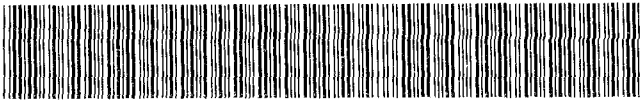


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BKP _____ C/O _____ COMP SB

DEL AB SCAN _____ FV MLG

bkpg 6/6/05

FINAL PLAT OF KILTERA VILLAS

A SUBDIVISION CONTAINING
LOTS 1 THROUGH 39, INCLUSIVE,
AND OUTLOTS "A" THROUGH "E", INCLUSIVE
BEING A REPLATTING OF LOT 200,
WATERFORD ADDITION,
AS SURVEYED, PLATTED AND RECORDED,
CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA

LEGAL DESCRIPTION:

A parcel of land, being a replatting of Lot 200, Waterford, a subdivision, as surveyed, platted and recorded, City of Omaha, Douglas County, Nebraska, more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 200, Waterford;

thence North 87 degrees 33 minutes 47 seconds East, a distance of 456.72 feet;

thence South 47 degrees 21 minutes 15 seconds East, a distance of 66.23 feet;

thence South 17 degrees 33 minutes 41 seconds West, a distance of 132.58 feet to the beginning of a non-tangent curve concave southwesterly, having a radius of 125.00 feet;

thence southeasterly along said curve, through a central angle of 50 degrees 37 minutes 32 seconds, an arc length of 110.45 feet, (having a chord bearing and distance of South 27 degrees 54 minutes 50 seconds East, 102.70 feet) to the end of said curve;

thence South 02 degrees 36 minutes 06 seconds East, a distance of 136.39 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 125.00 feet;

thence southwesterly, along said curve, through a central angle of 48 degrees 30 minutes 36 seconds, an arc length of 105.83 feet, (having a chord bearing and distance of South 27 degrees 39 minutes 16 seconds West, 102.70 feet) to the end of said curve;

thence South 22 degrees 45 minutes 53 seconds East, a distance of 58.35 feet;

thence South 28 degrees 32 minutes 55 seconds West, a distance of 510.32 feet to a point on the northeasterly right-of-way line of 155th Avenue;

thence along said right-of-way line, North 63 degrees 27 minutes 05 seconds West, a distance of 146.99 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 325.00 feet;

thence continuing along said right-of-way line and along said curve, through a central angle of 60 degrees 27 minutes 08 seconds, an arc length of 342.90 feet, (having a chord bearing and distance of North 33 degrees 13 minutes 31 seconds West, 327.22 feet) to the end of said curve;

thence continuing along said right-of-way line, North 02 degrees 59 minutes 57 seconds West, a distance of 312.81 feet;

thence continuing along said right-of-way line, North 02 degrees 59 minutes 57 seconds West, a distance of 60.21 feet;

thence continuing along said right-of-way line, North 02 degrees 59 minutes 57 seconds West, a distance of 45.17 feet to the beginning of a non-tangent curve, concave westerly, having a radius of 62.50 feet;

thence along said right-of-way line and along said curve, through a central angle of 102 degrees 21 minutes 27 seconds, an arc length of 111.65 feet, (having a chord bearing and distance of North 07 degrees 07 minutes 49 seconds East, 97.39 feet) to the beginning of a non-tangent reverse curve, concave southeasterly, having a radius of 305.00 feet, and to a point on the easterly right-of-way line of Sheffield Drive

thence along said right-of-way line and along said curve, through a central angle of 25 degrees 24 minutes 01 seconds, an arc length of 135.21 feet, (having a chord bearing and distance of North 16 degrees 28 minutes 51 seconds East, 134.11 feet) to the end of said curve, and also to the POINT OF BEGINNING.

Said parcel contains 10.44 acres, more or less.

Note: the north line of said Lot 200, Waterford, is assumed to bear North 87 degrees 33 minutes 47 seconds East for this description.

DEDICATION:

Know all persons by these presents that Waterford Development, L.L.C., a Nebraska Limited Liability Corporation, Barb Udes-Shaw, Manager, being the sole owners of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets, numbered and named as shown, said subdivision to be hereafter known as KILTERA VILLAS, Lots 1 through 39, inclusive, and Outlots A through E, inclusive, hereby ratify and approve the disposition of our property as shown on this plat and hereby dedicate for public use the streets and hereby grant easements as shown and do further grant a perpetual easement to the Omaha Public Power District, Quest Communications International Inc. 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, crossarms, downspouts and anchors, cables, conduits and other related facilities, and to extend thereon wires and cables for the carrying and transmission of electric current for light, heat and power for the transmission of signals and sounds of all kinds and the reception thereof, including signals provided by a cable television system and their reception, on, over, through, under and across a five (5') foot wide strip of land abutting all front and side boundary lot lines, an eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen (16') foot wide easement will be reduced to an eight (8') foot wide strip when the adjacent land is surveyed, platted and recorded if said sixteen (16') foot easement is not occupied by utility facilities and if requested by the owner. No permanent buildings, trees, retaining walls or loose rock walls shall be placed in 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.

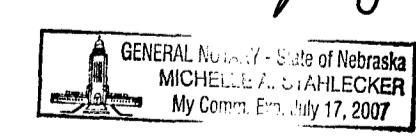
Also a perpetual easement granted to Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines, hydrants, and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five (5') foot wide strip of land abutting the streets and any space between them. No permanent buildings or retaining walls shall be placed in said easement ways, but 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.

Barb Udes-Shaw
By: Barb Udes-Shaw, Manager
Waterford Development, L.L.C.

NOTARY ACKNOWLEDGMENT:

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS
On this 3 day of January, 2005, before me a Notary Public in and for said County personally came Barb Udes-Shaw, Manager of Waterford Development, L.L.C., is personally known to me to be the identical person whose name is affixed to the dedication on this plat and acknowledged the execution thereof to be her voluntary acts and deeds, on behalf of said Waterford Development, L.L.C.

Witness my hand and official seal the last date aforesaid.
Michelle A. Stachler
Notary Public
My commission expires on the 17 day of July, 2007



OMAHA CITY COUNCIL ACCEPTANCE:
This plat of KILTERA VILLAS was approved by the City Council of Omaha on this 19th day of April, 2005.

Mike July
MAYOR
ATTEST: *[Signature]* CITY CLERK
[Signature] PRESIDENT OF COUNCIL



APPROVAL OF OMAHA CITY PLANNING BOARD:
This plat of KILTERA VILLAS was approved and accepted by the City Planning Board on this 14th day of January, 2005.

REVIEWED BY THE DOUGLAS COUNTY ENGINEER:
This plat of KILTERA VILLAS was reviewed by the Douglas County Engineer's Office on this 3rd day of January, 2005.

APPROVAL OF CITY ENGINEER OF OMAHA:
I hereby approve this plat of KILTERA VILLAS as to the Design Standards this 11th day of January, 2005.

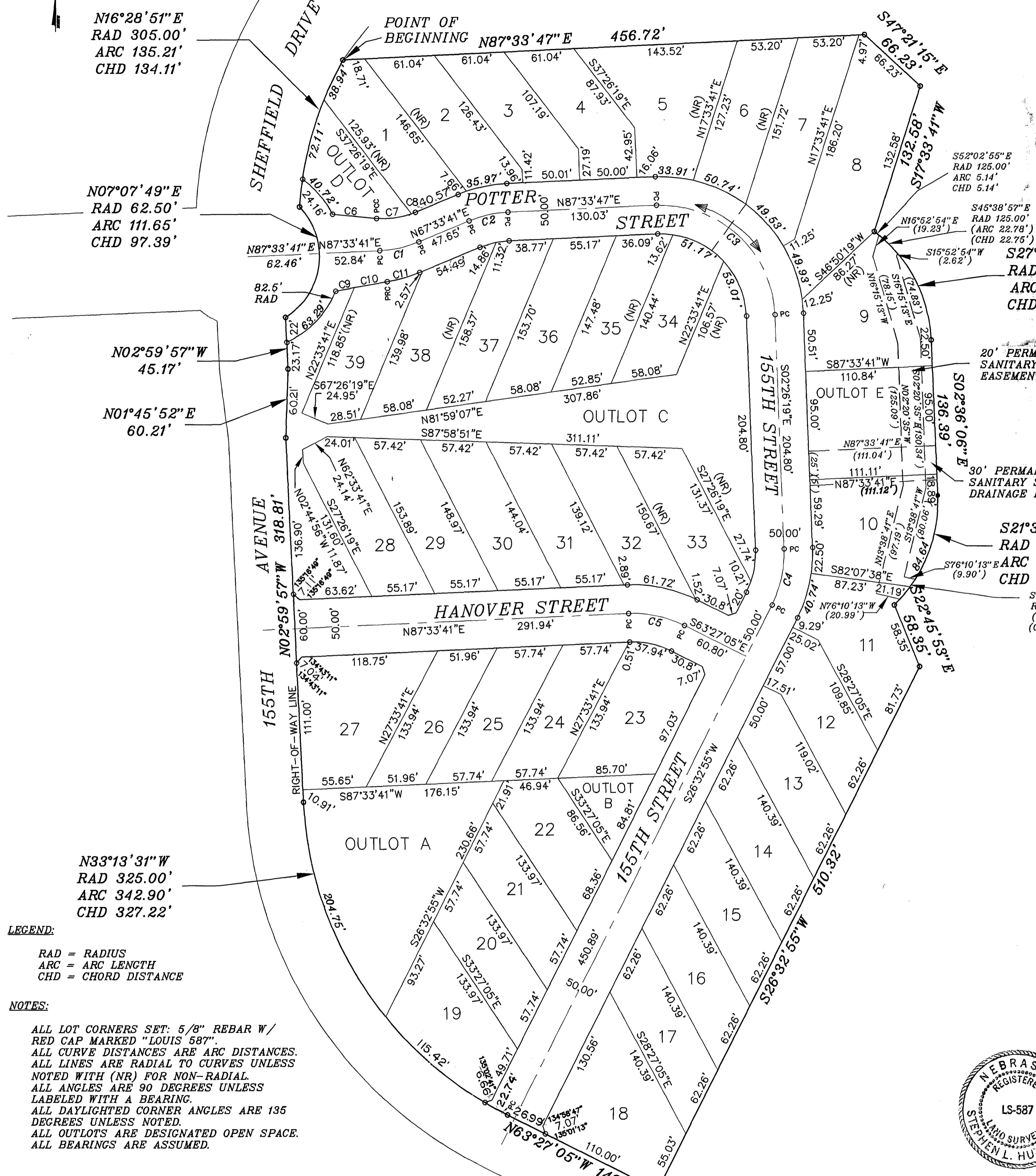
I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.
Muel Pank
CITY ENGINEER
DATE: 5-31-05

DOUGLAS COUNTY TREASURER'S CERTIFICATE:
This is to certify that I find no regular nor special taxes, due or delinquent, against the property described in the Surveyor's Certificate and as shown by the records of this office, this 37 day of January, 2005.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein described and that permanent monuments have been placed at all corners of the boundary and at all corners and angle points on all lots in the subdivision to be known as KILTERA VILLAS, Lots 1 through 39, and Outlots A through E, Section 26, Township 16 North, Range 12 East of the 6th P.M., City of Omaha, Douglas County, Nebraska.



SCALE:
1"=60'



LEGEND:
RAD = RADIUS
ARC = ARC LENGTH
CHD = CHORD DISTANCE

NOTES:
ALL LOT CORNERS SET: 5/8" REBAR W/ RED CAP MARKED "LOUIS 587"
ALL CURVE DISTANCES ARE ARC DISTANCES.
ALL LINES ARE RADIAL TO CURVES UNLESS NOTED WITH (NR) FOR NON-RADIAL.
ALL ANGLES ARE 90 DEGREES UNLESS LABELED WITH A BEARING.
ALL DAYLIGHTED CORNER ANGLES ARE 135 DEGREES UNLESS NOTED.
ALL OUTLOTS ARE DESIGNATED OPEN SPACE.
ALL BEARINGS ARE ASSUMED.

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	34.91'	100.00'	34.73'	N77°33'41"E
C2	34.91'	100.00'	34.73'	S77°33'44"W
C3	157.08'	100.00'	141.42'	N47°26'16"W
C4	50.59'	100.00'	50.05'	N12°03'18"E
C5	50.59'	100.00'	50.05'	N77°56'42"W

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C6	38.80'	937.50'	38.80'	S84°18'09"E
C7	30.85'	75.00'	30.63'	N82°43'42"E
C8	3.63'	75.00'	3.63'	N62°33'27"E
C9	16.70'	937.50'	16.70'	N78°45'00"E
C10	29.17'	937.50'	29.17'	N80°09'06"E
C11	29.41'	125.00'	29.34'	N74°18'08"E

KILTERA VILLAS
FINAL PLAT
OMAHA, NEBRASKA

Revisions: Jan 13, 2005
Date: 12/03/04
Drawn By: SLH
Checked By: LRW
Project #: 24191-002
Scale: 1"=60'
Property location: 155th and Potter Omaha, NE
Sheet No.: 1 of 1

Louis Surveying
12100 WEST CENTER ROAD, SUITE 523A
OMAHA, NEBRASKA 68144 (402) 334-7982

