DEED 2017000903
JAN 05 2017 10:16 P 10
Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
1/5/2017 10:16:22.0
2017000903

THE VILLAS OF PINEY CREEK

LOTS 1 THRU 51 AND OUTLOTS A THRU B INCLUSIVE

A TRACT OF LAND LOCATED IN NORTHWEST QUARTER & THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., IN DOUGLAS COUNTRY, NEBRASKA

CENTERLINE DATA TABLE	
LINE ID #	LENGTH (FT)
L1	96.56'
L2	145.27'
L3	195.69'
L4	69.28'
L5	49.53'
L6	193.53'
L7	240.96'
L8	150.53'
L9	151.35'
L10	24.50'

CENTERLINE CURVE DATA TABLE				
CURVE ID #	RADIUS (FT)	LENGTH (FT)	BEARING	CHORD
C1	450.00'	77.26'	N08°22'29"W	77.16'
C2	100.00'	157.22'	N41°35'04"E	141.52'
C3	100.00'	156.83'	N41°41'47"E	141.25'
C4	100.00'	157.36'	N48°22'35"W	141.62'
C5	100.00'	156.49'	N41°32'03"E	141.00'
C6	100.00'	79.82'	S70°46'07"E	77.72'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, REAL GROWTH L.L.C., OWNER'S 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 AS SHOWN, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS THE VILLAS OF PINEY CREEK LOTS 1 THRU 51 AND OUTLOTS A THRU B, AND WE DO HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT. PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, 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 AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A (5') FIVE–FOOT–WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN (8') EIGHT–FOOT–WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 16–FOOT–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 16–FOOT–WIDE EASEMENT WILL BE REDUCED TO AN (8') EIGHT FOOT–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, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND 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 (5') FIVE–FOOT–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.

IN WITNESS HEREOF, WE DO SET OUR HANDS

REAL GROWTH, L.L.C.

STEVE CHAMPOUX
MANAGER

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

ON THIS 19th DAY OF June, 2016, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEVE CHAMPOUX, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
CHRISTIE K. GROCELL
My Comm. Exp. Jan. 1, 2017

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE ON THE NORTH LINE OF SAID SOUTHWEST QUARTER ON AN ASSUMED BEARING OF S86°46'03"W, 621.87 FEET TO THE POINT OF BEGINNING; THENCE S02°29'49"E, 261.21 FEET; THENCE S12°07'52"E, 356.64 FEET TO A POINT ON THE NORTHERLY RIGHT–OF–WAY LINE OF BLONDO PARKWAY; THENCE WESTERLY ON SAID NORTHERLY RIGHT–OF–WAY LINE OF BLONDO PARKWAY FOR THE FOLLOWING THREE (3) DESCRIBED COURSES, (1) S72°40'38"W, 383.55 FEET TO A POINT OF CURVATURE; (2) THENCE ON A 1160.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 259.04' FEET (LONG CHORD BEARS S79°03'14"W, 258.51 FEET); (3) S85°25'57"W, 273.70 FEET; THENCE N02°21'25"W, 748.17 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTHWEST QUARTER; THENCE N86°46'03"E ON SAID NORTH LINE OF THE SOUTHWEST QUARTER, 839.03 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 608,550.34 SQ. FT. OR 13.97 ACRES MORE OR LESS.

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF THE VILLAS OF PINEY CREEK LOTS 1 THRU 51 AND OUTLOTS A THRU B AS TO THE DESIGN STANDARDS.

CITY ENGINEER — DATE 6/30/16

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

CITY ENGINEER — DATE 7/4/16

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF THE VILLAS OF PINEY CREEK LOTS 1 THRU 51 AND OUTLOTS A THRU B WAS APPROVED BY THE CITY PLANNING BOARD.

CHAIRMAN OF PLANNING BOARD — DATE 5/31/16

COUNTY TREASURER'S CERTIFICATE

THIS IS CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER — DATE 8-9-16

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF THE VILLAS OF PINEY CREEK LOTS 1 THRU 51 AND OUTLOTS A THRU B WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA.

MAYOR — DATE July 26, 2016

ATTESTED: CITY CLERK

PRESIDENT OF CITY COUNCIL

CITY OF OMAHA OFFICIAL SEAL

DOUGLAS COUNTY ENGINEER'S REVIEW

THIS PLAT OF THE VILLAS OF PINEY CREEK LOTS 1 THRU 51 AND OUTLOTS A THRU B WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

DOUGLAS COUNTY ENGINEER — DATE 6/24/16

DOUGLAS COUNTY ENGINEER OFFICIAL SEAL NEBRASKA

SURVEYOR'S CERTIFICATION

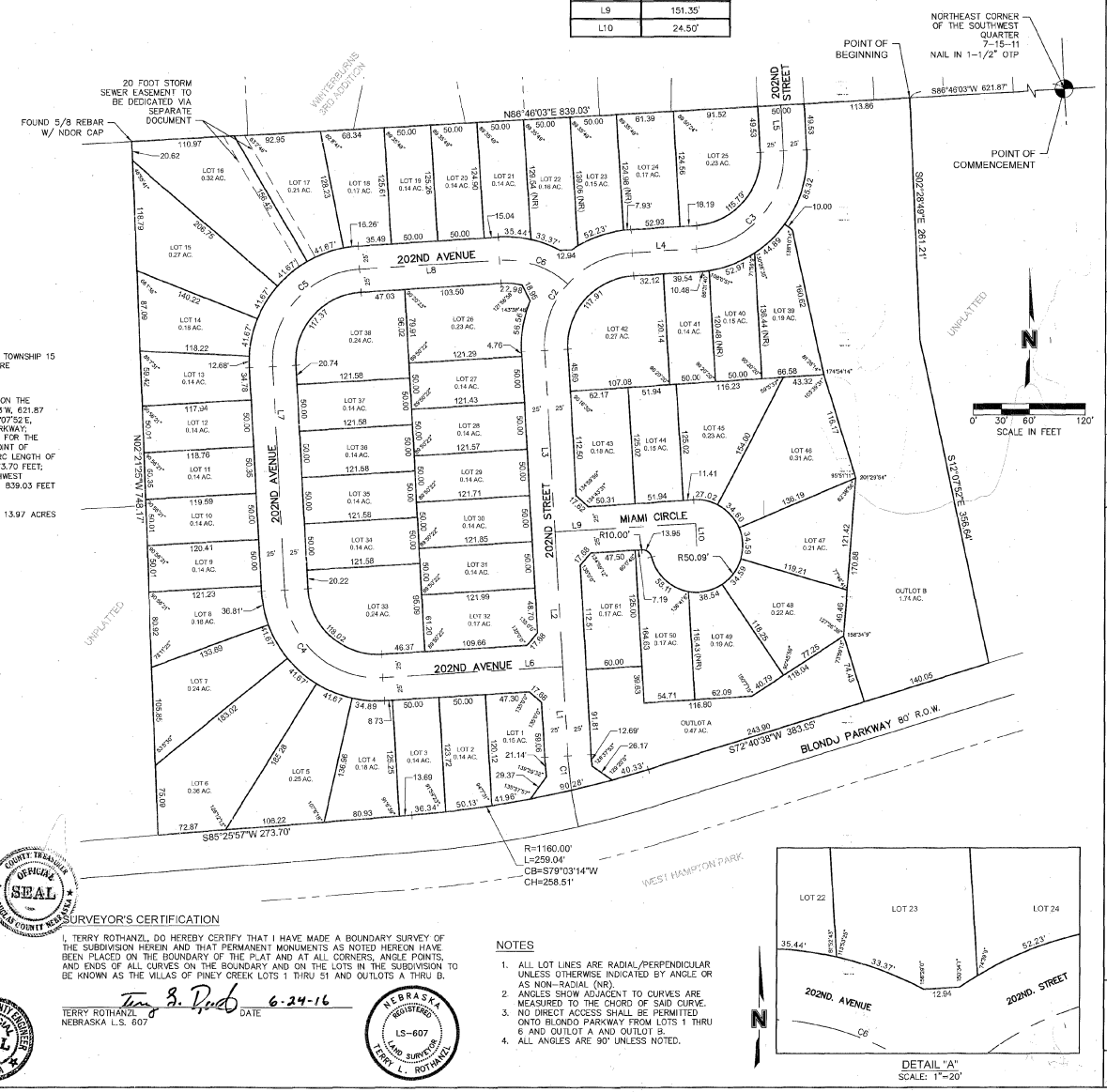
I, TERRY ROTHANZL, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS AS NOTED HEREON HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND AT ALL CORNERS, ANGLE POINTS, AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS THE VILLAS OF PINEY CREEK LOTS 1 THRU 51 AND OUTLOTS A THRU B.

TERRY ROTHANZL
NEBRASKA L.S. 607 — DATE 6-24-16

NEBRASKA REGISTERED LS-607 LAND SURVEYOR TERRY L. ROTHANZL

NOTES

1. ALL LOT LINES ARE RADIAL/PERPENDICULAR UNLESS OTHERWISE INDICATED BY ANGLE OR AS NON–RADIAL (NR).
2. ANGLES SHOW ADJACENT TO CURVES ARE MEASURED TO THE CHORD OF SAID CURVE.
3. NO DIRECT ACCESS SHALL BE PERMITTED ONTO BLONDO PARKWAY FROM LOTS 1 THRU 6 AND OUTLOT A AND OUTLOT B.
4. ALL ANGLES ARE 90° UNLESS NOTED.



DETAIL "A"
SCALE: 1"=20'

OLSSON ASSOCIATES
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REV. NO.	DATE	REVISIONS DESCRIPTION

FINAL PLAT
THE VILLAS OF PINEY CREEK
LOTS 1 THRU 51 AND OUTLOTS A THRU B
OMAHA, NEBRASKA
2016

drawn by:
checked by:
approved by:
QA/QC by:
project no.: 15-3244
drawing no.:
date: 2/5/16

SHEET 1 of 1

DWG: F:\Projects\015-3244\40-Design\AutoCAD\Phase 1\Sheets\DWG\C_P1_T_53244.dwg USER: rformer
DATE: May 26, 2016 8:05am XREFS: TERRY_ROTHANZL\LS_NE 53244_SRVY_ALTA BNDY C_PBNDY_53244