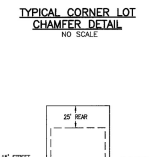
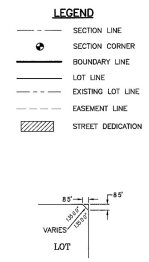
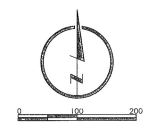


PARCEL AREA TABLE with columns for Parcel # and Area (SF) for three tables. Includes an OUTLET AREA TABLE with columns for Outlet # and Area (SF).

- NOTES: 1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET. 2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES. 3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. 4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NH).



# SAGEWOOD POINTE

LOTS 1 THROUGH 80, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE BEING A PLATTING OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS SAGEWOOD POINTE, LOTS 1 THROUGH 80, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE, BEING A PLATTING OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

1. THENCE NORTH 89°12'23" WEST FOR 84.35 FEET.  
2. THENCE SOUTH 22°02'52" WEST FOR 50.00 FEET.  
3. THENCE SOUTH 47°17'37" WEST FOR 213.81 FEET.  
4. THENCE SOUTH 87°52'59" WEST FOR 84.35 FEET.  
5. THENCE SOUTH 44°41'02" WEST FOR 182.19 FEET.  
6. THENCE SOUTH 48°15'45" WEST FOR 219.65 FEET.  
7. THENCE SOUTH 70°02'24" WEST FOR 80.00 FEET.  
8. THENCE SOUTH 02°02'27" WEST FOR 140.30 FEET.  
9. THENCE SOUTH 02°02'27" WEST FOR 84.35 FEET TO THE NORTH RIGHT OF WAY LINE OF GRAND AVENUE.  
THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 330.00 FEET AND A LONG CHORD BEARING NORTH 71°48'40" WEST FOR 197.69 FEET) FOR AN ARC LENGTH OF 167.75 FEET TO THE EAST RIGHT OF WAY LINE OF 180TH STREET.  
THENCE NORTH 89°12'23" WEST FOR 306.16 FEET TO THE EAST RIGHT OF WAY LINE OF 180TH STREET.  
THENCE NORTH 02°02'27" EAST FOR 375.11 FEET 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 4 TO THE POINT OF BEGINNING.

CORNERS OF 29.303 ACRES  
WILLIAM E. KNIGHT, L.S. 568  
6-30-2017  
DATE

### DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, CELEBRITY HOMES, INC., A NEBRASKA CORPORATION, OWNERS OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SAGEWOOD POINTE, LOTS 1 THROUGH 80, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE, SO HEREBY PARTLY APPROVE OF THE GRANTER'S PERPETUAL EASEMENTS AND RESERVATIONS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON AND WE HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTER, HIS SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS SHOWN HEREON FOR THE SOLE PURPOSE OF INSTALLING AND MAINTAINING THE UTILITY AND TELECOMMUNICATIONS INFRASTRUCTURE, REPLACEMENT, AND REPAIR OF FACILITIES, PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTER'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREAS SHOWN HEREON FOR ANY OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED IN WRITTEN FORM.

FOR POWER AND COMMUNICATIONS  
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 ERRECT, OPERATE, MAINTAIN, REPAIR AND REPLACE, WIRES, CABLES, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON TRENCHES 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, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND AN 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 HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND DEEDED AS NON-PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT AREAS, 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.

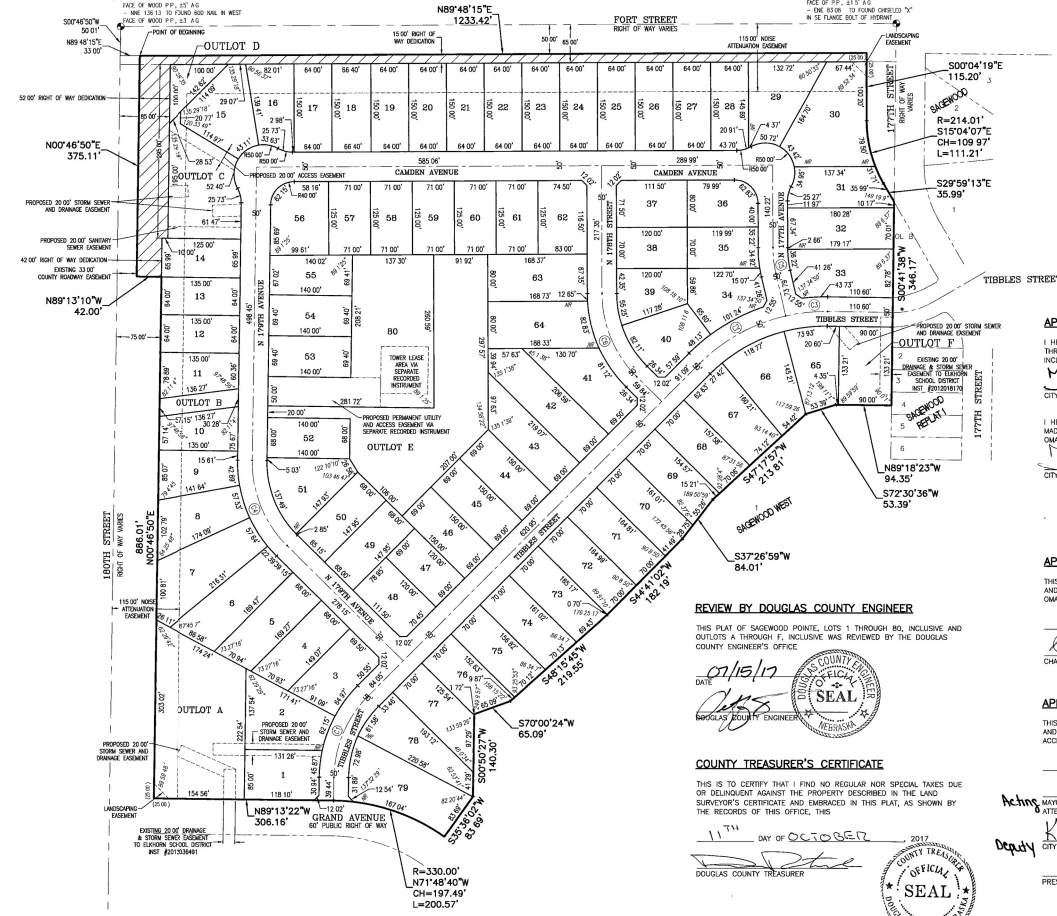
FOR WATER AND GAS  
PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND REPLACE, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON TRENCHES OR CABLES FOR THE TRANSMISSION OF GAS AND WATER OIL, THROUGH THE STREETS AS SHOWN HEREON, AND TO EXTEND THEREON TRENCHES OR CABLES AND ALONG ALL STREET FRONTAGES OF ALL CORNER LOTS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT AREAS, 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.

FOR NOISE ATTENUATION  
A 15' NOISE ATTENUATION EASEMENT IS HEREBY GRANTED AS INDICATED ALONG 180TH STREET AND FORT STREET. THE PURPOSE OF THE EASEMENT IS TO KEEP THE ADJACENT PARCELS, USED AS RESIDENTIAL PLANNING AREAS, OR ANY OTHER FACILITIES THAT CAN BE OCCUPIED BY OR SERVED AS A GATHERING PLACE OF PERSONS), AS FAR AWAY FROM TRAFFIC NOISE AS 180TH STREET AND FORT STREET AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THE EASEMENT SHALL BE PROHIBITED.

CELEBRITY HOMES, INC., A NEBRASKA CORPORATION, OWNER  
CHAD LARSEN  
VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA  
COUNTY OF DOUGLAS  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
17th day of July, 2017

BY CHAD LARSEN, VICE PRESIDENT OF CELEBRITY HOMES, INC., A NEBRASKA CORPORATION, MEMBER OF THE CORPORATION  
LOREN JOHNSON  
Notary Public for Nebraska since 08/08/2017



CITY OF OMAHA  
R-4 ZONING  
SETBACK REQUIREMENTS  
NO SCALE

APPROVAL OF CITY ENGINEER OF OMAHA  
I HEREBY APPROVE THIS PLAT OF SAGEWOOD POINTE, LOTS 1 THROUGH 80, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE AS TO THE DESIGN STANDARDS.  
Date: 8/1/17

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COMPLIANCE WITH CHAPTER 53-8 OF THE OMAHA MUNICIPAL CODE.  
Date: 11/30/17

APPROVAL OF OMAHA CITY PLANNING BOARD  
THIS PLAT OF SAGEWOOD POINTE, LOTS 1 THROUGH 80, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS  
1st day of March, 2017

APPROVAL OF OMAHA CITY COUNCIL  
THIS PLAT OF SAGEWOOD POINTE, LOTS 1 THROUGH 80, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA, THIS  
5th day of October, 2017

REVIEW BY DOUGLAS COUNTY ENGINEER  
THIS PLAT OF SAGEWOOD POINTE, LOTS 1 THROUGH 80, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE  
Date: 07/15/17

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 LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS  
11th day of October, 2017

LOCATED IN: NW 1/4 NW 1/4 Sec 4-15-11, SW 1/4 NW 1/4 Sec 4-15-11

LAMP RYNEARSON  
PLATTING ENGINEER  
14710 West Dodge Road Suite 100  
Omaha, Nebraska 68154-2027  
www.LRinc.com

FINAL PLAT  
SAGEWOOD POINTE (LOTS 1 THROUGH 80 AND OUTLOTS A THROUGH F)  
DOUGLAS COUNTY, NEBRASKA

1 of 1