



DEED 2005116076



SEP 16 2005 14:01 P 7

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
9/16/2005 14:01:01.70



2005116076

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

Deed  
FEE 56<sup>50</sup> FB 01-60000-01d *CC-40327* *SEAW*  
1 BKP 21-15-11 <sup>82</sup> C/O  COMP *[Signature]*  
43 DEL MS SCAN FV *MS*

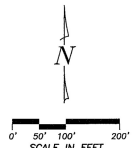
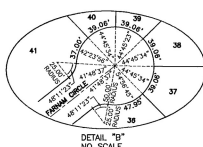
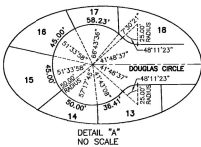
*BKP 9-19-5*

John Kottmann  
RETURN: Thompson, Dressen, & Dorner  
10836 Old Mill Rd.  
Omaha, Ne. 68154

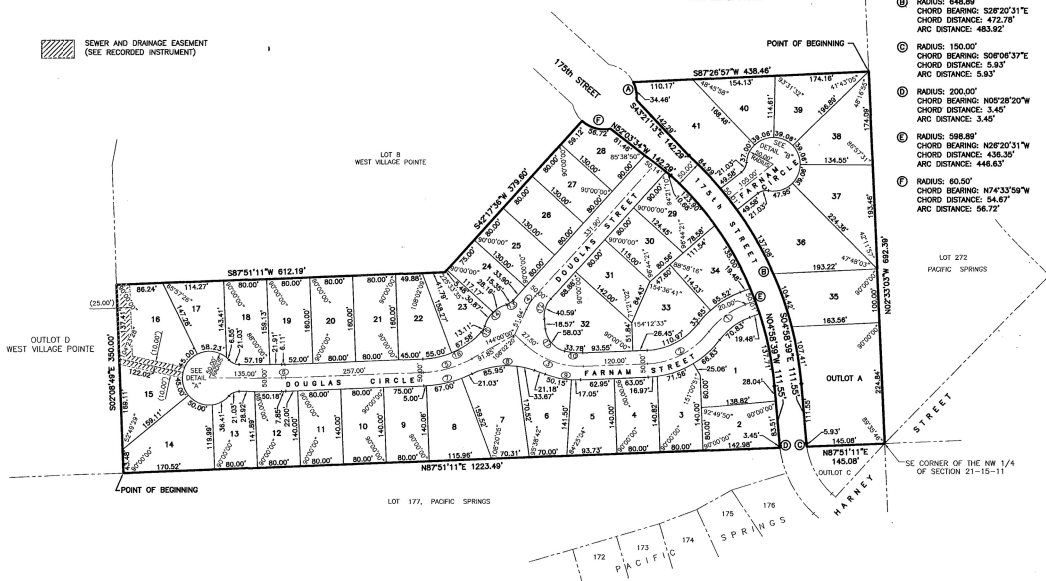
# VILLAGE COVE

LOTS 1 THROUGH 41 AND OUTLOT A  
 BEING A PLATTING OF PART OF THE NW 1/4 OF SECTION 21, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

NOTE:  
 DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.



SEWER AND DRAINAGE EASEMENT  
 (SEE RECORDED INSTRUMENT)



- BOUNDARY CURVE DATA
- ① RADIUS: 40.50'  
 CHORD BEARING: S10°18'13"E  
 CHORD DISTANCE: 33.98'  
 ARC DISTANCE: 34.48'
  - ② RADIUS: 648.89'  
 CHORD BEARING: S28°20'31"E  
 CHORD DISTANCE: 472.78'  
 ARC DISTANCE: 483.92'
  - ③ RADIUS: 150.00'  
 CHORD BEARING: S87°03'37"E  
 CHORD DISTANCE: 5.93'  
 ARC DISTANCE: 5.93'
  - ④ RADIUS: 200.00'  
 CHORD BEARING: N02°28'20"W  
 CHORD DISTANCE: 3.40'  
 ARC DISTANCE: 3.40'
  - ⑤ RADIUS: 598.89'  
 CHORD BEARING: N28°20'31"W  
 CHORD DISTANCE: 436.30'  
 ARC DISTANCE: 446.63'
  - ⑥ RADIUS: 60.50'  
 CHORD BEARING: N74°33'59"W  
 CHORD DISTANCE: 54.87'  
 ARC DISTANCE: 56.77'

CENTERLINE CURVE DATA				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	32°28'02"	43.68'	85.00'	150.00'
2	50°51'21"	71.83'	133.17'	150.00'
3	42°30'00"	62.13'	117.81'	150.00'
4	17°24'58"	15.30'	30.37'	150.00'
5	26°57'40"	47.84'	94.11'	200.00'
6	230°00'00"	3.49'	6.98'	200.00'

PROPERTY LINE CURVE DATA				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
7	23°41'33"	47.19'	93.03'	225.00'
8	45°41'03"	63.18'	119.62'	150.00'
9	22°00'00"	34.02'	67.20'	175.00'
10	12°28'08"	18.92'	33.78'	150.00'
11	70°00'00"	33.26'	58.03'	47.50'
12	48°37'28"	21.63'	40.59'	47.50'
13	31°30'00"	7.98'	15.95'	47.50'
14	58°20'13"	32.37'	59.05'	58.00'
15	27°19'28"	6.68'	13.11'	27.50'
16	44°35'30"	64.58'	122.58'	157.50'

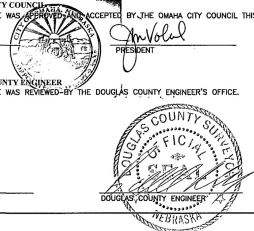
APPROVAL OF OMAHA CITY COUNCIL  
 THIS PLAT OF VILLAGE COVE WAS ACCEPTED BY THE OMAHA CITY COUNCIL THIS 14th DAY OF July, 2005

APPROVAL OF CITY ENGINEER  
 I HEREBY APPROVE THIS PLAT OF VILLAGE COVE ON THIS 13th DAY OF June, 2005

APPROVAL OF OMAHA CITY PLANNING BOARD  
 THIS PLAT OF VILLAGE COVE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 14th DAY OF January, 2005.

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

DATE: 5/20/13, 2005



SURVEYOR'S CERTIFICATE  
 I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITH SAID SUBDIVISION TO BE KNOWN AS VILLAGE COVE, LOTS 1 THROUGH 41, AND OUTLOT A, BEING A PLATTING OF THAT PART OF THE NW 1/4 OF SECTION 21, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF LOT 9, WEST VILLAGE POINT, A SUBDIVISION IN SAID DOUGLAS COUNTY, THENCE S87°53'57" (ASSUMED BEARING) 436.44 FEET ON THE SOUTH LINE OF SAID LOT 9 TO THE EAST LINE OF 175th STREET, THENCE SOUTHWESTERLY ON THE EAST LINE OF 175th STREET ON THE FOLLOWING DESCRIBED 5 CURVES; THENCE SOUTHWESTERLY ON A NON-TANGENT 60.50 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S10°18'13"E, CHORD DISTANCE 33.99 FEET, AN ARC DISTANCE OF 34.48 FEET, THENCE S42°21'13"E, 142.29 FEET ON A NON-TANGENT LINE, THENCE SOUTHWESTERLY ON A NON-TANGENT 548.89 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S28°20'31"E, CHORD DISTANCE 472.78 FEET, AN ARC DISTANCE OF 483.92 FEET, THENCE S04°58'30"E, 111.55 FEET, THENCE SOUTHWESTERLY ON A 150.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S28°20'31"E, CHORD DISTANCE 5.93 FEET, AN ARC DISTANCE OF 5.93 FEET TO THE SOUTH LINE OF SAID NW 1/4, THENCE N02°28'20"W, 3.40 FEET TO THE SE CORNER THEREOF, THENCE N02°28'20"W, 3.40 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH  
 THAT PART OF SAID NW 1/4 DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF OUTLOT D, WEST VILLAGE POINT, A SUBDIVISION IN SAID DOUGLAS COUNTY, THENCE N87°51'11"E (ASSUMED BEARING) 1223.49 FEET ON THE SOUTH LINE OF SAID NW 1/4 TO THE WEST LINE OF 175th STREET, THENCE NORTHWESTERLY ON THE WEST LINE OF 175th STREET ON THE FOLLOWING DESCRIBED 5 CURVES; THENCE NORTHWESTERLY ON A NON-TANGENT 200.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N02°28'20"W, CHORD DISTANCE 3.40 FEET, AN ARC DISTANCE OF 3.40 FEET, THENCE N02°28'20"W, 3.40 FEET, THENCE NORTHWESTERLY ON A 588.89 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N02°20'31"W, CHORD DISTANCE 436.35 FEET, AN ARC DISTANCE OF 446.63 FEET, THENCE N52°03'37"E, 142.29 FEET ON A NON-TANGENT LINE, THENCE NORTHWESTERLY ON A NON-TANGENT 80.50 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N74°33'59"W, CHORD DISTANCE 54.87 FEET, AN ARC DISTANCE OF 56.77 FEET TO THE SE LINE OF LOT 8, SAID WEST VILLAGE POINT, THENCE S42°21'36"E, 378.60 FEET ON THE SE LINE OF SAID LOT 8, THENCE S87°51'11"E, 612.19 FEET ON THE SOUTH LINE OF SAID LOT 8 TO THE SW CORNER THEREOF, THENCE S02°08'48"E, 350.00 FEET ON THE EAST LINE OF SAID OUTLOT D TO THE POINT OF BEGINNING.



NOVEMBER 22, 2004  
 DATE

DEDICATION  
 KNOW ALL MEN BY THESE PRESENTS: THAT WE, 180 WEST LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS, AND FIRST NATIONAL BANK OF OMAHA, A NATIONAL BANKING CORPORATION, BEING THE MORTGAGE HOLDERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND AN OUTLOT TO BE NAMED, MARKED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS VILLAGE COVE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT TO THE PUBLIC FOR PUBLIC USE AND LETTERED AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, GUEST CORPORATION 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, DOWN GUYS 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 RECEIVING THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEIVING, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LINES AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS, AND WE DO FURTHER GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, FURNISH, HYDRANTS, VALVES 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 STRIP OF LAND ABUTTING ALL CURVE-DE-SACS WHETHER PUBLIC OR PRIVATE, 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 WORKING USES OR RIGHTS HEREIN GRANTED.

180 WEST LLC,  
 A NEBRASKA LIMITED LIABILITY COMPANY  
 SALVATORE CARTA, MEMBER

FIRST NATIONAL BANK OF OMAHA,  
 A NATIONAL BANKING CORPORATION  
 ROBERT J. HORMA, VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY  
 STATE OF NEBRASKA ) s.s.  
 COUNTY OF DOUGLAS )  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF December, 2004 BY SALVATORE CARTA, MEMBER OF 180 WEST LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

ACKNOWLEDGEMENT OF NOTARY  
 STATE OF NEBRASKA ) s.s.  
 COUNTY OF DOUGLAS )  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF December, 2004 BY ROBERT J. HORMA, VICE PRESIDENT OF FIRST NATIONAL BANK OF OMAHA, A NATIONAL BANKING CORPORATION, ON BEHALF OF SAID CORPORATION.

COUNTY TREASURER'S CERTIFICATE  
 THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT, ON THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE, THIS 19th DAY OF May, 2005.

DOUGLAS COUNTY TREASURER

SCALE: 1"=100'  
 DATE: NOV. 22, 2004  
 DRAWN BY: JUC  
 CHECKED BY: DJN  
 REVISION:

**VILLAGE COVE**

FINAL PLAT

**THOMPSON, DREESSEN & DORNER, INC.**  
 Consulting Engineers & Land Surveyors  
 10838 OLD MILL ROAD OMAHA, NEBRASKA 68154  
 TEL: (402)330-8800 FAX: (402)330-6888  
 EMAIL: TDORNER@TDCORP.COM WEB: WWW.TDCORP.COM

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