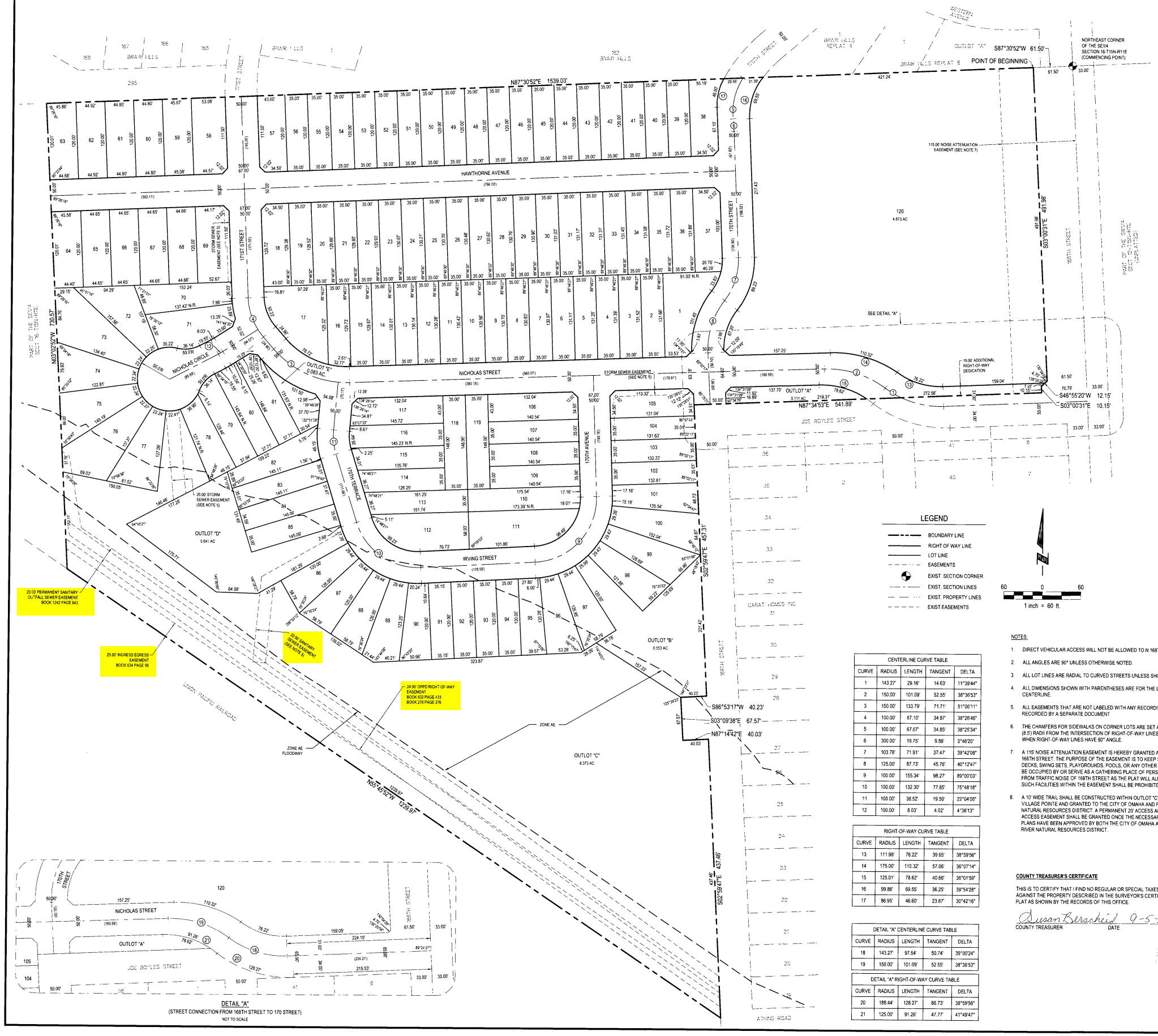
DEED Inst. # 2018074117, Pg: 1 of 1 Rec Date: 09/17/2018 14:39:09.443
Fee Received: $112.00 By: SN
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

THE TOWNHOMES OF VILLAGE POINTE

LOTS 1 THRU 120 & OUTLOTS "A" THRU "E" INCLUSIVE

A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF THE SE1/4 AND PART OF THE NW1/4 OF THE SE1/4, LOCATED IN SECTION 16, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA



DETAIL "A"
(STREET CONNECTION FROM 168TH STREET TO 170 STREET)
NOT TO SCALE

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- EXIST. SECTION CORNER
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES
- EXIST.EASEMENTS

60 0 60
1 inch = 60 ft.

CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	143.27'	29.16'	14.63'	11°39'44"
2	150.00'	101.09'	52.55'	38°36'53"
3	150.00'	133.79'	71.71'	51°06'11"
4	100.00'	67.10'	34.87'	38°26'46"
5	100.00'	67.07'	34.85'	38°25'34"
6	300.00'	19.75'	9.88'	3°46'20"
7	103.78'	71.91'	37.47'	39°42'08"
8	125.00'	87.73'	45.76'	40°12'47"
9	100.00'	155.34'	98.27'	89°00'03"
10	100.00'	132.30'	77.85'	75°48'18"
11	100.00'	38.52'	19.50'	22°04'05"
12	100.00'	8.03'	4.02'	4°36'13"

RIGHT-OF-WAY CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
13	111.98'	76.22'	39.65'	38°59'56"
14	175.00'	110.32'	57.06'	36°07'14"
15	125.01'	78.62'	40.66'	36°01'59"
16	99.86'	69.55'	36.25'	39°54'28"
17	86.95'	46.60'	23.87'	30°42'16"

DETAIL "A" CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
18	143.27'	97.54'	50.74'	39°00'24"
19	150.00'	101.09'	52.55'	38°36'53"

DETAIL "A" RIGHT-OF-WAY CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
20	188.44'	128.27'	66.73'	38°59'56"
21	125.00'	91.26'	47.77'	41°49'47"

NOTES:

1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO N 168TH STREET FROM LOT 120.
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
4. ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
5. ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT
6. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT EIGHT AND HALF FEET (8.5) RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
7. A 115' NOISE ATTENUATION EASEMENT IS HEREBY GRANTED AS INDICATED ALONG 168TH 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 168TH STREET AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THE EASEMENT SHALL BE PROHIBITED.
8. A 10' WIDE TRAIL SHALL BE CONSTRUCTED WITHIN OUTLOT "C", THE TOWNHOMES OF VILLAGE POINTE AND GRANTED TO THE CITY OF OMAHA AND PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT. A PERMANENT 20' ACCESS AND MAINTENANCE ACCESS EASEMENT SHALL BE GRANTED ONCE THE NECESSARY CONSTRUCTION PLANS HAVE BEEN APPROVED BY BOTH THE CITY OF OMAHA AND PAPIO MISSOURI RIVER NATURAL RESOURCES DISTRICT.

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.

Susan Bierschied 9-5-18
COUNTY TREASURER DATE

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN THE TOWNHOMES OF VILLAGE POINTE (THE LOTS NUMBERED AS SHOWN). A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF THE SE1/4 AND PART OF THE NW1/4 OF THE SE1/4, LOCATED IN SECTION 16, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SE1/4 OF SECTION 16; THENCE S87°30'52"W (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SE1/4 OF SECTION 16 SAID LINE ALSO BEING THE SOUTH LINE OF OUTLOT "A", BRIAR HILLS A SUBDIVISION LOCATED IN THE NE1/4 OF SAID SECTION 16 AND ITS EASTERLY EXTENSION THEREOF, A DISTANCE OF 61.50 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 168TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH 168TH STREET ON THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) THENCE S03°00'31"E, A DISTANCE OF 491.98 FEET, (2) THENCE S46°55'20"W, A DISTANCE OF 12.15 FEET, (3) THENCE S03°00'31"E, A DISTANCE OF 10.15 FEET TO THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH 168TH STREET AND THE NORTH RIGHT-OF-WAY LINE OF JOE BOYLES STREET; THENCE S87°34'53"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF JOE BOYLES STREET, A DISTANCE OF 541.89 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF JOE BOYLES STREET AND THE WEST RIGHT-OF-WAY LINE OF NORTH 169TH STREET; THENCE S02°59'47"E, ALONG SAID WEST RIGHT-OF-WAY OF NORTH 169TH STREET A DISTANCE OF 457.31 FEET; THENCE S86°53'17"W, A DISTANCE OF 40.23 FEET; THENCE S03°09'38"E, A DISTANCE OF 67.57 FEET; THENCE N87°14'42"E, A DISTANCE OF 40.03 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF NORTH 169TH STREET; THENCE S02°59'47"E ALONG SAID WEST RIGHT-OF-WAY OF NORTH 169TH STREET, A DISTANCE OF 437.46 FEET TO THE POINT OF INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF NORTH 169TH STREET AND THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE N55°45'52"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, A DISTANCE OF 1,239.97 FEET, THENCE N03°02'52"W, A DISTANCE OF 730.57 FEET TO A POINT ON SAID NORTH LINE OF SE1/4 OF SECTION 16, SAID LINE ALSO BEING THE SOUTH LINE OF LOT 295, SAID BRIAR HILLS; THENCE N87°30'52"E ALONG THE SAID NORTH LINE OF THE SE1/4 OF SECTION 16, SAID LINE ALSO BEING THE SOUTH LINE OF LOTS 295, 162 AND OUTLOT "A", SAID BRIAR HILLS, SAID LINE ALSO BEING THE SOUTH LINE OF LOT 1, BRIAR HILLS REPLAT 4, A SUBDIVISION LOCATED IN SAID NE1/4 OF SECTION 16, AND ALSO BEING THE SOUTH LINE OF LOT 1 AND OUTLOT "A", BRIAR HILLS REPLAT 6, A SUBDIVISION LOCATED IN SAID NE1/4 OF SECTION 16, A DISTANCE OF 1,539.03 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,365,553 SQUARE FEET OR 31.349 ACRES, MORE OR LESS.

Eric A. Schaben November 11, 2018
ERIC A. SCHABEN LS-608 DATE

STATE OF NEBRASKA REGISTERED LAND SURVEYOR ERIC A. SCHABEN LS-608

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, VP 168, LLC, THE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR CERTIFICATION AND EMBRACED WITHIN THIS 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 THE TOWNHOMES OF VILLAGE POINTE (LOTS TO BE NUMBERED AS SHOWN); AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS 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 (OPPD), COX COMMUNICATIONS, CENTURYLINK 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-FOOT (16') 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 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, 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 CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTAGES OF ALL CORNER LOTS. 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.

VP 168, LLC,

STEVE CHAMPOUX, MEMBER DATE 7-12-18

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 11th DAY OF July 2018 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME STEVE CHAMPOUX, MEMBER OF TOWNHOMES OF VILLAGE POINTE, LLC, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED. * VP 168, LLC

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Christie Kowalski
NOTARY PUBLIC

State of Nebraska - General Notary
CHRISTIE K GROELSU
My Commission Expires
January 1, 2021

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF THE TOWNHOMES OF VILLAGE POINTE (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

Jeff Russellman 7-25-18
for CITY ENGINEER DATE

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

Jeff Russellman 9-17-18
for CITY ENGINEER DATE

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF THE TOWNHOMES OF VILLAGE POINTE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA.

MAYOR 8/30/18 DATE

ATTEST CITY CLERK

PRESIDENT OF COUNCIL

CITY OF OMAHA, NEBRASKA INCORPORATED 14 MARCH 1857

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF THE TOWNHOMES OF VILLAGE POINTE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD.

CHAIRMAN OF CITY PLANNING BOARD 2/7/18 DATE

REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF THE TOWNHOMES OF VILLAGE POINTE (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

DOUGLAS COUNTY ENGINEER DATE

OFFICIAL SEAL DOUGLAS COUNTY ENGINEER NEBRASKA

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10909 Mill Valley Road, Suite 100 Omaha, NE. 68154
Phone: 402.895.4700 Fax: 402.895.3599
www.eacg.com

E & A CONSULTING GROUP, INC. Engineering Answers

THE TOWNHOMES OF VILLAGE POINTE
LOTS 1 THRU 120 & OUTLOTS "A" THRU "E" INCLUSIVE
OMAHA, NEBRASKA

FINAL PLAT

Revisions				
	Date	Description	Date	Description
1				

Proj No: P2017-016.000
Date: 06/19/18
Designed By: KGV
Drawn By: TRK
Scale: 1" = 60'
Sheet: 1 of 1

J:\Projects\2017\Proj\Civil\Plat\Final Design\FINAL.dwg
7/11/2018 9:16 AM
Jeff Sisel