

DEED 2004016691



FEB 09 2004 09:49 P 7

Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
2/9/2004 9:49:25 AM



2004016691

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

new # 02-28742

FEE 3900 FB 02-28741

7/8

BKP _____ C/O _____ COMP _____

DEL PV SCAN _____ FV _____

L

180TH PLAZA REPLAT ONE

LOTS 1 THRU 3 INCLUSIVE & OUTLOT "A"

Being a replatting of Lots 1 thru 4 inclusive and Outlot "A", 180th Plaza, a subdivision located in the NE 1/4 of Section 8, 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.

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments have been placed at all corners of all lots, streets, angle points and ends of all curves in 180th Plaza Replat One (the lots numbered as shown) being a replat of all of Lots 1 thru 4 inclusive and Outlot "A", 180th Plaza, a subdivision located in the NE 1/4 of Section 8, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

Containing an area of 7.394 acres, more or less.

Robert Clark
Robert Clark, LS-419

JAN. 24, 2004
Date



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 REPLAT ONE (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. Venteicher
George W. Venteicher, President

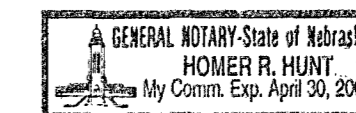
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this *27TH* day of *JAN.*, 2004, before me, the undersigned, a Notary Public in and for said County, personally came George W. Venteicher, 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.

Homer R. Hunt
Notary Public



APPROVAL OF OMAHA CITY PLANNING DIRECTOR

This plat of 180TH PLAZA REPLAT ONE was approved as a subdivision of 180TH PLAZA in compliance with Section 53-10 (3), Omaha Municipal Code, with plat requirements waived per Section 7.08, Home Rule Charter of the City of Omaha. This minor subdivision plat is void if this plat is not recorded within thirty (30) days of the date of the Planning Director's signature.

[Signature] 2/5/04
CITY PLANNING DIRECTOR DATE

APPROVAL OF CITY ENGINEER OF OMAHA

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

[Signature] 2/7/04
CITY ENGINEER DATE

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.

[Signature] 2/24/04
COUNTY TREASURER DATE

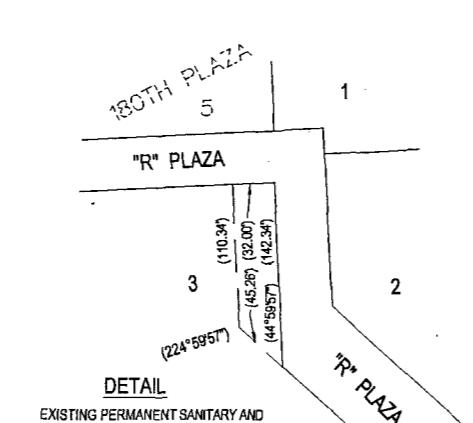
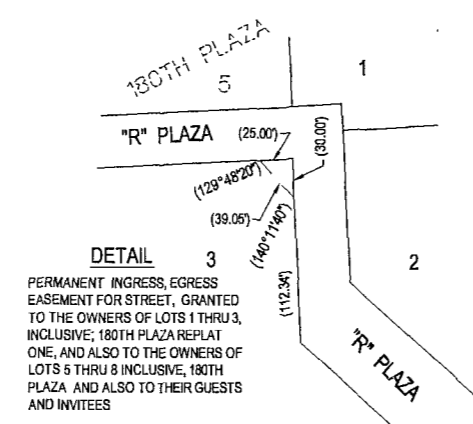


- ① S 87°10'14" W 48.97'
- ② R=480.00' L=57.20'
LC=S 83°36'30" W 57.16'
- ③ S 80°02'47" W 66.50'
- ④ R=540.00' L=77.85'
LC=S 84°10'35" E 77.78'
- ⑤ S 88°18'24" W 196.07'
- ⑥ N 01°41'36" E 40.00'
- ⑦ N 88°18'24" E 196.07'
- ⑧ R=500.00' L=72.08'
LC=N 84°10'35" E 72.02'
- ⑨ N 80°02'47" E 66.50'
- ⑩ R=500.00' L=62.17'
LC=N 83°36'30" E 62.13'
- ⑪ N 87°10'14" E 8.98'

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	520.00'	74.97'	37.55'	8°15'37"
2	480.00'	59.68'	29.88'	7°07'27"

NOTES

1. A PERMANENT RECIPROCAL INGRESS AND EGRESS, PARKING, SIDEWALK AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 1 THRU 3, INCLUSIVE, AND OUTLOT "A", 180TH PLAZA REPLAT ONE, AND ALSO SAID EASEMENT IS GRANTED TO THE OWNERS OF LOTS 5 THRU 8 INCLUSIVE, 180TH PLAZA, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 1 THRU 3, INCLUSIVE, AND OUTLOT "A", 180TH PLAZA REPLAT ONE, EXCEPT THOSE PARTS OF SAID LOTS 1 THRU 3, INCLUSIVE, AND OUTLOT "A", 180TH PLAZA REPLAT ONE, WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED. THE FOREGOING RECIPROCAL PARKING EASEMENT SHALL NOT BE APPLICABLE TO SAID LOT 1, 180TH PLAZA REPLAT ONE.
2. 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".
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (NR).
4. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR EASEMENT LOCATION.
6. A PERMANENT INGRESS/EGRESS EASEMENT TO AND FROM OUTLOT "A" IS GRANTED TO THE OWNERS, THEIR GUESTS AND THEIR INVITEES, OF THE PROPERTY SOUTH AND WEST OF AND ABUTTING SAID OUTLOT "A".
7. LOTS 1 THROUGH 3 INCLUSIVE AND OUTLOT "A" WILL BE DEVELOPED IN ACCORDANCE WITH THE CLUSTER REGULATIONS OF CHAPTERS 53 AND 55 OF OMAHA MUNICIPAL CODE.
8. 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.



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



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LINCOLN, NE 68516-8841
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FAX: (402) 402-7216

180TH PLAZA REPLAT ONE

MINOR PLAT

Revisions	
No.	Date

Proj No: 2000044.02
Date: 08-27-2003
Designed By: DW
Drawn By: LDD
Checked By (Design):
Checked By (Insp):
Checked By (Crd Mgr):
Scale: 1" = 100'
Sheet: 1 of 1