

DEED 2009079059



JUL 22 2009 10:54 P 11

77-10110 ^{BW}
Deed ^{new} 01-60000 (old)
FEE 6350 FB 17-06260 (old)
11/17
BKP 12-5-10 C/O _____ COMP _____
DEL 10/10 SCAN _____ FV _____

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
7/22/2009 10:54:09.44



2009079059

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

Return To: United Engineering
20507 Nicholas, Suite 108
Elkhorn, NE 68022

763-9475

Check Number _____

ELK HILLS

BEING A PLATTING OF LOTS 1-4 BLOCK 1 & LOTS 1, 4, 5, 8 BLOCK 2 CHAPPEL [REDACTED] & VACATING PART OF MAPLE STREET, PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

APPROVAL OF OMAHA CITY PLANNING BOARD


THIS PLAT OF ELK HILLS (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD OF OMAHA.


CHAIR OF THE CITY PLANNING BOARD

10/3/07
DATE

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I CAN FIND NO REGULAR OR 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.


 COUNTY TREASURER 9-24-08
 DATE 7/22/09

OMAHA CITY COUNCIL'S ACCEPTANCE


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

 MAYOR

 DATE

 CITY CLERK

 PRESIDENT OF COUNCIL



REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF ELK HILLS (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE
OFFICE OF THE DOUGLAS COUNTY ENGINEER

DOUGLAS COUNTY ENGINEER  DATE 10/3/07

APPROVAL OF THE CITY ENGINEER OF OMAHA

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

Charlie Keapick 3/21/28
CITY ENGINEER DATE

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


Charles K. Koyne 7/2/09
CITY ENGINEER DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY OF THE PLAT AND THAT PERMANENT MONUMENTS (5/8" X 24" REBARS WITH 1 1/2" YELLOW PLASTIC CAP) WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS BY DECEMBER 31, 2007 IN THE SUBDIVISION TO BE KNOWN AS ELK HILLS, LOTS 1 THRU 7 & OUTLOT 1, INCLUSIVE. BEING A PLATTING OF LOTS 1-4 BLOCK 1 & LOTS 1, 4, 5, 8 BLOCK 2 CHAPPEL & VACATING PART OF MAPLE STREET, PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE SOUTH 87° 49' 34" WEST FOR 586.54 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE SOUTH 87° 43' 00" WEST FOR 734.93 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTH 2° 19' 43" EAST FOR 460.02 FEET; THENCE NORTH 2° 20' 08" WEST FOR 489.32 FEET; THENCE NORTH 88° 00' 19" EAST FOR 77.86 FEET; THENCE SOUTH 5° 55' 34" EAST FOR 110.03 FEET; THENCE NORTH 87° 49' 04" EAST FOR 300.01 FEET; THENCE SOUTH 4° 21' 28" EAST FOR 159.03 FEET; THENCE NORTH 87° 59' 19" EAST FOR 360.96 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 2, CHAPPELL ADDITION, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA; THENCE SOUTH 0° 09' 13" WEST FOR 242.13 FEET ALONG THE WEST LINE OF LOTS 2, 3, 6 AND 7, ALL IN BLOCK 2 OF SAID CHAPPELL ADDITION, TO THE SOUTHWEST CORNER OF SAID LOT 7, CHAPPELL ADDITION; THENCE S1° 40' 41" EAST FOR 436.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 573,364 SQUARE FEET OR 13.16 ACRES.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ELK HILLS PROPERTIES, LLC., 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 ELK HILLS (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.

ELK HILLS PROPERTIES, LLC.

Don Gardiner
DON GARDINER
PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

ON THIS 3rd DAY OF December,
20 17 A.D., BEFORE ME, A NOTARY
PUBLIC, DULY COMMISSIONED AND
QUALIFIED IN AND FOR SAID COUNTY,
APPEARED DON GARDINER, WHO IS
PERSONALLY KNOWN TO ME TO BE THE
IDENTICAL PERSON WHOSE NAME IS
AFFIXED TO THE ABOVE INSTRUMENT AS
PRESIDENT OF ELK HILLS PROPERTIES,
LLC., A NEBRASKA CORPORATION, AND
HE DID ACKNOWLEDGE HIS EXECUTION
OF THE FOREGOING DEDICATION TO BE
HIS VOLUNTARY ACT AND DEED AND THE
VOLUNTARY ACT AND DEED AS SUCH
OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL
SEAL THE DATE LAST FORESAID.

Robert R. Witzel
NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
DEBRA R. WETZEL
 My Comm. Exp. Sept. 6, 2010

CENTERLINE CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	200.00'	84.09'	24°05'26"	83.47'	N6°11'55" E

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C2	230.0'	85.63'	21°19'52"	85.13'	S4°49'08"W
C3	170.00'	71.45'	24°04'56"	70.93'	N6°11'41"E

LEGEND

- FOUND PIN
- SET PIN (5/8" X 24" REBAR WITH CAP STAMPED LS 637)

NOTES

1. ALL BEARINGS AND DISTANCES ARE ACTUAL UNLESS OTHERWISE NOTED.
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ALL LOT LINES ON CURVES ARE RADIAL UNLESS OTHERWISE LABELED NR (NON-RADIAL)
4. DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.

10/3/2007 10:44 AM
Y:\PROJECTS\0158\06122 ELK HILLS\DRAWINGS\F-PLAT\06122 F-PLAT.DWG

UNITED ENGINEERING
Surveying & Engineering Services

**ELK HILLS
KORN, NEBRASKA
DON GARDNER
FINAL PLAT**

PROJECT # 06122
SHEET 1 OF 1

OF 1