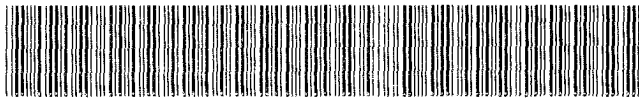




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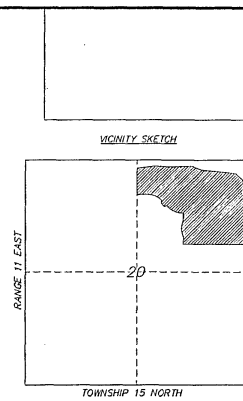
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 FEE 47.50 FB 01-60000 *add*  
 7/25 BKP 20-15-11 CO COMP AK  
 DEL MS SCAN FVMS

RETURN: KIRKHAM MICHAEL %  
JOHN KRAGGER  
P.O. BOX 542030  
OMAHA NE 68154-8030  
402-255-3824

# WEST DODGE HILLS

(LOTS 1 THRU 22 INCLUSIVE AND OUTLOT "A" AND OUTLOT "B") ALL OF THE N1/2 OF THE S1/2 OF THE NE1/4 AND PART OF THE N1/2 OF THE NE1/4 OF SECTION 20, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA

NW  
NE  
SE  
SW



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, HOWARD M. KOOPER, MEMBER OF WEST DUNDEE DEVELOPMENT CO., L.L.C. AND ERIC W. MUSGIERO, VICE PRESIDENT OF FIRST NATIONAL BANK (LIENHOLDER) OWNERS AND PROPRIETORS OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS WEST DODGE HILLS, AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREON AND WE DO ALSO GRANT THE EASEMENTS SHOWN ON THIS PLAT TO THE AGENCIES RESPECTED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND QUEST COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN REPAIR AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, CUTS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS/A FIVE (5) FEET WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS; AN EIGHT (8) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS AND A SIXTEEN (16) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE SIXTEEN (16) FEET WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FEET WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED, AND RECORDED. DO FURTHER GRANT A PERPETUAL EASEMENT TO THE 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 NATURAL GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL DRIVES, WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE FORESAID USES OR RIGHTS HEREBY GRANTED.

### LEGAL DESCRIPTION

A PORTION OF THE N1/2 OF THE S1/2 OF THE NE1/4 AND A PORTION OF THE N1/2 OF THE NE1/4 OF SECTION 20, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID N1/2 S1/2 NE1/4; THENCE N 00°10'08" W (ASSUMED BEARING), 1174.55 FT. ON THE WEST LINE OF SAID NE1/4 TO THE POINT OF BEGINNING; THENCE CONTINUING N 00°10'08" W, 623.38 FT. ON SAID WEST LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 6; THENCE EASTERLY FOR THE NEXT 9 COURSES ON SAID RIGHT OF WAY LINE; 1) N 84°02'30" E, 400.11 FT.; 2) S 88°41'51" E, 410.26 FT.; 3) N 80°05'23" E, 492.45 FT.; 4) S 89°31'54" E, 282.88 FT.; 5) S 84°18'20" E, 809.44 FT.; 6) S 47°10'41" E, 248.84 FT.; 7) S 03°31'15" E, 279.34 FT.; 8) S 28°58'55" E, 145.13 FT.; 9) S 89°50'49" E, 33.00 FT. TO THE EAST LINE OF SAID NE1/4; THENCE S 00°08'52" E, 1097.52 FT. ON SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID N1/2 S1/2 NE1/4; THENCE S 89°58'48" W, 1544.49 FT. ON THE SOUTH LINE OF SAID N1/2 S1/2 NE1/4; THENCE N 00°01'14" W, 105.42 FT.; THENCE NORTHERLY ON A 350.00 FT. RADIUS CURVE TO THE LEFT, 123.85 FT. (LONG CHORD BEARS N 10°09'27" W, 123.20 FT.); THENCE NORTHERLY ON A 400.00 FT. RADIUS CURVE TO THE RIGHT, 285.46 FT. (LONG CHORD BEARS N 00°01'01" E, 279.44 FT.); THENCE NORTHERLY ON A 350.00 FT. RADIUS CURVE TO THE LEFT, 126.71 FT. (LONG CHORD BEARS N 10°13'25" E, 126.02 FT.); THENCE N 00°08'52" E, 100.00 FT.; THENCE WESTERLY ON A 545.00 FT. RADIUS CURVE TO THE RIGHT, 423.70 FT. (LONG CHORD BEARS N 67°52'33" W, 413.11 FT.); THENCE N 45°36'13" W, 20.35 FT.; THENCE NORTHWESTERLY ON A 102.50 FT. RADIUS CURVE TO THE RIGHT, 228.84 FT. (LONG CHORD BEARS N 45°36'13" W, 184.19 FT.); THENCE N 45°36'13" W, 21.52 FT.; THENCE NORTHWESTERLY ON A 495.00 FT. RADIUS CURVE TO THE LEFT, 353.73 FT. (LONG CHORD BEARS N 67°52'33" W, 344.89 FT.); THENCE S 89°51'08" W, 242.56 FT. TO THE POINT OF BEGINNING, CONTAINING 81.39 ACRES MORE OR LESS.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS:

WEST DUNDEE DEVELOPMENT CO., L.L.C.

By: *Howard M. Cooper* DATE: 2-4-05  
HOWARD M. KOOPER  
MEMBER

FIRST NATIONAL BANK

By: *Eric W. Musgiero* DATE: 2-4-05  
ERIC W. MUSGIERO  
VICE PRESIDENT

### CORPORATION ACKNOWLEDGEMENT

STATE OF Nebraska  
COUNTY OF Douglas  
ON THIS 4 DAY OF February, 2005, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE, HOWARD M. KOOPER, MEMBER OF WEST DUNDEE DEVELOPMENT CO., L.L.C., WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE INSTRUMENT, AND THEY ACKNOWLEDGE THE EXECUTION THEREFORE TO BE THEIR VOLUNTARY ACT AND DEED AS SUCH OFFICER AND VOLUNTARY ACT AND DEED OF SAID CORPORATION AND THE CORPORATE SEAL OF SAID CORPORATION WAS HERETO AFFIXED BY ITS AUTHORITY.

*Jonathan Baker*  
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 2 DAY OF November, 2008, A.D.

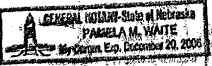


### CORPORATION ACKNOWLEDGEMENT

STATE OF Nebraska  
COUNTY OF Douglas  
ON THIS 4 DAY OF February, 2005, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE, ERIC W. MUSGIERO, VICE PRESIDENT OF FIRST NATIONAL BANK, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE INSTRUMENT, AND THEY ACKNOWLEDGE THE EXECUTION THEREFORE TO BE THEIR VOLUNTARY ACT AND DEED AS SUCH OFFICER AND VOLUNTARY ACT AND DEED OF SAID CORPORATION AND THE CORPORATE SEAL OF SAID CORPORATION WAS HERETO AFFIXED BY ITS AUTHORITY.

*Pamela M. Waite*  
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 16 DAY OF December, 2005, A.D.



### SURVEYOR'S CERTIFICATE

I, CHAD W. MARSH, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, HEREBY CERTIFY THAT WEST DODGE HILLS (LOTS 1 THRU 22, INCLUSIVE AND OUTLOT "A" AND OUTLOT "B"), WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT UPON COMPLETION OF THE IMPROVEMENTS AND UTILITY INSTALLATION, 5/8"x24" REBARS WITH PLASTIC SURVEY CAPS SHALL BE PLACED AT ALL LOT CORNERS SHOWN HEREON.

*Chad W. Marsh*  
CHAD W. MARSH, L.S. #590  
FEBRUARY 3, 2005



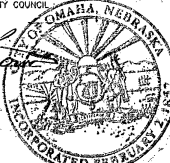
### OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF WEST DODGE HILLS WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 19 DAY OF July, 2005, A.D.

*Mike Jahoy*  
MAYOR

*Bruce D. Brown*  
CITY CLERK

*David Clark*  
CITY COUNCIL PRESIDENT



### APPROVALS OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF WEST DODGE HILLS, AND AS TO THE DESIGN STANDARDS THE 22 DAY OF February, 2005, A.D.

*Small Parker*  
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE THIS 16 DAY OF December, 2005.

*Robert J. Slubbe*  
CITY ENGINEER

### COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF WEST DODGE HILLS, AS SHOWN HEREON, REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 30 DAY OF FEBRUARY, 2005, A.D.

*J. S. J. J.*  
COUNTY ENGINEER

### CITY TREASURER'S CERTIFICATE

THIS PLAT OF WEST DODGE HILLS, AS SHOWN HEREON, REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 30 DAY OF FEBRUARY, 2005, A.D.

*David Clark*  
CITY TREASURER

### APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF WEST DODGE HILLS, AS SHOWN HEREON, WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 2 DAY OF March, 2005, A.D.

*Robert A. Mancoske*  
CHAIRPERSON

KIRKHAM  
MICHAEL  
CONSULTING ENGINEERS

FINAL PLAT  
PART OF THE NE 1/4 OF SECTION 20-T15N-R11E  
NEBRASKA

WEST DODGE HILLS

SHEET  
112

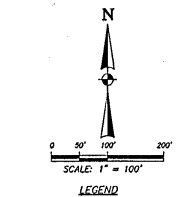
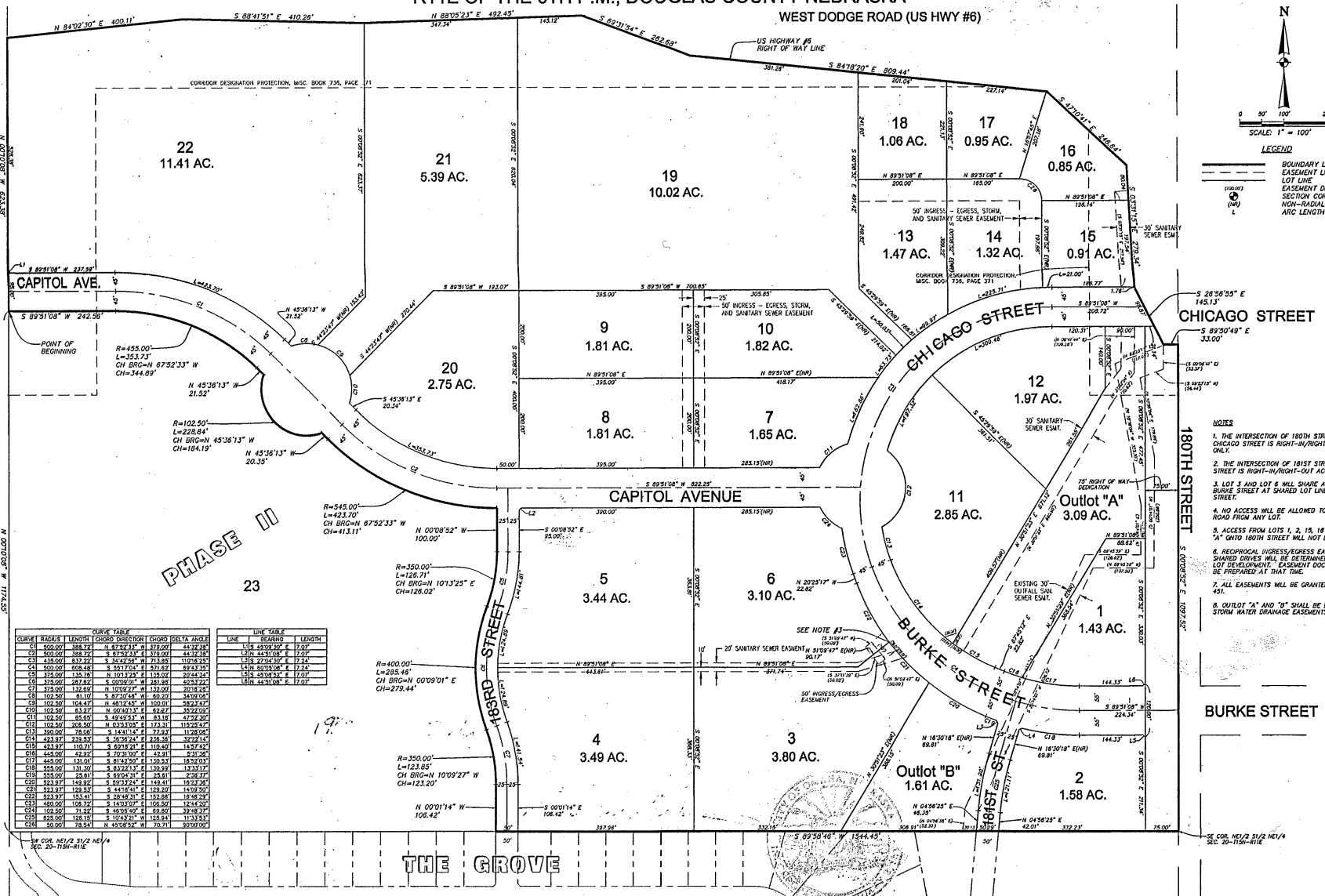
# WEST DODGE HILLS

(LOTS 1 THRU 22 INCLUSIVE AND OUTLOT "A" AND OUTLOT "B") ALL OF THE N1/2 OF THE S1/2 OF THE NE1/4 AND PART OF THE N1/2 OF THE NE1/4 OF SECTION 20, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA

WEST DODGE ROAD (US HWY #6)

NE COR. NE1/4 SEC. 20-15N-R11E

NE COR. NE1/4 SEC. 20-15N-R11E



- NOTES
1. THE INTERSECTION OF 180TH STREET AND CHICAGO STREET IS RIGHT-IN/RIGHT-OUT ACCESS ONLY.
  2. THE INTERSECTION OF 181ST STREET AND BURKE STREET IS RIGHT-IN/RIGHT-OUT ACCESS ONLY.
  3. LOT 3 AND LOT 6 WILL SHARE ACCESS TO BURKE STREET AT SHARED LOT LINE AT BURKE STREET.
  4. NO ACCESS WILL BE ALLOWED TO WEST DODGE ROAD FROM ANY LOT.
  5. ACCESS FROM LOTS 1, 2, 15, 16 AND OUTLOT "A" ONTO 180TH STREET WILL NOT BE ALLOWED.
  6. RECIPROCAL WALKWAY/EGRESS/EASEMENT ACROSS SHARED DRIVES WILL BE DETERMINED AT THE TIME OF LOT DEVELOPMENT. EASEMENT DOCUMENTS SHALL BE PREPARED AT THAT TIME.
  7. ALL EASEMENTS WILL BE GRANTED TO THE S.I.D. 451.
  8. OUTLOT "A" AND "B" SHALL BE DESIGNATED AS STORM WATER DRAINAGE EASEMENTS.

CURVE	RADIUS	LENGTH	CHORD	DIRECTION	CHORD	DELTA	ANGLE
C1	500.00'	388.72'	N 87°21'31" W	379.00'	42°32'58"		
C2	500.00'	388.72'	S 87°22'33" E	379.00'	42°32'58"		
C3	435.00'	337.72'	S 34°24'20" E	313.89'	110°28'23"		
C4	500.00'	408.48'	S 55°17'24" E	371.82'	62°43'35"		
C5	375.00'	336.38'	N 10°23'42" E	329.00'	27°44'24"		
C6	375.00'	347.62'	S 60°09'01" W	341.88'	40°52'22"		
C7	375.00'	332.69'	N 10°09'27" W	332.00'	20°18'24"		
C8	102.50'	61.07'	S 87°31'54" W	60.00'	30°09'04"		
C9	102.50'	104.47'	N 48°12'45" W	100.00'	58°23'47"		
C10	102.50'	43.77'	N 09°01'31" E	42.82'	22°02'00"		
C11	102.50'	65.65'	S 48°42'33" W	63.18'	47°32'50"		
C12	102.50'	306.99'	N 03°35'08" E	303.30'	118°28'41"		
C13	350.00'	78.06'	S 44°14'14" E	77.93'	11°28'08"		
C14	443.37'	333.53'	S 36°58'24" E	326.38'	32°27'14"		
C15	443.37'	310.71'	S 40°21'21" E	310.40'	14°57'14"		
C16	443.00'	42.87'	S 70°31'00" E	42.91'	5°31'38"		
C17	443.00'	131.01'	S 81°29'00" E	130.55'	18°29'03"		
C18	545.00'	131.90'	S 83°24'13" E	130.92'	13°31'17"		
C19	545.00'	26.81'	S 89°31'18" E	26.81'	2°28'37"		
C20	523.97'	149.92'	S 52°52'24" E	149.41'	16°23'38"		
C21	523.97'	129.63'	S 44°51'41" E	129.20'	14°09'50"		
C22	533.92'	155.41'	S 39°09'31" E	152.90'	16°08'28"		
C23	480.00'	158.72'	S 14°53'07" E	158.50'	12°44'30"		
C24	102.50'	71.22'	S 48°50'00" E	69.80'	27°49'37"		
C25	525.00'	148.15'	S 10°43'21" W	145.84'	11°33'53"		
C26	50.00'	78.25'	N 45°28'34" W	78.71'	30°09'50"		

KIRKHAM MICHAEL CONSULTING ENGINEERS  
 FINAL PLAT PART OF THE NE 1/4 OF SECTION 20-T15N-R11E NEBRASKA  
 WEST DODGE HILLS  
 SHEET 2/2