

FINAL PLAT
OF
KAMEO ESTATES
REPLAT

AND CUL DE SAC EASEMENT

BEING ALL OF KAMEO ESTATES, LYING IN
THE EAST HALF OF THE NORTHEAST QUARTER
OF SECTION 34, TOWNSHIP 17 NORTH, RANGE 12
EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA.

FILED
95 OCT 10 AM 8:29
CHARLOTTE L. HENSEN
WASHINGTON COUNTY CLERK
PLAID, NEBR.

LEGAL DESCRIPTION:

KAMEO ESTATES REPLAT

All of Kameo Estates lying in the E½ NE¼ of Section 34, Township 17 North, Range 12 East of the 6th Principal Meridian, Washington County, Nebraska, and more particularly described as follows:

Beginning at the Northeast Corner of Section 34, T 17 N, R 12 E; thence S 00°19'40" E Assumed Bearing along the East line of the NE¼ of said Section 34 a distance of 2647.27 feet to the E½ Corner of said Section 34; thence S 89°50'24" W along the South line of Kameo Estates as said subdivision was originally surveyed by Matt R. Beal LS-407 and dated 6-18-92, a distance of 876.44 feet; thence along the West line of said surveyed subdivision as follows: N 00°19'07" W a distance of 797.12 feet; thence N 89°50'41" E a distance of 441.34 feet; thence N 00°19'29" W a distance of 995.64 feet; thence S 89°49'37" W a distance of 176.37 feet; thence N 12°12'41" W a distance of 318.52 feet; thence N 02°45'04" W a distance of 540.15 feet to the Northwest Corner of said surveyed Kameo Estates; thence N 89°33'20" E along the North line of said Kameo Estates a distance of 699.72 feet to the Point Of Beginning and containing 39.14 Acres, more or less.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT:
Ronald Kreie and Janet Kreie,
Husband and Wife;
being the sole owners and proprietors of
the tract of land shown and described
hereon, have caused the same to be subdivided
into lots and streets, said subdivision to
be known as Kameo Estates Replat, with lots
numbered and the streets named as shown,
and that said owners do hereby dedicate to
the public for public use that part of
County Road No. 140 and Kameo Drive as
depicted on this plat.

IN WITNESS WHEREOF, WE HEREBY SET OUR HANDS
ON THIS 4th DAY OF October, A.D., 1995.

Ronald Kreie *Janet Kreie*
Ronald Kreie Janet Kreie

ACKNOWLEDGMENT OF DEED:

STATE OF NEBRASKA)
WASHINGTON COUNTY)

On this 04 day of October, 1995,
before me a notary duly commissioned and qualified, and
for said County and State, personally came Ronald Kreie
and Janet Kreie, Husband and Wife, personally known
to me to be the identical persons who executed the foregoing
dedication and they acknowledged that they executed said
dedication as their voluntary act and deed.

Witness Hand and Notarial Seal in said County on
the date aforesaid.

GENERAL NOTARY - State of Nebraska
MARCIA RICHMOND
My Comm. Exp. June 28, 1996

Marcia Richmond
Notary Public
My Commission Expires: 6/28/1996
(date)

NE Corner
Sec. 34-17-12

thence N 89° 49' 55" W to the Point of Beginning and containing 79.7 Acres, more or less.

CUL-DE-SAC EASEMENT DESCRIPTION:

Part of the East Half of the Northeast Quarter of Section 34, Township 17 North, Range 12 East of the 6th Principal Meridian, Washington County, Nebraska, which is more particularly described as follows:

Commencing at the East Quarter Corner of Section 34, and assuming the South line of the East Half of the Northeast Quarter to bear South 89° 49' 55" West; thence South 89° 49' 55" West along said line a distance of 876.45 feet to the Southwest Corner of Lot 10 of Kameo Estates; thence North 0° 19' 40" West along the West line of Lot 10 a distance of 300.0 feet to the Northwest Corner of Lot 10 of Kameo Estates Replat and the Point of Beginning.

Thence along a 62.5 foot Radius Curve to the right (having an initial tangent of South 31° 32' 32" West) an Arc distance of 323.17 feet to the Southwest Corner of Lot 9 of Kameo Estates; thence South 0° 19' 40" East a distance of 66.0 feet to the Point Of Beginning.

STORM WATER EASEMENT "A"

That part of Lot 11 of the Final Plat of Kameo Estates Replat that is more particularly described as follows:

Beginning at the Northeast Corner of Lot 11 and assuming the East line of Lot 11 to bear South 0° 19' 40" East; thence South 0° 19' 40" East along said line a distance of 528.38 feet; thence South 54° 15' 49" West, a distance of 168.18 feet; thence South 0° 19' 40" East, a distance of 188.77 feet to the South line of Lot 11; thence South 89° 49' 55" West along the South line of Lot 11 a distance of 30.0 feet; thence North 0° 19' 40" West, a distance of 435.45 feet to the South Right Of Way of Kameo Drive; thence Northeasterly along a 513.55 foot Radius Curve to the left (having a chord bearing of North 23° 27' 30" East and a chord distance of 414.25 feet) a distance of 426.39 feet to the Point Of Beginning.

NOTE: The above described easement includes the existing creek that traverses the Southeast Corner of Lot 11 and also provides an area for the construction of a storm water control canal.

STORM WATER EASEMENT "B":

That part of Lts 10 and 11 of Kameo Estates Replat that is more particularly described as follows:

Commencing at the Southwest Corner of Lot 10 and assuming the South line of Lot 10 to bear North 89° 49' 55" East; thence North 89° 49' 55" East along said line a distance of 189.13 feet to the Point Of Beginning. Thence North 38° 33' 40" West a distance of 152.82 feet; thence North 20° 03' 40" West a distance of 100.75 feet; thence North 30° 09' 40" West a distance of 98.70 feet to the South Right-Of-Way of Kameo Drive; thence North 89° 49' 55" East along said line a distance of 23.09 feet; thence South 30° 09' 40" East a distance of 88.93 feet; thence South 20° 03' 40" East distance of 99.24 feet; thence South 38° 33' 40" East a distance of 152.66 feet; thence North 89° 49' 55" East a distance of 502.62 feet; thence South 0° 19' 40" East a distance of 10.0 feet to the South line of said Lot 11; thence South 89° 49' 55" West along South line of said Lots 10 and 11 a distance of 520.24 feet to the Point Of Beginning.

NOTE: The above described Easement covers a small natural swale located along the Western portion of Lot 10 and a small existing man-made drainage ditch that runs along the South line of Lots 10 and 11.

SURVEYOR'S CERTIFICATION
I hereby certify that the described herein was made in accordance with the laws of the State of Nebraska.
Richard Lee Hansen
Registered Land Surveyor
Date: _____



WASHINGTON COUNTY BOARD OF SUPERVISORS

This Final Plat of Kameo Estates Replat approved by the Washington County Supervisors on this 21st day of October, A.D., 1995.

ATTEST: *Charlatta L. Peterson*
Karen Madson
Washington County Board of Supervisors

COUNTY TREASURER

This is to certify that the property described herein and embraced within the Records of this office on October, 1995.

Jamie L. ...
Washington County Treasurer

RESTRICTIVE ACCESS
KAMEO DRIVE
S 0° 19' 40" E (Assumed Bearing)
2647.27' (M)
2647.23' (R)
RESTRICTIVE ACCESS
66'
66'
814.98'

East 1/4 Corner
Sec. 34-17-12