



DEED 2009126304



NOV 24 2009 11:14 P 9

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BKP 1-14-10 01-60000-01
DEL MS2 COMP MS
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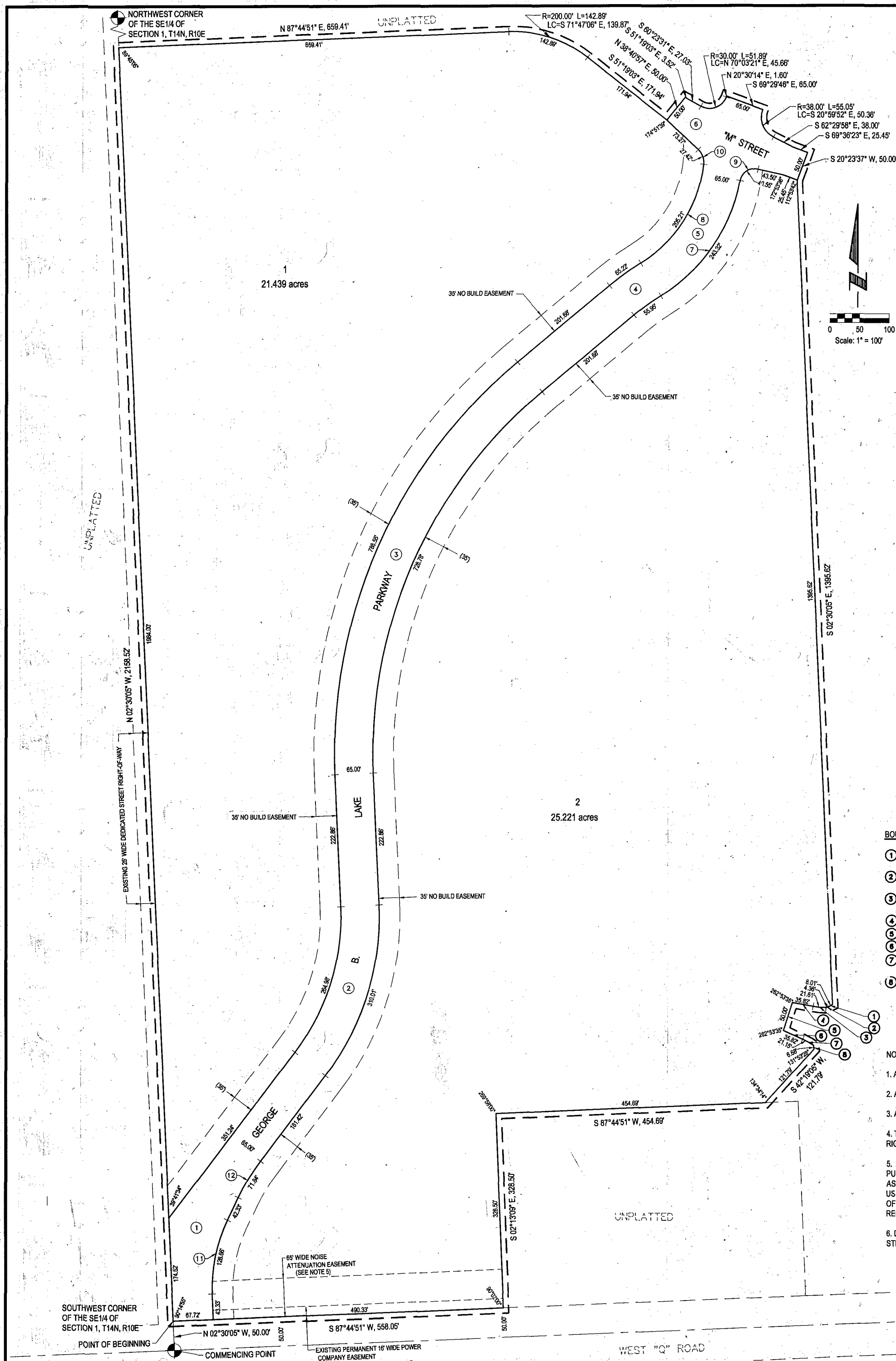
Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
11/24/2009 11:14:18.25

2009126304

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PAGE DOWN FOR BALANCE OF INSTRUMENT

Return To: EACGI

Check Number



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, STONE CREEK PLAZA, LLC, AND WESTERN SPRINGS LAND CORP. 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 HEREINAFTER KNOWN AS KENSINGTON PARK (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, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPELINES OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5) 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.

STONE CREEK PLAZA, LLC

WESTERN SPRINGS LAND CORP.

BY: GERALD L. TORCZON, MANAGER

BY: GERALD L. TORCZON, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 15TH DAY OF JAN, 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME GERALD L. TORCZON, MANAGER OF STONE CREEK PLAZA, LLC, AND PRESIDENT OF WESTERN SPRINGS LAND CORP., WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER OF SAID LLC, AND SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Homer R. Hunt
NOTARY PUBLIC

GENERAL NOTARY-STATE OF NEBRASKA
HOMER R. HUNT
My Comm. Exp. April 30, 2011

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE RECEIVED SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

Donna
COUNTY TREASURER

BOUNDARY DEMINIONS

1. R=57.50' L=8.01'
LC=S 60°59'41" W, 8.00'
2. R=7.50' L=4.36'
LC=S 73°38'21" W, 4.29'
3. R=120.00' L=21.61'
LC=N 84°33'56" W, 21.58'
4. N 79°24'23" W, 35.82'
5. S 17°42'02" W, 50.00'
6. S 65°11'34" E, 35.82'
7. R=120.00' L=21.15'
LC=S 80°08'36" E, 21.12'
8. S 05°47'28" E, 6.68'

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5) RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
5. A PERMANENT NOISE ATTENUATION EASEMENT, AS SHOWN, IS HEREBY GRANTED TO THE CITY OF OMAHA. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, ETC. AS FAR AWAY FROM TRAFFIC NOISE OF WEST "Q" ROAD AS THE PLAT WILL ALLOW. THIS EASEMENT AREA MAY BE USED FOR THE CONSTRUCTION OF A NOISE ATTENUATION BARRIER (NOISE WALL) IN THE FUTURE. IF THE OWNERS OF SUCH LOTS SUBJECT TO THE EASEMENT EVER REQUEST THE CITY TO CONSTRUCT A NOISE WALL, THEY WILL BE REQUIRED TO CONFORM TO THE THEN EXISTING CITY POLICY FOR NOISE WALL CONSTRUCTION AND PAYMENT.
6. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO WEST "Q" ROAD FROM ANY LOTS ABUTTING SAID STREETS.

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	310.00'	214.76'	111.89'	39°41'34"
2	415.00'	287.50'	149.79'	39°41'34"
3	825.00'	758.67'	408.54'	52°41'20"
4	425.00'	80.59'	30.34'	8°10'04"
5	257.93'	200.17'	105.43'	44°27'54"
6	200.00'	48.85'	24.45'	13°56'16"

RIGHT-OF-WAY CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
7	290.43'	243.32'	129.31'	48°00'07"
8	225.43'	205.21'	110.33'	52°09'27"
9	25.00'	40.55'	26.31'	92°56'00"
10	30.00'	27.42'	14.75'	52°22'34"
11	267.08'	128.86'	65.80'	27°38'06"
12	347.59'	71.84'	36.05'	11°50'32"

KENSINGTON PARK

LOTS 1 AND 2

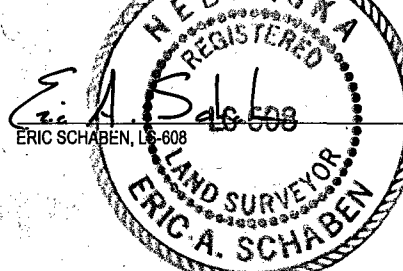
BEING A PLATTING OF PART OF THE SW1/4 OF THE SE1/4 OF SECTION 1; AND ALSO PART OF THE NW1/4 OF SAID SE1/4 OF SECTION 1; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT TEMPORARY MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN KENSINGTON PARK (THE LOTS NUMBERED AS SHOWN) BEING A PLATTING OF PART OF THE SW1/4 OF THE SE1/4 OF SECTION 1; AND ALSO PART OF THE NW1/4 OF SAID SE1/4 OF SECTION 1; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SE1/4 OF SECTION 1; THENCE N02°30'05"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SE1/4 OF SECTION 1, A DISTANCE OF 50.00 FEET TO THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST "Q" ROAD, AND THE EAST RIGHT-OF-WAY LINE OF A DEDICATED STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N02°30'05"W ALONG SAID WEST LINE OF THE SE1/4 OF SECTION 1, SAID LINE ALSO BEING SAID EAST RIGHT-OF-WAY LINE OF A DEDICATED STREET, A DISTANCE OF 2158.52 FEET; THENCE N87°44'51"E, A DISTANCE OF 658.41 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 200.00 FEET, A DISTANCE OF 142.88 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S71°47'06"E, A DISTANCE OF 138.87 FEET; THENCE S51°19'03"E, A DISTANCE OF 171.94 FEET; THENCE N38°40'57"E, A DISTANCE OF 50.00 FEET; THENCE S51°19'03"E, A DISTANCE OF 3.52 FEET; THENCE S60°23'31"E, A DISTANCE OF 27.03 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 30.00 FEET, A DISTANCE OF 51.89 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N10°03'21"E, A DISTANCE OF 45.68 FEET; THENCE N02°30'14"E, A DISTANCE OF 1.80 FEET; THENCE S89°22'49"E, A DISTANCE OF 65.00 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 38.00 FEET, A DISTANCE OF 55.05 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S20°59'52"E, A DISTANCE OF 50.36 FEET; THENCE S62°29'58"E, A DISTANCE OF 38.00 FEET; THENCE S69°38'23"E, A DISTANCE OF 25.45 FEET; THENCE S20°23'37"W, A DISTANCE OF 50.00 FEET; THENCE S02°30'09"E, A DISTANCE OF 1385.82 FEET; THENCE WESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 8.01 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S 80°59'41" W, A DISTANCE OF 8.00 FEET; THENCE WESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 7.50 FEET, A DISTANCE OF 4.36 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S 73°38'21" W, A DISTANCE OF 4.29 FEET; THENCE WESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 120.00 FEET, A DISTANCE OF 21.61 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N 84°33'56" W, A DISTANCE OF 21.58 FEET; THENCE N 79°24'23" W, A DISTANCE OF 35.82 FEET; THENCE S 17°42'02" W, A DISTANCE OF 50.00 FEET; THENCE S 65°11'34" E, A DISTANCE OF 35.82 FEET; THENCE EASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 120.00 FEET, A DISTANCE OF 21.15 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S 80°08'36" E, A DISTANCE OF 21.12 FEET; THENCE S 05°47'28" E, A DISTANCE OF 6.68 FEET; THENCE S 42°19'05" W, A DISTANCE OF 121.79 FEET; THENCE S87°44'51"W, A DISTANCE OF 454.69 FEET; THENCE S02°13'09"E, A DISTANCE OF 328.50 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF WEST "Q" ROAD; THENCE S87°44'51"W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF WEST "Q" ROAD, A DISTANCE OF 558.05 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 2,200.488 SQUARE FEET OR 50.516 ACRES, MORE OR LESS.

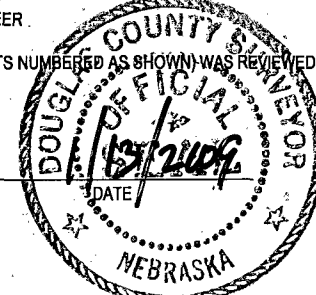


January 13, 2009
DATE

REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF KENSINGTON PARK (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

Buell
DOUGLAS COUNTY ENGINEER



APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF KENSINGTON PARK (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

Charles Keig
CITY ENGINEER
DATE 1/27/2009

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

Charles Keig
CITY ENGINEER
DATE 1/19/09

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF KENSINGTON PARK (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA.

Jim Smith
MAYOR

June 30, 2009
DATE

ATTEST
CITY CLERK
Holly Nymand
PRESIDENT OF COUNCIL



APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF KENSINGTON PARK (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD.

R. J. Nymand
CHAIRMAN OF CITY PLANNING BOARD
DATE 2/4/09

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



330 NORTH 17TH STREET OMAHA, NE 68104
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www.eagroup.com

KENSINGTON PARK
OMAHA, NEBRASKA

FINAL PLAT

Revisions	Date
(1)	01/07/2009
Designed By:	MAV
Drawn By:	LDD
Scale:	1" = 100'
Sheet	1 of 1