



DEED 2009111491



OCT 15 2009 12:55 P 7

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10/15/09
Date

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By MAN

deed *New*
59-21331
FEE 37.00 FB 59-21330 dd
BKP _____ C/O _____ COMP
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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
10/15/2009 12:55:52.32



2009111491

THIS PAGE INCLUDED FOR INDEXING

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Return To: EACGI

Check Number

KVI-132ND STREET PLAZA REPLAT ONE

LOTS 1 AND 2

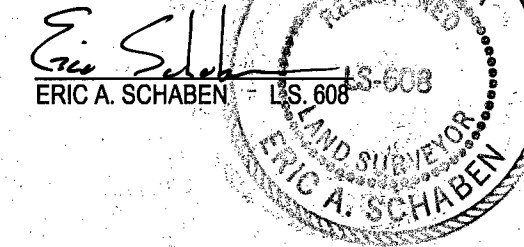
BEING A REPLAT OF PART OF LOTS 2 AND 3, KVI-132ND STREET PLAZA, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SURVEYORS CERTIFICATION

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 AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN KVI-132ND STREET PLAZA REPLAT ONE (LOTS NUMBERED AS SHOWN) BEING A REPLAT OF PART OF LOTS 2 AND 3, KVI-132ND STREET PLAZA, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, KVI-132ND STREET PLAZA; THENCE N76°53'00"W (ASSUMED BEARING) ALONG THE SOUTHERLY LINE OF SAID LOT 2, KVI-132ND STREET PLAZA, SAID LINE ALSO BEING THE NORTHERLY LINE OF A FRONTAGE ROAD, A DISTANCE OF 330.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N76°53'00"W ALONG SAID SOUTHERLY LINE OF LOT 2, KVI-132ND STREET PLAZA, SAID LINE ALSO BEING THE SOUTHERLY LINE OF LOT 3, SAID KVI-132ND STREET PLAZA, SAID LINE ALSO BEING SAID NORTHERLY LINE OF A FRONTAGE ROAD, A DISTANCE OF 190.92 FEET; THENCE N66°40'32"W ALONG SAID SOUTHERLY LINE OF LOT 3, KVI-132ND STREET PLAZA, SAID LINE ALSO BEING SAID NORTHERLY LINE OF SAID FRONTAGE ROAD, A DISTANCE OF 53.99 FEET; THENCE N21°42'01"E, A DISTANCE OF 33.63 FEET; THENCE NORTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 370.00 FEET, A DISTANCE OF 140.34 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N10°50'04"E, A DISTANCE OF 139.50 FEET; THENCE N00°01'53"W, A DISTANCE OF 198.07 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, SAID KVI-132ND STREET PLAZA; THENCE N89°58'07"E ALONG SAID SOUTH LINE OF LOT 1, KVI-132ND STREET PLAZA, AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 438.57 FEET; THENCE S00°00'22"W, A DISTANCE OF 182.00 FEET; THENCE S89°58'07"W, A DISTANCE OF 240.71 FEET; THENCE S00°12'00"W, A DISTANCE OF 249.15 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 126,939 SQUARE FEET OR 2.914 ACRES MORE OR LESS.



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.

Eric Schaben
COUNTY TREASURER

APPROVAL OF CITY ENGINEER OF OMAHA

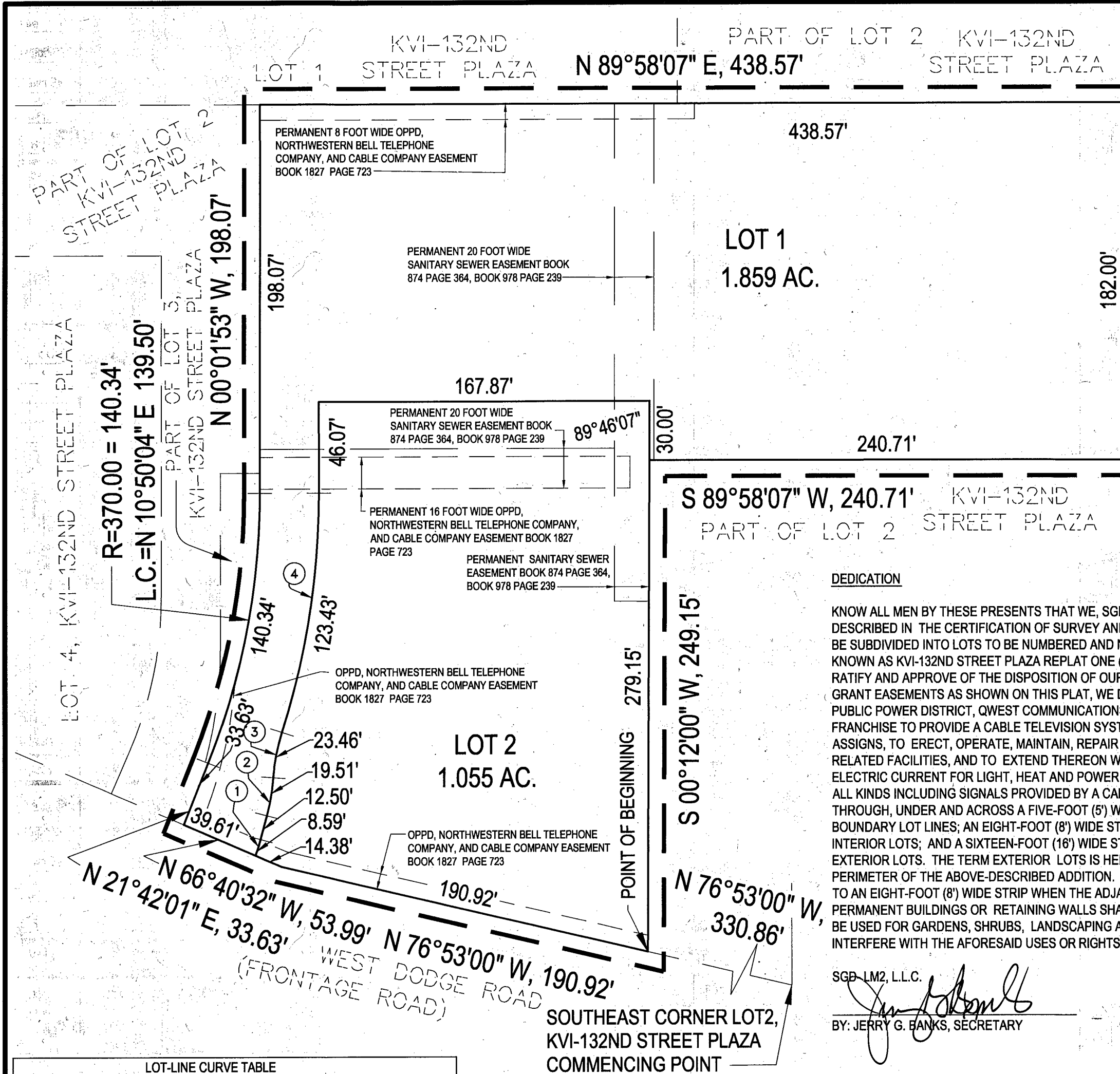
I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

Charles Koenig 10/8/09
CITY ENGINEER DATE

APPROVAL OF OMAHA CITY PLANNING DIRECTOR

THIS PLAT OF KVI-132ND STREET PLAZA REPLAT ONE WAS APPROVED AS A SUBDIVISION OF KVI-132ND STREET PLAZA (LOTS 1 THROUGH 5 INCLUSIVE), IN COMPLIANCE WITH SECTION 53-10 (3), OMAHA MUNICIPAL CODE, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08, HOME RULE CHARTER OF THE CITY OF OMAHA. THIS MINOR SUBDIVISION PLAT IS VOID IF THIS PLAT IS NOT RECORDED WITHIN THIRTY (30) DAYS OF THE DATE OF THE PLANNING DIRECTOR'S SIGNATURE.

Charles Koenig 10/14/09
CITY PLANNING DIRECTOR DATE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, SGD-LM2, L.L.C., AND THE YARD CO., 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 AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS KVI-132ND STREET PLAZA REPLAT ONE (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 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. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN 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.

SGD-LM2, L.L.C. BY: *Jerry G. Banks* SECRETARY
THE YARD CO., A NEBRASKA CORPORATION BY: *Ronald P. Jones* PRESIDENT

LOT-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.50'	8.59'	4.30'	4°53'59"
2	103.37'	19.51'	9.79'	10°48'57"
3	99.50'	23.46'	11.79'	13°30'43"
4	400.00'	123.43'	62.21'	17°40'47"

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
ON THIS 30 DAY OF June, 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JERRY G. BANKS, SECRETARY OF SGD-LM2, 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 ENTITY.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.
Lisa G. Hansen
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
ON THIS 14TH DAY OF July, 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME RONALD P. JONES, PRESIDENT OF THE YARD 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 SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.
Homer R. Hunt
NOTARY PUBLIC

Proj No:	P2004.095.004
Date:	6-26-09
Designed By:	EAS
Drawn By:	TRH
Scale:	1" = 50'
Sheet	1 of 1

Revisions
Date

ADMINISTRATIVE MINOR PLAT

KVI - 132ND STREET PLAZA REPLAT ONE
OMAHA, NEBRASKA

E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES

330 NORTH 117TH STREET OMAHA, NE 68154
PHONE: (402) 895-4700 FAX: (402) 895-3599
www.eacg.com