



DEED 2005130605



OCT 17 2005 14:55 P 11

Nebr Doc
Stamp Tax

10/17/05
Date

\$ ~~204~~

By CC

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

Deed
FEE 74⁰⁰ FB 05-20341-014 *of 20342*

$\frac{11}{38}$ BKP _____ C/O _____ COMP BW

✓ DEL MS SCAN _____ FV MCS

Bkp9
10/20/5

10791

KILTERA VILLAS REPLAT 1

LOTS 1 THROUGH 17 AND OUTLOTS A AND C
A MINOR REPLAT OF KILTERA VILLAS LOT 22, AND LOTS 24 THROUGH 39 AND OUTLOTS A AND C

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 66.29 feet;
thence South 17 degrees 33 minutes 41 seconds West, a distance of 132.59 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, 106.89 feet) to the end of said curve;
thence South C2 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 21 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 26 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 146.30 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 80 degrees 27 minutes 05 seconds, an arc length of 392.30 feet, (having a chord bearing and distance of North 33 degrees 13 minutes 13 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 318.61 feet;
thence continuing along said right-of-way line, North 01 degree 45 minutes 52 seconds East, 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 05 seconds, an arc length of 111.85 feet, (having a chord bearing and distance of North 07 degrees 07 minutes 49 seconds East, 97.59 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 Cider Street;
thence along said right-of-way line and along said curve, through a central angle of 25 degrees 24 minutes 01 second, an arc length of 155.21 feet, (having a chord bearing and distance of North 16 degrees 28 minutes 01 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:

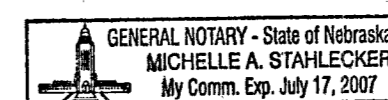
Know all persons by these presents that Waterford Development, L.L.C., a Nebraska Limited Liability Corporation, Barb Udes-Shaw, Manager, being the sole owners of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets, numbered and named as shown, said subdivision to be hereinafter 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, downpipes 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 for 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 adjoining 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 grant 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 adjoining the streets and any and all cul-de-sacs. 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 15 day of August, 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. Stahlecker
Notary Public
My commission expires on the 17 day of July, 2007



APPROVAL OF CITY ENGINEER OF OMAHA:

I hereby approve this plat of KILTERA VILLAS as to the Design Standards this 16th day of September, 2005.
Charles Kumpch
CITY ENGINEER

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

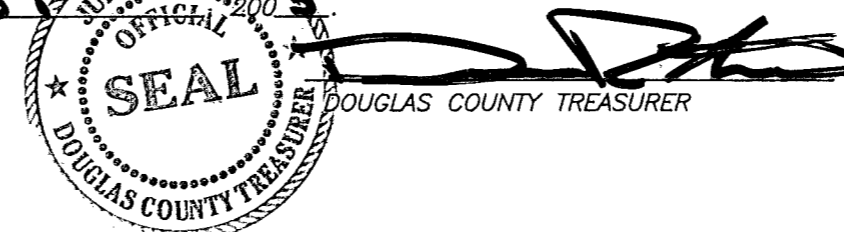
Charles Kumpch
CITY ENGINEER

PLANNING DIRECTOR'S APPROVAL

This plat of KILTERA VILLAS was approved and accepted by the City planning director on this 28th day of September, 2005.
Sandra J. [Signature]
PLANNING DIRECTOR

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 embraced in this plat, as shown in the records of this office, this 15 day of August, 2005.



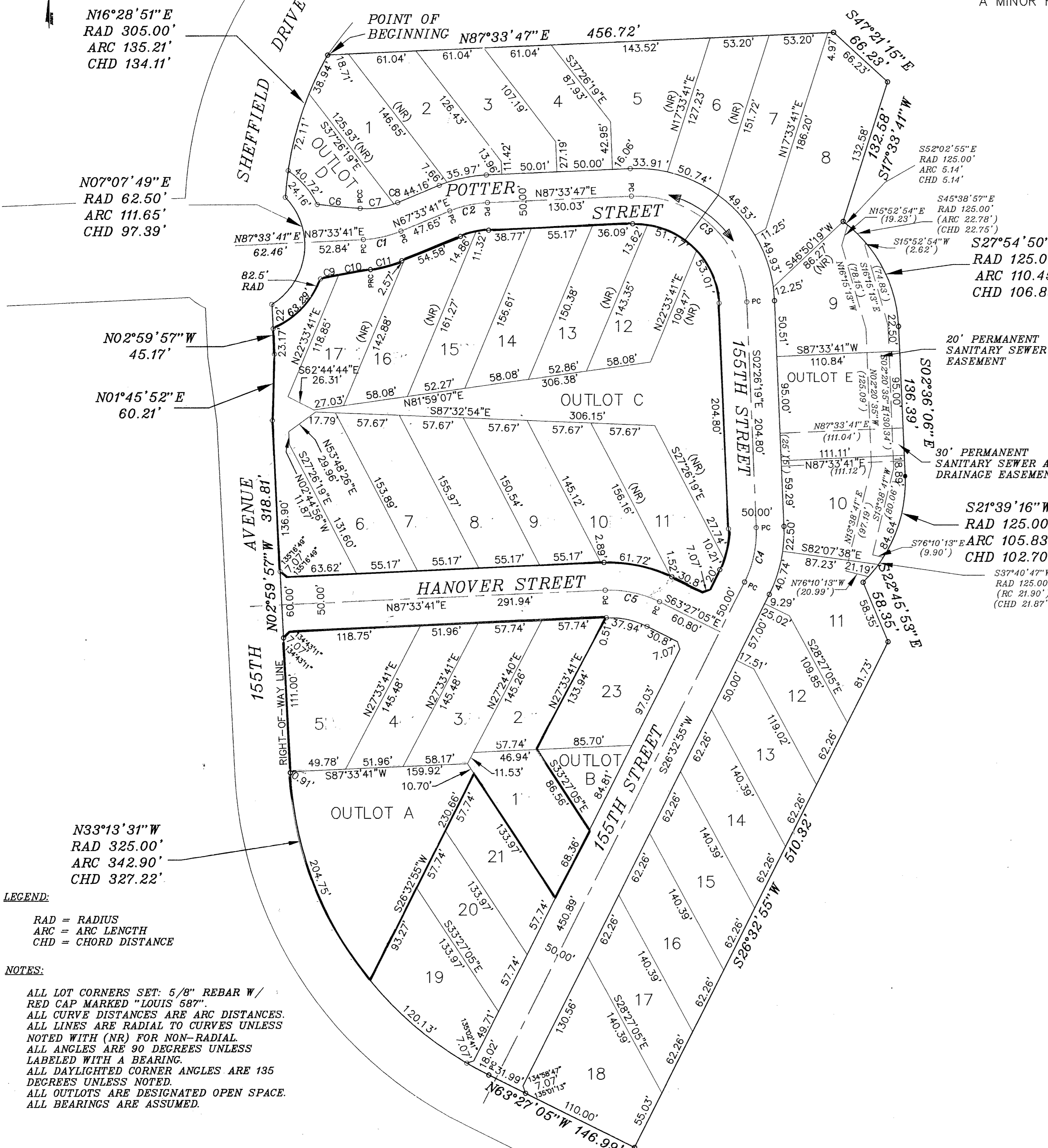
SURVEYOR'S CERTIFICATE:

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.

Stephen L. Humphries
STEPHEN L. HUMPHRIES L.S. #587



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 REPLAT OMAHA, NEBRASKA

Revisions:
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 528A
OMAHA, NEBRASKA 68144 (402) 334-2992



M4650