



DEED 2010081458



SEP 08 2010 15:05 P 9

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OC-42361  
FEE \_\_\_\_\_ FB 01.00000  
BKP 20.15.11 MP \_\_\_\_\_ COMP \_\_\_\_\_  
DEL   *A*   SCAN \_\_\_\_\_ FY   *My*  

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
9/8/2010 15:05:32.57



2010081458

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

Return To: Thompson Dreesen + Darner, Inc.  
10836 Old Mill Rd  
Omaha, NE 68128

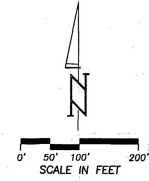
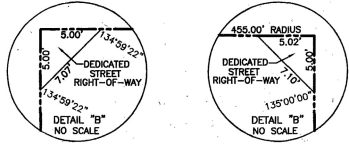
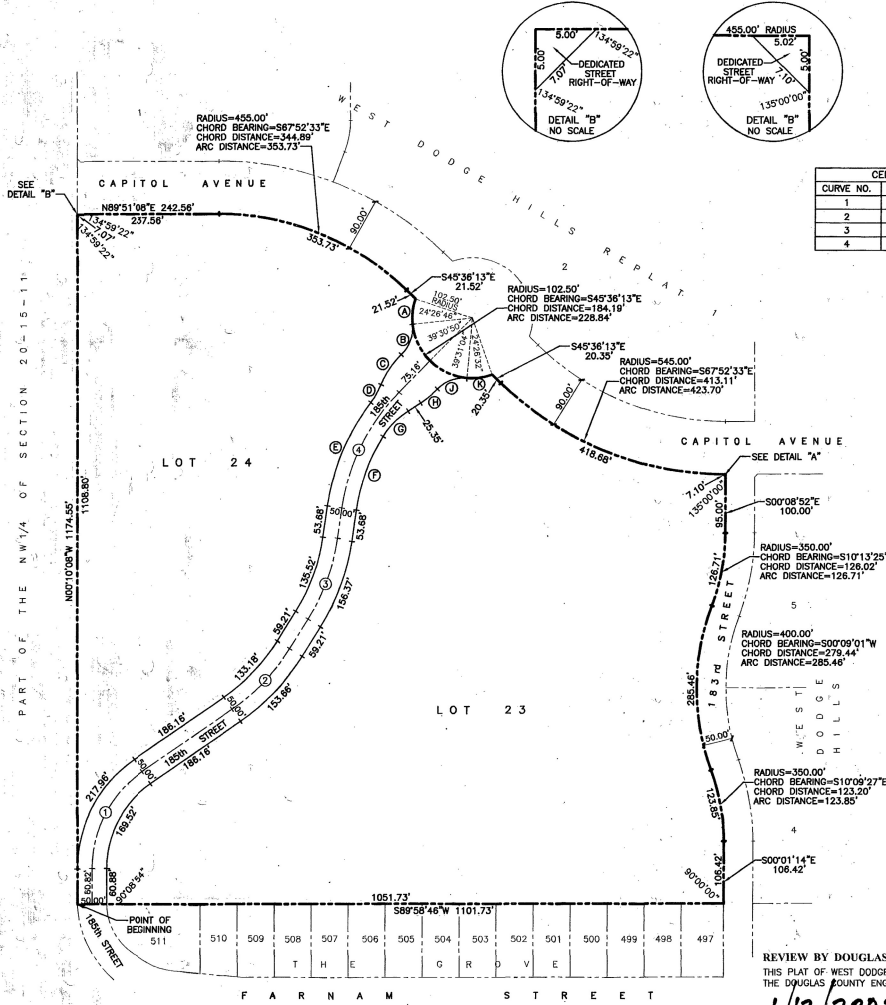
Check Number

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# WEST DODGE HILLS

LOTS 23 AND 24

BEING A PLATTING OF PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 20, T15N, R11E OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 20, T15N, R11E OF THE 6TH P.M. Douglas County, Nebraska



CENTERLINE CURVE INFORMATION				
CURVE NO.	DELTA	LENGTH	TANGENT	RADIUS
1	55°30'12"	183.74'	105.23'	200.00'
2	23°28'41"	143.42'	72.73'	350.00'
3	23°53'31"	145.95'	74.05'	350.00'
4	36°28'03"	222.57'	115.19'	350.00'

PROPERTY LINE INFORMATION	
①	RADIUS=102.50' CHORD BEARING=50°08'00"W CHORD DISTANCE=43.40'
②	RADIUS=42.53' CHORD BEARING=52°07'01"W CHORD DISTANCE=55.27'
③	RADIUS=162.50' CHORD BEARING=53°30'52"W CHORD DISTANCE=91.37'
④	RADIUS=137.50' CHORD BEARING=52°58'50"W CHORD DISTANCE=95.18'
⑤	RADIUS=375.00' CHORD BEARING=52°38'50"W CHORD DISTANCE=190.11'
⑥	RADIUS=325.00' CHORD BEARING=51°13'25"E CHORD DISTANCE=133.33'
⑦	RADIUS=137.50' CHORD BEARING=44°13'49"E CHORD DISTANCE=60.75'
⑧	RADIUS=162.50' CHORD BEARING=50°09'01"W CHORD DISTANCE=91.37'
⑨	RADIUS=82.50' CHORD BEARING=51°09'27"E CHORD DISTANCE=43.73'

### SURVEYOR'S CERTIFICATION

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 AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS WEST DODGE HILLS, LOTS 23 AND 24, BEING A PLATTING OF PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 20, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH PART OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 20, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SW CORNER OF THE NORTH 1/2 OF SAID SW 1/4;

THENCE N00°10'08"W (ASSUMED BEARING) 1174.55 FEET ON THE WEST LINE OF SAID SW 1/4 TO THE SOUTH LINE OF CAPITOL AVENUE;

THENCE SOUTHEASTERLY ON THE SOUTH LINE OF CAPITOL AVENUE ON THE FOLLOWING DESCRIBED SIX COURSES;

THENCE N89°51'08"E 242.56 FEET; THENCE SOUTHEASTERLY ON A 455.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING 587°52'33"E, CHORD DISTANCE 344.89 FEET, AN ARC DISTANCE OF 353.73 FEET;

THENCE S45°36'13"E 21.52 FEET;

THENCE SOUTHEASTERLY ON A 102.50 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING 545°36'13"E, CHORD DISTANCE 184.19 FEET, AN ARC DISTANCE OF 228.84 FEET;

THENCE S45°36'13"E 20.35 FEET;

THENCE SOUTHEASTERLY ON A 545.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING 567°52'33"E, CHORD DISTANCE 413.11 FEET, AN ARC DISTANCE OF 423.70 FEET TO THE WEST LINE OF 183RD STREET;

THENCE S00°08'52"E 100.00 FEET ON THE WEST LINE OF 183RD STREET;

THENCE SOUTHWESTERLY ON THE WEST LINE OF 183RD STREET ON A 350.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S10°13'25"W, CHORD DISTANCE 126.02 FEET, AN ARC DISTANCE OF 126.71 FEET;

THENCE SOUTHWESTERLY ON THE WEST LINE OF 183RD STREET ON A 400.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S00°09'01"W, CHORD DISTANCE 279.44 FEET, AN ARC DISTANCE OF 285.46 FEET;

THENCE SOUTHEASTERLY ON THE WEST LINE OF 183RD STREET ON A 350.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S10°09'27"E, CHORD DISTANCE 123.20 FEET, AN ARC DISTANCE OF 123.85 FEET;

THENCE S00°01'14"E 106.42 FEET ON THE WEST LINE OF 183RD STREET TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID SW 1/4;

THENCE S89°58'46"W 1101.73 FEET ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SW 1/4 TO THE POINT OF BEGINNING.



NOVEMBER 27, 2008  
DATE:

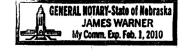
### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, WEST DUNDEE DEVELOPMENT CO., L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS, AND FIRST NATIONAL BANK OF OMAHA, BEING THE MORTGAGE HOLDER 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 WEST DODGE HILLS, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST 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 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 ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A FIFTEEN (15) FOOT WIDE STRIP OF LAND ABUTTING THE WEST BOUNDARY LOT LINE OF LOT 24, SAID FIFTEEN (15) FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FOOT WIDE STRIP OF LAND WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID FIFTEEN (15) 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, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREBY GRANTED.

WEST DUNDEE DEVELOPMENT CO., L.L.C.,  
A NEBRASKA LIMITED LIABILITY COMPANY  
BY: *Howard M. Kooper*  
HOWARD M. KOOPER, MEMBER

FIRST NATIONAL BANK OF OMAHA  
BY: *Eric W. Musgaard*  
ERIC W. MUSGAARD, VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA ) s.s.  
COUNTY OF DOUGLAS )



ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA ) s.s.  
COUNTY OF DOUGLAS )



THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 9TH DAY OF JANUARY, 2009 BY HOWARD M. KOOPER, MEMBER OF WEST DUNDEE DEVELOPMENT CO., L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

### 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 WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 13th DAY OF NOVEMBER, 2008.

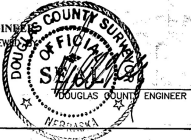
DEPUTY

APPROVAL OF CITY ENGINEER  
I HEREBY APPROVE THIS PLAT OF WEST DODGE HILLS ON THIS 26th DAY OF January, 2009.  
*Charles King*  
CITY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD  
THIS PLAT OF WEST DODGE HILLS WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 4th DAY OF February, 2009.  
*L.S. Henry*  
CHAIRMAN



REVIEW BY DOUGLAS COUNTY ENGINEER  
THIS PLAT OF WEST DODGE HILLS WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.



1/12/2009  
DATE:

### APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF WEST DODGE HILLS WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 3rd DAY OF November, 2009.

*Jim Smith* MAYOR  
*James Korman* PRESIDENT  
*Bruce Brown* CITY CLERK



PART OF THE NW 1/4 OF SECTION 20, T15N, R11E

DATE 11/27/08  
DRAWN BY RJR  
CHECKED BY JDW  
REVISION

WEST DODGE HILLS  
FINAL PLAT

THOMPSON, DREESSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
P. 402.330.8860 F. 402.330.5866 WWW.TDCCO.COM

1061-133-14 BOOK  
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