



DEED 2007114587

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Handwritten notes and signatures at the top center, including 'OC-43331-47' and 'FB-OC-43331-42'.

# WEST VILLAGE POINTE REPLAT 5

### LOTS 1 THRU 12, INCLUSIVE AND OUTLOT "A"

BEING A REPLAT OF LOT 7, WEST VILLAGE POINTE, AND OF LOT 2, WEST VILLAGE POINTE REPLAT 2, AND OF LOT 2, WEST VILLAGE POINTE REPLAT 4, SUBDIVISIONS IN DOUGLAS COUNTY, NEBRASKA.

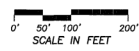
- PERMANENT INGRESS/EGRESS DECLARATION RECORDED AS INSTRUMENT NUMBER 2004167311 OF THE DOUGLAS COUNTY RECORDS AND AS SHOWN ON THE FINAL PLAT OF WEST VILLAGE POINTE.
- PERMANENT SEWER EASEMENT TO SANITARY AND IMPROVEMENT DISTRICT NO. 483 OF DOUGLAS COUNTY, NEBRASKA AND THE CITY OF OMAHA RECORDED AS INSTRUMENT NUMBER 2004167312 OF THE DOUGLAS COUNTY RECORDS AND AS SHOWN ON THE FINAL PLAT OF WEST VILLAGE POINTE.
- INGRESS AND EGRESS EASEMENT GRANTED TO THE OWNERS OF LOT 1, WEST VILLAGE POINTE REPLAT 4.
- 25.00' FOOT WIDE INGRESS AND EGRESS EASEMENT (SEE RECORDED INSTRUMENT)

#### NOTES:

- ALL DIMENSIONS AND ANGLES SHOWN IN PARENTHESIS PERTAIN TO EASEMENTS.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM LOT 2 ONTO 17TH AVENUE.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS ACROSS THE SOUTH LINE OF LOTS 9 AND 8 ONTO BURKE STREET.
- A SEWER AND DRAINAGE EASEMENT IS HEREBY GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 483 OF DOUGLAS COUNTY, NEBRASKA AND THE CITY OF OMAHA, NEBRASKA OVER ALL OF OUTLOT A.
- AN INGRESS AND EGRESS EASEMENT IS HEREBY GRANTED TO THE PUBLIC OVER ALL OF OUTLOT "A".

#### BOUNDARY CURVE INFORMATION

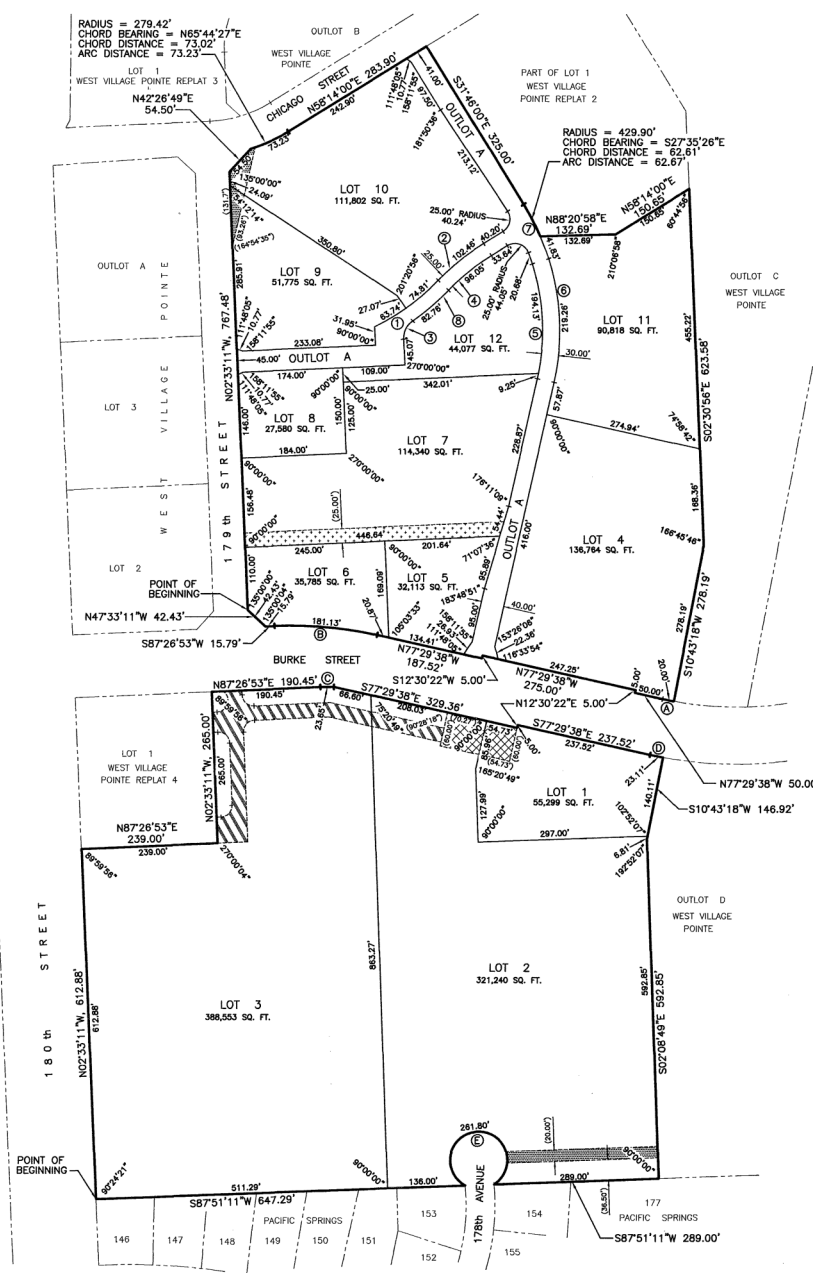
- A** RADIUS = 600.00' CHORD BEARING = N78°26'54"W CHORD DISTANCE = 20.00' ARC DISTANCE = 20.00'
- B** RADIUS = 689.21' CHORD BEARING = N85°01'22"W CHORD DISTANCE = 180.61' ARC DISTANCE = 181.13'
- C** RADIUS = 298.00' CHORD BEARING = N89°43'20"E CHORD DISTANCE = 23.64' ARC DISTANCE = 23.65'
- D** RADIUS = 700.00' CHORD BEARING = S78°26'22"E CHORD DISTANCE = 23.11' ARC DISTANCE = 23.11'
- E** RADIUS = 50.00' CHORD BEARING = S87°51'11"W CHORD DISTANCE = 261.80' ARC DISTANCE = 261.80'



NO.	DELTA	TANGENT	LENGTH	RADIUS
NO. 1	2°29'11"	70.02'	118.55'	387.50'
NO. 2	14°42'08"	51.51'	102.48'	399.30'
NO. 3	5°34'41"	20.33'	37.18'	37.00'
NO. 4	14°42'08"	48.29'	96.05'	374.30'
NO. 5	3°20'43"	104.13'	203.38'	384.00'
NO. 6	3°20'43"	112.27'	218.29'	414.00'
NO. 7	13°55'40"	52.51'	104.50'	429.90'
NO. 8	11°29'41"	41.52'	82.76'	412.50'

APPROVAL OF OMAHA CITY PLANNING BOARD  
THIS PLAT OF WEST VILLAGE POINTE REPLAT 5 WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 27th DAY OF June, 2007.

REVIEW BY DOUGLAS COUNTY ENGINEER  
REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE  
7/20/07  
DOUGLAS COUNTY ENGINEER



#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS WEST VILLAGE POINTE REPLAT 5, LOTS 1 THRU 12, INCLUSIVE, AND OUTLOT "A" BEING A REPLAT OF LOT 7, WEST VILLAGE POINTE, AND OF LOT 2, WEST VILLAGE POINTE REPLAT 2, AND OF LOT 2, WEST VILLAGE POINTE REPLAT 4, SUBDIVISIONS IN DOUGLAS COUNTY, NEBRASKA, ALL BEING PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF LOT 2, SAID WEST VILLAGE POINTE REPLAT 2; THENCE N02°33'11"W (ASSUMED BEARING) 787.48 FEET ON THE WEST LINE OF SAID LOT 2 TO THE NW CORNER THEREOF; THENCE N42°28'49"E 34.50 FEET ON THE NORTH LINE OF SAID LOT 2; THENCE N02°33'11"W 255.00 FEET ON THE WEST LINE OF SAID LOT 2 TO THE SE CORNER OF SAID LOT 2; THENCE N89°43'20"E 23.64 FEET ON THE EAST LINE OF SAID LOT 2 TO THE NE CORNER THEREOF; THENCE S78°26'22"E 23.11 FEET ON THE SOUTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

AND BEGINNING AT THE SW CORNER OF LOT 2, SAID WEST VILLAGE POINTE REPLAT 4; THENCE N02°33'11"W (ASSUMED BEARING) 612.86 FEET ON THE WEST LINE OF SAID LOT 2; THENCE N87°26'53"E 239.00 FEET ON THE WEST LINE OF SAID LOT 2; THENCE N02°33'11"W 255.00 FEET ON THE WEST LINE OF SAID LOT 2 TO THE NW CORNER THEREOF; THENCE N87°26'53"E 190.45 FEET ON THE NORTH LINE OF SAID LOT 2; THENCE N02°33'11"W 255.00 FEET ON THE WEST LINE OF SAID LOT 2 TO THE NE CORNER OF SAID LOT 2; THENCE S78°26'22"E 23.11 FEET ON THE SOUTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

MAY 1, 2007

KNOW ALL MEN BY THESE PRESENTS THAT WE, VILLAGE WEST LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS, AND FIRST NATIONAL BANK OF OMAHA, A NATIONAL BANKING CORPORATION, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND AN OUTLOT TO BE NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HERETOFORE KNOWN AS WEST VILLAGE POINTE REPLAT 5, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, OVEST CORPORATION 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 AND REPAIR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND LINES OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING THE REAR BOUNDARY OF SAID LOT 2 ON A 50.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S87°51'11"W, CHORD DISTANCE 261.80 FEET, AN ARC DISTANCE OF 261.80 FEET; AND THE SOUTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

VILLAGE WEST LLC, A NEBRASKA LIMITED LIABILITY COMPANY  
BY: SALVADORE CARTA, MEMBER

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA ) s.s.  
COUNTY OF DOUGLAS )  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF MAY, 2007 BY SALVADORE CARTA, MEMBER OF VILLAGE WEST LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA ) s.s.  
COUNTY OF DOUGLAS )  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF MAY, 2007 BY ROBERT J. HORAK, VICE PRESIDENT OF FIRST NATIONAL BANK OF OMAHA, A NATIONAL BANKING CORPORATION, ON BEHALF OF SAID CORPORATION.

COUNTY TREASURER'S CERTIFICATE  
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUES OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 9th DAY OF MAY, 2007.

APPROVAL OF OMAHA CITY COUNCIL  
THIS PLAT OF WEST VILLAGE POINTE REPLAT 5 WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 2nd DAY OF June, 2007.

APPROVAL OF CITY ENGINEER  
I HEREBY APPROVE THIS PLAT OF WEST VILLAGE POINTE REPLAT 5 ON THIS 23rd DAY OF June, 2007.

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

SCALE: 1" = 100'

MAY 1, 2007

DOWN BY: RJR

CHECKED BY: JGW

REMARKS:

WEST VILLAGE POINTE REPLAT 5

FINAL PLAT

2 THOMPSON, DRESSEN & BORNER, INC.  
COUNTY ENGINEER & SURVEYOR  
10288 OLD MILL ROAD OMAHA, NEBRASKA 68104  
PHONE: 402.338.8888 FAX: 402.338.8888 EMAIL: TD@TDBO.COM WEBSITE: WWW.TDBO.COM

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