



DEED 2007017837



FEB 14 2007 10:55 P 7

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
2/14/2007 10:55:02.96



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THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT

Deed. FEE 79.00 FB DC -36430 - new  
01-60000 - old

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88  
BKP 10-14-10 <sup>vs</sup> C/O COMP ✓  
DEL NS SCAN          FV ti

SWNW  
SENW

EACGM

# SOUTH HAMPTONS

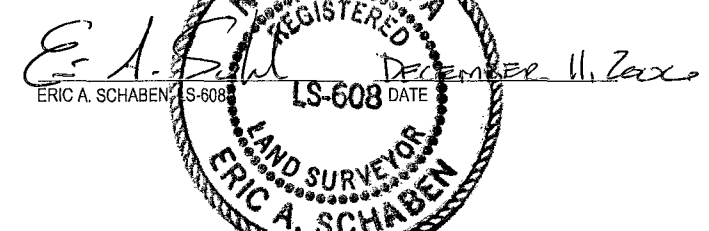
LOTS 1 THRU 80 INCLUSIVE AND OUTLOTS "A" THRU "G" INCLUSIVE  
 BEING A PLATTING OF THE SOUTH 1/2 OF THE NW1/4 OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN FOUND OR SET ON THE BOUNDARY OF THE WITHIN PLAT AND AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN SOUTH HAMPTONS (THE LOTS NUMBERED AS SHOWN) BEING A PLATTING OF THE SOUTH 1/2 OF THE NW1/4 OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SW1/4 OF SAID NW1/4 OF SECTION 10, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1, WOODLAND PARK, A SUBDIVISION LOCATED IN THE NORTH 1/2 OF SAID NW1/4 OF SECTION 10; THENCE N89°59'35"E (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NW1/4 OF SECTION 10, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 1, WOODLAND PARK, AND ALSO THE SOUTH LINE OF LOTS 1, AND 2, WOODLAND PARK REPLAT ONE, A SUBDIVISION LOCATED IN SAID NORTH 1/2 OF THE NW1/4 OF SECTION 10, AND THE EASTERLY EXTENSION THEREOF, AND ALSO THE WESTERLY RIGHT-OF-WAY LINE OF 234TH STREET, A DISTANCE OF 2665.23 FEET TO THE NORTHEAST CORNER OF THE SE1/4 OF SAID NW1/4 OF SECTION 10; THENCE S00°17'15"E ALONG THE EAST LINE OF SAID NW1/4 OF SECTION 10, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 234TH STREET, A DISTANCE OF 1325.89 FEET TO THE SOUTHWEST CORNER OF SAID NW1/4 OF SECTION 10; THENCE S89°57'41"W ALONG THE SOUTH LINE OF SAID NW1/4 OF SECTION 10, A DISTANCE OF 1333.22 FEET TO THE SOUTHWEST CORNER OF SAID SE1/4 OF THE NW1/4 OF SECTION 10; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID NW1/4 OF SECTION 10; THENCE S89°59'17"W ALONG SAID SOUTH LINE OF THE NW1/4 OF SECTION 10, A DISTANCE OF 1332.81 FEET TO THE SOUTHWEST CORNER OF SAID NW1/4 OF SECTION 10; THENCE N00°15'42"W ALONG THE WEST LINE OF SAID NW1/4 OF SECTION 10, A DISTANCE OF 1326.73 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 8,397.65 SQUARE FEET OR 81.168 ACRES, MORE OR LESS.



## DEDICATION

Know all men by these presents that we, SOUTH HAMPTONS LAND DEVELOPMENT, 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 SOUTH HAMPTONS (lots to be 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 pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all streets. In consideration of the grant of these easements and as a limitation of these easements granted herein, any wires, cables, conduits and/or pipelines installed by any grantee or any beneficiary under the easements granted in this Plat and/or Dedication shall be installed at least thirty-six (36") inches below ground and any other underground facilities shall also be installed at least thirty-six (36") inches below ground and, in the event of a failure to comply with this limitation, such grantee and/or beneficiary shall be solely responsible for any and all costs, expense, liability, and/or damage resulting from such failure, including but not limited to relocation costs. 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.

SOUTH HAMPTONS LAND DEVELOPMENT, LLC

*Timothy W. Young*  
 Timothy W. Young, Managing Member

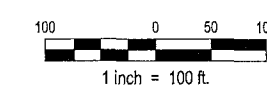
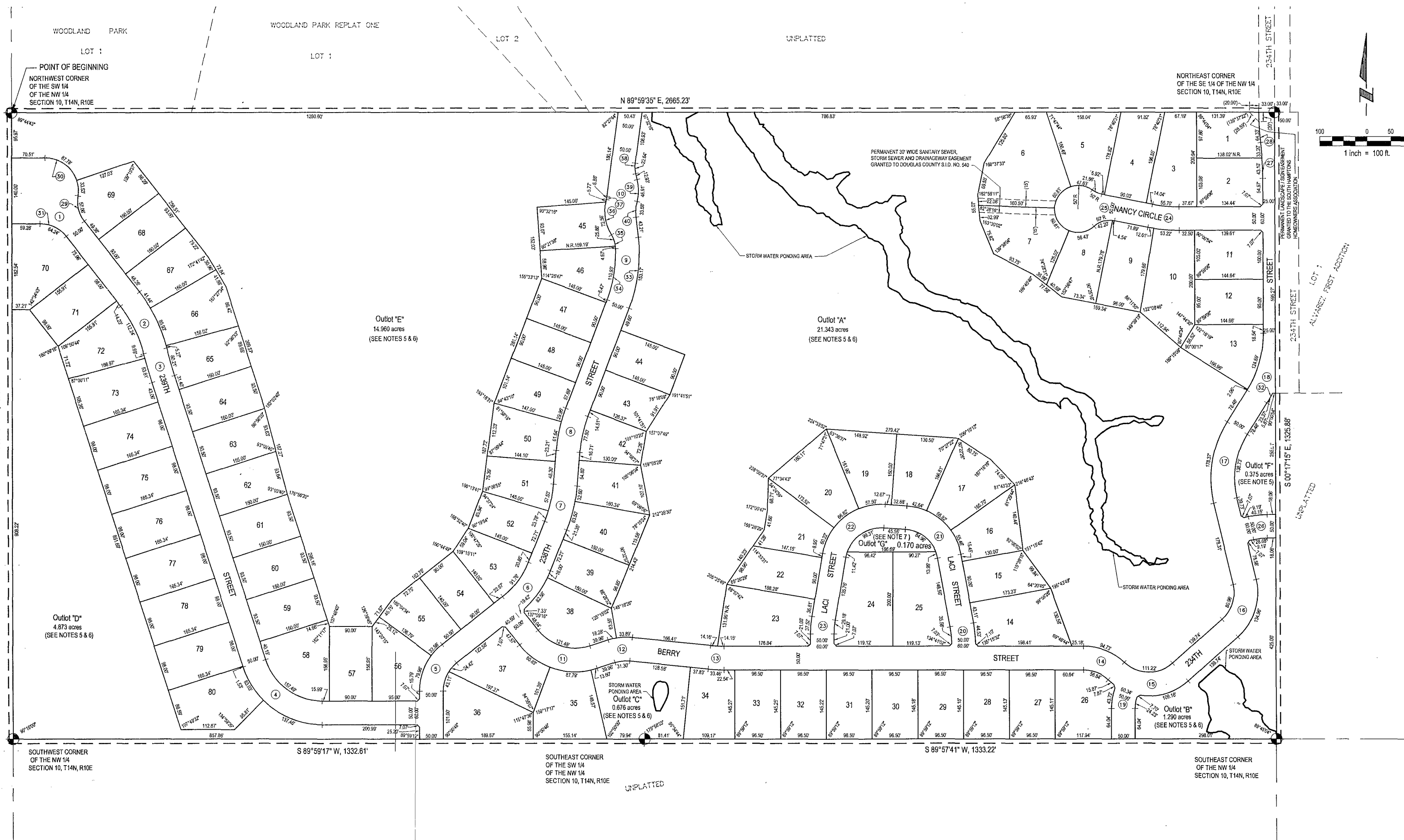
## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
 COUNTY OF DOUGLAS

On this 12<sup>TH</sup> day of DEC., 2006, before me, the undersigned, a Notary Public in and for said County, personally came Timothy W. Young, Managing Member of SOUTH HAMPTONS LAND DEVELOPMENT, LLC, 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.

*Homer R. Hunt*  
 Notary Public



CENTER-LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	35.00	87.15	46.93	32°34'45"
2	300.00	122.44	62.58	23°21'03"
3	1000.00	61.75	30.90	3°32'18"
4	150.00	198.59	109.39	72°11'17"
5	100.00	90.04	48.33	51°31'11"
6	200.00	104.87	53.67	30°02'38"
7	300.00	88.70	44.68	16°56'29"
8	300.00	84.54	42.58	16°08'41"
9	300.00	170.68	87.72	32°55'53"
10	200.00	67.74	34.20	19°24'23"
11	125.00	151.89	89.88	69°30'05"
12	100.00	41.74	21.18	23°54'50"
13	300.00	39.89	15.48	5°53'56"
14	100.00	75.79	39.87	43°25'22"
15	100.00	148.50	91.58	84°52'00"
16	100.00	107.97	59.52	61°51'42"
17	200.00	158.59	83.71	45°29'17"
18	250.00	140.83	72.34	32°16'35"
19	100.00	39.07	19.75	22°20'41"
20	251.52	45.09	22.59	10°15'57"
21	100.00	131.94	77.56	75°35'36"
22	100.00	147.63	90.97	64°39'16"
23	200.00	33.35	16.72	9°33'18"
24	300.00	60.77	30.49	11°38'19"
25	100.00	33.07	16.70	19°01'24"
26	150.00	34.41	17.29	13°08'41"

RIGHT-OF-WAY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
27	666.97	78.30	38.19	8°33'17"
28	558.89	64.33	32.20	6°37'07"
29	70.00	57.06	30.22	46°42'21"
30	70.00	121.31	62.39	89°17'09"
31	70.00	64.24	34.58	52°34'43"
32	275.00	23.37	11.69	4°52'05"
33	325.00	153.17	78.04	27°09'13"
34	275.00	110.93	56.23	23°08'46"
35	62.50	33.57	15.58	27°59'44"
36	101.50	78.33	41.23	44°13'00"
37	62.50	6.88	3.44	06°19'30"
38	62.50	22.64	11.45	20°45'16"
39	101.50	48.91	23.88	28°28'41"
40	98.50	33.58	16.90	19°32'07"

- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  - 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 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.
  - OUTLOTS "A", "B", "C", "D", "E" AND "F" SHALL BE OWNED BY DOUGLAS COUNTY S.I.D. NO. 540 AS NATURAL ENVIRONMENTAL AREAS. AS SUCH, S.I.D. NO. 540 MAINTENANCE SHALL BE LIMITED TO CLEANING OBSTACLES FROM WITHIN ANY DRAINAGEWAY LOCATED THEREON. SUCH AREAS CONTAIN NATURAL DRAINAGEWAYS, CHANNEL BANKS MAY MEANDER AND CHANGE OUT OF THE BOUNDARIES OF THE OUTLOTS. S.I.D. NO. 540 OR DOUGLAS COUNTY SHALL HAVE NO RESPONSIBILITY TO PREVENT SUCH MEANDERING OR BANK CHANGES. OUTLOTS "A", "B", "C", "D", "E" AND "F", COLLECTIVELY, MAKE UP THE DESIGNATED OPEN SPACE, CONSISTENT WITH THE GENERAL POLICIES OF THE DOUGLAS COUNTY COMPREHENSIVE PLAN. SUCH DESIGNATED OPEN SPACE SHALL BE PROTECTED FROM DEVELOPMENT AND SHALL GENERALLY NOT BE ALTERED EXCEPT AS IN CONFORMANCE WITH THE SEDIMENT AND EROSION CONTROL PLAN. MODIFICATIONS FOR THE PURPOSES OF STABILIZING SOILS AND REDUCING EROSION MAY BE COMPLETED UPON REVIEW AND APPROVAL OF PLANS FOR SAID MODIFICATIONS BY DOUGLAS COUNTY AND IF IN CONFORMANCE WITH THE GENERAL POLICIES OF THE DOUGLAS COUNTY COMPREHENSIVE PLAN AND ACCEPTED STORMWATER BEST MANAGEMENT PRACTICES.
  - A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED OVER ALL OF OUTLOTS "A" THRU "G" INCLUSIVE TO DOUGLAS COUNTY S.I.D. NO. 540.
  - OUTLOT "G" SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. THE SUBDIVIDER SHALL TRANSFER OWNERSHIP OF THIS OUTLOT CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT.

## ZONING SETBACK REQUIREMENTS

FRONT YARD ..... 20 FEET  
 SIDE YARD ..... 5 FEET  
 REAR YARD ..... 25 FEET  
 STREET SIDE YARD ..... 15 FEET

## APPROVAL OF DOUGLAS COUNTY BOARD

This plat of SOUTH HAMPTONS (Lots numbered as shown) was approved by the Douglas County Board.

*MaryAnn Bergeson* 4/29/07  
 CHAIRMAN DATE

## DOUGLAS COUNTY TREASURER'S CERTIFICATE

I hereby certify that the records of my office show no taxes due or delinquent upon the land described in the Surveyor's Certificate as appears on this plat.

*John M. Harty* 12-11-06  
 COUNTY TREASURER DATE

*Timothy W. Young* 2-14-07

## APPROVAL OF DOUGLAS COUNTY PLANNING COMMISSION

This plat of SOUTH HAMPTONS (Lots numbered as shown) was approved by the Douglas County Planning Commission.

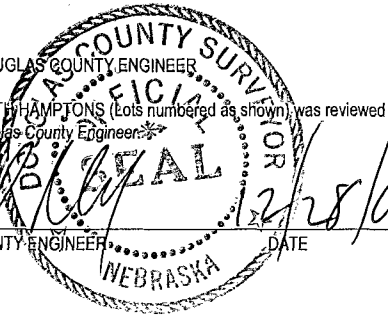
*Berigi Hayes* 28 Dec 06  
 CHAIRMAN DATE



## REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of SOUTH HAMPTONS (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

*John M. Harty* 2/28/07  
 DOUGLAS COUNTY ENGINEER DATE



E&A CONSULTING GROUP, INC.  
 ENGINEERING • PLANNING • FIELD SERVICES  
 383 NORTH 17TH STREET, OMAHA, NE 68104  
 PHONE: (402) 895-4700 FAX: (402) 895-5899  
 WWW.EAGC.COM

SOUTH HAMPTONS  
 DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

PROJ. NO.	2006034201	DATE	07/26/2006
DESIGNED BY	MMW	LD	
DRAWN BY		LD	
SCALE	1" = 100'		
SHEET	1	OF	1