



DEED 2003130678

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE



JUL 08 2003 11:23 P 7

RECEIVED

**THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT**

deed  
7  
11

FEE 40.50  
BKP 8-14-11 C/O \_\_\_\_\_ COMP W  
DEL KS SCAN \_\_\_\_\_ FV \_\_\_\_\_

*[Signature]*  
New - 02-28741  
CC-09054 - old  
FB 01-60000 - old



E&A CONSULTING GROUP, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
OMAHA & LINCOLN

DOUGLAS C. WALTER, P.E.  
SENIOR PROJECT MANAGER

12001 Q STREET  
OMAHA, NE 68137-3542 • (402) 895-4700  
FAX (402) 895-3599

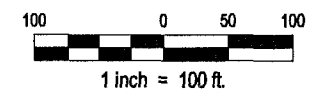
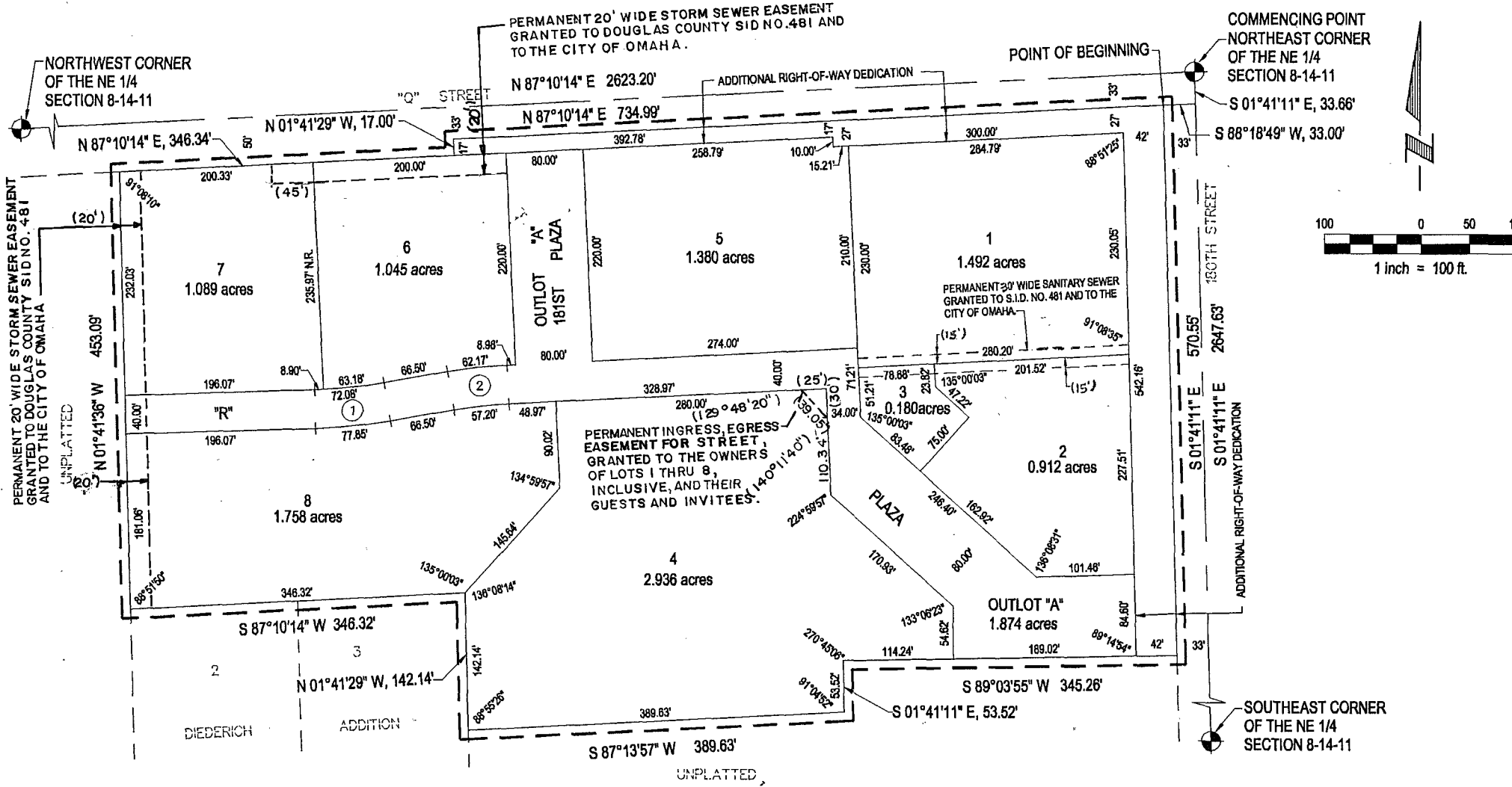
E-MAIL [dwalter@eacg.com](mailto:dwalter@eacg.com)  
[www.eacg.com](http://www.eacg.com)

# 180TH PLAZA

LOTS 1 THRU 8 INCLUSIVE & OUTLOT "A"

Being a platting of part of the NE 1/4 of Section 8; and also being a replatting of Lot 1, Diederich Addition, a subdivision located in said NE 1/4 of Section 8; all located in Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska

IN ACCORDANCE WITH THE CLUSTER REGULATIONS OF CHAPTERS 53 AND 55 OF THE OMAHA MUNICIPAL CODE.



### DEDICATION

Know all men by these presents that we, KVI Associates, Inc., Owners of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots to be numbered as shown, said subdivision to be hereafter known as 180TH PLAZA (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property, and we do hereby grant the easements as shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District, Qwest 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 all open spaces, common ground, recreational areas and nonpublic roads. 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.

In witness whereof, we do set our hands.

KVI ASSOCIATES, INC.

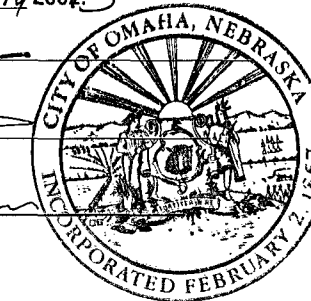
*George W. Ventelicher*  
George W. Ventelicher, President

### OMAHA CITY COUNCIL ACCEPTANCE

This plat of 180TH PLAZA (lots numbered as shown) was approved by the City Council of Omaha on this 11<sup>th</sup> day of February, 2002.

MAYOR *Mike Jahoy*

ATTEST *Buster Brown*  
CITY CLERK  
ACTING PRESIDENT OF COUNCIL



### APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of 180TH PLAZA (lots numbered as shown) as to the Design Standards this 1 day of MAY, 2002.

*Lenny Verciga*  
CITY ENGINEER

### APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of 180TH PLAZA (lots numbered as shown) was approved by the City Planning Board on this 2nd day of April, 2002.

*John L. Joich*  
CHAIR OF CITY PLANNING BOARD

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

*Michael J. Meckna* 7/7/03  
CITY ENGINEER Date

### REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the 180TH PLAZA (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 3rd day of April, 2002.

*Kurt R. Ruff*  
DOUGLAS COUNTY ENGINEER

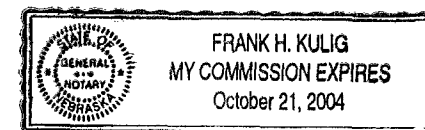
### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )

On this 25th day of April, 2002, before me, the undersigned, a Notary Public in and for said County, personally came George W. Ventelicher, President of KVI Associates, Inc., 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 as such officer of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

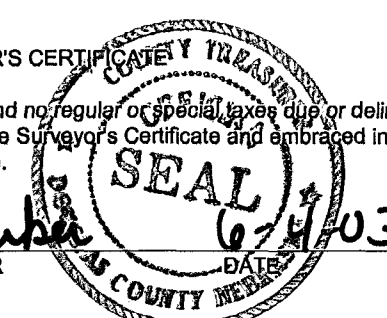
*Frank H. Kulig*  
Notary Public



### 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 Surveyor's Certificate and embraced in this plat as shown by the records of this office.

*Carol J. Pank*  
COUNTY TREASURER



CENTER-LINE CURVE TABLE			
CURVE	RADIUS	LENGTH	TANGENT
1	530.00'	74.97'	37.55'
2	480.00'	59.59'	29.59'

### NOTES

- A permanent reciprocal Ingress and Egress, Parking, Sidewalk and Pedestrian Easement is granted to the owners of Lots 1 thru 8, inclusive, and Outlot "A", their guests and invitees over all of said Lots 1 thru 8, inclusive, and Outlot "A", except those parts of said Lots 1 thru 8, inclusive, and Outlot "A" which are occupied by buildings as constructed.
- Direct vehicular access to 180th Street and to "Q" Street is not allowed except from Outlot "A", and said access to 180th Street will be right-in/right-out only when future improvements are completed.
- A permanent Ingress and Egress and Parking Easement over all of Outlot "A" is granted to the owners of Lots 1 thru 8, inclusive, and to their guests and invitees.
- A permanent Sanitary Sewer and Storm Sewer Easement is granted to Douglas County SID No. 481 and to the City of Omaha over all of Outlot "A".
- All lot lines are radial to curved streets unless shown as (NR).
- All angles are 90° unless otherwise noted.
- All dimensions shown with parentheses are for easement location.
- A permanent ingress/egress Easement to and from Outlot "A" is granted to the owners, their guests and their invitee of the property south and west of, and abutting said Outlot "A".
- Lots 1 through 8 inclusive and Outlot "A" will be developed in accordance with the Cluster Regulations of Chapters 53 and 55 of Omaha Municipal Code.

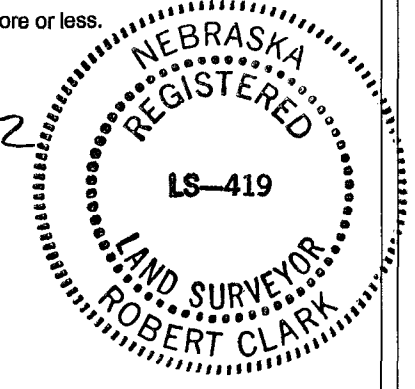
### SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary 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, angle points and ends of all curves in 180TH PLAZA (the lots numbered as shown), being a platting of part of the NE 1/4 of Section 8; and also being a replatting of Lot 1, Diederich Addition, a subdivision located in said NE 1/4 of Section 8; all located in Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of said NE 1/4 of Section 8, a distance of 33.66 feet; thence S88°18'49"W, a distance of 33.00 feet to the point of intersection of the West right-of-way line of 180th Street and the South right-of-way line of "Q" Street, said point also being the point of beginning; thence S01°41'11"E along said West right-of-way line of 180th Street, a distance of 570.55 feet; thence S89°03'55"W, a distance of 345.28 feet; thence S01°41'11"E, a distance of 53.52 feet; thence S87°13'57"W, a distance of 389.63 feet to a point on the East line of Lot 3, said Diederich Addition; thence N01°41'29"W along said East line of Lot 3, Diederich Addition, a distance of 142.14 feet to the Northeast corner of said Lot 3, Diederich Addition; thence S87°10'14"W along the North line of said Lot 3, Diederich Addition, and also the North line of Lot 2, said Diederich Addition, said line also being the South line of said Lot 1, Diederich Addition and the Easterly extension thereof, a distance of 346.32 feet to the Southwest corner of said Lot 1, Diederich Addition, said point also being the Northwest corner of said Lot 2, Diederich Addition; thence N01°41'30"W along the West line of said Lot 1, Diederich Addition, a distance of 453.09 feet to the Northwest corner of said Lot 1, Diederich Addition, said point also being on said South right-of-way line of "Q" Street; thence N87°10'14"E along the North line of said Lot 1, Diederich Addition, and the Easterly extension thereof, said line also being said South right-of-way line of "Q" Street, a distance of 346.34 feet; thence N01°41'29"W along said South right-of-way line of "Q" Street, a distance of 170.00 feet; thence N87°10'14"E along said South right-of-way line of "Q" Street, a distance of 734.99 feet to the point of beginning.

Said tract of land contains an area of 590,490 square feet or 13.556 acres, more or less.

*Robert Clark* 4-19-02  
Robert Clark, LS-419 Date



**E&A CONSULTING GROUP, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

7136 SOUTH 26TH STREET, SUITE D  
LINCOLN, NE 68506-5941  
PHONE: (402) 885-5800  
FAX: (402) 402-2718

180TH PLAZA  
OMAHA, NEBRASKA

FINAL PLAT

Revisions	Date
( )	

Proj No: 2000044-01  
Date: 3-7-02  
Designed By: JDE  
Drawn By: TRH  
Checked By (Design):  
Checked By (Insp):  
Checked By (Cad Mgr):  
Scale: 1" = 100'  
Sheet 1 of 1