



2140 072 DEED



17565 99 072-080

Nebr Doc
Stamp Tax

Date

\$

By

RICHARD N. TARKENTON
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

99 DEC 17 AM 10:37

RECEIVED

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

*17565
m*

OC - 40339 New
~~FEB 05 AM 01.60000 old~~
~~SEP 25 15 10 2/0 COMP~~
~~DEC 11 10AM PM~~

THE VILLAS AT SKYLINE WOODS

LOTS 1 THRU 39 (INCLUSIVE) AND OUTLOT "A"
IN ACCORDANCE WITH THE CLUSTER REGULATIONS OF CHAPTERS 53 AND 55 OF THE OMAHA MUNICIPAL CODE.

BEING A PLATTING OF PART OF THE SOUTHWEST 1/4 OF SEC. 25, T15N, R10E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

DEDICATION

Know all men by these presents that we, Golf Real Estate Development, L.L.C. (a Nebraska Limited Liability Company), Owners of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots to be numbered as shown, said subdivision to be hereafter known as THE VILLAS AT SKYLINE WOODS (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property, and we do hereby grant the easements as shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District, US West Communications 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, 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 all open spaces, common ground, recreational areas and nonpublic roads. 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.
GOLF REAL ESTATE DEVELOPMENT, L.L.C.

By: *Greg Slopotos*, Managing Member

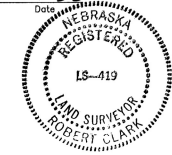
SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in The Villas at Skyline Woods (the lots numbered as shown) being a platting of part of the SW 1/4 of Section 25, Township 15 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the South 1/4 corner of said Section 25; thence N89°41'22"W (assumed bearing) along the South line of said SW 1/4 of Section 25, a distance of 1023.71 feet; thence N00°18'38"E, a distance of 90.00 feet to a point on the North right-of-way line of West Center Road, said point also being the point of beginning; thence Continuing N00°18'38"E, a distance of 105.54 feet; thence S48°57'53"W, a distance of 87.81 feet; thence N66°51'50"W, a distance of 115.00 feet; thence N20°32'01"E, a distance of 110.11 feet; thence Northwestward on a curve to the right with a radius of 120.00 feet, a distance of 46.30 feet, said curve having a long chord which bears N59°48'38"W, a distance of 46.01 feet; thence S45°14'35"W, a distance of 110.00 feet; thence N32°58'22"W, a distance of 93.94 feet; thence N08°48'17"W, a distance of 93.73 feet; thence N08°48'17"W, a distance of 93.73 feet; thence N12°51'48"E, a distance of 93.98 feet; thence N38°24'00"E, a distance of 94.18 feet; thence N61°18'02"E, a distance of 93.94 feet; thence N48°28'02"E, a distance of 90.81 feet; thence S89°29'06"E, a distance of 184.54 feet; thence N78°17'38"E, a distance of 448.27 feet; thence S75°04'45"E, a distance of 97.41 feet; thence S52°05'24"E, a distance of 91.43 feet; thence S64°58'49"E, a distance of 64.61 feet; thence S59°43'03"E, a distance of 59.94 feet; thence S24°42'27"E, a distance of 126.79 feet; thence S17°08'36"W, a distance of 126.79 feet; thence S08°59'39"W, a distance of 126.79 feet; thence N79°09'18"W, a distance of 126.79 feet; thence N41°55'24"W, a distance of 145.32 feet; thence N27°54'11"W, a distance of 38.89 feet; thence S78°17'38"W, a distance of 315.00 feet; thence S82°51'21"W, a distance of 78.43 feet; thence N59°48'38"W, a distance of 255.03 feet; thence S24°57'00"E, a distance of 52.89 feet; thence S66°51'50"E, a distance of 75.81 feet; thence Southeastward on a curve to the right with a radius of 120.00 feet, a distance of 110.69 feet, said curve having a long chord which bears S33°18'38"E, a distance of 132.77 feet; thence S00°18'38"W, a distance of 105.54 feet to a point on said North right-of-way line of West Center Road; thence N89°41'22"W along said North right-of-way line of West Center Road, a distance of 40.00 feet to the point of beginning.

Said tract of land contains an area of 8.428 acres, more or less.

Robert Clark 7-9-99
Robert Clark, LS-419 Date



ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 12th day of July, 1999, before me, the undersigned, a Notary Public in and for said County, personally came Greg Slopotos, managing member of Golf Real Estate Development, L.L.C., who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

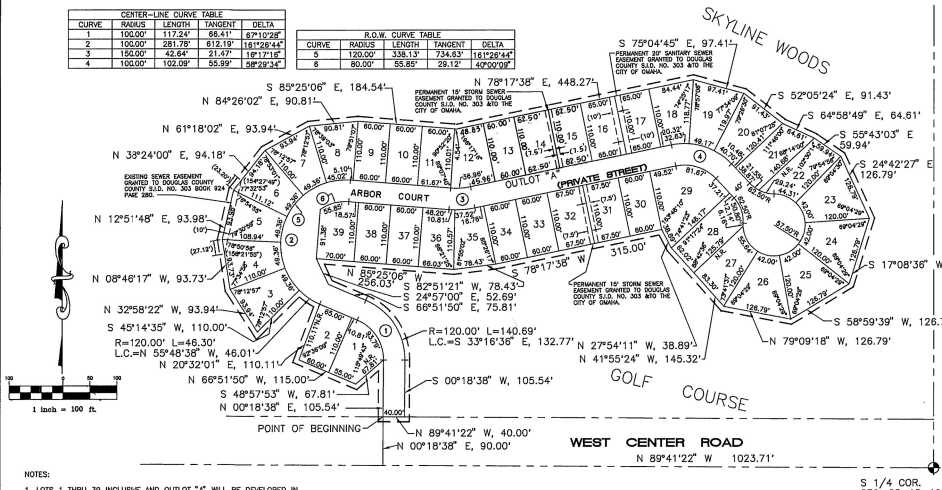
Homer R. Hunt
Notary Public

My commission expires _____



CURVE	CHANCE	LENGTH	TANGENT	DELTA
1	100.00'	117.24'	66.41'	67°10'24"
2	100.00'	281.78'	173.18'	181°29'44"
3	100.00'	42.64'	31.43'	149°11'12"
4	100.00'	102.09'	55.99'	58°28'34"

CURVE	CHANCE	LENGTH	TANGENT	DELTA
5	150.00'	358.13'	734.63'	161°26'44"
6	80.00'	55.85'	29.12'	40°00'00"



- NOTES:
- LOTS 1 THRU 39 INCLUSIVE AND OUTLOT "A" WILL BE DEVELOPED IN ACCORDANCE WITH THE CLUSTER REGULATIONS OF CHAPTERS 53 AND 55 OF THE OMAHA MUNICIPAL CODE.
 - A PERMANENT INGRESS AND EGRESS AND PARKING EASEMENT OVER ALL OF OUTLOT "A" IS GRANTED TO THE OWNERS OF LOTS 1 THRU 39 INCLUSIVE AND TO THEIR SUCCESSORS AND HEIRS.
 - A PERMANENT SANITARY SEWER AND STORM SEWER EASEMENT IS GRANTED TO THE CITY OF OMAHA OVER ALL OF OUTLOT "A".
 - A PERMANENT SIDEWALK AND PEDESTRIAN EASEMENT IS GRANTED TO THE PUBLIC OVER ALL OF OUTLOT "A".
 - ALL LOT LINE ARE RADIAL TO CURVED STREET UNLESS SHOWN AS (N,R).
 - ALL ANGLES ARE 90° UNLESS NOTED.
 - ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR EASEMENT LOCATION.

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of THE VILLAS AT SKYLINE WOODS (lots numbered as shown) as to the Design Standards this 2nd day of July, 1999.
Tom Sclut
CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.
[Signature] 11/24/99
CITY ENGINEER Date

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of THE VILLAS AT SKYLINE WOODS (lots numbered as shown) was reviewed by me on the 2nd day of July, 1999.
[Signature]
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.
[Signature] 11-23-1999
COUNTY TREASURER



OMAHA CITY COUNCIL ACCEPTANCE

This plat of THE VILLAS AT SKYLINE WOODS (lots numbered as shown) was approved by the City Council of Omaha on this 12th day of July, 1999.
[Signature]
MAYOR
[Signature]
CITY CLERK
Paul D. Konech
PRESIDENT OF COUNCIL



E&A CONSULTING GROUP
12001 'G' STREET - OMAHA, NE 68137 - (402) 865-1700 - FAX (402) 865-3300

THE VILLAS AT SKYLINE WOODS, LOTS 1 THRU 39 (INCLUSIVE) AND OUTLOT "A", DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

DATE: 7-9-99
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1" = 100'
SHEET: 1 OF 1