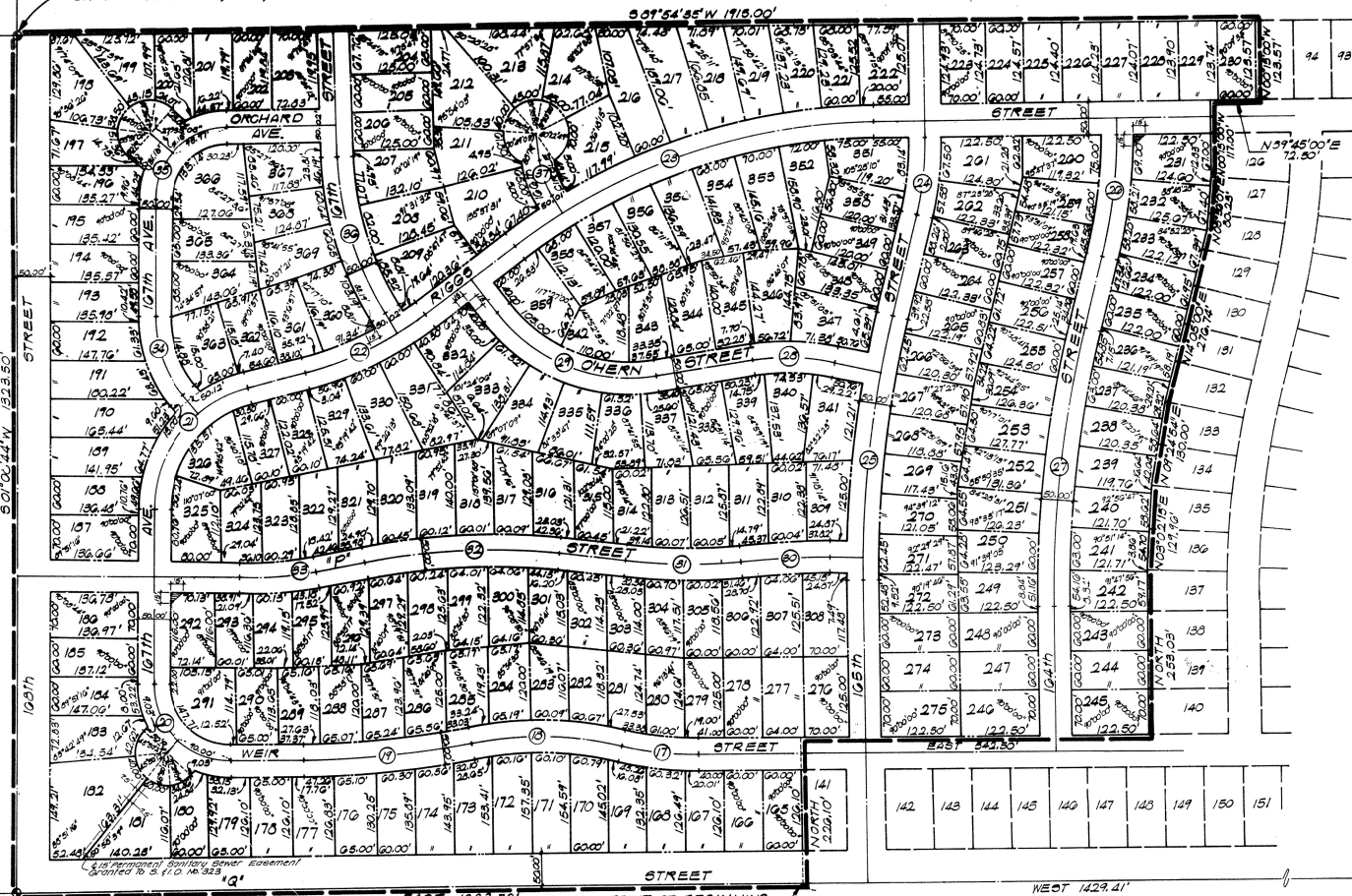


PRAIRIE POINTE

LOTS 165 THRU 309, INCLUSIVE

BEING A PLATTING OF PART OF THE 6 1/2 OF THE SW 1/4 OF SECTION 3, T14N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

NW CORNER OF THE 6 1/2 OF THE SW 1/4 OF SECTION 3, T14N, R11E



NOTE: THERE WILL NOT BE ANY DIRECT VEHICULAR ACCESS ONTO 16TH ST. OVER THE WEST LOT LINE OF LOTS 165 THRU 182, INCLUSIVE.

SW CORNER OF THE SW 1/4 OF SECTION 3, T14N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

NOTE: THERE WILL NOT BE ANY DIRECT VEHICULAR ACCESS ONTO 'G' STREET OVER THE SOUTH LOT LINE OF LOTS 165 THRU 182, INCLUSIVE.

SE CORNER OF THE SW 1/4 OF SECTION 3, T14N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

LEGEND
PERMANENT STORM SEWER EASEMENT
GRANTED TO S.F.D. NO. 523

CENTERLINE CURVE DATA									
17. Δ = 14°00'00"	18. Δ = 24°00'00"	19. Δ = 10°00'00"	20. Δ = 9°00'00"	21. Δ = 75°33'00"	22. Δ = 23°13'00"	23. Δ = 80°30'00"	24. Δ = 14°20'00"	25. Δ = 14°05'00"	26. Δ = 14°20'00"
D = 11.7109	D = 10.1853	D = 3.8359	D = 3.2740	D = 40.5553	D = 11.2503	D = 6.0308	D = 11.8025	D = 3.4105	D = 3.4105
T = 118.05'	T = 118.05'	T = 120.03'	T = 120.03'	T = 150.00'	T = 105.00'	T = 310.80'	T = 60.78'	T = 207.52'	T = 207.52'
L = 90.04'	L = 280.25'	L = 200.90'	L = 107.41'	L = 120.03'	L = 207.10'	L = 899.46'	L = 119.49'	L = 212.94'	L = 212.94'
R = 491.00'	R = 594.00'	R = 1494.02'	R = 118.00'	R = 143.55'	R = 804.26'	R = 941.00'	R = 433.00'	R = 1000.00'	R = 1000.00'
27. Δ = 14°05'00"	28. Δ = 14°05'00"	29. Δ = 14°05'00"	30. Δ = 14°05'00"	31. Δ = 14°05'00"	32. Δ = 14°05'00"	33. Δ = 14°05'00"	34. Δ = 14°05'00"	35. Δ = 14°05'00"	36. Δ = 14°05'00"
D = 11.8025	D = 11.8025	D = 11.8025	D = 11.8025	D = 11.8025	D = 11.8025	D = 11.8025	D = 11.8025	D = 11.8025	D = 11.8025
T = 60.78'	T = 60.78'	T = 60.78'	T = 60.78'	T = 60.78'	T = 60.78'	T = 60.78'	T = 60.78'	T = 60.78'	T = 60.78'
L = 120.33'	L = 120.33'	L = 120.33'	L = 120.33'	L = 120.33'	L = 120.33'	L = 120.33'	L = 120.33'	L = 120.33'	L = 120.33'
R = 433.00'	R = 433.00'	R = 433.00'	R = 433.00'	R = 433.00'	R = 433.00'	R = 433.00'	R = 433.00'	R = 433.00'	R = 433.00'
37. Δ = 12°00'00"	38. Δ = 17°00'00"	39. Δ = 17°00'00"	40. Δ = 17°00'00"	41. Δ = 17°00'00"	42. Δ = 17°00'00"	43. Δ = 17°00'00"	44. Δ = 17°00'00"	45. Δ = 17°00'00"	46. Δ = 17°00'00"
D = 2.9934	D = 5.0569	D = 5.0569	D = 5.0569	D = 5.0569	D = 5.0569	D = 5.0569	D = 5.0569	D = 5.0569	D = 5.0569
T = 29.77'	T = 51.37'	T = 51.37'	T = 51.37'	T = 51.37'	T = 51.37'	T = 51.37'	T = 51.37'	T = 51.37'	T = 51.37'
L = 179.23'	L = 300.82'	L = 300.82'	L = 300.82'	L = 300.82'	L = 300.82'	L = 300.82'	L = 300.82'	L = 300.82'	L = 300.82'
R = 356.00'	R = 1012.04'	R = 1012.04'	R = 1012.04'	R = 1012.04'	R = 1012.04'	R = 1012.04'	R = 1012.04'	R = 1012.04'	R = 1012.04'



0 50 100 200
SCALE IN FEET



SURVEYOR'S CERTIFICATE
I hereby certify that I have made a boundary survey of the subdivision herein and that iron pipes have been set at all corners of said boundary and that iron pipes will be set at all lot corners, angle points and at the ends of all curves, said subdivision to be known as Prairie Pointe Lots 165 thru 309, inclusive being a platting of part of the South 1/2 of the SW 1/4 of Section 3, T14N, R11E of the 6th P.M., Douglas County, Nebraska, all more particularly described as follows: Commencing at the SW corner of said SW 1/4 (assumed to be bearing) on the south line of said SW 1/4, 1429.41 feet to the point of beginning said point being on the southerly extension of the West line of Lot 141, said Prairie Pointe, a subdivision as surveyed, platted and recorded in said Douglas County; thence North on the West line of Lot 141 of Lot 141, said Prairie Pointe, 253.03 feet to the North line of Weir Street; thence East on the North line of Weir Street, 542.50 feet to the SW corner of Lot 140 said Prairie Pointe; thence northerly on the westerly line of Lots 126 thru 140 and on the westerly line of Lot 95 said Prairie Pointe and on the westerly and northerly line of Riggs Street on the following described courses; thence North, 253.03 feet; thence N05°02'15"W, 129.84 feet; thence N02°02'15"W, 150.00 feet; thence N14°05'00"W, 216.74 feet; thence N05°56'07"W, 80.25 feet; thence N00°15'00"W, 117.00 feet; thence N89°45'00"E, 72.50 feet; thence N00°15'00"W, 123.57 feet to the NW corner of Lot 95, said Prairie Pointe; thence S89°54'35"W on the North line of said SW 1/4, 1915.00 feet to the NW corner of the SW 1/4 of said SW 1/4; thence S01°01'44"W on the West line of said SW 1/4, 1323.50 feet to the SW corner of said SW 1/4; thence East on the South line of said SW 1/4, 1223.72 feet to the point of beginning.

DATE 4/9/85
James S. Warner
REGISTERED LAND SURVEYOR NO. 308

DEDICATION
Know all men by these presents: That we, Benchmark Homes, Inc. (A Nebraska Corporation), being the owners; and FirstTier Mortgage Co. (A Nebraska Corporation), being the mortgage holders of the land described within the surveyor's certificate embraced and within this plat, have caused said land to be subdivided into streets and lots to be named and numbered, as shown, said subdivision to be hereafter known as Prairie Pointe, and we do hereby ratify and approve of the disposition of our property as shown on this plat and we hereby dedicate to the public, for public use, the streets as shown on this plat, and we do further grant a perpetual easement to the Omaha Public Power District, and Northwestern Bell Telephone Company, 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; an eight (8) foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen (16) foot wide strip of land adjoining 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 (16) foot wide easement will be reduced to an eight (8) foot wide strip when the adjacent land is surveyed, platted and recorded if said sixteen (16) foot easement is not occupied by utility facilities and if requested by the Owner. No permanent buildings, trees, retaining walls or loose rock 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.

BENCHMARK HOMES, INC.
FIRSTTIER MORTGAGE CO.

PRESIDENT [Signature]
NOTARY PUBLIC [Signature]

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA } ss
COUNTY OF DOUGLAS } ss
The foregoing instrument was acknowledged before me this 23rd day of April, 1985 by James S. Warner of Benchmark Homes, Inc., a Nebraska corporation, on behalf of the corporation.

NOTARY PUBLIC [Signature]

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA } ss
COUNTY OF DOUGLAS } ss
The foregoing instrument was acknowledged before me this 23rd day of April, 1985 by Larry J. Becking of FirstTier Mortgage Co., a Nebraska corporation, on behalf of the corporation.

NOTARY PUBLIC [Signature]

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 embraced in this plat, as shown on the records of this office, this 23rd day of April, 1985.

DEPUTY [Signature]
COUNTY TREASURER

APPROVAL OF CITY ENGINEER
I hereby approve the plat of Prairie Pointe on this 8th day of May, 1985.

CITY ENGINEER [Signature]

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

DATE October 27, 1986
CITY ENGINEER [Signature]

APPROVAL OF CITY PLANNING BOARD
This plat of Prairie Pointe was approved by the City Planning Board of the City of Omaha, this 9th day of May, 1985.

CITY PLANNING BOARD [Signature]

APPROVAL OF OMAHA CITY COUNCIL
This plat of Prairie Pointe was approved and accepted by the City Council of Omaha this 14th day of December, 1985.

MAYOR [Signature]
PRESIDENT [Signature]
CITY CLERK [Signature]

REVIEW BY DOUGLAS COUNTY SURVEYOR
This plat of Prairie Pointe was reviewed by the Douglas County Surveyor's Office on this 24th day of April, 1985.

Douglas County Surveyor [Signature]



ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
27 DAY OF October 1985 AT 12:07 PM. GEORGE J. BOLEWICZ, REGISTER OF DEEDS 107-2

THOMPSON DRESSSEN & DORNER
Consulting Engineers & Land Surveyors
10730 PACIFIC ST., OMAHA, NEBRASKA 68114
TELEPHONE 397-7844 AREA CODE 402

PRAIRIE POINTE
Scale: as shown
date: 4-9-85
Drawn by: TP
FINAL PLAT 122-123
PRAIRIE POINTE