52°55'29"W along said Northerly boundary line of Chalco Pointe, a distance of 572.66 feet to the Northwest corner of Lot 31, said Chalco Pointe; thence N00°13'51"W along the West line of said Lot 2, Rock Creek Addition, a distance of 604.11 feet to the Northwest corner of said Lot 2, Rock Creek Addition; thence along the Northerly line of said Lot 2, Rock Creek Addition on the following described courses; thence S72°56'17"E, a distance of 1978.71 feet; thence S70°57'09"E, a distance of 810.12 feet; thence N89°55'46"E, a distance of 45.00 feet to the Northeast corner of said Lot 2, Rock Creek Addition; thence S28°41'15"W along the Easterly line of said Lot 2, Rock Creek Addition, a distance of 580.89 feet; thence S89°19'58"W, a distance of 595.83 feet to a point on the Easterly right-of-way line of said Rock Creek Drive; thence along said Easterly and Northerly right-of-way line of Rock Creek Drive on the following described courses; thence Northwesterly on a curve to the left with a radius of 267.65 feet, a distance of 402.77 feet, said curve having a long chord which bears N47°33'28"W, a distance of 365.83 feet; thence S89°19'58"W, a distance of 425.00 feet to the point of beginning

and also said Lots 85 thru 94, inclusive, Rock Creek Replat I, more particularly described as follows:

Beginning at the point of intersection of the Easterly right-of-way line of 151st Avenue and the Southerly right-of-way line of said Rock Creek Drive, said point also being the Northwesterly corner of said Lot 94, Rock Creek Replat I; thence along said Southerly right-of-way line of Rock Creek Drive on the following described courses; thence Northeasterly on a curve to the right with a radius of 280.16 feet, a distance of 211.96 feet, said curve having a long chord which bears N67°39'34"E, a distance of 206.94 feet; thence N89°19'58"E, a distance of 440.00 feet; thence Southeasterly on a curve to the right with a radius of 217.65 feet, a distance of 169.68 feet, said curve having a long chord which bears S68°20'03"E, a distance of 165.41 feet to the Northeasterly corner of said Lot 85, Rock Creek Replat I; thence S43°59'56"W along the Easterly line of said Lot 85, Rock Creek Replat I, a distance of 100.00 feet to the Southeasterly corner of said Lot 85, Rock Creek Replat I; thence along the Southerly line of said Lots 85 thru 94, inclusive, Rock Creek Replat I, on the following described courses; thence N59°12'58"W, a distance of 53.79 feet; thence N82°18'55"W, a distance of 40.66 feet; thence S89°19'58"W, a distance of 436.76 feet, thence S80°07'44"W, a distance of 57.31 feet; thence S60°23'46"W, a distance of 69.36 feet to the Southwesterly corner of said Lot 94, Rock Creek Replat I, said point also being on said Easterly right-of-way line of 151st Avenue, thence N49°08'00"W along said Easterly right-of-way line of 151st Avenue, a distance of 100.00 feet to the point of beginning.

Robert Clark — April 19, 1993
Robert Clark, LS-419 — Date

SARPY COUNTY BOARD OF COMMISSIONERS APPROVAL

This final plat of CHALCO POINTE 1ST ADDITION was approved by the County Board of Commissioners on this 10 day of May, 1993

Chairman, Sarpy County Board of Commissioners

Sarpy County Clerk

SARPY 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.

*TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR

Joe Vlahstadt — 5-26-94
Sarpy County Treasurer — Date

SARPY COUNTY BUILDING INSPECTOR APPROVAL

This final plat of CHALCO POINTE 1ST ADDITION was approved on this 7th day of May, 1993

Sarpy County Building Inspector

REVIEW OF SARPY COUNTY SURVEYOR

This plat of CHALCO POINTE 1ST ADDITION was reviewed by the Sarpy County Surveyor on this 19th day of May, 1993

Sarpy County Surveyor

NEBRASKA REGISTERED LAND SURVEYOR LS-402 THOMAS A. LYNAM

SARPY COUNTY PLANNING COMMISSION APPROVAL

This final plat of CHALCO POINTE 1ST ADDITION was approved by the County Planning Commission on this 11 day of April, 1993

Harold E. Meyer
Chairman, Sarpy County Planning Commission

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

On this 13th day of April, 1993, before me a Notary Public, duly commissioned and qualified in and for said County, appeared John J. Smith, President of Construction Sciences, Inc. who is personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as such officer of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

Kevin K. Kuss
Notary Public — Seal

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

On this 13th day of April, 1993, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Howard D. Vann and Judith M. Vann, husband and wife, who are personally known by me to be the identical persons whose names are affixed to the dedication on this plat, and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

Kevin K. Kuss
Notary Public — Seal

DEDICATION

Know all men by these presents that we, Construction Sciences, Inc. and Howard D. Vann and Judith M. Vann, husband and wife, Owners of the property described in the Certification of Survey and embraced within the plat have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as CHALCO POINTE 1ST ADDITION (Lots to be numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, U.S. West 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-feet (16') wide strip of land abutting the rear boundary lines of 4th 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 of Omaha, 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 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 set our hands this 13th day of April, 1993

CONSTRUCTION SCIENCES, INC.

JOHN J. SMITH, PRESIDENT

HOWARD D. VANN

JUDITH M. VANN

ELLIOTT & ASSOCIATES
5316 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)895-4700

CHALCO POINTE 1ST ADDITION
SARPY COUNTY, NEBRASKA

FINAL PLAT

JOB NO. 92-51
DRAWN BY RLS
SCALE 1"=100'
SHEET 1 OF 1