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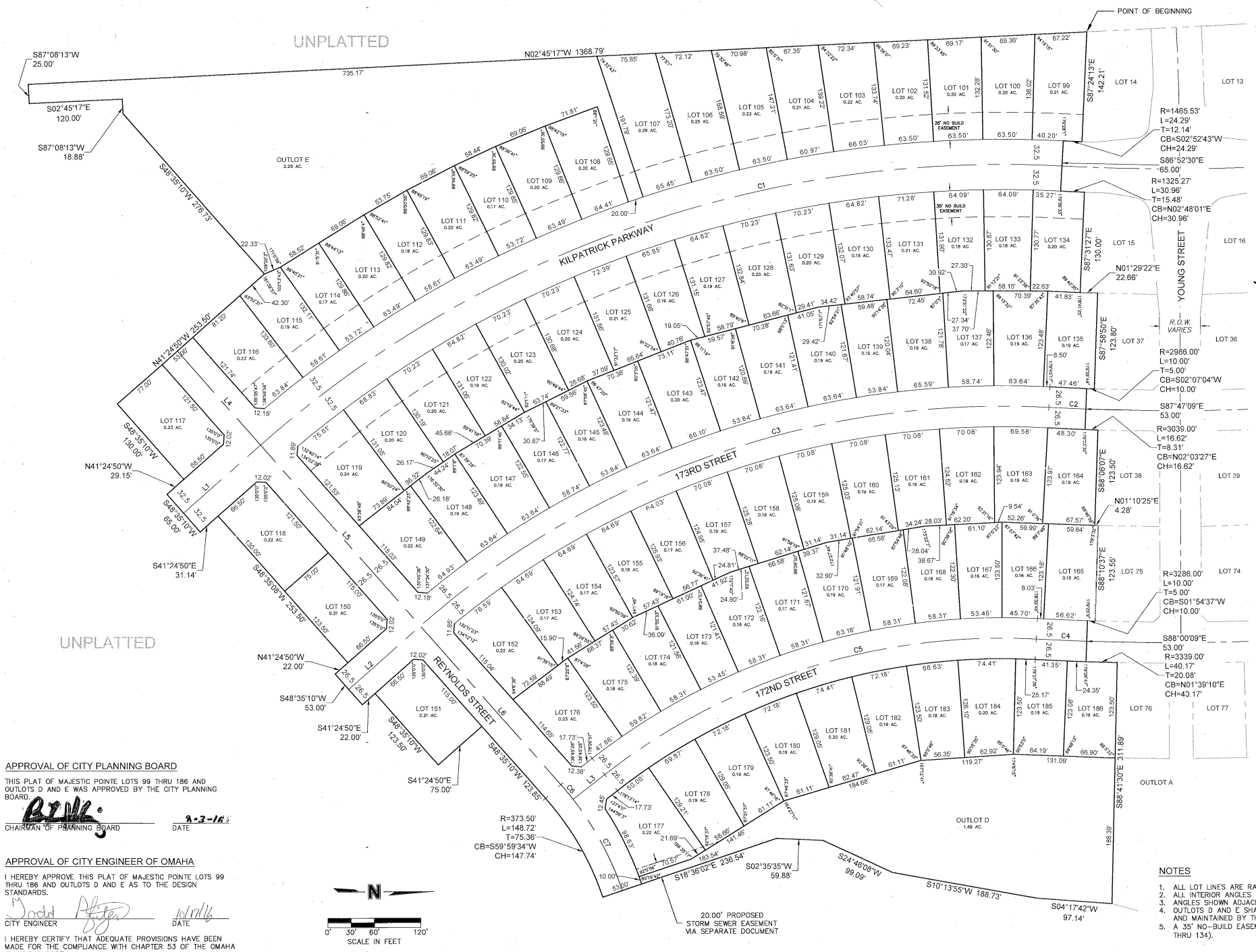
Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
1/12/2017 10:18:17.03
2017003163

MAJESTIC POINTE

LOTS 99 THRU 186 AND OUTLOTS D AND E

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 16, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY 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 99 THRU 186 AND OUTLOTS D AND E, 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 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 (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 SEMRAD
MANAGER

JOE D'AMICO
MANAGER

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA }
} SS
COUNTY OF DOUGLAS }

ON THIS 27 DAY OF Sept 2016, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SCOTT SEMRAD, 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
KARLENE J. CURRIER
My Comm. Exp. May 1, 2020

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA }
} SS
COUNTY OF DOUGLAS }

ON THIS 27 DAY OF Sept 2016, 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
KARLENE J. CURRIER
My Comm. Exp. May 1, 2020

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:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 14, MAJESTIC POINTE, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA; THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT 14 ON AN ASSUMED BEARING OF S87°24'13"E, 142.21 FEET TO A POINT OF CURVATURE ON THE WEST RIGHT-OF-WAY LINE OF KILPATRICK PARKWAY, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 14; THENCE SOUTHERLY ON SAID WEST RIGHT-OF-WAY LINE OF KILPATRICK PARKWAY ON A 1465.53 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 24.29 FEET (LONG CHORD BEARS S02°52'43"W, 24.29 FEET); THENCE S86°52'30"E, 65.00 FEET TO A POINT OF CURVATURE ON THE EAST RIGHT-OF-WAY LINE OF SAID KILPATRICK PARKWAY; THENCE NORTHERLY ON SAID EAST RIGHT-OF-WAY LINE OF KILPATRICK PARKWAY ON A 1325.27 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 30.96 FEET (LONG CHORD BEARS N02°48'01"E, 30.96 FEET) TO THE SOUTHWEST CORNER OF LOT 15, SAID MAJESTIC POINTE; THENCE S87°31'27"E ON THE SOUTH LINE OF SAID LOT 15, 130.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE N01°29'22"E ON THE EAST LINE OF SAID LOT 15, 22.66 FEET TO THE SOUTHWEST CORNER OF LOT 37, SAID MAJESTIC POINTE; THENCE S87°58'50"E ON THE SOUTH LINE OF SAID LOT 37, 123.80 FEET TO A POINT OF CURVATURE ON THE WEST RIGHT-OF-WAY LINE OF 173RD STREET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 37; THENCE SOUTHERLY ON SAID WEST RIGHT-OF-WAY LINE OF 173RD STREET ON A 2969.48 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 10.00 FEET (LONG CHORD BEARS S02°06'55"W ,10.00 FEET); THENCE S87°39'05"E, 53.00 FEET TO A POINT OF CURVATURE ON THE EAST RIGHT-OF-WAY LINE OF SAID 173RD STREET; THENCE NORTHERLY ON SAID EAST RIGHT-OF-WAY LINE OF 173RD STREET ON A 3039.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 16.62 FEET (LONG CHORD BEARS N02°03'27"E, 16.62 FEET) TO THE SOUTHWEST CORNER OF LOT 38, SAID MAJESTIC POINTE; THENCE S88°08'07"E ON THE SOUTH LINE OF SAID LOT 38, 123.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 38; THENCE N01°10'25"E ON THE EAST LINE OF SAID LOT 38, 4.28 FEET TO THE SOUTHWEST CORNER OF LOT 75, SAID MAJESTIC POINTE; THENCE S88°10'37"E ON THE SOUTH LINE OF SAID LOT 75, 123.55 FEET TO A POINT OF CURVATURE ON THE WEST RIGHT-OF-WAY LINE OF 172ND STREET, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 75; THENCE SOUTHERLY ON SAID WEST RIGHT-OF-WAY LINE OF 172ND STREET ON A 3286.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 10.00 FEET (LONG CHORD BEARS S01°54'37"W, 10.00 FEET); THENCE S88°00'09"E, 53.00 FEET TO A POINT OF CURVATURE ON THE EAST RIGHT-OF-WAY LINE OF SAID 172ND STREET; THENCE NORTHERLY ON SAID CAST RIGHT-OF-WAY LINE OF 172ND STREET ON A 3339.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 40.17 FEET (LONG CHORD BEARS N01°39'10"E, 40.17 FEET) TO THE SOUTHWEST CORNER OF LOT 76, SAID MAJESTIC POINTE; THENCE S88°41'30"E ON THE SOUTH LINE OF SAID LOT 76 AND CONTINUING ON THE SOUTH LINE OF OUTLOT A, SAID MAJESTIC POINTE, 311.89 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT A; THENCE S04°17'42"W, 97.14 FEET; THENCE S10°13'55"W, 188.73 FEET; THENCE S24°46'08"W, 99.09 FEET; THENCE S02°35'35"W, 59.88 FEET; THENCE S18°36'02"E, 236.54 FEET TO A POINT OF CURVATURE; THENCE ON A 373.50 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 148.72 FEET (LONG CHORD BEARS S59°59'34"W, 147.74 FEET); THENCE S48°35'10"W, 123.85 FEET; THENCE S41°24'50"E, 75.00 FEET; THENCE S48°35'10"W, 123.50 FEET; THENCE S41°24'50"E, 22.00 FEET; THENCE S48°35'10"W, 53.00 FEET; THENCE N41°24'50"W, 22.00 FEET; THENCE S48°35'08"W, 253.50 FEET; THENCE S41°24'50"E, 31.14 FEET; THENCE S48°35'10"W, 65.00 FEET; THENCE N41°24'50"W, 29.15 FEET; THENCE S48°35'10"W, 130.00 FEET; THENCE N41°24'50"W, 253.50 FEET; THENCE S48°35'10"W, 276.73 FEET; THENCE S87°08'13"W,18.88 FEET; THENCE S02°45'17"E, 120.00 FEET; THENCE S87°08'13"W, 25.00 FEET; THENCE N02°45'17"W, 1368.79 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 1,124,048.43 SQUARE FEET OR 25.805 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. OUTLOTS D AND E SHALL BE USED FOR DRAINAGE, DETENTION, AND WATER QUALITY PURPOSES, AND SHALL BE OWNED AND MAINTAINED BY THE SANITARY AND IMPROVEMENT DISTRICT.
5. A 35' NO-BUILD EASEMENT SHALL BE GRANTED OVER ALL LOTS ADJACENT TO KILPATRICK PARKWAY (INCLUDING LOTS 99 THRU 134).

CENTERLINE LINE DATA		
NO.	LENGTH	BEARING
L1	132.65'	N41°24'50"W
L2	123.50'	N41°24'50"W
L3	51.90'	N37°53'53"W
L4	162.50'	N48°35'10"E
L5	312.50'	N48°35'10"E
L6	273.85'	N48°35'10"E

CENTERLINE CURVE DATA				
NO.	RADIUS	LENGTH	CH BEARING	CHORD
C1	1445.00'	1123.27'	N19°08'40"W	1095.20'
C2	3012.50'	47.88'	N02°40'11"E	47.88'
C3	1132.50'	880.35'	N19°08'40"W	858.35'
C4	3312.50'	65.18'	N02°33'40"E	65.18'
C5	832.50'	596.06'	N17°23'12"W	583.41'
C6	400.00'	24.55'	N50°20'38"E	24.54'
C7	400.00'	134.72'	N61°45'02"E	134.09'

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF MAJESTIC POINTE LOTS 99 THRU 186 AND OUTLOTS D AND E WAS APPROVED BY THE CITY PLANNING BOARD.

CHAIRMAN OF PLANNING BOARD — DATE 9-7-16

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF MAJESTIC POINTE LOTS 99 THRU 186 AND OUTLOTS D AND E AS TO THE DESIGN STANDARDS.

CITY ENGINEER — DATE 10/11/16

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

CITY ENGINEER — DATE 11/1/17

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 — DATE 12-13-16

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF MAJESTIC POINTE LOTS 99 THRU 186 AND OUTLOTS D AND E WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA.

MAYOR — DATE December 6, 2016

ATTESTED: CITY CLERK

PRESIDENT OF CITY COUNCIL

DOUGLAS COUNTY ENGINEER'S REVIEW

THIS PLAT OF MAJESTIC POINTE LOTS 99 THRU 186 AND OUTLOTS D AND E WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

DOUGLAS COUNTY ENGINEER

SURVEYOR'S CERTIFICATION

I, TERRY ROTHANZL, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN 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 99 THRU 186 AND OUTLOTS D AND E.

TERRY ROTHANZL
NEBRASKA L.S. 607

9-27-16 DATE

NEBRASKA REGISTERED LAND SURVEYOR LS-607 TERRY L. ROTHANZL

OLSSON ASSOCIATES
2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116
FAX 402.341.5895
www.olssonassociates.com

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

FINAL PLAT

MAJESTIC POINTE
LOTS 99 THRU 186 AND OUTLOTS D AND E

OMAHA, NEBRASKA

2016

drawn by: JPF
checked by: ERG/KG
approved by: ERG
QA/QC by:
project no. 014-1455
drawing no.:
date: 9/20/2016

SHEET 1 of 1

DWG: F:\Projects\014-1455\...LDW\Final_Plat\Phase 2\41455_PLAT.dwg
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USER: Raveard