

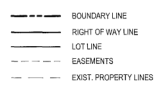
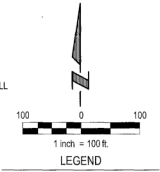
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 Received - DIANE L. BATTATO  
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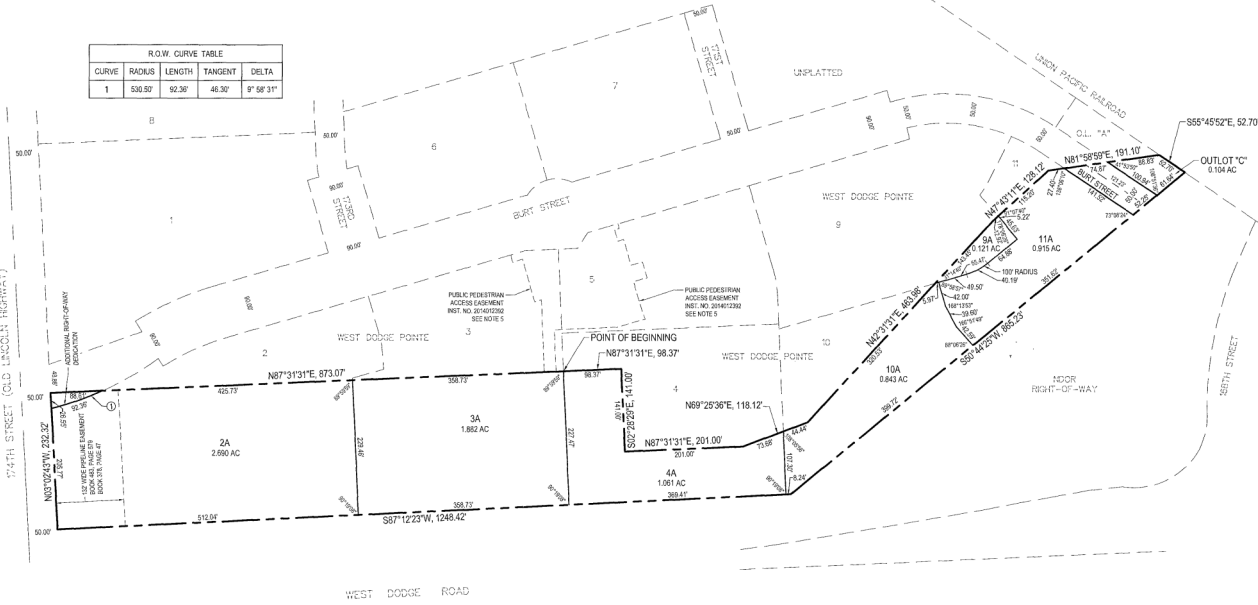
# WEST DODGE POINTE

LOTS 2A, 3A, 4A, 9A, 10A, 11A INCLUSIVE AND OUTLOT "C"

A TRACT OF LAND LOCATED IN PART OF THE SE1/4 OF THE SE1/4 AND PART OF THE SW1/4 OF THE SE1/4, ALL LOCATED IN SECTION 16, TOWNSHIP 15, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	530.92	99.30	46.30	9° 58' 31"



### SURVEYOR'S 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 PERMANENT MONUMENTS AND STAKES HAVE BEEN SET AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN WEST DODGE POINTE (THE LOTS NUMBERED AS SHOWN) A TRACT OF LAND LOCATED IN PART OF THE SE1/4 OF THE SE1/4 AND PART OF THE SW1/4 OF THE SE1/4, ALL LOCATED IN SECTION 16, TOWNSHIP 15, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, WEST DODGE POINTE, A SUBDIVISION LOCATED IN SAID SECTION 16, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 4, SAID WEST DODGE POINTE, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF WEST DODGE ROAD, THENCE ALONG THE SOUTH LINE OF SAID LOT 4, WEST DODGE POINTE, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF WEST DODGE ROAD ON THE FOLLOWING THREE (3) COURSES: (1) THENCE N87°31'31"E (ASSUMED BEARING), A DISTANCE OF 98.37 FEET; (2) THENCE S02°29'29"E, A DISTANCE OF 141.00 FEET; (3) THENCE N87°31'31"E, A DISTANCE OF 201.00 FEET; THENCE N89°25'36"E ALONG SAID SOUTH LINE OF LOT 4, WEST DODGE POINTE, AND THE EASTERLY EXTENSION THERE OF SAID LINE ALSO BEING SAID NORTH RIGHT-OF-WAY LINE OF WEST DODGE ROAD, A DISTANCE OF 118.12 FEET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF WEST DODGE ROAD ON THE FOLLOWING TWO (2) COURSES: (1) THENCE N42°31'31"E, A DISTANCE OF 463.98 FEET; (2) THENCE N47°43'11"E, A DISTANCE OF 128.12 FEET; THENCE N81°58'59"E ALONG SAID NORTH RIGHT-OF-WAY LINE OF WEST DODGE ROAD, SAID LINE ALSO BEING THE SOUTH LINE OF OUTLOT "A", SAID WEST DODGE POINTE, AND THE WESTERLY EXTENSION THERE OF, A DISTANCE OF 191.10 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "A", WEST DODGE POINTE, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, THENCE S55°45'52"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, A DISTANCE OF 62.70 FEET; THENCE S00°44'25"W, A DISTANCE OF 865.23 FEET; THENCE S87°12'23"W, A DISTANCE OF 1248.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 174TH STREET; THENCE N03°02'43"W ALONG SAID EAST RIGHT-OF-WAY LINE OF 174TH STREET, A DISTANCE OF 232.32 FEET TO THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF 174TH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BURT STREET; THENCE N07°31'31"E ALONG SAID SOUTHERLY RIGHT-OF-WAY OF BURT STREET, SAID LINE ALSO BEING THE SOUTH LINE OF LOT 2, SAID WEST DODGE POINTE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 3, WEST DODGE POINTE, A DISTANCE OF 873.07 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 339,102 SQUARE FEET OR 7.785 ACRES, MORE OR LESS.

JASON HEADLEY LS-604  
 DATE 6/19/15

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, TRIBED0, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNERS 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 AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS WEST DODGE POINTE (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE 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, 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; SAID EASEMENT DOES NOT INCLUDE THE NORTHERLY LOT LINES OF LOTS 2A-3A-4A-9A-10A AND 11A; 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. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PRELINES, 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. 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 HERIN GRANTED.

TRIBED0, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

*Arun Agarwal*  
 ARUN AGARWAL, MANAGING MEMBER  
 DATE 6/19/15

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
 COUNTY OF DOUGLAS )

ON THIS 19th DAY OF June, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME ARUN AGARWAL, MANAGING MEMBER OF TRIBED0, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, 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.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.  
*Suzanne DeLeon*  
 NOTARY PUBLIC

### OMAHA CITY COUNCIL ACCEPTANCE

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

*James Stothard*  
 MAYOR  
 DATE August 11, 2015

ATTEST  
*Dawn Burg*  
 CITY CLERK  
 PRESIDENT OF COUNCIL

### APPROVAL OF CITY ENGINEER OF OMAHA

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

*Scott Pfeiffer*  
 CITY ENGINEER  
 DATE 6/24/15

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

*Scott Pfeiffer*  
 CITY ENGINEER  
 DATE 6/23/16

### APPROVAL OF OMAHA CITY PLANNING BOARD

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

*Charmaine*  
 CHAIRMAN OF CITY PLANNING BOARD  
 DATE 4-1-15

### 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.

*Julian Treuschid*  
 COUNTY TREASURER  
 DATE 5/16/16

### REVIEW OF DOUGLAS COUNTY ENGINEER

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

*D. E. S. S.*  
 DOUGLAS COUNTY ENGINEER  
 DATE 7/9/15

### NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO WEST DODGE ROAD FROM LOTS 2A, 3A, 4A, 10A, 11A AND OUTLOT "C" OR TO 174TH STREET FROM LOT 2A.
- A PERMANENT RECIPROCAL INGRESS AND EGRESS, AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 2, 2A, 3, 3A, 4, 4A, 5, 6, 7, 9, 9A, 10, 10A, 11, 11A THEIR GUESTS AND INVITES OVER ALL OF SAID LOTS 2, 2A, 3, 3A, 4, 4A, 5, 6, 7, 9, 9A, 10, 10A, 11, 11A EXCEPT THOSE PARTS OF SAID LOTS 2, 2A, 3, 3A, 4, 4A, 5, 6, 7, 9, 9A, 10, 10A, 11, 11A WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED. ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.
- EASEMENTS IN DEDICATION ARE NOT GRANTED ALONG THE NORTHERLY LOT LINES OF LOTS 2A, 3A, 4A, 9A, 10A AND 11A.

E & A CONSULTING GROUP, INC.  
 Engineering • Planning • Environmental & Field Services  
 10400 Mill Valley Road, Suite 100, Omaha, NE 68154  
 Phone: 402.336.0100 Fax: 402.336.3999  
 www.eandagroup.com

WEST DODGE POINTE  
 DOUGLAS COUNTY, NEBRASKA  
 LOTS 2A, 3A, 4A, 9A, 10A, 11A INCLUSIVE AND OUTLOT "C"

FINAL PLAT

No.	Date	Description
1	6/19/15	Final Plat

Checked By: \_\_\_\_\_  
 Drawn By: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Scale: \_\_\_\_\_  
 Sheet: \_\_\_\_\_ of \_\_\_\_\_