

# CHARLESTON POINTE

LOT 1

## LEGEND

- CORNERS FOUND
- R RECORDED DISTANCE
- M MEASURED DISTANCE
- CTP CRIMPED TOP PIPE



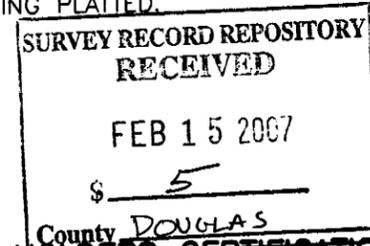
SCALE:  
1" = 50'

ADDRESS, LOT 1,  
10702 "Q" STREET

BEING A REPLAT OF PART OF THE SOUTH 200 FEET OF THE EAST 200 FEET OF LOT 1 IN MOCKINGBIRD HILLS WEST, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1; THENCE N89°40'W (ASSUMED BEARING) ALONG THE NORTH RIGHT-OF-WAY LINE OF "Q" STREET A DISTANCE OF 200.00 FEET; THENCE N00°00'E A DISTANCE OF 200.00 FEET; THENCE S89°40'E A DISTANCE OF 200.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 107TH STREET; THENCE S00°00'W ALONG THE WEST RIGHT OF WAY LINE OF 107TH STREET A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF OMAHA, BY WARRANTY DEED FILED JANUARY 4, 1994, IN BOOK 1968 AT PAGE 538.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF THE LOT BEING PLATTED.



JAMES D. WARNER,  
NEBRASKA R.L.S. 308

JANUARY 25, 2007  
DATE:

## OWNER'S AND MORTGAGE HOLDERS CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, HODGES ENTERPRISES #4, LLC., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS, AND UNION BANK AND TRUST COMPANY, BEING THE MORTGAGE HOLDERS OF THE PROPERTY DESCRIBED HEREON AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A LOT AS SHOWN ON THIS PLAT.

HODGES ENTERPRISES #4, LLC,  
A NEBRASKA LIMITED LIABILITY COMPANY

UNION BANK AND TRUST COMPANY

BY:  
DEAN HODGES, MANAGING MEMBER

BY:  
DANA FALTER, VICE-PRESIDENT,  
COMMERCIAL LENDING

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) s.s.

THE FOREGOING OWNER'S CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, BY DEAN HODGES, MANAGING MEMBER OF HODGES ENTERPRISES #4, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

\_\_\_\_\_  
NOTARY PUBLIC

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) s.s.

THE FOREGOING MORTGAGE HOLDERS CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, BY DANA FALTER, VICE-PRESIDENT OF COMMERCIAL LENDING FOR UNION BANK AND TRUST COMPANY, ON BEHALF OF SAID BANK.

\_\_\_\_\_  
NOTARY PUBLIC

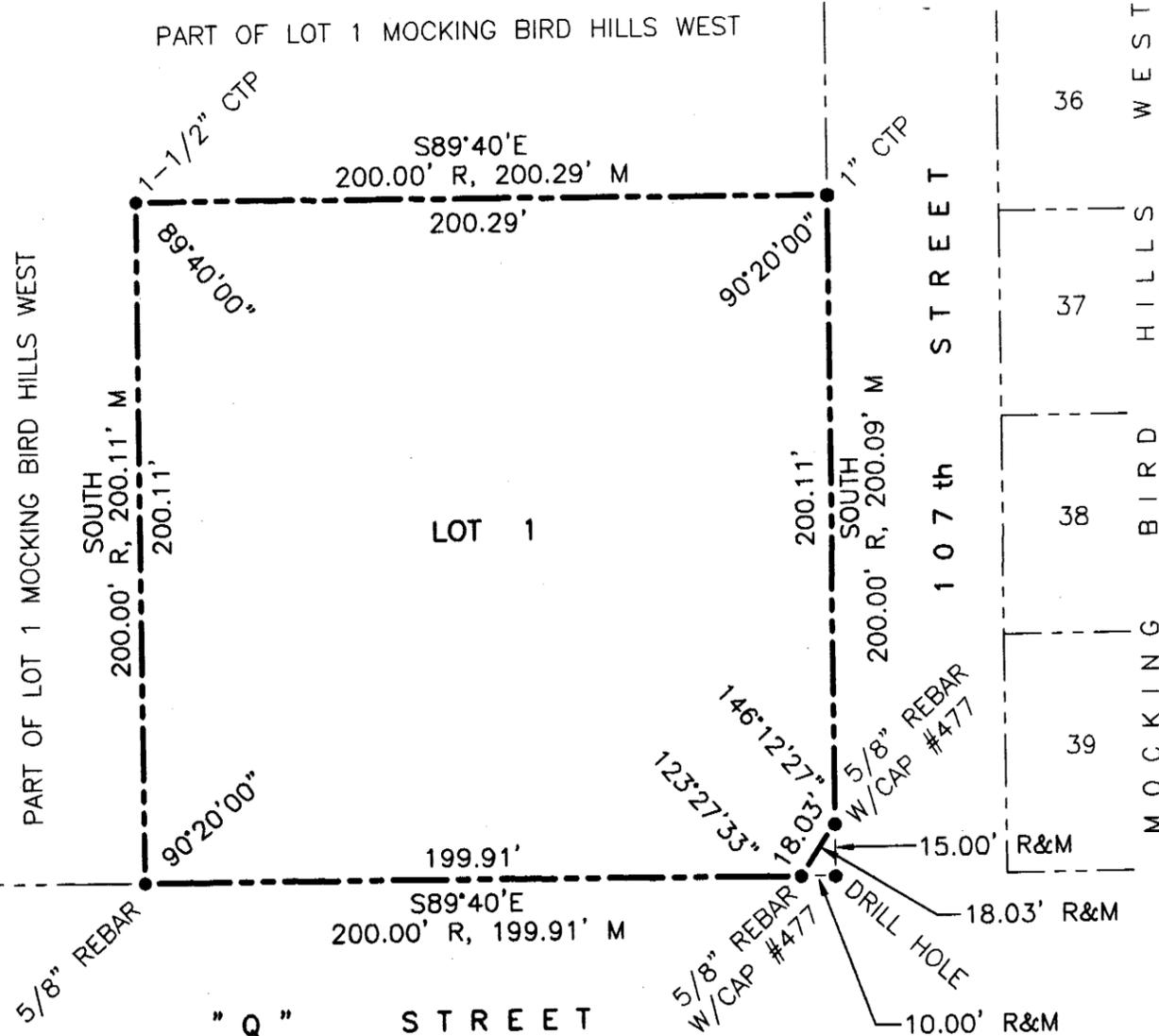
## COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE:

BOOK 06-38, PAGES 38 to 42

\_\_\_\_\_  
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 APPROVAL IS VOID UNLESS THIS PLAT IS FILED AND RECORDED WITH THE COUNTY REGISTER OF DEEDS WITHIN THIRTY (30) DAYS OF THIS DATE.

DATE:

\_\_\_\_\_  
PLANNING DIRECTOR

SCALE: 1" = 50'  
DATE: JAN. 25, 2007  
DRAWN BY: RJR  
CHECKED BY: JDW  
REVISIONS:

CITY OF OMAHA  
ADMINISTRATIVE SUBDIVISION  
HODGES ENTERPRISES

THOMPSON, DRESSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors  
10838 OLD MILL ROAD OMAHA, NEBRASKA 68154  
EMAIL: TD2MAIL@TD2CO.COM  
WEBSITE: WWW.TD2CO.COM  
PHONE: 402.330.8960 FAX: 402.330.5866



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