



DEED 2013079934



AUG 06 2013 13:13 P 9

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BKR 25-15-10^{cc} EXAM

IND SCAN PRF

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
8/6/2013 13:13:50.48



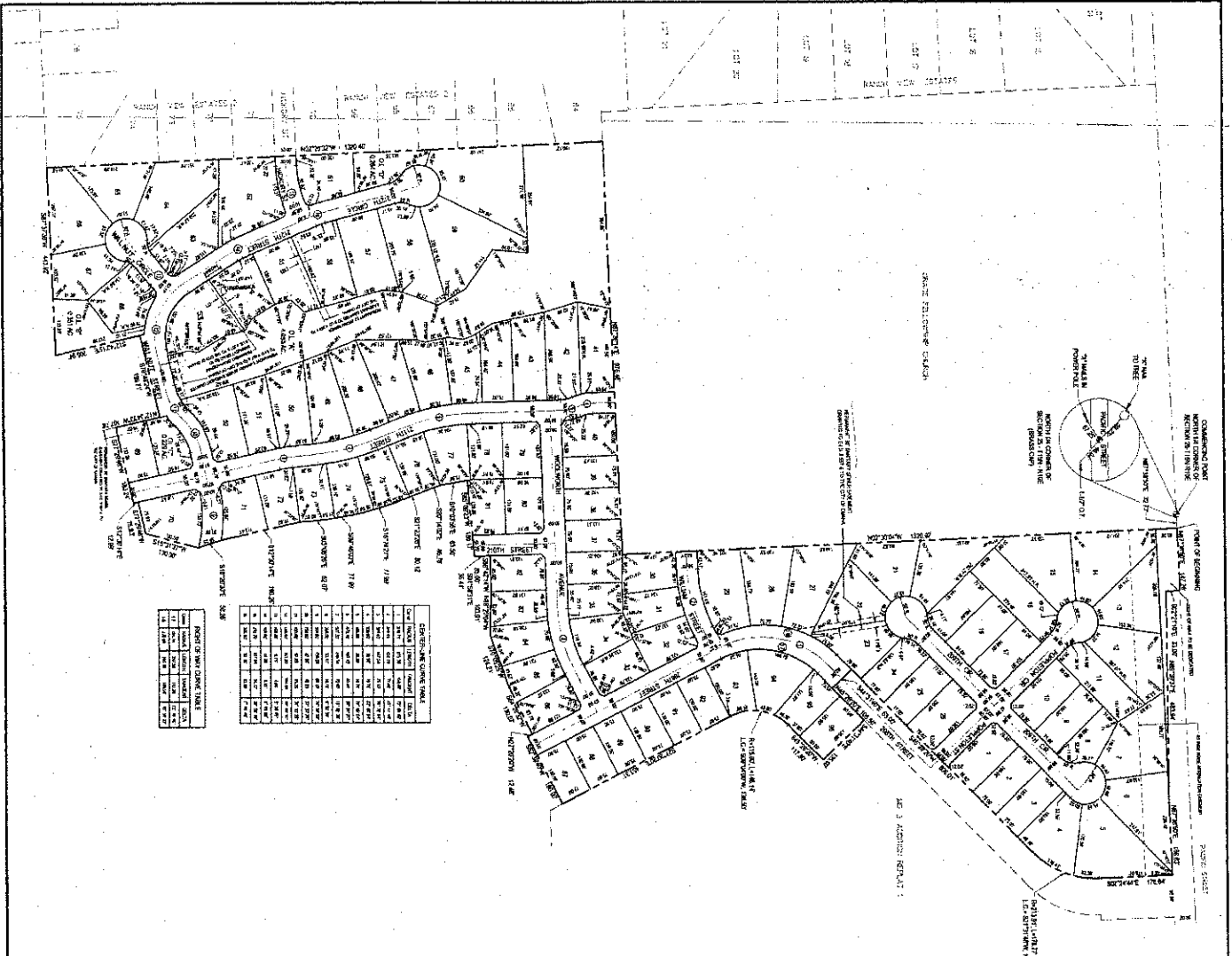
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RETURN TO: EACGI

CHECK NUMBER



NOTES:

1. ALL UTILITIES FOR WATER, SEWER, GAS, AND TELEPHONE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER REGULATIONS.
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LEGEND:

- RESIDENTIAL LOT
- TOWNHOME
- STREET
- DRIVEWAY
- LANDSCAPING
- FENCE
- SIGNAGE
- OTHER

SCALE:
1" = 40'

DATE: 12/12/12

DESIGNER: [Signature]
CHECKED: [Signature]
DATE: 12/12/12

PROJECT NAME: WINDGATE RANCH
ADDRESS: 11111 WINDGATE LANE, DENVER, CO 80231
OWNER: [Signature]

CONTRACT NO.: E&A-12-001
DATE: 12/12/12

WINDGATE RANCH

11111 WINDGATE LANE, DENVER, CO 80231

E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services

APPROVED: [Signature]
DATE: 12/12/12

DESIGNER: [Signature]
DATE: 12/12/12

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 Engineering • Planning • Environmental & Field Services

APPROVED: [Signature]
DATE: 12/12/12

REV	DESCRIPTION	DATE
01	ISSUED FOR PERMITS	12/12/12

FINAL PLAN

WINDGATE RANCH
 DWAAL 12/12/12

E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services

11111 WINDGATE LANE, DENVER, CO 80231
 Phone: 414.885.1130 Fax: 303.429.3289
 www.eandagroup.com

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THOMAS R. FALCONE, PRESIDENT OF AZ 21, LLC, THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS WINDGATE RANCH (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK 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 A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN-FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE-DESCRIBED ADDITION. SAID SIXTEEN-FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS. 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.

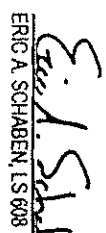
BY: AZ 21, LLC


THOMAS R. FALCONE, PRESIDENT

2/4/13
DATE

SUBDIVISION LOCATED IN SAID NE 1/4 0 ADDITION REPLAT ONE ON THE FOLLO THENCE S45°28'20"W, A DISTANCE OF 1 115.00 FEET, A DISTANCE OF 146.14 FEET 136.50 FEET; THENCE S27°20'20"E, A DISTANCE OF 124.21 FEET; THENCE N88 FEET, THENCE S01°58'31"E, A DISTANCE OF 65.50 FEET; OF 80.12 FEET; THENCE S16°24'27"E, A DISTANCE OF 62.07 FEET; THENCE S15° N12°34'53"W, A DISTANCE OF 107.70 FEET; THENCE S12°30'14"E, A DISTANCE OF 206.94 FEET TO A POINT ALONG SAID SOUTH LINE OF THE NW 1/4, 75, RANCH VIEW ESTATES 2, A SUBDIVISION EAST LINE OF LOTS 75 THRU 64, SAID DISTANCE OF 376.46 FEET; THENCE N02°

SAID TRACT OF LAND CONTAINS AND


ERIC A. SCHABEN, LS 608



APPROVAL OF CITY ENGINEER OF OMA

I HEREBY APPROVE THIS PLAT OF WIND




LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NW1/4 OF THE NE1/4 AND THE SE1/4 OF NW1/4 ALL LOCATED IN SECTION 25, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 25; THENCE N87°38'50"E (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID NE1/4 OF SECTION 25, A DISTANCE OF 32.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N87°38'50"E ALONG SAID NORTH LINE OF THE NE1/4 SECTION 25, A DISTANCE OF 147.28 FEET; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PACIFIC STREET ON THE FOLLOWING DESCRIBED COURSES: THENCE S02°21'10"E, A DISTANCE 33.00 FEET; THENCE N89°39'37"E, A DISTANCE OF 483.94 FEET; THENCE N87°38'50"E, A DISTANCE OF 188.83 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF PACIFIC STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF 208TH STREET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 208TH STREET ON THE FOLLOWING DESCRIBED COURSES: THENCE S02°24'44"E, A DISTANCE OF 176.64 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS 213.91 FEET, A DISTANCE 178.77 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S21°31'48"W, A DISTANCE OF 173.62 FEET; THENCE S45°28'20"W, A DISTANCE OF 606.01 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 208TH STREET; THENCE S44°31'40"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF 208TH STREET, A DISTANCE OF 63.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID 208TH STREET; THENCE M45°28'20"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 208TH STREET, A DISTANCE OF 105.50 FEET TO A POINT ON THE WESTERLY LINE OF LOT 1, MS 3 ADDITION REPLAT 1, A SUBDIVISION LOCATED IN SAID NE1/4 OF SECTION 25; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF LOT 1, MS 3 ADDITION REPLAT ONE ON THE FOLLOWING DESCRIBED COURSES: THENCE S44°31'40"E, A DISTANCE OF 135.00 FEET; THENCE S45°28'20"W, A DISTANCE OF 117.80 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 115.00 FEET, A DISTANCE OF 146.14 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S09°04'00"W, A DISTANCE OF 136.50 FEET; THENCE S27°20'20"E, A DISTANCE OF 453.31 FEET; THENCE S62°39'40"W, A DISTANCE OF 180.00 FEET; THENCE N27°20'20"W, A DISTANCE OF 12.48 FEET; THENCE S64°28'32"W, A DISTANCE OF 130.07 FEET; THENCE S70°05'25"W, A DISTANCE OF 124.21 FEET; THENCE N88°20'04"W, A DISTANCE OF 103.91 FEET; THENCE S88°42'14"W, A DISTANCE OF 85.00 FEET; THENCE S01°58'31"E, A DISTANCE OF 36.41 FEET; THENCE S85°09'23"W, A DISTANCE OF 180.17 FEET; THENCE S10°03'55"E, A DISTANCE OF 65.50 FEET; THENCE S20°14'02"E, A DISTANCE OF 46.78 FEET; THENCE S21°23'28"E, A DISTANCE OF 80.12 FEET; THENCE S18°24'27"E, A DISTANCE OF 77.99 FEET; THENCE S09°46'03"E, A DISTANCE OF 77.99 FEET; THENCE S05°08'26"E, A DISTANCE OF 82.07 FEET; THENCE S12°30'14"E, A DISTANCE OF 190.26 FEET; THENCE S18°20'30"E, A DISTANCE OF 88.26 FEET; THENCE S15°31'37"W, A DISTANCE OF 130.00 FEET; THENCE S77°29'46"W, A DISTANCE OF 75.83 FEET; THENCE S12°30'14"E, A DISTANCE OF 12.99 FEET; THENCE S77°29'46"W, A DISTANCE OF 183.24 FEET; THENCE N12°34'53"W, A DISTANCE OF 107.70 FEET; THENCE S78°48'24"W, A DISTANCE OF 199.71 FEET; THENCE S12°43'15"E, A DISTANCE OF 206.94 FEET TO A POINT ON THE SOUTH LINE OF THE NW1/4 OF SAID SECTION 25; THENCE S87°37'36"W ALONG SAID SOUTH LINE OF THE NW1/4 OF SECTION 25, A DISTANCE OF 443.92 FEET TO A POINT ON THE WEST LINE OF LOT 75, RANCH VIEW ESTATES 2, A SUBDIVISION LOCATED IN THE SAID NW1/4 OF SECTION 25; THENCE N02°25'32"W ALONG THE EAST LINE OF LOTS 75 THRU 64, SAID RANCH VIEW ESTATES 2, A DISTANCE OF 1320.46 FEET; THENCE N87°38'14"E, A DISTANCE OF 976.46 FEET; THENCE N02°33'04"W, A DISTANCE OF 1320.92 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS APPROXIMATELY 94.27 SQUARE FEET OR 46.322 ACRES, MORE OR LESS.

E. J. Schell
REGISTERED SURVEYOR
No. 10821
3/1/2013

WINDGATE RANCH

OMAHA, NEBRASKA



Engineering Answers

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. OUTLOT "B" & "C" SHALL HAVE A DESIGNATED USE FOR TEMPORARY AND PERMANENT STORMWATER DETENTION B & C OWNED AND MAINTAINED BY S.I.D. # 557. OUTLOT "A" SHALL BE OWNED AND MAINTAINED BY THE WINDGATE RANCH HOME OWNERS ASSOCIATION. THE SUBDIVIDER SHALL TRANSFER OWNERSHIP OF THIS OUTLOT "A" CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT. OUTLOT "A" SHALL BE MAINTAINED INCLUDING MOWING, TREE REMOVAL AND OTHER VEGETATION CONTROL, BY THE WINDGATE RANCH HOME OWNERS ASSOCIATION. OUTLOT "D" SHALL HAVE THE DEDICATED USE FOR PERMANENT GREEN SPACE. IT SHALL BE OWNED AND MAINTAINED BY THE WINDGATE RANCH HOME OWNERS ASSOCIATION.
5. A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT IS HEREBY GRANTED TO THE CITY OF OMAHA OVER ALL OF OUTLOT "A".
6. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT (8.5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
7. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO PACIFIC STREET FROM LOTS 5-7 AND LOTS 12-14.
8. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO 208TH STREET FROM LOTS 1-5 AND LOTS 23-26.