HIGH POINT REPLAT 6

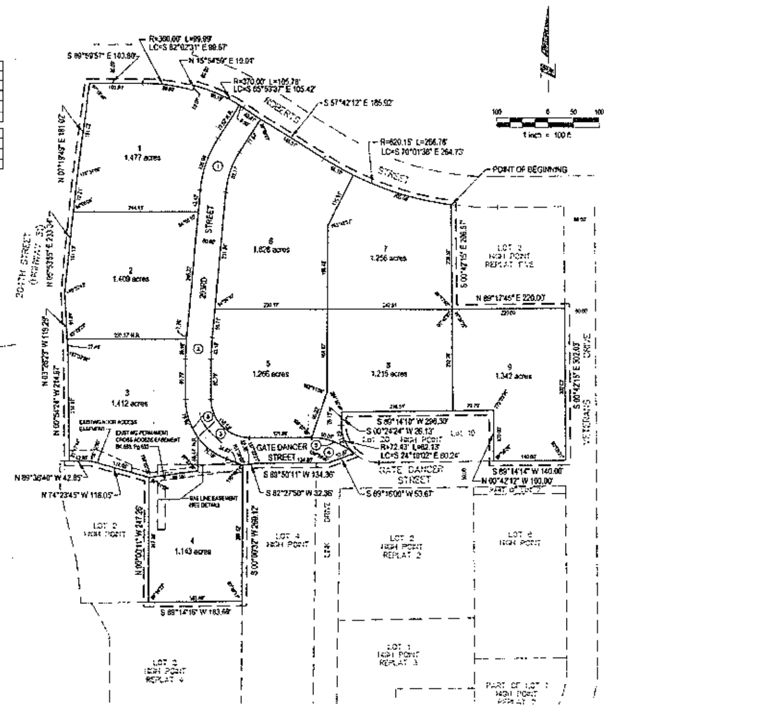
G 19 #51

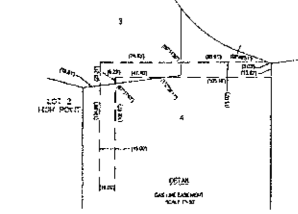
LOTS 1 THRU 9 INCLUSIVE

BEING A REPLATTING OF LOTS 3 AND 9, HIGH POINT (LOTS 1 THRU 9 INCLUSIVE); AND ALSO BEING A REPLATTING OF LOTS 18, 21, 22, 23, 24 AND 25, HIGH POINT (LOTS 18 THRU 25 INCLUSIVE); AND ALSO BEING A REPLATTING OF LOT 1, HIGH POINT REPLAT FIVE; SUBDIVISIONS LOCATED IN THE NW1/4 OF SECTION 18; AND ALSO BEING A REPLATTING OF THE INCLUDED STREET RIGHTS-OF-WAY OF GATE DANCER STREET AND LINK DRIVE; AND ALSO BEING A PLATTING OF PART OF SAID NW1/4 OF SECTION 18; ALL LOCATED IN TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	250.00'	95.06'	48.44'	21°13'55"
2	500.00'	45.45'	22.74'	5°12'30"
3	100.44'	157.21'	100.47'	90°01'09"
4	98.63'	58.12'	20.81'	33°29'32"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
5	124.63'	90.06'	47.09'	41°24'01"
6	125.44'	151.47	86.75'	69°01'29"





DEED 2005093639

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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 HIGH POINT REPLAT 6 (THE LOTS NUMBERED AS SHOWN), BEING A REPLAT OF LOTS 3 AND 9, HIGH POINT (LOTS 1 THRU 9 INCLUSIVE); AND ALSO BEING A REPLAT OF LOTS 18, 21, 22, 23, 24 AND 25, HIGH POINT (LOTS 18 THRU 25 INCLUSIVE); AND ALSO BEING A REPLAT OF LOT 1, HIGH POINT REPLAT FIVE; SUBDIVISIONS LOCATED IN THE NW1/4 OF SECTION 18; AND ALSO BEING A REPLAT OF THE INCLUDED STREET RIGHTS-OF-WAY OF GATE DANCER STREET AND LINK DRIVE; AND ALSO BEING A PLATTING OF PART OF SAID NW1/4 OF SECTION 18; ALL LOCATED IN TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, SAID HIGH POINT REPLAT FIVE, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ROBERTS STREET; THENCE S 00°42'15" E (ASSUMED BEARING) ALONG THE WEST LINE OF SAID LOT 2, HIGH POINT REPLAT FIVE, A DISTANCE OF 206.57 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, HIGH POINT REPLAT FIVE; THENCE N 89°17'45" E ALONG THE SOUTH LINE OF SAID LOT 2, HIGH POINT REPLAT FIVE, A DISTANCE OF 220.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, HIGH POINT REPLAT FIVE, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF VETERANS DRIVE; THENCE S 00°42'15" E ALONG SAID WEST RIGHT-OF-WAY LINE OF VETERANS DRIVE, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 1, HIGH POINT REPLAT FIVE, AND ALSO THE EAST LINE OF SAID LOT 18, HIGH POINT (LOTS 18 THRU 25 INCLUSIVE), A DISTANCE OF 302.03 FEET TO THE POINT OF INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF VETERANS DRIVE AND THE NORTH RIGHT-OF-WAY LINE OF GATE DANCER STREET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 18, HIGH POINT (LOTS 18 THRU 25 INCLUSIVE); THENCE S 89°14'14" W ALONG SAID NORTH RIGHT-OF-WAY LINE OF GATE DANCER STREET, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 18, HIGH POINT (LOTS 18 THRU 25 INCLUSIVE), A DISTANCE OF 140.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18, HIGH POINT (LOTS 18 THRU 25 INCLUSIVE); THENCE N 00°42'12" W ALONG THE WEST LINE OF SAID LOT 18, HIGH POINT (LOTS 18 THRU 25 INCLUSIVE), A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF LOT 19, HIGH POINT (LOTS 18 THRU 25 INCLUSIVE); THENCE S 89°14'10" W ALONG THE NORTH LINE OF SAID LOT 19, HIGH POINT (LOTS 18 THRU 25 INCLUSIVE), AND ALSO THE NORTH LINE OF LOT 20, SAID HIGH POINT (LOTS 18 THRU 25 INCLUSIVE), A DISTANCE OF 296.30 FEET TO THE NORTHWEST CORNER OF SAID LOT 20, HIGH POINT (LOTS 18 THRU 25 INCLUSIVE), SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF LINK DRIVE; THENCE S 00°24'24" W ALONG THE WESTERLY LINE OF SAID LOT 20, HIGH POINT (LOTS 18 THRU 25 INCLUSIVE), SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF LINK DRIVE, A DISTANCE OF 26.14 FEET; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE OF LOT 20, HIGH POINT (LOTS 18 THRU 25 INCLUSIVE), SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF LINK DRIVE ON A CURVE TO THE LEFT WITH A RADIUS OF 72.43 FEET, A DISTANCE OF 62.13 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S 24°10'02" E, A DISTANCE OF 60.24 FEET; THENCE S 89°16'00" W, A DISTANCE OF 53.67 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GATE DANCER STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LINK DRIVE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 21, HIGH POINT (LOTS 18 THRU 25 INCLUSIVE); THENCE S 89°50'11" W ALONG THE SOUTH LINE OF SAID LOT 21, HIGH POINT (LOTS 18 THRU 25 INCLUSIVE), A DISTANCE OF 134.36 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21, HIGH POINT (LOTS 18 THRU 25 INCLUSIVE), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 22, HIGH POINT (LOTS 18 THRU 25 INCLUSIVE); THENCE S 82°27'50" W ALONG THE SOUTHERLY LINE OF SAID LOT 22, HIGH POINT (LOTS 18 THRU 25 INCLUSIVE), A DISTANCE OF 32.38 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, HIGH POINT (LOTS 1 THRU 9 INCLUSIVE); THENCE S 00°00'32" W ALONG THE EAST LINE OF SAID LOT 3, HIGH POINT (LOTS 1 THRU 9 INCLUSIVE), A DISTANCE OF 269.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, HIGH POINT (LOTS 1 THRU 9 INCLUSIVE); THENCE S 89°14'16" W ALONG THE SOUTH LINE OF SAID LOT 3, HIGH POINT (LOTS 1 THRU 9 INCLUSIVE), A DISTANCE OF 183.69 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, HIGH POINT (LOTS 1 THRU 9 INCLUSIVE); THENCE N 00°00'11" W ALONG THE WEST LINE OF SAID LOT 3, HIGH POINT (LOTS 1 THRU 9 INCLUSIVE), SAID LINE ALSO BEING THE EAST LINE OF LOT 2, SAID HIGH POINT (LOTS 1 THRU 9 INCLUSIVE), A DISTANCE OF 247.26 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, HIGH POINT (LOTS 1 THRU 9 INCLUSIVE), SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 3, HIGH POINT (LOTS 1 THRU 9 INCLUSIVE); THENCE ALONG THE NORTH LINE OF SAID LOT 2, HIGH POINT (LOTS 1 THRU 9 INCLUSIVE) ON THE FOLLOWING DESCRIBED COURSES; THENCE N 74°23'45" W, A DISTANCE OF 118.05 FEET; THENCE N 89°36'40" W, A DISTANCE OF 42.85 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 204TH STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 204TH STREET ON THE FOLLOWING DESCRIBED COURSES; THENCE N 00°54'24" W, A DISTANCE OF 214.67 FEET; THENCE N 03°28'23" W, A DISTANCE OF 119.29 FEET; THENCE N 05°53'55" E, A DISTANCE OF 233.34 FEET; THENCE N 07°19'49" E, A DISTANCE OF 181.02 FEET TO THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF 204TH STREET AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF ROBERTS STREET; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ROBERTS STREET, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 9, HIGH POINT (LOTS 1 THRU 9 INCLUSIVE), AND ALSO THE NORTHERLY LINE OF SAID LOT 25, HIGH POINT (LOTS 18 THRU 25 INCLUSIVE), AND ALSO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LINK DRIVE, AND ALSO THE NORTHERLY LINE OF SAID LOT 1, HIGH POINT REPLAT FIVE ON THE FOLLOWING DESCRIBED COURSES; THENCE S 89°59'57" E, A DISTANCE OF 103.80 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 360.00 FEET, A DISTANCE OF 99.99 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S 82°02'31" E, A DISTANCE OF 99.67 FEET; THENCE N 15°54'59" E, A DISTANCE OF 10.01 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 370.00 FEET, A DISTANCE OF 105.78 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S 65°53'37" E, A DISTANCE OF 105.42 FEET; THENCE S 57°42'12" E, A DISTANCE OF 185.92 FEET; THENCE EASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 620.15 FEET, A DISTANCE OF 266.78 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S 70°01'38" E, A DISTANCE OF 264.73 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 575,530 SQUARE FEET OR 13.212 ACRES, MORE OR LESS.

ROBERT CLARK LS-419 — JULY 8, 2005 — DATE

NEBRASKA REGISTERED LS-419 LAND SURVEYOR ROBERT CLARK

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 HIGH POINT REPLAT 6 (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

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 STREETS.

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the HIGH POINT REPLAT 6 (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

DOUGLAS COUNTY ENGINEER — DATE 7-14-05

DOUGLAS COUNTY SURVEYOR OFFICIAL SEAL NEBRASKA

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.

COUNTY TREASURER — DATE 7-15-05

DOUGLAS COUNTY TREASURER OFFICIAL SEAL

APPROVAL OF CITY PLANNING COMMISSION

This plat of HIGH POINT REPLAT 6 (Lots numbered as shown) was approved by the City of Elkhorn, Nebraska Planning Commission.

CHAIRMAN — DATE 7-26-2005

APPROVAL OF CITY COUNCIL OF ELKHORN, NEBRASKA

This plat of HIGH POINT REPLAT 6 (Lots numbered as shown) was approved and accepted by the City Council of Elkhorn, Nebraska.

MAYOR — DATE July 22, 2005

ATTEST: CITY CLERK

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 14 day of July, 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 LLC.

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

Notary Public — SEAL

GENERAL NOTARY-State of Nebraska TAMMY L. CHRONEY My Comm. Exp. Jan 14, 2006

Proj No:	2003154.01	Revisions	
Date:	03/15/2005	No	Date
Designed By:	JCZ		
Drawn By:	1.00		
Scale:	1" = 100'		
Sheet 1 of 1			

FINAL PLAT

HIGH POINT REPLAT 6

ELKHORN, NEBRASKA

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

12001 Q STREET
OMAHA, NE 68137
PHONE: (402) 895-4700
FAX: (402) 895-3599

7130 SOUTH 29TH STREET, SUITE D
LINCOLN, NE 68516-5641
PHONE: (402) 420-7217
FAX: (402) 420-7218