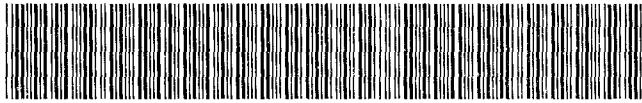



DEED 2004120509



SEP 09 2004 14:56 P 7

Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
9/9/2004 14:56:50.08

2004120509

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

deed 9
7/8
FEE 39.00 FB 7 lev - OC-28748
OC-28742-old
OC-28741-old
BKP _____ C/O _____ COMP db
DEL MS SCAN _____ FV _____

Temp. 12.4.01

E+A consulting

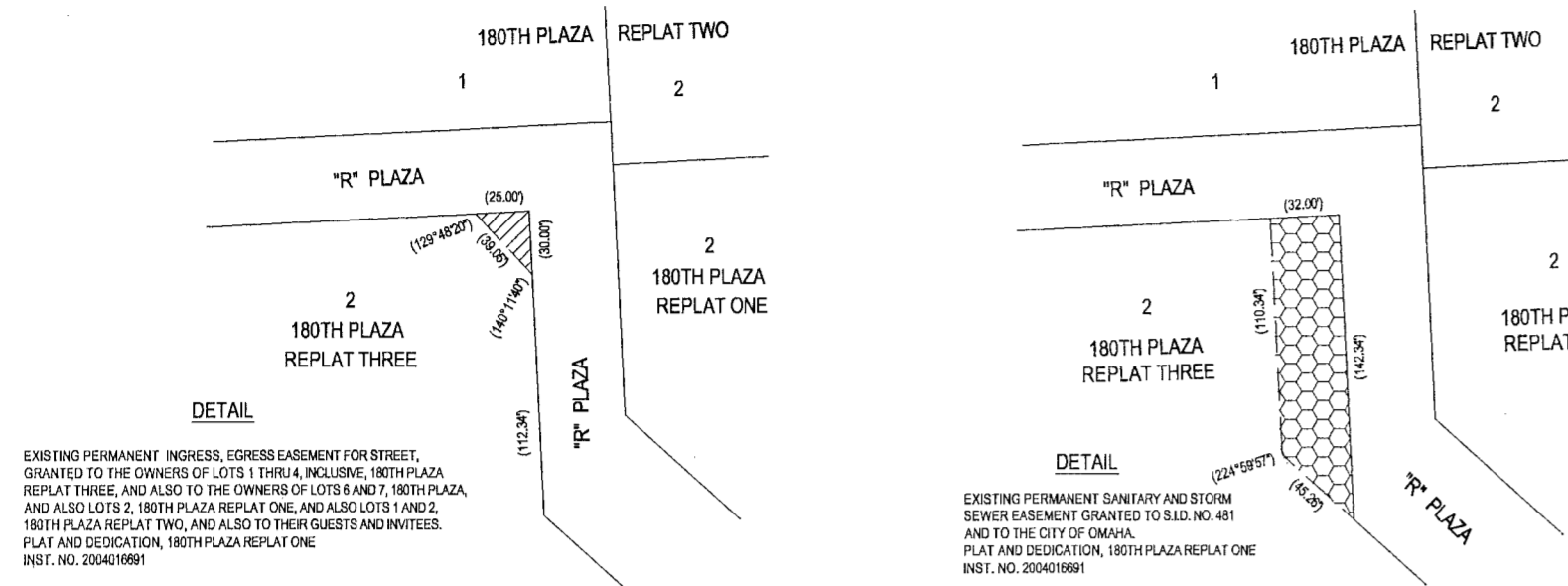
*E+A consulting
12001 Q St
Omaha, NE 68137*

180TH PLAZA REPLAT THREE

LOTS 1 THRU 4 INCLUSIVE & OUTLOT "A"

Being a replatting of Lot 8, 180th Plaza, a subdivision located in the NE 1/4 of Section 8; and also a replatting of Lot 3 and Outlot "A", 180th Plaza Replat One, 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.

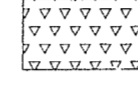


EXISTING PERMANENT INGRESS, EGRESS EASEMENT FOR STREET, GRANTED TO THE OWNERS OF LOTS 1 THRU 4, INCLUSIVE, 180TH PLAZA REPLAT THREE, AND ALSO TO THE OWNERS OF LOTS 6 AND 7, 180TH PLAZA, AND ALSO LOTS 1 AND 2, 180TH PLAZA REPLAT ONE, AND ALSO LOTS 1 AND 2, 180TH PLAZA REPLAT TWO, AND ALSO TO THEIR GUESTS AND INVITEES. PLAT AND DEDICATION, 180TH PLAZA REPLAT ONE. INST. NO. 2004016691

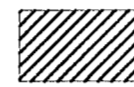
EXISTING PERMANENT SANITARY AND STORM SEWER EASEMENT GRANTED TO S.I.D. NO. 481 AND TO THE CITY OF OMAHA. PLAT AND DEDICATION, 180TH PLAZA REPLAT ONE. INST. NO. 2004016691



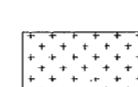
EXISTING PERMANENT EASEMENT AND RIGHT-OF-WAY GRANTED TO M.U.D. INST. NO. 2003133400



EXISTING PERMANENT SANITARY SEWER AND STORM SEWER EASEMENT GRANTED TO DOUGLAS COUNTY SID NO. 481 AND THE CITY OF OMAHA. PLAT AND DEDICATION, 180TH PLAZA REPLAT ONE. INST. NO. 2003130678

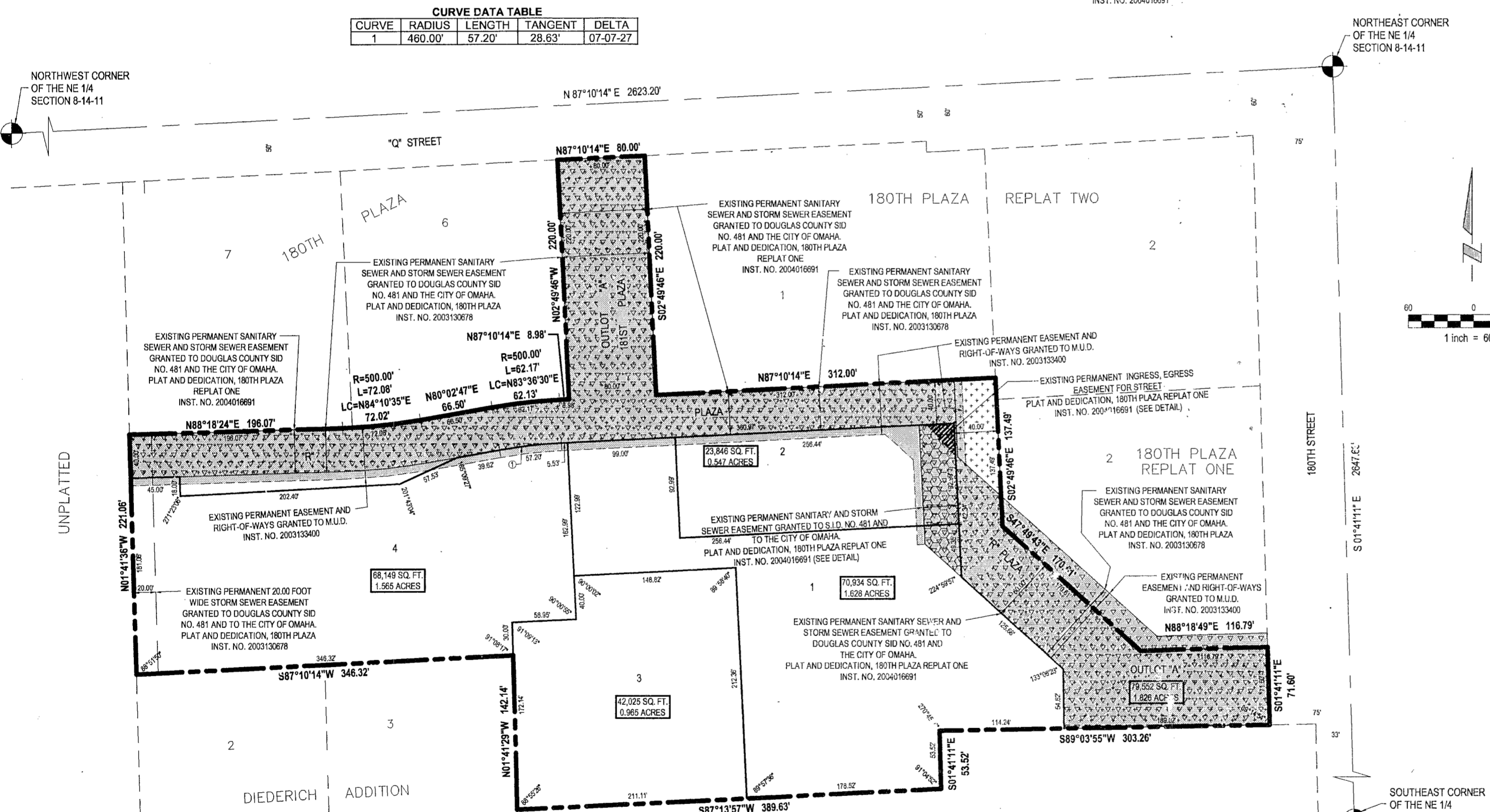


EXISTING PERMANENT INGRESS, EGRESS EASEMENT FOR STREET PLAT AND DEDICATION, 180TH PLAZA REPLAT ONE. INST. NO. 2004016691

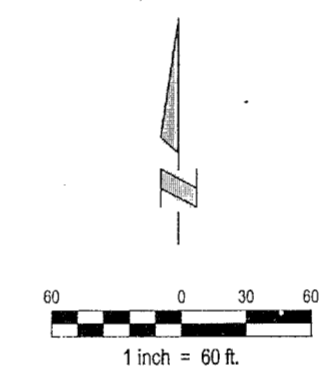


EXISTING PERMANENT SANITARY AND STORM SEWER EASEMENT GRANTED TO S.I.D. NO. 481 AND TO THE CITY OF OMAHA. PLAT AND DEDICATION, 180TH PLAZA REPLAT ONE. INST. NO. 2004016691

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	460.00'	57.20'	28.63'	07-07-27



NORTHEAST CORNER OF THE NE 1/4 SECTION 8-14-11



NOTES

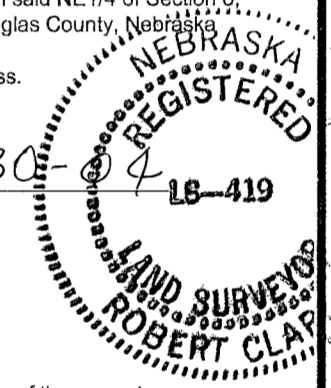
1. A PERMANENT RECIPROCAL INGRESS AND EGRESS, PARKING, SIDEWALK AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 1 THRU 4, INCLUSIVE, AND OUTLOT "A", 180TH PLAZA REPLAT THREE, THEIR GUESTS AND INVITEES; AND ALSO SAID EASEMENT IS GRANTED TO THE OWNERS OF LOTS 6 AND 7, 180TH PLAZA, THEIR GUESTS AND INVITEES; AND ALSO LOTS 1 AND 2, 180TH PLAZA REPLAT ONE, THEIR GUESTS AND INVITEES; SAID EASEMENT IS GRANTED OVER ALL OF SAID LOTS 1 THRU 4, INCLUSIVE, AND OUTLOT "A", 180TH PLAZA REPLAT THREE, EXCEPT THOSE PARTS OF SAID LOTS 1 THRU 4, INCLUSIVE, AND OUTLOT "A", 180TH PLAZA REPLAT THREE, WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED. THE FOREGOING RECIPROCAL PARKING EASEMENT SHALL NOT BE APPLICABLE TO SAID LOT 1, 180TH PLAZA REPLAT TWO.
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 4, 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.

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 Three (the lots numbered as shown) being a replatting of Lot 8, 180th Plaza, a subdivision located in the NE 1/4 of Section 8; and also a replatting of Lot 3 and Outlot "A", 180th Plaza Replat One, 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.

Robert Clark
Robert Clark, LS-419

6-30-04
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 THREE (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 foundations 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.
George W. Venteicher, President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
On this 30th day of June, 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.
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.
Julie M. Haney, Official Seal, Douglas County Treasurer

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.
Henry Kegerer, City Engineer, Date 7/20/04

APPROVAL OF OMAHA CITY PLANNING DIRECTOR
This plat of 180TH PLAZA REPLAT THREE 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.
CITY PLANNING DIRECTOR, Date 9/9/04

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

12001 Q STREET
OMAHA, NE 68137
PHONE: (402) 986-4700
FAX: (402) 986-5586

180TH PLAZA REPLAT THREE
OMAHA, NEBRASKA

MINOR PLAT

Revisions
Date

Proj No: 2000044.01
Date: 06/23/2004
Designed By:
Drawn By: DAS
Checked By (Degr):
Checked By (Insp):
Checked By (Cak/Mgr):
Scale: 1" = 60'
Sheet 1 of 1

M 4497