

2006-19176

KINGSBURY HILLS

LOTS 1 THRU 228 INCLUSIVE & OUTLOTS 'A' THRU 'F' INCLUSIVE

A PLATTING OF PART OF TAX LOT 1, A TAX LOT LOCATED IN THE SE 1/4 OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., BARRY COUNTY, NEBRASKA

Filed for Record 06-09-06 at 11:00 a.m.
Instrument # 2006-19176
Lloyd J. DeWitt, Registrar of Deeds, Barry County, NE

SURVEYORS CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that all dimensions have been computed for all lots and streets in KINGSBURY HILLS. (The lot numbers as shown) being a platting of part of Tax Lot 1, a tax lot located in the SE 1/4 of Section 29, Township 14 North, Range 12 East of the 6th P.M., Barry County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said SE 1/4 of Section 29, said point also being the Northeast corner of said Tax Lot 1; thence S02°25'32"E (assumed bearing) along the East line of said SE 1/4 of Section 29, said line also being the East line of said Tax Lot 1, a distance of 1781.73 feet; thence S87°54'00"W, a distance of 716.21 feet; thence N11°21'52"W, a distance of 147.06 feet; thence N18°30'00"E, a distance of 365.57 feet; thence Westerly on a curve to the right with a radius of 150.00 feet, a distance of 52.86 feet, said curve having a long chord which bears S77°05'54"W, a distance of 52.82 feet; thence S87°14'59"W, a distance of 458.08 feet; thence Westerly on a curve to the left with a radius of 87.50 feet, a distance of 12.06 feet, said curve having a long chord which bears S85°17'37"W, a distance of 12.07 feet; thence S79°20'15"W, a distance of 80.73 feet; thence Southwesterly on a curve to the left with a radius of 27.50 feet, a distance of 18.15 feet, said curve having a long chord which bears S80°25'48"W, a distance of 17.82 feet; thence Westerly on a curve to the right with a radius of 60.50 feet, a distance of 88.52 feet, said curve having a long chord which bears S87°15'28"W, a distance of 88.50 feet; thence Northwesterly on a curve to the right with a radius of 27.50 feet, a distance of 18.07 feet, said curve having a long chord which bears N85°53'57"W, a distance of 17.75 feet; thence N84°43'31"W, a distance of 60.15 feet; thence Westerly on a curve to the left with a radius of 12.25 feet, a distance of 12.28 feet, said curve having a long chord which bears N86°44'16"W, a distance of 12.25 feet; thence S87°14'59"W, a distance of 388.50 feet; thence Northwesterly on a curve to the right with a radius of 125.00 feet, a distance of 78.21 feet, said curve having a long chord which bears N74°48'23"W, a distance of 78.84 feet; thence S33°05'50"W, a distance of 80.90 feet; thence S02°50'11"N, a distance of 192.34 feet; thence S87°28'27"W, a distance of 524.28 feet; thence Westerly on a curve to the left with a radius of 225.75 feet, a distance of 34.50 feet, said curve having a long chord which bears N82°55'11"W, a distance of 34.47 feet; thence S87°28'27"W, a distance of 119.44 feet to a point on the West line of said SE 1/4 of Section 29, said point also being said West line of Tax Lot 1; thence N02°30'33"W, a distance of 169.02 feet to the Northeast corner of said SE 1/4 of Section 29, said point also being the Northeast corner of said Tax Lot 1; thence N87°14'59"W along the North line of said SE 1/4 of Section 29, said line also being the North line of said Tax Lot 1, a distance of 2871.00 feet to the point of beginning.

Said tract of land contains an area of 4,254,331 square feet or 97,866 acres, more or less.

E. A. Schalen, LS 608, Date: May 2, 2006



DEDICATION

Know all men by these presents that we, STONE CREEK PLAZA, LLC, Nebraska Limited Liability Company, owners of the property described in the Certification of Survey and embraced within the plat here caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as KINGSBURY HILLS (Lots to be numbered as shown), and we do hereby irrevocably and approve of the disposition of our property as shown on the plat, and we 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, Omaha Public Power District 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 of, 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 show-described addition. Said sixteen-foot (16') wide easement will be reduced to eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded, and we further grant a perpetual easement to the City of Papillion and Aquila, Inc., 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 side, rear and front boundary lines and/or other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

In witness whereof, we do set our hand this 2nd day of May, 2006.

STONE CREEK PLAZA, LLC
a Nebraska Limited Liability Company

Gerard J. Torcion
By: GERARD J. TORCION, Managing Member

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF BARRY)

On this 2nd day of May, 2006, before me, the undersigned, a Notary Public in and for said County, personally came GERARD J. TORCION, Managing Member of STONE CREEK PLAZA, LLC, who is personally known to be the individual 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 LLC.

WITNESS my hand and hold seal the day and year last above written.

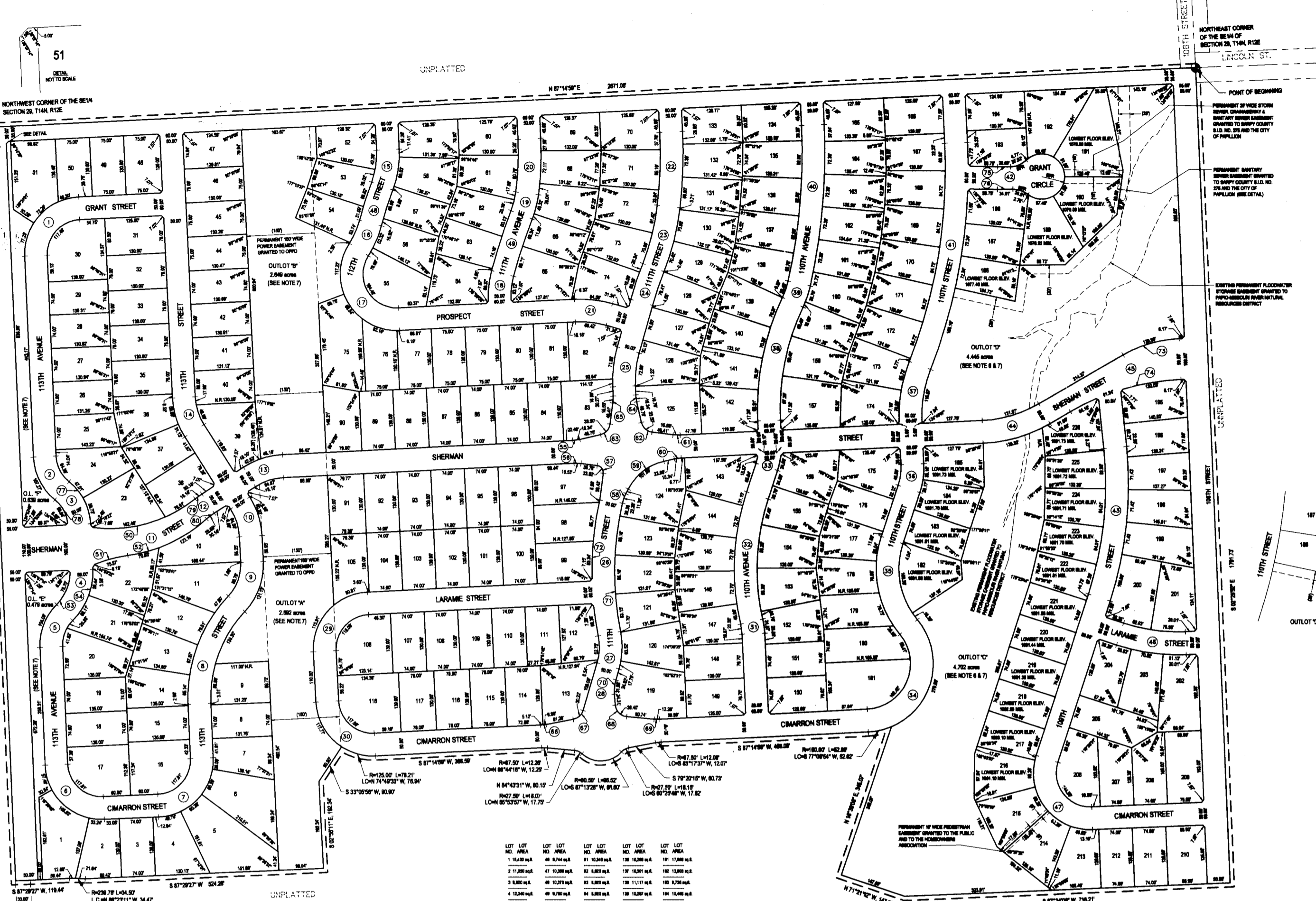
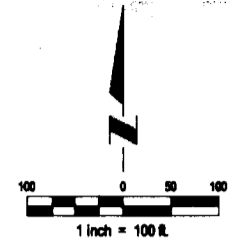
Eric A. Schalen
Notary Public

APPROVAL OF PAPILLION CITY ENGINEER

This subdivision of KINGSBURY HILLS (lots numbered as shown) was reviewed by the Papillion City Engineer on 6/5/06

Thomas A. Lynam
Papillion City Engineer

COUNTY VERIFY PROOF ah C.E. ah D.E. ah
FEES \$ 132.00
CHECKS CHG CASH NO
REFUND NO CREDIT NO



CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00	158.89	68.89	86°49'11"
2	100.00	85.81	45.79	48°10'02"
3	100.00	86.39	45.92	48°29'34"
4	125.00	108.62	55.89	47°52'34"
5	100.00	83.28	44.22	47°42'48"
6	100.00	167.88	100.00	90°00'00"
7	100.00	150.00	100.00	90°00'00"
8	300.00	261.11	158.89	48°59'11"
9	125.00	100.84	53.41	48°19'08"
10	150.00	77.67	38.59	28°29'54"
11	300.00	255.71	158.89	50°11'22"
12	150.00	25.79	12.41	87°27'28"
13	150.00	77.84	38.82	28°44'02"
14	150.00	77.84	38.82	28°44'02"
15	200.00	81.67	41.38	22°27'28"
16	200.00	81.67	41.38	18°22'28"
17	100.00	218.37	134.79	128°30'02"
18	200.00	80.89	39.72	17°38'14"
19	200.00	46.07	24.88	14°32'28"
20	888.41	132.38	60.32	10°29'28"
21	238.89	78.37	38.89	18°30'28"
22	888.41	134.81	62.89	17°37'28"
23	580.00	138.87	68.71	14°24'28"
24	880.00	81.24	40.89	5°24'28"
25	250.00	86.78	46.74	18°30'28"
26	700.00	378.87	191.88	30°38'28"
27	150.00	71.67	36.29	20°24'28"
28	200.00	66.28	32.89	18°42'28"
29	100.00	157.37	100.39	80°10'00"
30	100.00	158.79	88.71	80°08'11"
31	150.00	27.58	13.29	10°29'28"
32	510.00	280.57	143.81	21°22'28"
33	148.41	54.81	27.79	21°28'28"
34	125.00	27.29	13.29	10°29'28"
35	200.00	66.28	32.89	18°42'28"
36	150.00	55.14	27.89	18°28'28"
37	313.78	131.11	68.52	22°38'28"
38	500.00	288.47	138.87	27°37'28"
39	200.00	43.84	22.89	12°29'28"
40	1310.41	351.58	178.89	10°22'28"
41	1300.00	351.40	178.41	10°22'28"
42	841.89	64.29	32.21	3°50'11"
43	800.00	118.89	58.89	7°27'28"
44	300.00	142.89	72.89	27°19'28"
45	400.00	182.89	92.89	27°37'28"
46	410.00	188.87	94.87	27°37'28"
47	150.00	152.79	143.89	10°29'28"
48	800.00	85.24	42.89	8°28'11"
49	1174.00	138.89	68.89	8°28'11"

CURVE	RADIUS	LENGTH	TANGENT	DELTA
50	300.00	238.39	128.49	45°49'11"
51	300.00	75.37	37.89	14°29'28"
52	250.00	102.82	50.89	34°10'28"
53	100.00	78.79	41.81	46°30'28"
54	150.00	125.89	66.71	47°37'28"
55	87.50	15.34	7.89	10°02'28"
56	87.50	15.34	7.79	10°10'28"
57	15.00	23.52	14.89	88°30'28"
58	87.50	22.37	11.21	14°38'28"
59	117.50	101.89	54.48	48°47'28"
60	87.50	15.34	7.89	10°02'28"
61	87.50	15.34	7.79	10°10'28"
62	27.50	33.87	18.19	88°47'11"
63	27.50	33.87	18.19	88°47'11"
64	87.50	15.34	7.89	10°02'28"
65	87.50	15.34	7.79	10°10'28"
66	87.50	12.89	6.89	75°42'28"
67	27.50	33.22	18.81	82°59'28"
68	27.50	38.42	23.08	80°02'28"
69	87.50	12.28	6.14	87°31'28"
70	87.50	31.59	15.89	20°39'28"
71	87.50	33.87	18.07	24°28'28"
72	725.00	501.00	152.72	22°42'28"
73	288.89	128.89	66.29	27°37'28"
74	520.41	285.78	130.42	27°37'28"
75	818.89	28.89	14.52	1°48'28"
76	888.89	54.81	27.31	2°03'28"
77	125.00	128.74	68.87	48°38'28"
78	71.67	58.91	31.19	48°38'28"
79	175.00	18.18	9.19	27°37'28"
80	125.00	20.87	10.34	9°27'28"

- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 10TH STREET, 14TH STREET OR LINCOLN STREET FROM ANY LOTS ABUTTING SAID STREETS.
 - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
 - ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
 - THE CHAMBERS 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.
 - A PERMANENT STORM SEWER & DRAINAGE EASEMENT IS GRANTED TO BARRY COUNTY S.D. NO. 275 AND THE CITY OF PAPILLION OVER ALL OF OUTLOTS 'C' & 'D'.
 - OUTLOTS 'A' THRU 'F' INCLUSIVE SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. THE SUBDIVIDER SHALL TRANSFER OWNERSHIP OF THESE OUTLOTS CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT. OUTLOTS THAT ARE DESIGNATED AS DRAINAGEWAY EASEMENTS, AS A CREEK OR NATURAL DRAINAGE CHANNEL, SHALL BE MAINTAINED INCLUDING MOWING, TREE REMOVAL AND OTHER VEGETATION CONTROL BY THE ASSOCIATION. PUBLIC MAINTENANCE OF THESE OUTLOTS WILL BE LIMITED TO CLEANING OBSTACLES FROM WITHIN THE DRAINAGEWAY AND MAY BE PAID BY THE DISTRICT FROM ITS OPERATING FUND, AS A NATURAL OR MANMADE DRAINAGEWAY. ANY CHANGES MAY MEAN ENDORSEMENT OF THE BOUNDARIES OF THE DISTRICT. THE PUBLIC HAS NO RESPONSIBILITY TO PREVENT SUCH MEANDERING.
 - POSITIVE DRAINAGE OVER THE EASEMENT BETWEEN LOTS 181 AND 182 SHALL BE PERPETUALLY MAINTAINED.

APPROVAL OF PAPILLION PLANNING COMMISSION
This subdivision of KINGSBURY HILLS was approved by the Papillion Planning Commission on 1-25-06
Arnie Ryan
Chairman, Papillion Planning Commission

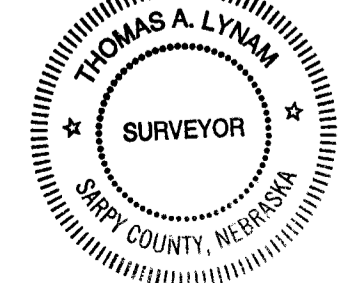
APPROVAL BY PAPILLION CITY COUNCIL
This subdivision of KINGSBURY HILLS was approved by the City Council of the City of Papillion, Nebraska on 6-8-06
Jeffery Themi
Mayor



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 County Treasurer on 5-26-06
Bob Gammage
County Treasurer

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

APPROVAL OF BARRY COUNTY SURVEYOR
This plat of KINGSBURY HILLS was reviewed by the office of the Barry County Surveyor on May 3, 2006
Red G
Barry County Surveyor



E&A CONSULTING GROUP, INC.
ENGINEERS & SURVEYORS
10013 STREET
PAPILLION, NE 68046
PHONE: 402.593.0077
FAX: 402.593.0078

KINGSBURY HILLS
PAPILLION, NEBRASKA

FINAL PLAT

2006-19176