



DEED 2014067662



JUN 29 2014 09:13 P 6

deed 6/19
FEE 40.00
B/K C/D COM
DEL SCAM FV

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
6/20/2014 09:13:53
2014067662

WEST VILLAGE POINTE REPLAT 8

LOTS 1 THRU 7, INCLUSIVE, AND OUTLOT "A"

BEING A REPLATTING OF LOTS 2 AND 3, WEST VILLAGE POINTE, TOGETHER WITH LOTS 4, 5, 6, 7, 8, 9, 11 AND 12 AND OUTLOT "A", WEST VILLAGE POINTE REPLAT 5, BOTH SUBDIVISIONS IN DOUGLAS COUNTY, NEBRASKA.



TD2

engineering & surveying

thompson, dreesen & dorrer, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT PERSONAL SUPERVISION THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF THE LOTS AND OUTLOT BEING PLATTED.

JUNE 24, 2014

DATE:

JAMES D. WARNER,
NEBRASKA RLS 308

DEDICATION

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, BEING THE MORTGAGE HOLDERS 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 MINOR PLAT TO BE HEREAFTER KNOWN AS WEST VILLAGE POINTE REPLAT 8, 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, CENTURYLINK QC 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 LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

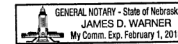
VILLAGE WEST, LLC
A NEBRASKA LIMITED LIABILITY COMPANY
BY: *Salvatore Carta*
SALVADORE CARTA, MEMBER

FIRST NATIONAL BANK OF OMAHA
BY: *Scott Damrow*
SCOTT DAMROW, VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

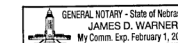
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF JULY 2014 BY SALVADORE CARTA, MEMBER OF VILLAGE WEST, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.



ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

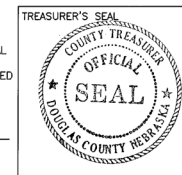
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF JULY 2014 BY SCOTT DAMROW, VICE PRESIDENT OF FIRST NATIONAL BANK OF OMAHA ON BEHALF OF SAID BANK.



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 WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 25 DAY OF July, 2014.

Dwain Bereshoff
DOUGLAS COUNTY TREASURER



PLANNING DIRECTOR'S APPROVAL

APPROVED AS A SUBDIVISION OF NOT MORE THAN TWO (2) LOTS, PARCELS OR TRACTS, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08 HOME RULE CHARTER OF THE CITY OF OMAHA, 1956, THIS SUBDIVISION IS APPROVED AS SHOWN ON THIS PLAT AS RECORDED WITH THE COUNTY REGISTER OF DEEDS WITHIN THIRTY (30) DAYS OF THIS DATE.

APPROVAL OF CITY ENGINEER
I HEREBY APPROVE OF THIS MINOR PLAT OF WEST VILLAGE POINTE REPLAT 8 ON THIS 21 DAY OF August, 2014.

Cheri Rockwell
PLANNING DIRECTOR

David P. [Signature]
CITY ENGINEER

NOTES:

- ANGLES SHOWN ADJACENT TO CURVES ARE MEASURED TO THE CHORD LINE OF SAID CURVE.
- THERE WILL BE NO DIRECT VEHICULAR ACCESS ALLOWED TO BURKE STREET OVER THE SOUTH LINE OF LOTS 3 AND 6.
- THERE WILL BE NO DIRECT VEHICULAR ACCESS ALLOWED TO 180th STREET OVER THE WEST LINE OF LOTS 6 AND 7.
- 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".

PROPERTY LINE	CURVE INFORMATION
CURVE NO.	DELTA TANGENT LENGTH RADIUS
CURVE 1	53°03'22" 30.80' 57.13' 61.70'
CURVE 2	53°03'22" 55.76' 103.43' 111.70'
CURVE 3	32°09'29" 72.06' 140.32' 250.00'
CURVE 4	32°09'29" 57.65' 112.26' 200.00'
CURVE 5	12°02'37" 50.37' 100.37' 477.50'
CURVE 6	15°01'18" 69.55' 138.30' 527.50'
CURVE 7	05°12'00" 17.25' 34.48' 379.90'

PERMANENT SEWER EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 483 OF DOUGLAS COUNTY, NEBRASKA AND THE CITY OF OMAHA RECORDED AS INSTRUMENT NUMBER 20041673120F THE DOUGLAS COUNTY RECORDS AND AS SHOWN ON THE FINAL PLAT OF WEST VILLAGE POINTE REPLAT 5.

OUTLOT A
WEST VILLAGE POINTE

LOT 7
57,785 SQUARE FEET OR 1.327 ACRES

LOT 6
68,990 SQUARE FEET OR 1.584 ACRES

LOT 1
WEST VILLAGE POINTE REPLAT 4

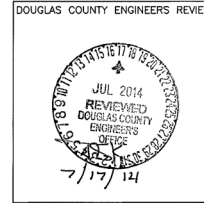
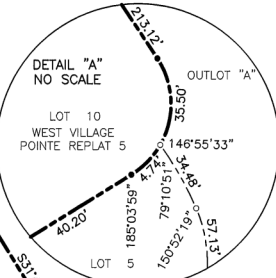
LOT 4
72,666 SQUARE FEET OR 1.668 ACRES

LOT 5
79,449 SQUARE FEET OR 1.824 ACRES

LOT 3
113,556 SQUARE FEET OR 2.607 ACRES

LOT 2
51,252 SQUARE FEET OR 1.177 ACRES

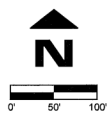
LOT 1
WEST VILLAGE POINTE



LEGEND

- CORNERS FOUND (5/8" REBAR)
- CORNERS SET (5/8" REBAR W/CAP #308)

WEST VILLAGE POINTE REPLAT 8
LOTS 1 THRU 7, INCLUSIVE & OUTLOT A



Revision Dates

No.	Description	MM-DD-YY

Job No.: A738-14-1A
Drawn By: RJR
Reviewed By: JDW
Date: JUNE 24, 2014
Book:
Page:

CITY OF OMAHA
MINOR PLAT WITH
ADMINISTRATIVE
APPROVAL

Sheet Number

SHEET 1 OF 1

M5643