

2153 404 DEED



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Nebr Doc Stamp Tax
6/1/00 Date
\$ 124.86
By <i>W</i>

RICHARD M. TAYLOR  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE  
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RECEIVED

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

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*WV43*

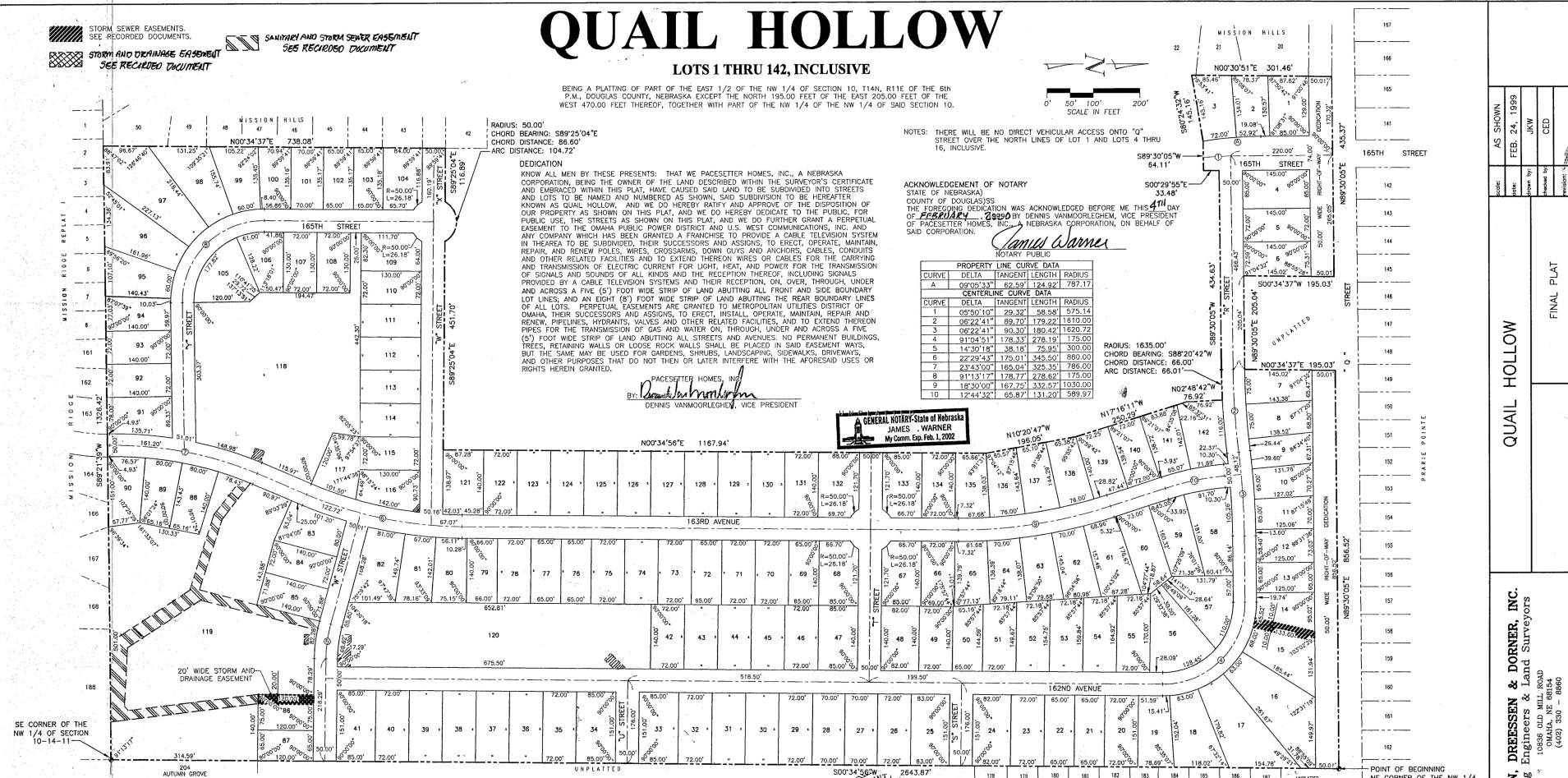
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*01-60000 - old*  
*10-14-11*  
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# QUAIL HOLLOW

LOTS 1 THRU 142, INCLUSIVE

BEING A PLATING OF PART OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 10, T14N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA EXCEPT THE NORTH 195.00 FEET OF THE EAST 205.00 FEET OF THE WEST 470.00 FEET THEREOF, TOGETHER WITH PART OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 10.

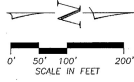
NE  
NW  
SE



STORM SEWER EASEMENTS  
SEE RECORDED DOCUMENTS

STORM AND DRAINAGE EASEMENT  
SEE RECORDED DOCUMENT

SEWER AND STORM SEWER EASEMENT  
SEE RECORDED DOCUMENT



RADIUS: 50.00'  
CHORD BEARING: S89°25'04"E  
CHORD DISTANCE: 86.60'  
ARC DISTANCE: 104.72'

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT WE PACESETTER HOMES, INC., A NEBRASKA CORPORATION, BEING THE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS QUAIL HOLLOW, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, 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, TOWER CRIES AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEMS 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, AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER OIL, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS AND AVENUES. 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, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

NOTES: THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO "O" STREET FOR THE NORTH LINES OF LOT 1 AND LOTS 4 THRU 16, INCLUSIVE.

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA  
COUNTY OF DOUGLAS  
I, James Warner, Notary Public, do hereby certify that the foregoing dedication was acknowledged before me this 4th day of February, 1999, by Dennis Vanmorleghem, Vice President of Pacesetter Homes, Inc., a Nebraska Corporation, on behalf of said corporation.

**PROPERTY LINE CURVE DATA**

CURVE	DELTA	TANGENT	LENGTH	RADIUS
A	09°05'33"	62.55'	124.92'	787.17'
<b>GENERAL CURVE DATA</b>				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	05°50'10"	29.32'	58.58'	575.14'
2	06°22'41"	89.70'	179.22'	1870.00'
3	06°22'41"	90.30'	180.42'	1850.72'
4	91°04'51"	178.33'	278.19'	175.00'
5	14°30'18"	38.18'	76.36'	300.00'
6	22°29'42"	179.01'	358.02'	690.00'
7	23°43'00"	165.04'	325.35'	786.00'
8	91°13'17"	178.77'	278.62'	175.00'
9	18°30'00"	167.75'	332.57'	1030.00'
10	12°44'32"	65.97'	131.90'	589.97'

PACESETTER HOMES, INC.  
By: Dennis Vanmorleghem  
DENNIS VANMORLEGHEM, VICE PRESIDENT

GENERAL NOTARY - State of Nebraska  
JAMES WARNER  
My Comm. Exp. Feb. 1, 2000

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF OMAHA TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS, AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS QUAIL HOLLOW, LOTS 1 THRU 142, INCLUSIVE, BEING A PLATING OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 10, T14N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, EXCEPT THE NORTH 195.00 FEET OF THE EAST 205.00 FEET OF THE WEST 470.00 FEET THEREOF, TOGETHER WITH PART OF THE NW 1/4 OF SAID SECTION 10, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 10; THENCE S00°34'56"W 280.87 FEET ON THE EAST LINE OF SAID NW 1/4 TO THE EAST LINE OF THE EAST 1/2 OF SAID NW 1/4 TO THE SE CORNER THEREOF; THENCE S89°21'39"W 1326.42 FEET ON THE SOUTH LINE OF SAID NW 1/4 TO THE SW CORNER THEREOF; THENCE N00°34'37"E 738.08 FEET ON THE WEST LINE OF THE EAST 1/2 OF SAID NW 1/4 AND ON THE EAST LINE OF MISSION HILLS; A SUBDIVISION AS SURVEYED, PLATTED, AND RECORDED IN SAID DOUGLAS COUNTY TO THE SE CORNER OF LOT 42; SAID MISSION HILLS; THENCE S89°25'04"E 118.89 FEET; THENCE SOUTHEASTERLY ON A NON-TANGENT LINE TO THE RIGHT, CHORD BEARING S89°25'04"E, CHORD DISTANCE 86.60 FEET, AN ARC DISTANCE OF 104.72 FEET; THENCE S89°25'04"E 451.70 FEET ON A NON-TANGENT LINE; THENCE N02°48'42"W 195.03 FEET; THENCE N17°16'11"W 230.29 FEET; THENCE N02°48'42"W 76.92 FEET; THENCE SOUTHWESTERLY ON A NON-TANGENT LINE TO THE RIGHT, CHORD BEARING S89°25'04"E, CHORD DISTANCE 86.60 FEET, AN ARC DISTANCE OF 104.72 FEET; THENCE S89°25'04"E 434.63 FEET; THENCE S00°29'55"E 33.48 FEET; THENCE S89°30'05"W 84.11 FEET; THENCE S89°25'04"E 145.16 FEET TO THE EASTERLY LINE OF SAID MISSION HILLS; THENCE N00°34'37"E 301.46 FEET ON THE EASTERLY LINES OF LOTS 20, 21 AND 22; SAID MISSION HILLS AND THEIR NORTHERLY EXTENSION TO THE NORTH LINE OF SAID NW 1/4; THENCE N89°30'05"E 436.37 FEET ON THE NORTH LINE OF SAID NW 1/4; THENCE S00°34'37"W 195.03 FEET ON A LINE 250.00 FEET EAST AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF SAID NW 1/4; THENCE N89°30'05"E 200.04 FEET ON A LINE 195.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NW 1/4; THENCE N02°34'37"E 195.03 FEET ON A LINE 470.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF SAID NW 1/4; THENCE N89°30'05"E 658.52 FEET ON THE NORTH LINE OF SAID NW 1/4 TO THE POINT OF BEGINNING.

**COUNTY TREASURER'S CERTIFICATE**

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUES OR PENALTIES, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 14 DAY OF February, 1999.

**APPROVAL OF CITY ENGINEER**

I HEREBY APPROVE THIS PLAT OF QUAIL HOLLOW ON THIS 10 DAY OF FEB, 1999

Dennis Vergeer  
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

DATE: 4/3/2000

**APPROVAL OF CITY PLANNING BOARD**

THIS PLAT OF QUAIL HOLLOW WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 14 DAY OF FEBRUARY, 1999.

Chris E. Dornier  
CHAIRMAN

**APPROVAL OF OMAHA CITY COUNCIL**

THIS PLAT OF QUAIL HOLLOW WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA CITY OF OMAHA, NEBRASKA, ON THIS 14 DAY OF FEBRUARY, 1999.

Paul D. ...  
CITY CLERK

**REVIEW BY DOUGLAS COUNTY ENGINEER**

THIS PLAT OF QUAIL HOLLOW WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER ON THIS 14 DAY OF FEBRUARY, 1999.



AS SHOWN  
DATE: FEB. 24, 1999  
BY: JKW  
CHECKED BY: JED

FINAL PLAT

QUAIL HOLLOW

**2 THOMPSON, DRESSEN & DORNER, INC.**  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD  
OMAHA, NE 68154  
(402) 588-0888

245-125  
A245125A.DWG