



DEED 2006097198



AUG 24 2006 09:28 P 7

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
8/24/2006 09:28:56.97



2006097198

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

Deed

FEE 41.00 FB New - DC - 35973
01-60000 - old.

B 12 BKP 12-15-10 g/c COMP de

DEL _____ SCAN _____ FV MLS

NE SE
SE NE
NE NE

SKYLINE COUNTRY NORTH

LOTS 1 THRU 11 INCLUSIVE

Being a platting of part of the East 1/2 of Section 13, Township 15 North,
Range 10 East of the 6th P.M., Douglas County, Nebraska.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF ELKHORN TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN SKYLINE COUNTRY NORTH (THE LOTS NUMBERED AS SHOWN), BEING A PLATTING OF PART OF THE EAST 1/2 OF SECTION 13, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

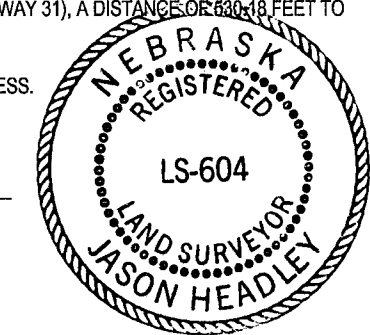
COMMENCING AT THE NORTHEAST CORNER OF LOT 1, SKYLINE COUNTRY 5TH ADDITION, A SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 13, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF 204TH STREET (STATE HIGHWAY 31); THENCE S87°00'39"W (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID LOT 1, SKYLINE COUNTRY 5TH ADDITION, A DISTANCE OF 34.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S87°00'39"W ALONG SAID NORTH LINE OF LOT 1, SKYLINE COUNTRY 5TH ADDITION, A DISTANCE OF 217.13 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, SKYLINE COUNTRY 5TH ADDITION; THENCE S02°59'21"E ALONG THE WEST LINE OF SAID LOT 1, SKYLINE COUNTRY 5TH ADDITION, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF LOT 2, SAID SKYLINE COUNTRY 5TH ADDITION; THENCE S87°00'39"W ALONG THE NORTH LINE OF SAID LOT 2, SKYLINE COUNTRY 5TH ADDITION, AND ALSO THE NORTHERLY RIGHT-OF-WAY LINE OF 205TH DRIVE, A DISTANCE OF 50.00 FEET TO THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF 205TH DRIVE AND THE WEST RIGHT-OF-WAY LINE OF SAID 205TH DRIVE; THENCE S02°59'21"E ALONG SAID WEST RIGHT-OF-WAY LINE OF 205TH DRIVE, A DISTANCE OF 196.60 FEET; THENCE S01°15'26"E ALONG SAID WEST RIGHT-OF-WAY LINE OF 205TH DRIVE, A DISTANCE OF 68.31 FEET TO THE POINT OF INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF 205TH DRIVE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF VETERANS DRIVE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, SKYLINE COUNTRY 3RD ADDITION, A SUBDIVISION LOCATED IN THE SE1/4 OF SAID SECTION 13; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, SKYLINE COUNTRY 3RD ADDITION, AND ALSO THE NORTHERLY LINE OF LOT 2, SAID SKYLINE COUNTRY 3RD ADDITION ON A CURVE TO THE RIGHT WITH A RADIUS OF 1000.00 FEET, A DISTANCE OF 280.75 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N72°20'44"W, A DISTANCE OF 279.83 FEET; THENCE N21°22'04"E, A DISTANCE OF 204.89 FEET; THENCE N09°10'38"E, A DISTANCE OF 100.38 FEET; THENCE N03°00'49"W, A DISTANCE OF 183.08 FEET; THENCE N02°31'06"E, A DISTANCE OF 277.52 FEET; THENCE N24°19'12"E, A DISTANCE OF 59.59 FEET; THENCE N04°31'49"E, A DISTANCE OF 80.81 FEET; THENCE N16°32'28"W, A DISTANCE OF 87.38 FEET; THENCE N38°02'08"W, A DISTANCE OF 37.49 FEET; THENCE N31°45'59"W, A DISTANCE OF 25.09 FEET; THENCE N08°45'43"W, A DISTANCE OF 109.72 FEET; THENCE N45°57'01"W, A DISTANCE OF 71.06 FEET; THENCE N35°08'44"W, A DISTANCE OF 50.47 FEET; THENCE N18°33'19"W, A DISTANCE OF 95.41 FEET; THENCE N31°34'23"W, A DISTANCE OF 77.40 FEET; THENCE N45°12'50"W, A DISTANCE OF 42.37 FEET; THENCE N50°33'39"W, A DISTANCE OF 28.84 FEET; THENCE N51°54'04"E, A DISTANCE OF 225.45 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 270.00 FEET, A DISTANCE OF 47.82 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S43°11'00"E, A DISTANCE OF 47.86 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 200.00 FEET, A DISTANCE OF 155.04 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S70°28'32"E, A DISTANCE OF 151.19 FEET; THENCE N07°19'01"E, A DISTANCE OF 74.22 FEET; THENCE N02°41'00"W, A DISTANCE OF 8.50 FEET; THENCE N87°19'01"E, A DISTANCE OF 60.00 FEET; THENCE N07°19'01"E, A DISTANCE OF 8.50 FEET; THENCE S02°59'21"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 204TH STREET (STATE HIGHWAY 31), A DISTANCE OF 228.45 FEET; THENCE S04°12'21"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 204TH STREET (STATE HIGHWAY 31), A DISTANCE OF 487.61 FEET; THENCE S02°11'07"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 204TH STREET (STATE HIGHWAY 31), A DISTANCE OF 580.18 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 856,176 SQUARE FEET OR 19.655 ACRES, MORE OR LESS.

JASON HEADLEY LS-604

11-1-05

DATE



DEDICATION

Know all men by these presents that we, GOTTSCH LAND CO., a Nebraska partnership, owners of 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 SKYLINE COUNTRY NORTH (lots 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, Qwest 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 for water distribution and Aquila, Inc. for gas distribution, 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 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.

In witness whereof, we do set our hands.

GOTTSCH LAND CO.

BRETT GOTTSCH, President

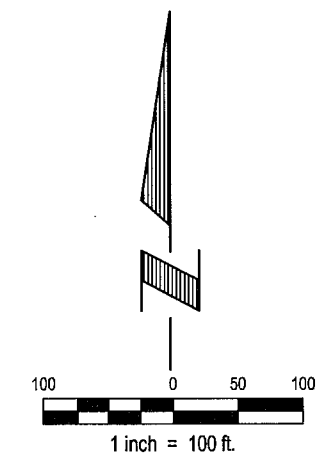
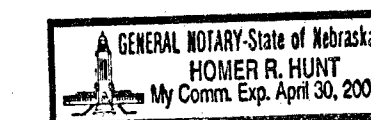
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 1st day of Nov., 2005, before me, the undersigned, a Notary Public in and for said County, personally came Brett Gottsch, President of GOTTSCH LAND CO., 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 managing member of said company.

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

Homer R. Hunt
Notary Public



REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the SKYLINE COUNTRY NORTH (lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

[Signature]
DOUGLAS COUNTY ENGINEER DATE 11/1/05

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 on the records of this office.

[Signature]
COUNTY TREASURER DATE 11-1-05

APPROVAL OF CITY COUNCIL OF ELKHORN, NEBRASKA

This plat of SKYLINE COUNTRY NORTH (lots numbered as shown) was approved and accepted by the City Council of Elkhorn, Nebraska.

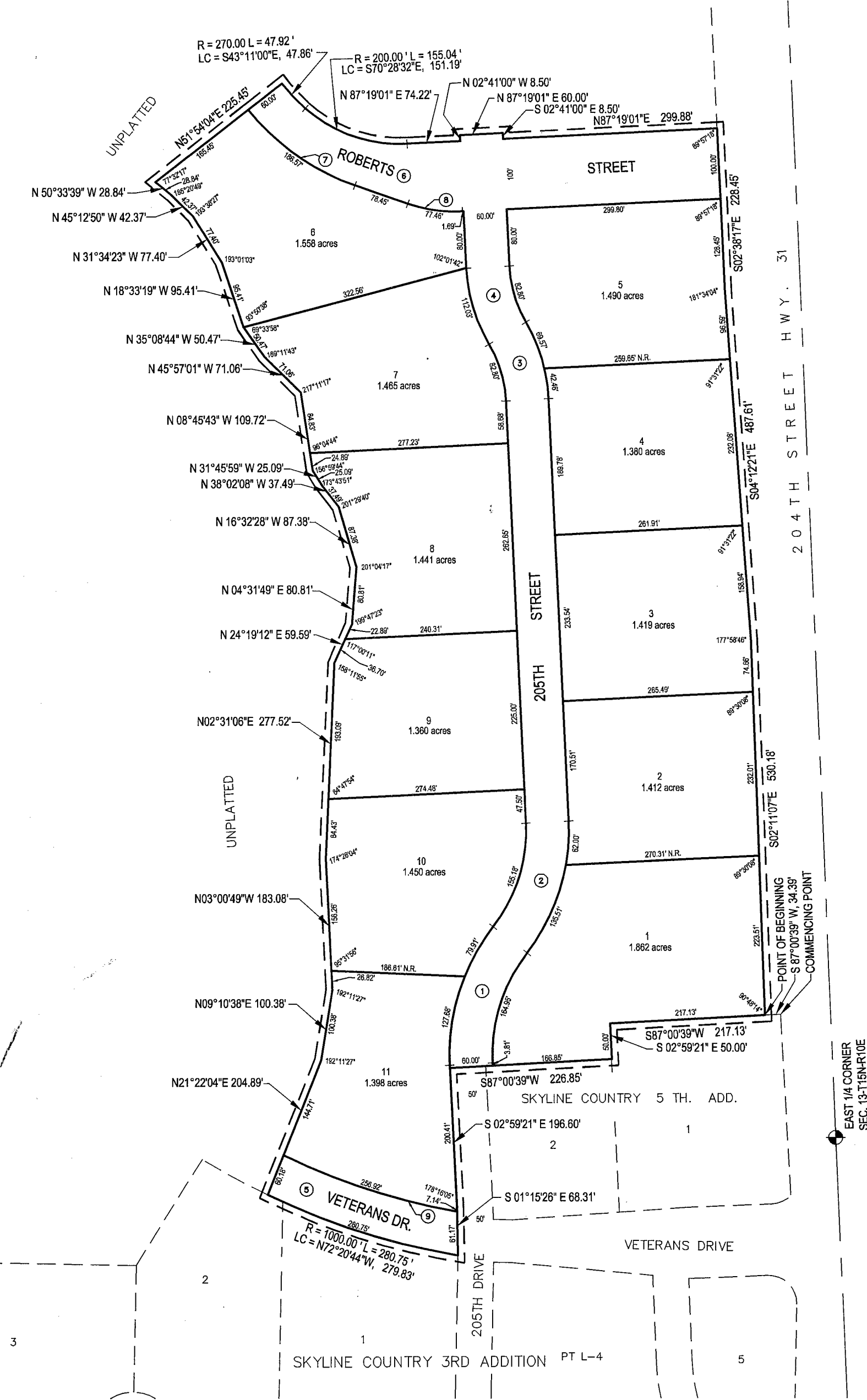
[Signature]
MAYOR DATE 8-16-06

ATTEST
CITY CLERK

APPROVAL OF CITY PLANNING COMMISSION

This plat of SKYLINE COUNTRY NORTH (lots numbered as shown) was approved by the City of Elkhorn, Nebraska Planning Commission.

[Signature]
CHAIRMAN DATE 8-16-06



CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	262.09'	188.27'	97.26'	40°43'16"
2	250.00'	178.35'	92.02'	40°24'55"
3	200.00'	97.42'	49.69'	27°54'28"
4	200.00'	97.42'	49.69'	27°54'28"
5	970.00'	268.94'	135.29'	15°52'47"
6	300.00'	285.80'	154.79'	54°35'04"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
7	330.00'	186.57'	85.85'	32°23'34"
8	200.00'	77.46'	39.22'	22°11'30"
9	940.00'	256.92'	129.26'	15°39'35"

- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
 3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
 4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 204TH STREET FROM ANY LOTS ABUTTING SAID STREET.

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS

7150 SOUTH 26TH STREET, SUITE D
LINCOLN, NE 68518-9841
PHONE: (402) 482-7277
FAX: (402) 482-7278

SKYLINE COUNTRY NORTH
LOTS 1 THRU 11 INCLUSIVE
ELKHORN, NEBRASKA

FINAL PLAT

Project No.	2005156101
Date	03/15/2005
Designed By	JGZ
Drawn By	GRR
Scale	1" = 100'
Sheet	1 of 1