DEED 2014095525
NOV 17 2014 13:31 P 15
Received - DIANE L. BATTATO
Register of Deeds, Douglas County, NE
11/17/2014 13:31:00.70
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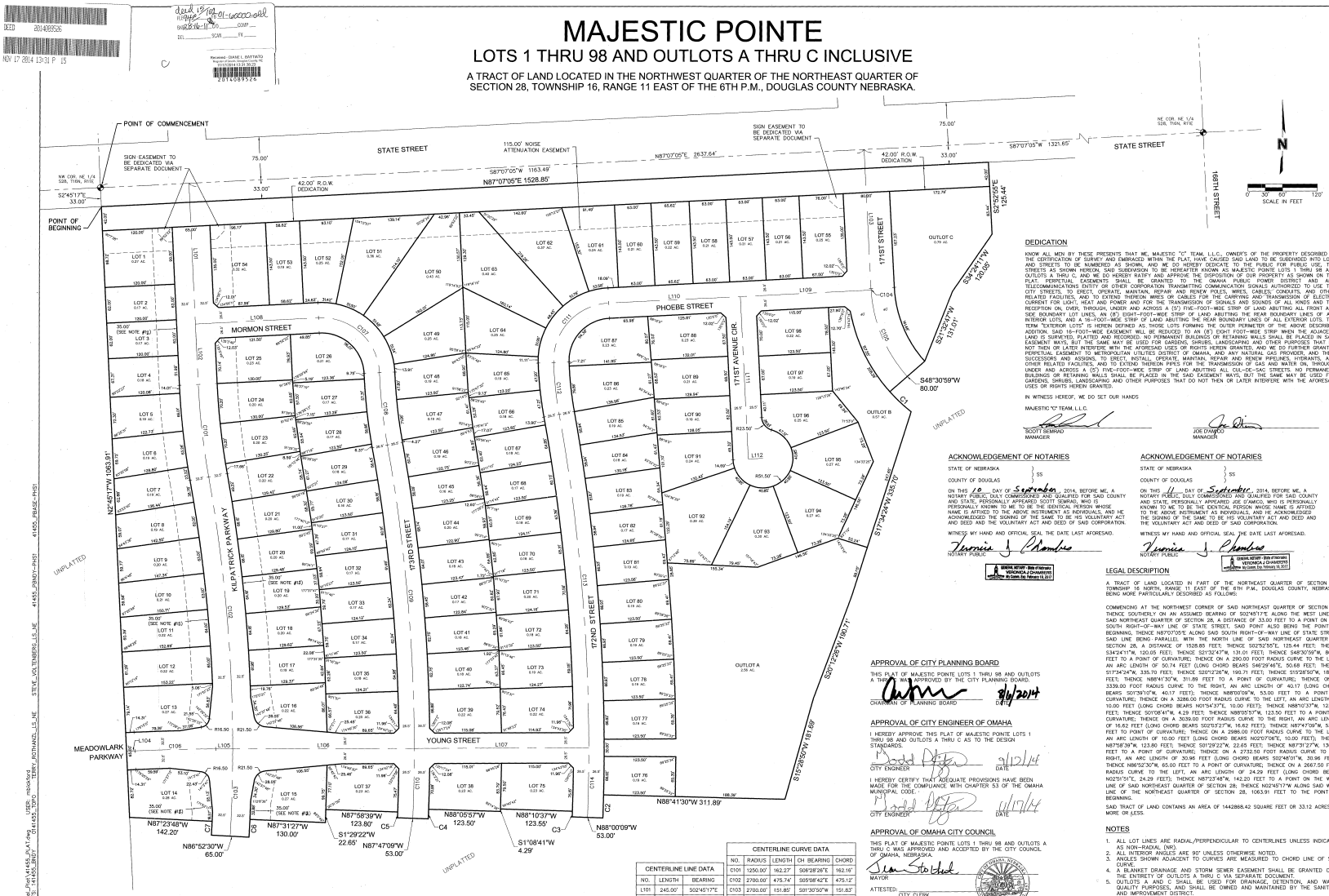
MAJESTIC POINTE

LOTS 1 THRU 98 AND OUTLOTS A THRU C INCLUSIVE

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 16, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA.



BOUNDARY CURVE DATA				
NO.	RADIUS	LENGTH	CH BEARING	CHORD
C1	290.00'	50.74'	S46°29'46"E	50.68'
C2	3339.00'	40.17'	S1°39'10"W	40.17'
C3	3286.00'	10.00'	N1°54'37"E	10.00'
C4	3039.00'	16.62'	S2°03'27"W	16.62'
C5	2986.00'	10.00'	N2°07'06"E	10.00'
C6	2732.50'	30.96'	S2°48'01"W	30.96'
C7	2667.50'	24.29'	N2°51'51"E	24.29'

CENTERLINE LINE DATA		
NO.	LENGTH	BEARING
L101	245.00'	S02°45'17"E
L102	105.07'	S02°45'17"E
L103	242.23'	S02°52'55"E
L104	14.31'	N87°14'43"E
L105	29.46'	N89°54'09"E
L106	312.50'	N89°54'09"E
L107	300.00'	N89°54'09"E
L108	212.29'	N87°07'05"E
L109	224.93'	S87°07'05"W
L110	228.79'	S87°07'05"W
L111	282.82'	S02°52'55"E
L112	25.00'	N87°07'05"E

CENTERLINE CURVE DATA				
NO.	RADIUS	LENGTH	CH BEARING	CHORD
C101	1250.00'	162.27'	S06°28'26"E	162.16'
C102	2700.00'	475.74'	S05°08'42"E	475.12'
C103	2700.00'	151.85'	S01°30'50"W	151.83'
C104	250.00'	2.78'	S03°12'06"E	2.78'
C105	250.00'	165.66'	S22°30'02"E	162.64'
C106	3000.00'	139.14'	N86°34'26"E	139.13'
C107	100.00'	157.84'	S47°39'56"E	141.95'
C108	937.50'	126.71'	S06°19'15"E	126.61'
C109	3012.50'	530.80'	S05°08'42"E	530.11'
C110	3012.50'	121.54'	S01°03'30"W	121.53'
C111	100.00'	155.62'	S42°32'09"W	140.39'
C112	637.50'	90.64'	S06°07'11"E	90.57'
C113	3312.50'	583.66'	S05°08'42"E	582.90'
C114	3312.50'	121.12'	S00°57'00"W	121.11'

SURVEYOR'S CERTIFICATION

I, TERRY ROTHANZL, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREON AND THAT PERMANENT MONUMENTS AS NOTED HEREON HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND AT ALL CORNERS, ANGLE POINTS, AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS MAJESTIC POINTE LOTS 1 THRU 98 AND OUTLOTS A THRU C.

TERRY ROTHANZL
NEBRASKA L.S. 607
9-10-14
DATE

NEBRASKA REGISTERED LAND SURVEYOR LS-607 TERRY L. ROTHANZL

DOUGLAS COUNTY ENGINEER'S REVIEW

THIS PLAT OF MAJESTIC POINTE LOTS 1 THRU 98 AND OUTLOTS A THRU C WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER.

DOUGLAS COUNTY ENGINEER
10/2/2014
DATE

DOUGLAS COUNTY OFFICIAL SEAL NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, MAJESTIC "C" TEAM, L.L.C., OWNER'S 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 AS SHOWN, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS MAJESTIC POINTE LOTS 1 THRU 98 AND OUTLOTS A THRU C, AND WE DO HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT. PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE STREETS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLE LINES, CABLES, CONDUITS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR 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 (5') 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 INTERIOR LOTS; AND A (16)-FOOT-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 16'-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN (8') EIGHT FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN 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, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND 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 (5') FIVE-FOOT-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 HEREOF, WE DO SET OUR HANDS

MAJESTIC "C" TEAM, L.L.C.

SCOTT BEMRAD
MANAGER

JOE D'AMICO
MANAGER

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS }

ON THIS 10 DAY OF September 2014, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SCOTT BEMRAD, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
VERONICA J. CHAMBERS
My Comm. Exp. February 19, 2017

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS }

ON THIS 11 DAY OF September 2014, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOE D'AMICO, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
VERONICA J. CHAMBERS
My Comm. Exp. February 19, 2017

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF MAJESTIC POINTE LOTS 1 THRU 98 AND OUTLOTS A THRU C WAS APPROVED BY THE CITY PLANNING BOARD.

CHAIRMAN OF PLANNING BOARD
9/6/2014
DATE

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF MAJESTIC POINTE LOTS 1 THRU 98 AND OUTLOTS A THRU C AS TO THE DESIGN STANDARDS.

CITY ENGINEER
9/12/14
DATE

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

CITY ENGINEER
11/17/14
DATE

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF MAJESTIC POINTE LOTS 1 THRU 98 AND OUTLOTS A THRU C WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA.

MAYOR

ATTESTED:
CITY CLERK

PRESIDENT OF CITY COUNCIL

COUNTY TREASURER'S CERTIFICATE

THIS IS CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER
10-14-14
DATE

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 28; THENCE SOUTHERLY ON AN ASSUMED BEARING OF S02°45'17"E ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 28, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N87°07'05"E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE STREET, SAID LINE BEING PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 28, A DISTANCE OF 1528.85 FEET; THENCE S02°52'55"E, 125.44 FEET; THENCE S34°24'11"W, 120.05 FEET; THENCE S21°52'47"W, 131.01 FEET; THENCE S48°30'59"W, 80.00 FEET TO A POINT OF CURVATURE; THENCE ON A 290.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 50.74 FEET (LONG CHORD BEARS S46°29'46"E, 50.68 FEET); THENCE S17°34'24"W, 335.70 FEET; THENCE S20°12'26"W, 190.71 FEET; THENCE S15°28'50"W, 181.69 FEET; THENCE N88°41'30"W, 311.89 FEET TO A POINT OF CURVATURE; THENCE ON A 3339.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 40.17 (LONG CHORD BEARS S01°39'10"W, 40.17 FEET); THENCE N88°00'09"W, 53.00 FEET TO A POINT OF CURVATURE; THENCE ON A 3286.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 10.00 FEET (LONG CHORD BEARS N01°54'37"E, 10.00 FEET); THENCE N88°10'37"W, 123.55 FEET; THENCE S01°08'41"W, 4.29 FEET; THENCE N88°05'57"W, 123.50 FEET TO A POINT OF CURVATURE; THENCE ON A 3039.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 16.62 FEET (LONG CHORD BEARS S02°03'27"W, 16.62 FEET); THENCE N87°47'09"W, 53.00 FEET TO A POINT OF CURVATURE; THENCE ON A 2986.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 10.00 FEET (LONG CHORD BEARS N02°07'06"E, 10.00 FEET); THENCE N87°58'39"W, 123.80 FEET; THENCE S01°29'22"W, 22.65 FEET; THENCE N87°31'27"W, 130.00 FEET TO A POINT OF CURVATURE; THENCE ON A 2732.50 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 30.96 FEET (LONG CHORD BEARS S02°48'01"W, 30.96 FEET); THENCE N86°52'30"W, 65.00 FEET TO A POINT OF CURVATURE; THENCE ON A 2667.50 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 24.29 FEET (LONG CHORD BEARS N02°51'51"E, 24.29 FEET); THENCE N87°23'48"W, 142.20 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 28; THENCE N02°45'17"W ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 28, 1063.91 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 1442868.42 SQUARE FEET OR 33.12 ACRES, MORE OR LESS.

NOTES

1. ALL LOT LINES ARE RADIAL/PERPENDICULAR TO CENTERLINES UNLESS INDICATED AS NON-RADIAL (NR).
2. ALL INTERIOR ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ANGLES SHOWN ADJACENT TO CURVES ARE MEASURED TO CHORD LINE OF SAID CURVE.
4. A BLANKET DRAINAGE AND STORM SEWER EASEMENT SHALL BE GRANTED OVER THE ENTIRETY OF OUTLOTS A THRU C VIA SEPARATE DOCUMENT.
5. OUTLOTS A AND C SHALL BE USED FOR DRAINAGE, DETENTION, AND WATER QUALITY PURPOSES, AND SHALL BE OWNED AND MAINTAINED BY THE SANITARY AND IMPROVEMENT DISTRICT.
6. OUTLOT B SHALL BE USED FOR DRAINAGE AND WATER QUALITY PURPOSES, AND SHALL BE OWNED AND MAINTAINED BY THE SANITARY AND IMPROVEMENT DISTRICT.
7. NO DIRECT ACCESS SHALL BE PERMITTED ONTO STATE STREET FROM OUTLOT C.
8. NO DIRECT ACCESS SHALL BE PERMITTED ONTO STATE STREET FROM LOT 1, LOTS 50 THRU 63.
9. NO DIRECT ACCESS SHALL BE PERMITTED ONTO KILPATRICK PARKWAY FROM LOT 54.
10. NO DIRECT ACCESS SHALL BE PERMITTED ONTO 171ST STREET FROM LOT 55.
11. A 115' NOISE ATTENUATION EASEMENT IS HEREBY GRANTED AS INDICATED ALONG STATE STREET. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, OR ANY OTHER FACILITIES THAT COULD BE OCCUPIED BY OR SERVE AS A GATHERING PLACE OF PERSON(S), AS FAR AWAY FROM TRAFFIC NOISE OF STATE STREET AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THIS EASEMENT SHALL BE PROHIBITED.
12. A 35' NO-BUILD EASEMENT SHALL BE GRANTED OVER ALL LOTS ADJACENT TO KILPATRICK PARKWAY (INCLUDING LOTS 1 THRU 25 AND LOT 54).

OLSSON ASSOCIATES
1111 Lincoln Mall, Suite 200
Lincoln, NE 68508
TEL 402.341.1116
FAX 402.341.5895
www.olssonassociates.com

REVISIONS

REV NO	DATE	REVISIONS DESCRIPTION

FINAL PLAT

MAJESTIC POINTE
LOTS 1 THRU 98 AND OUTLOTS A THRU C
OMAHA, NEBRASKA

2014

drawn by:	MVB
checked by:	TLR / JN
approved by:	TLR
QA/QC by:	
project no.:	014-1456
drawing no.:	
date:	9/8/2014

SHEET
1 of 1

DWG: P:\Projects\2014-1456\LDW\Final_Plat\141456_plt_A1.dwg
DATE: Sep 08, 2014 - 11:45am USER: mbickford
XREFS: 141455-PRIOR 141455-PHASE TERRY_ROTHANZL_LS_NE STEVE_HOLTEN@BHE_LS_NE 141455_PINOT-PHS1 141455_PHASE-PHS1