




DEED 2005135575



OCT 27 2005 10:27 P 7

Nebr Doc Stamp Tax
10-27-05
Date
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By SH

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 10/27/2005 10:27:58.16

 2005135575

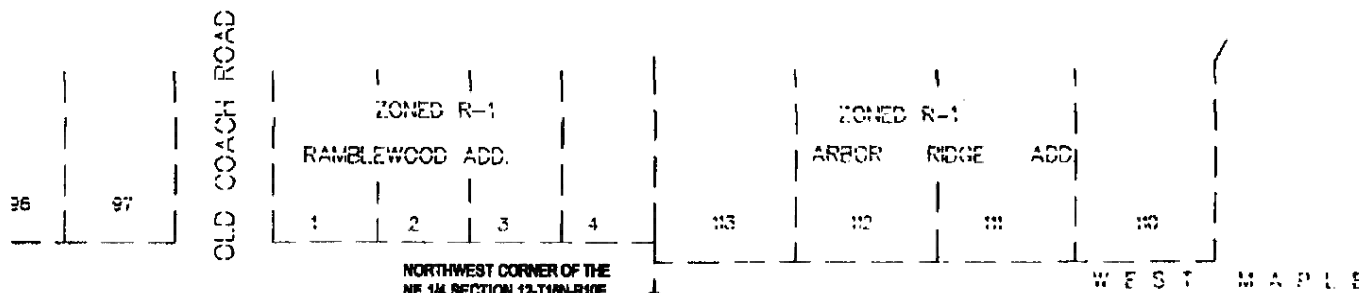
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 71.

FEE 70.50 FB 01-60000-01d
 BKP 12-15-10 ^{1/2 page P} C/O COMP
 DEL _____ SCAN _____ FV _____

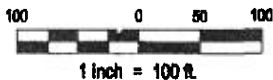
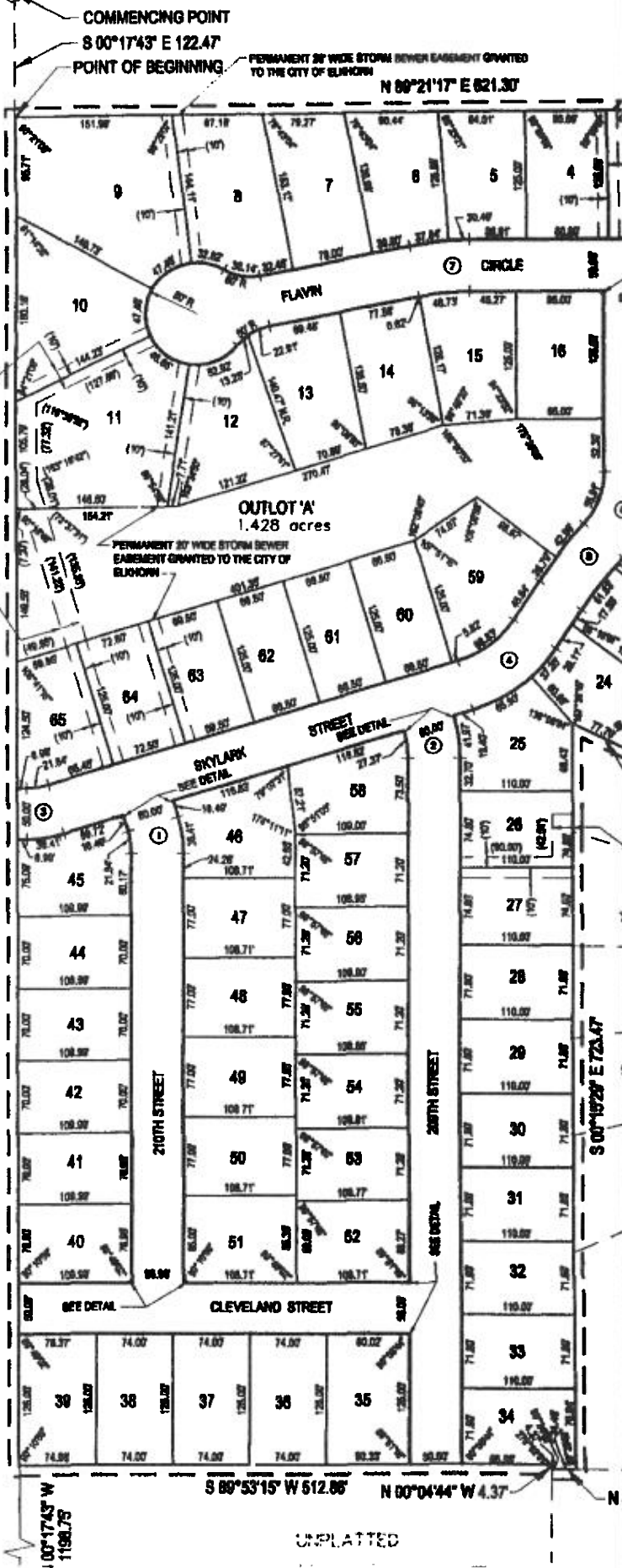
EACG1.



NORTHWEST CORNER OF THE NE 1/4 SECTION 12-118N-R10E

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 WEST MAPLE ROAD FROM ANY LOTS ABUTTING SAID STREET.
5. A PERMANENT STORM SEWER & DRAINAGEWAY EASEMENT IS GRANTED TO THE CITY OF ELKHORN OVER ALL OF OUTLOTS "A", "B" & "C".

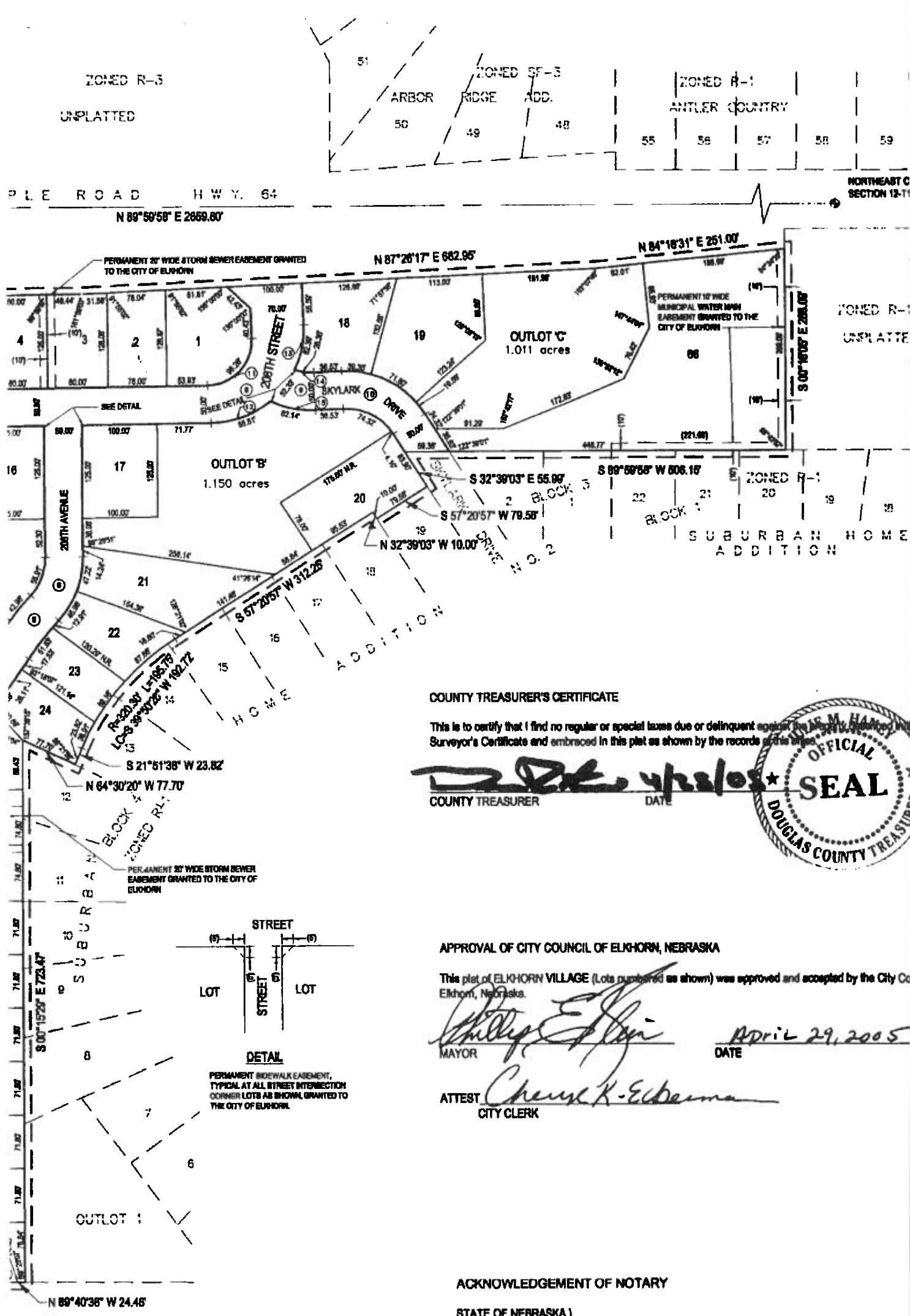


UNPLATTED
ZONED S-1

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00	29.13	14.67	18°41'18"
2	118.77	34.67	17.48	18°43'31"
3	100.00	29.13	14.67	18°41'18"
4	125.27	36.00	18.11	18°43'31"
5	485.30	68.09	34.11	8°23'06"
6	100.00	74.58	36.10	42°42'48"
7	300.00	53.64	26.99	10°16'58"
8	100.00	100.43	103.40	91°56'02"
9	100.00	68.47	35.64	39°13'46"
10	100.00	104.86	57.63	69°54'40"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
11	60.00	96.26	62.04	91°56'02"
12	125.00	85.81	44.67	39°19'59"
13	125.00	62.39	31.88	28°35'49"
14	75.00	28.58	15.31	20°07'54"
15	125.00	62.14	31.73	28°29'04"

UNPLATTED



ZONED R-3
UNPLATTED

ZONED SF-3
ARBOR RIDGE ADD.
50 49 48

ZONED R-1
ANTLER COUNTRY
55 56 57 58 59

P L E R O A D H W Y . 6 4
N 89°59'58" E 2669.80'

NORTHEAST CORNER SECTION 13-14

N 87°20'17" E 682.95'

N 84°18'31" E 251.00'

PERMANENT 20' WIDE STORM SEWER EASEMENT GRANTED TO THE CITY OF ELKHORN

PERMANENT 10' WIDE MUNICIPAL WATER MAIN EASEMENT GRANTED TO THE CITY OF ELKHORN

OUTLOT 'C'
1.011 acres

OUTLOT 'B'
1.150 acres

ZONED R-1

SUBURBAN HOME ADDITION

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.

[Signature]
COUNTY TREASURER DATE



APPROVAL OF CITY COUNCIL OF ELKHORN, NEBRASKA

This plat of ELKHORN VILLAGE (Lots numbered as shown) was approved and accepted by the City Council of Elkhorn, Nebraska.

[Signature]
MAYOR DATE April 29, 2005

ATTEST *[Signature]*
CITY CLERK

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

SCHOOL

ELKHORN VILLAGE

LOTS 1 THRU 66 INCLUSIVE & OUTLOTS "A", "B" AND "C"

BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 12, AND ALSO A REPLATTING OF OUTLOT 2, BLOCK 4, SUBURBAN HOME ADDITION NO. 2, A SUBDIVISION LOCATED IN SAID NE 1/4 OF SECTION 12, ALL LOCATED IN TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

NWNE
NENE

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 Elkhorn Village (the lots numbered as shown), being a platting of part of the NE1/4 of Section 12; and also a replatting of Outlot 2, Block 4, Suburban Home Addition No. 2, a subdivision located in said NE1/4 of Section 12; all located in Township 15 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said NE1/4 of Section 12; thence S00°17'43"E (assumed bearing), along the West line of said NE1/4 of Section 12, a distance of 122.47 feet to a point on the Southerly right-of-way line of West Maple Road, said point also being the Point of Beginning; thence N89°21'17"E along said Southerly right-of-way line of West Maple Road, a distance of 621.30 feet; thence N87°28'17"E along said Southerly right-of-way line of West Maple Road, a distance of 682.95 feet; thence N84°18'31"E along said Southerly right-of-way line of West Maple Road, a distance of 251.00 feet; thence S00°16'06"E, a distance of 268.09 feet to a point on the North line of Lot 20, Block 1, Suburban Homes Addition, a subdivision located in said NE1/4 of Section 12; thence S89°59'58"W along said North line of Lot 20, Block 1, Suburban Homes Addition, and also the North line of Lots 21 and 22, said Block 1, Suburban Homes Addition, and also the North line of Lots 1 and 2, Block 3, said Suburban Home Addition No. 2, and also the North right-of-way line of Skylark Driv., a distance of 606.15 feet to a point on the Westerly right-of-way line of Skylark Drive, said point also being the Northeast corner of said Outlot 2, Block 4, Suburban Home Addition No. 2; thence S32°39'03"E along said Westerly right-of-way line of Skylark Drive, said line also being the Easterly line of said Outlot 2, Block 4, Suburban Home Addition No. 2, a distance of 55.99 feet to the Southeast corner of said Outlot 2, Block 4, Suburban Home Addition No. 2, said point also being the Northeast corner of Lot 19, said Block 4, Suburban Home Addition No. 2; thence Southwesterly along the Northerly line of Lots 19, 18, 17, 16, 15, 14 and 13, said Block 4, Suburban Home Addition No. 2, said line also being the Southerly line of said Outlot 2, Block 4, Suburban Home Addition No. 2 on the following described courses; thence S57°20'57"W, a distance of 79.58 feet; thence N32°39'03"W, a distance of 10.00 feet; thence S57°20'57"W, a distance of 312.25 feet; thence Southwesterly on a curve to left with a radius of 320.30 feet, a distance of 195.75 feet, said curve having a long chord which bears S39°50'28"W, a distance of 192.72 feet; thence S21°51'38"W, a distance of 23.82 feet to the Southwest corner of said Lot 13, Block 4, Suburban Home Addition No. 2, said point also being on the Northerly line of Lot 12, said Block 4, Suburban Home Addition No. 2; thence N64°30'20"W along said Northerly line of Lot 12, Block 4, Suburban Home Addition No. 2, said line also being the Southerly line of said Outlot 2, Block 4, Suburban Home Addition No. 2, a distance of 77.70 feet to the Northwest corner of said Lot 12, Block 4, Suburban Home Addition No. 2, said point also being the Southwest corner of said Outlot 2, Block 4, Suburban Home Addition No. 2; thence S00°15'29"E along the West line of said Lot 12, Block 4, Suburban Home Addition No. 2, and also the West line of Lots 11, 10, 9 and 8, said Block 4, Suburban Home Addition No. 2, and also the West line of Outlot 1, said Block 4, Suburban Home Addition No. 2, a distance of 723.47 feet to the Southwest corner of said Outlot 1, Block 4, Suburban Home Addition No. 2; thence N89°40'36"W, a distance of 24.46 feet; thence N00°04'44"W, a distance of 4.37 feet; thence S89°53'15"W, a distance of 512.86 feet to a point on the West line of said NE1/4 of Section 12; thence N00°17'43"W along said West line of the NE1/4 of Section 12, a distance of 1312.42 feet to the Point of Beginning.

Said tract of land contains an area of 24.393 acres, more or less.

Robert Clark
Robert Clark, LS-419

Nov. 2, 2004
Date



DEDICATION

Know all men by these presents that we, DIAL ELKHORN VILLAGE, L.L.C., 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 ELKHORN VILLAGE (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, Quest 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

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

7130 SOUTH 28TH STREET, SUITE D
LINCOLN, NE 68516-8811
PHONE: (402) 439-7277
FAX: (402) 439-7276

1200 O STREET
OMAHA, NE 68137
PHONE: (402) 886-4700
FAX: (402) 886-5288

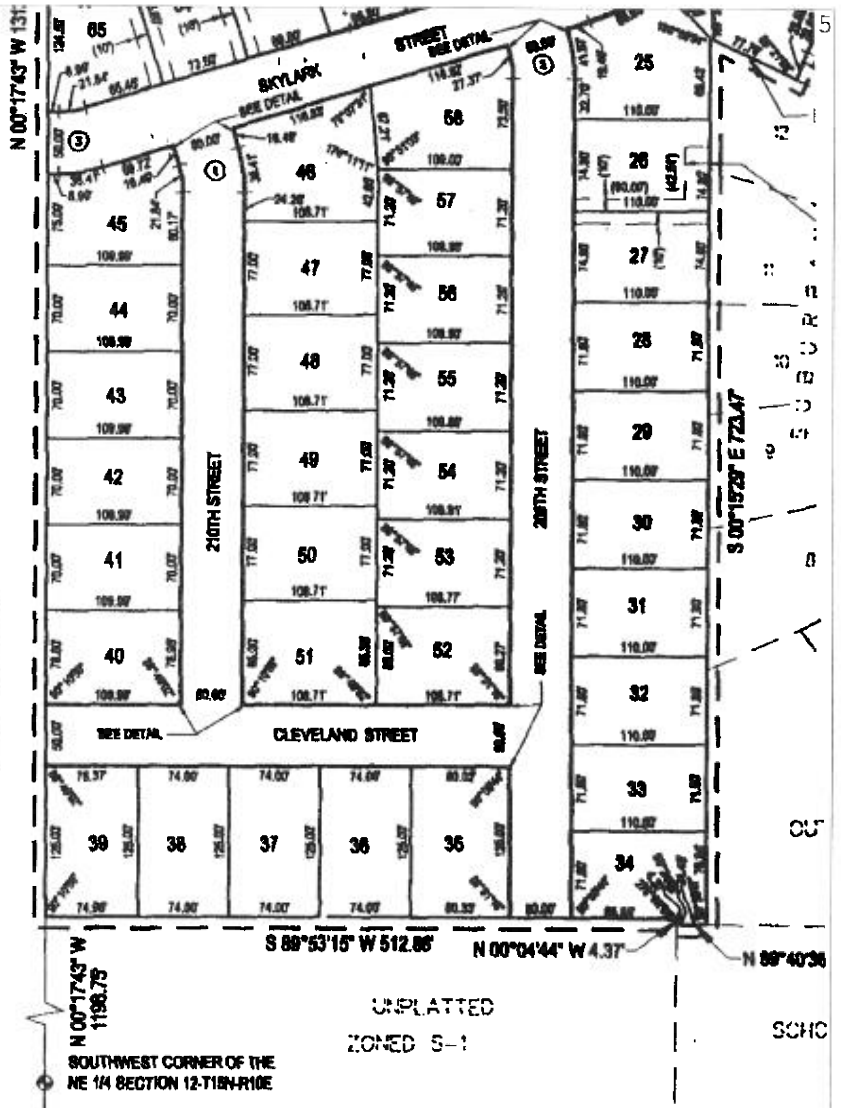
ELKHORN VILLAGE
ELKHORN, NEBRASKA

FINAL PLAT

UNPLATT
ZONED

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14	75.00	28.35	13.31	28°07'54"
15	125.00	62.14	31.73	28°29'04"



APPROVAL OF CITY PLANNING COMMISSION

This plat of ELKHORN VILLAGE (Lots numbered as shown) was approved by the City of Elkhorn, Nebraska Planning Commission.

Robert A. Newman
CHAIRMAN
DATE 5/31/2005

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the ELKHORN VILLAGE (Lots numbered as shown) was approved by the Douglas County Engineer.

[Signature]
DOUGLAS COUNTY ENGINEER

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.

[Signature]
COUNTY TREASURER DATE 4/28/05



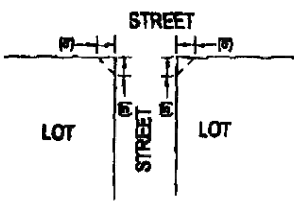
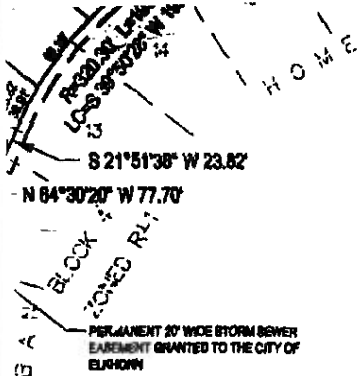
APPROVAL OF CITY COUNCIL OF ELKHORN, NEBRASKA

This plat of ELKHORN VILLAGE (Lots numbered as shown) was approved and accepted by the City Council of Elkhorn, Nebraska.

[Signature]
MAYOR

April 29, 2005
DATE

ATTEST *[Signature]*
CITY CLERK



DETAIL
PERMANENT SIDEWALK EASEMENT,
TYPICAL AT ALL STREET INTERSECTION
CORNER LOTS AS SHOWN, GRANTED TO
THE CITY OF ELKHORN.

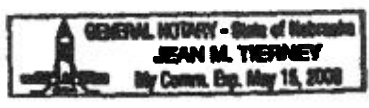
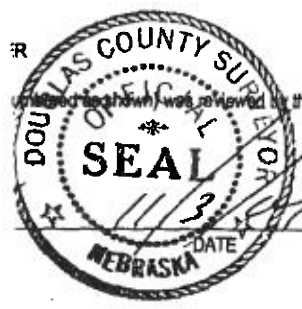
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 24th day of November, 2004, before me, the undersigned, a Notary Public in and for said County, personally came Patrick Day, Managing Member of DIAL ELKHORN VILLAGE, L.L.C., 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 such officer of said L.L.C.

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

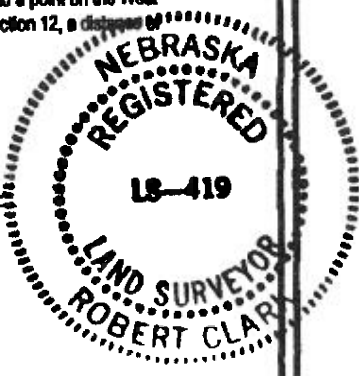
[Signature]
Notary Public



Northeast corner of Lot 18, said Block 4, Suburban Home Addition No. 2; thence Southwesterly along the Northerly line of Lots 18, 17, 16, 15, 14 and 13, said Block 4, Suburban Home Addition No. 2, said line also being the Southerly line of said Outlot 2, Block 4, Suburban Home Addition No. 2 on the following described courses; thence S57°20'57"W, a distance of 79.58 feet; thence N32°39'03"W, a distance of 10.00 feet; thence S67°20'57"W, a distance of 312.25 feet; thence Southwesterly on a curve to left with a radius of 320.30 feet, a distance of 195.75 feet, said curve having a long chord which bears S39°50'28"W, a distance of 192.72 feet; thence S21°51'38"W, a distance of 23.82 feet to the Southwest corner of said Lot 13, Block 4, Suburban Home Addition No. 2, said point also being on the Northerly line of Lot 12, said Block 4, Suburban Home Addition No. 2; thence N84°30'20"W along said Northerly line of Lot 12, Block 4, Suburban Home Addition No. 2, said line also being the Southerly line of said Outlot 2, Block 4, Suburban Home Addition No. 2, a distance of 77.70 feet to the Northwest corner of said Lot 12, Block 4, Suburban Home Addition No. 2, said point also being the Southwest corner of said Outlot 2, Block 4, Suburban Home Addition No. 2; thence S00°15'29"E along the West line of said Lot 12, Block 4, Suburban Home Addition No. 2, and also the West line of Lots 11, 10, 9 and 8, said Block 4, Suburban Home Addition No. 2, and also the West line of Outlot 1, said Block 4, Suburban Home Addition No. 2, a distance of 723.47 feet to the Southwest corner of said Outlot 1, Block 4, Suburban Home Addition No. 2; thence N89°40'36"W, a distance of 24.46 feet; thence N00°04'44"W, a distance of 4.37 feet; thence S89°53'15"W, a distance of 512.86 feet to a point on the West line of said NE 1/4 of Section 12; thence N00°17'43"W along said West line of the NE 1/4 of Section 12, a distance of 1312.42 feet to the Point of Beginning.

Said tract of land contains an area of 24.398 acres, more or less.

Robert Clark
 Robert Clark, LS-419
 Date Nov. 2, 2004



ELKHORN VILLAGE
 ELKHORN, NEBRASKA

3 of

DEDICATION

Know all men by these presents that we, DIAL ELKHORN VILLAGE, L.L.C., 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 ELKHORN VILLAGE (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.

and for said personally and the same to

In witness whereof, we do set our hands.

DIAL ELKHORN VILLAGE, L.L.C.

Patrick Day
 Patrick Day, Managing Member

FINAL PLAT



File No.	Date	Revisions	
		No.	Date
2003046.D1	08/10/2003	2	03/17/2004
		3	08/21/2004
		4	09/10/2004
		5	09/16/2004
		6	09/30/2004

11/2/04