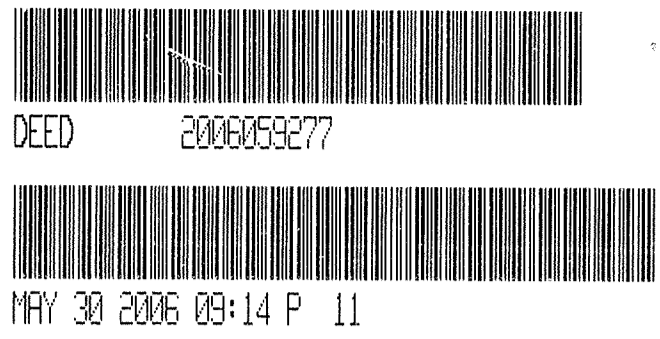


621 #47
Skyline Country West
Lots 1-6



SKYLINE COUNTRY WEST

LOTS 1 THRU 6 AND OUTLOT 1, INCLUSIVE

A PLATTING OF PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER ALL IN SECTION 13, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M.,
DOUGLAS COUNTY, NEBRASKA.

NOTES

- ALL BEARINGS AND DISTANCES ARE ACTUAL UNLESS OTHERWISE NOTED.
- ALL LOT CORNERS, CHANGES IN DIRECTION AND THE BEGINNING AND ENDS OF CURVES ARE MARKED WITH 24" LONG #5 REBARS DRIVEN FLUSH WITH THE GROUND WITH A CAP STAMPED L.S. 490.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVES ARE RADIAL UNLESS LABELED NR (NON-RADIAL).
- NO DIRECT ACCESS WILL BE ALLOWED FROM LOT 1 TO SKYLINE ROAD.

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER ALL IN SECTION 13, T15N, R10E, OF THE 6TH P.M. DOUGLAS COUNTY NEBRASKA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 87° 43' 05" EAST (BEARINGS REFERENCED TO THE NEBRASKA STATE PLANE SYSTEM, NAD 83) FOR 970.31 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER TO A POINT LYING 341.78 WEST OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 02° 41' 55" WEST FOR 861.09 FEET; THENCE SOUTH 87° 45' 18" WEST FOR 969.42 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SAID POINT LYING 661.71 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 87° 56' 45" WEST FOR 46.05 FEET; THENCE SOUTH 02° 09' 15" EAST FOR 354.55 FEET; THENCE SOUTH 87° 50' 38" WEST FOR 774.90 FEET TO THE EAST RIGHT OF WAY OF SKYLINE ROAD; THENCE SOUTH 09° 11' 23" WEST FOR 274.27 FEET ALONG SAID EAST RIGHT OF WAY TO THE NORTH RIGHT OF WAY OF CUMBERLAND DRIVE; THENCE SOUTH 82° 07' 50" EAST FOR 220.94 FEET ALONG THE NORTH RIGHT OF WAY OF CUMBERLAND DRIVE TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 87° 49' 48" EAST FOR 662.73 FEET TO THE POINT OF BEGINNING.

CONTAINS 916,995 SQUARE FEET OR 21.05 ACRES.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, GOTTSCHE LAND CO., OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SKYLINE COUNTRY WEST (LOTS NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST COMMUNICATIONS AND ANY COMPANY WHICH HAS BEEN GRANTED A FRAANCHISE 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 A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN-FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE-DESCRIBED ADDITION. SAID SIXTEEN-FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT FOR WATER DISTRIBUTION AND AQUILA, INC. FOR GAS DISTRIBUTION, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL STREETS. 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.

GOTTSCHE LAND CO.

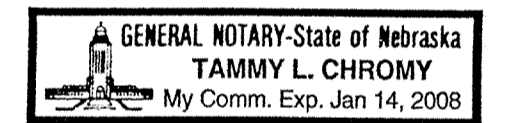
BRETT A. GOTTSCHE
PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 21 DAY OF Feb, 2006
A.D., BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED BRETT A. GOTTSCHE, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS PRESIDENT OF GOTTSCHE LAND CO., A NEBRASKA CORPORATION, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING DEDICATION TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL
THE DATE LAST FORESAID.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY AS THE UNDERSIGNED REGISTERED LAND SURVEYOR, THAT I HAVE SURVEYED THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR WILL BE SET AS DESCRIBED HEREON, ON OR BEFORE DECEMBER 31, 2006.

Michael R. Frecks, L.S. 490
REGISTERED LAND SURVEYOR
MICHAEL R. FRECKS

1-11-06
DATE

COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF SKYLINE COUNTRY WEST WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

May 30, 2006
DATE
DOUGLAS COUNTY ENGINEER

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, THROUGH THE DATE OF MAY 20, 2006.

DOUGLAS COUNTY TREASURER

APPROVAL OF ELKHORN CITY COUNCIL

THIS PLAT OF SKYLINE COUNTRY WEST WAS APPROVED AND ACCEPTED BY THE CITY OF ELKHORN ON THIS 26th DAY OF MAY, 2006.

DOUGLAS COUNTY TREASURER

APPROVAL OF CITY PLANNING COMMISSION

THIS PLAT OF SKYLINE COUNTRY WEST WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ELKHORN ON THIS 26th DAY OF MAY, 2006.

CHAIRMAN, CITY PLANNING COMMISSION

CENTERLINE CURVE TABLE

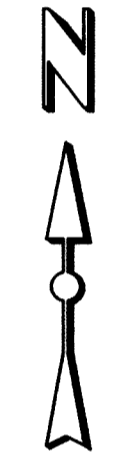
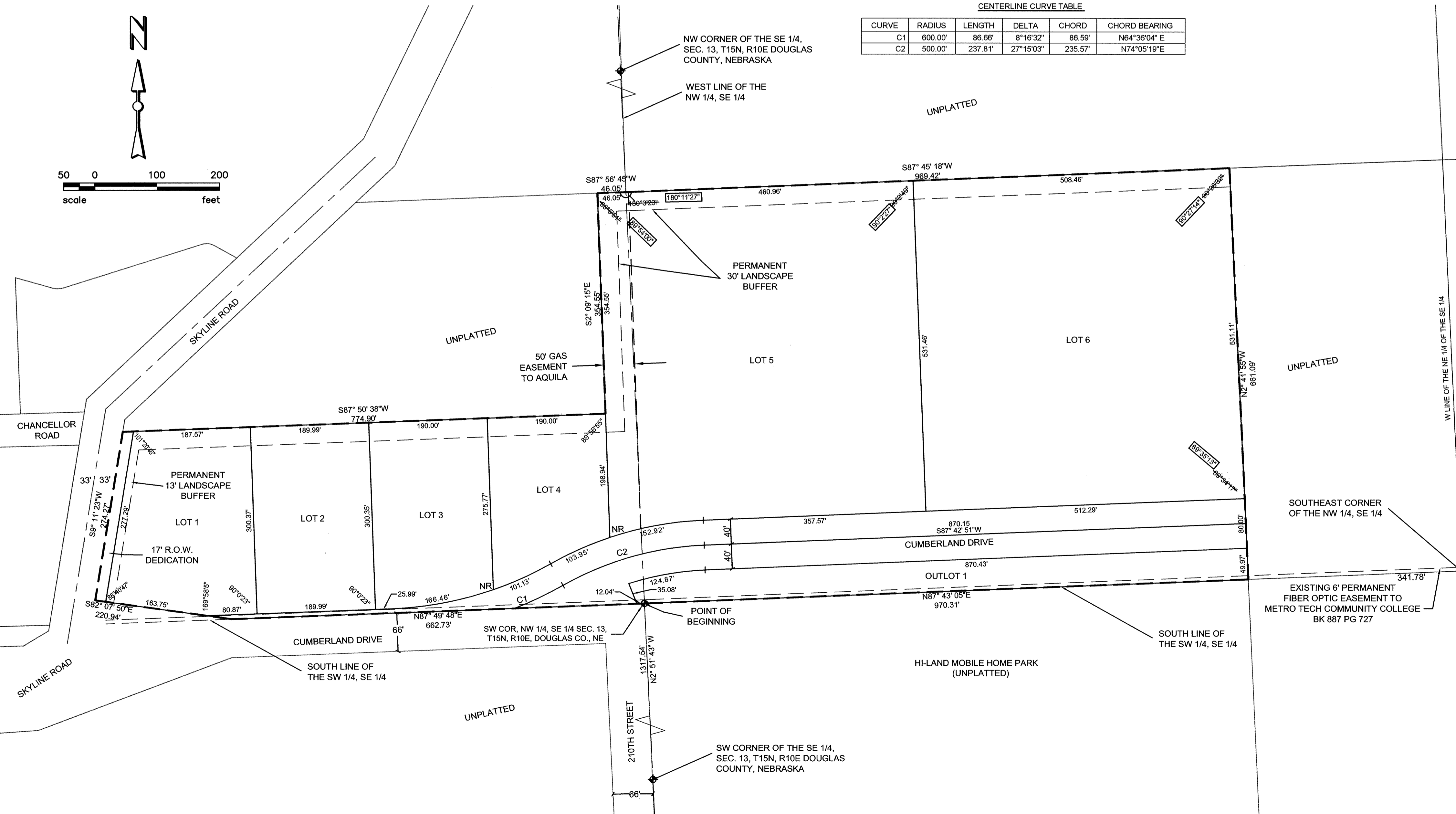
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	600.00'	86.66'	27°22'00"	283.87'	N74°08'48" E
C2	300.00'	237.81'	27°15'03"	235.57'	N74°05'19" E

LOT AREA TABLE

LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)
1	63,014	2	57,067	3	55,735	4	45,022
5	270,961	6	271,150	01	48,747		

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	600.00'	86.66'	8°16'32"	86.59'	N64°36'04" E
C2	500.00'	237.81'	27°15'03"	235.57'	N74°05'19" E



ORIGINAL PLANS

DRAWN

DESIGN

DATE

No.

PROJECT #

05032

SHEET

1 OF 1

1/20/2006 3:43 PM PROJECTS\05032 SKYLINE COUNTRY WEST\DRAWINGS\FINAL\05032.FPLT.DWG