



DEED 2007126781



NOV 13 2007 10:14 P 7

deed FEE 37.00 *2000-1905*
 7/4 *21-16-12* COMP *A*
 DEI *JD* SCAN *WMS*

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 11/13/2007 10:14:39.97



2007126781

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 PAGE DOWN FOR BALANCE OF INSTRUMENT

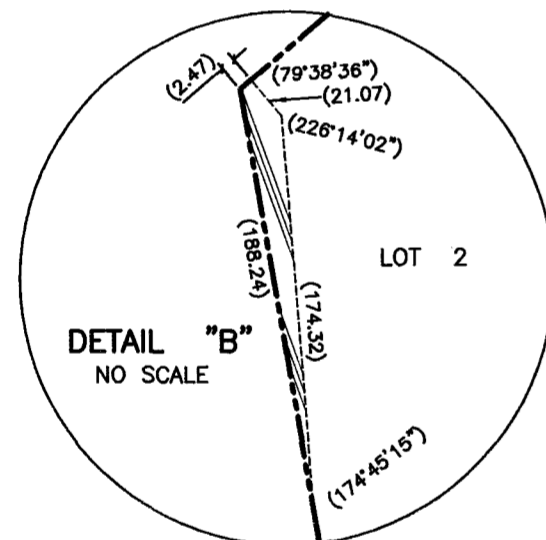
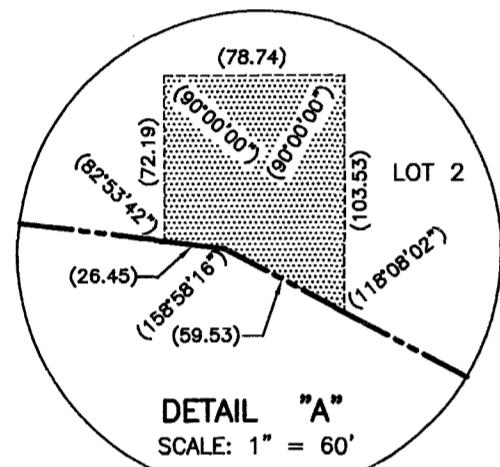
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Check Number

KAMI'S CROSSING

LOTS 1, 2 AND OUTLOT A

BEING A PLATTING OF PART THE SW 1/4 OF THE SW 1/4 OF SECTION 21, T16N, R12E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.

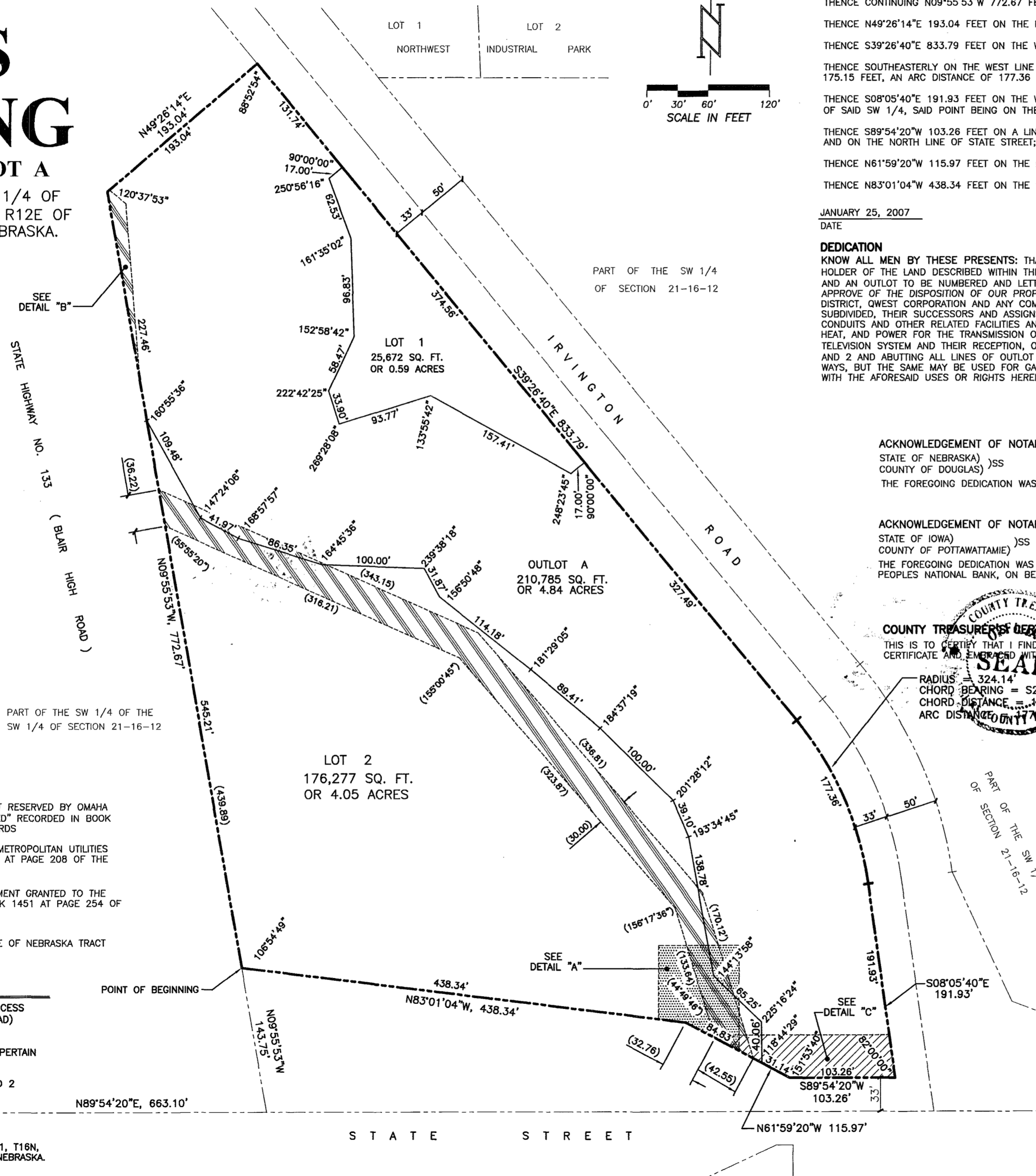


- 42 FOOT WIDE PERMANENT RIGHT-OF-WAY EASEMENT RESERVED BY OMAHA PUBLIC POWER DISTRICT IN "GENERAL WARRANTY DEED" RECORDED IN BOOK 2025 AT PAGE 208 OF THE DOUGLAS COUNTY RECORDS
- AND PERMANENT RIGHT-OF-WAY EASEMENT GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA RECORDED IN MISC. BOOK 1433 AT PAGE 208 OF THE DOUGLAS COUNTY RECORDS.
- 30 FOOT WIDE PERMANENT SEWER EASEMENT AGREEMENT GRANTED TO THE CITY OF OMAHA, NEBRASKA RECORDED IN MISC. BOOK 1451 AT PAGE 254 OF THE DOUGLAS COUNTY RECORDS.
- TEMPORARY GRADING EASEMENT AS SHOWN ON STATE OF NEBRASKA TRACT MAPS

NOTES:

1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO STATE HIGHWAY 133 (BLAIR HIGH ROAD) FROM LOT 2 OR OUTLOT "A".
2. DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.
3. MINIMUM FLOOR ELEVATION ON LOTS 1 AND 2 SHALL BE 1116.7

SW CORNER OF THE SW 1/4 OF SECTION 21, T16N, R12E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA. (COMMENCING POINT)



SURVEYOR'S CERTIFICATE

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 ACCESSIBLE LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS KAMI'S CROSSING, LOTS 1, 2 AND OUTLOT A, BEING A PLATTING THAT PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 21, T16N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS; COMMENCING AT THE SW CORNER OF SAID SW 1/4;

THENCE N89°54'20"E (ASSUMED BEARING) 663.10 FEET ON THE SOUTH LINE OF SAID SW 1/4 TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF STATE HIGHWAY 133;

THENCE N09°55'53"W 143.75 FEET ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF STATE HIGHWAY 133 TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH LINE OF STATE STREET;

THENCE CONTINUING N09°55'53"W 772.67 FEET ON THE EAST LINE OF STATE HIGHWAY 133;

THENCE N49°26'14"E 193.04 FEET ON THE EAST LINE OF STATE HIGHWAY 133 TO THE WEST LINE OF IRVINGTON ROAD;

THENCE S39°26'40"E 833.79 FEET ON THE WEST LINE OF IRVINGTON ROAD;

THENCE SOUTHEASTERLY ON THE WEST LINE OF IRVINGTON ROAD ON A 324.14 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S23°46'10"E, CHORD DISTANCE 175.15 FEET, AN ARC DISTANCE OF 177.36 FEET;

THENCE S08°05'40"E 191.93 FEET ON THE WEST LINE OF IRVINGTON ROAD TO A POINT 33.00 FEET NORTH OF THE SOUTH LINE OF SAID SW 1/4, SAID POINT BEING ON THE NORTH LINE OF STATE STREET;

THENCE S89°54'20"W 103.26 FEET ON A LINE 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SW 1/4 AND ON THE NORTH LINE OF STATE STREET;

THENCE N61°59'20"W 115.97 FEET ON THE NORTH LINE OF STATE STREET;

THENCE N83°01'04"W 438.34 FEET ON THE NORTH LINE OF STATE STREET TO THE POINT OF BEGINNING.

JANUARY 25, 2007

DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT I, MICHAEL L. HENERY, A SINGLE PERSON, BEING THE OWNER, AND PEOPLES NATIONAL BANK, 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 LOTS AND AN OUTLOT TO BE NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS KAMI'S CROSSING, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY 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 ERCT, 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 THE FRONT LINES OF LOTS 1 AND 2 AND ABUTTING ALL LINES OF OUTLOT "A". 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 HEREIN GRANTED.



JAMES D. WARNER
NEBRASKA RLS 308

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10TH DAY OF MAY, 2007 BY MICHAEL L. HENERY, A SINGLE PERSON.

Michael L. Henery
MICHAEL L. HENERY

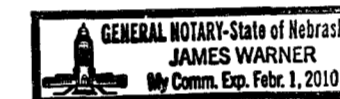
PEOPLES NATIONAL BANK

Douglas Goodman
BY: DOUGLAS GOODMAN, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF IOWA)
COUNTY OF POTTAWATTAMIE)SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11TH DAY OF MAY, 2007 BY DOUGLAS GOODMAN, PRESIDENT OF PEOPLES NATIONAL BANK, ON BEHALF OF SAID BANK.



James Warner
NOTARY PUBLIC



Peggy D. Sellers
NOTARY PUBLIC

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 11 DAY OF MAY, 2007.

RADIUS = 324.14
CHORD BEARING = S23°46'10"E
CHORD DISTANCE = 177.36
ARC DISTANCE = 177.36

Deputy
DEPUTY

Deputy
DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF KAMI'S CROSSING ON THIS 24th DAY OF MAY, 2007.

Charles Keapile
CITY ENGINEER

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

11/8/07
DATE

Charles Keapile
CITY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF KAMI'S CROSSING WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 11 DAY OF March, 2007.

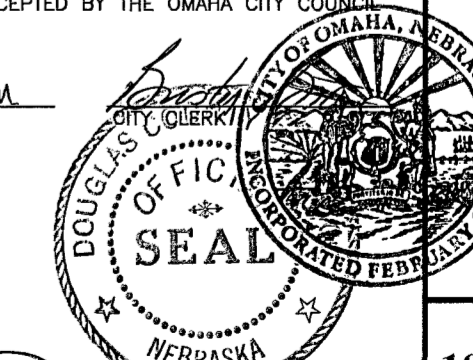
Chairman
CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF KAMI'S CROSSING WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 14 DAY OF August, 2007.

Mayor
MAYOR

President
PRESIDENT



REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF KAMI'S CROSSING WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

5/15/07
DATE

Don C. Nilsen
DOUGLAS COUNTY ENGINEER

SCALE: 1" = 60'	DATE: JANUARY 25, 2007	DRAWN BY: RJR	CHECKED BY: JDW	REVISION:
KAMI'S CROSSING				
FINAL PLAT				
2 THOMPSON, DREESSEN & DORNER, INC. Consulting Engineers & Land Surveyors 10836 OLD MILL ROAD OMAHA, NEBRASKA 68164 PHONE: 402-330-8860 FAX: 402-330-5866 EMAIL: TD2DMAIL@TD2CO.COM WEBSITE: WWW.TD2CO.COM				
1008-122-2				
B10081222B.DWG				