2006-19176

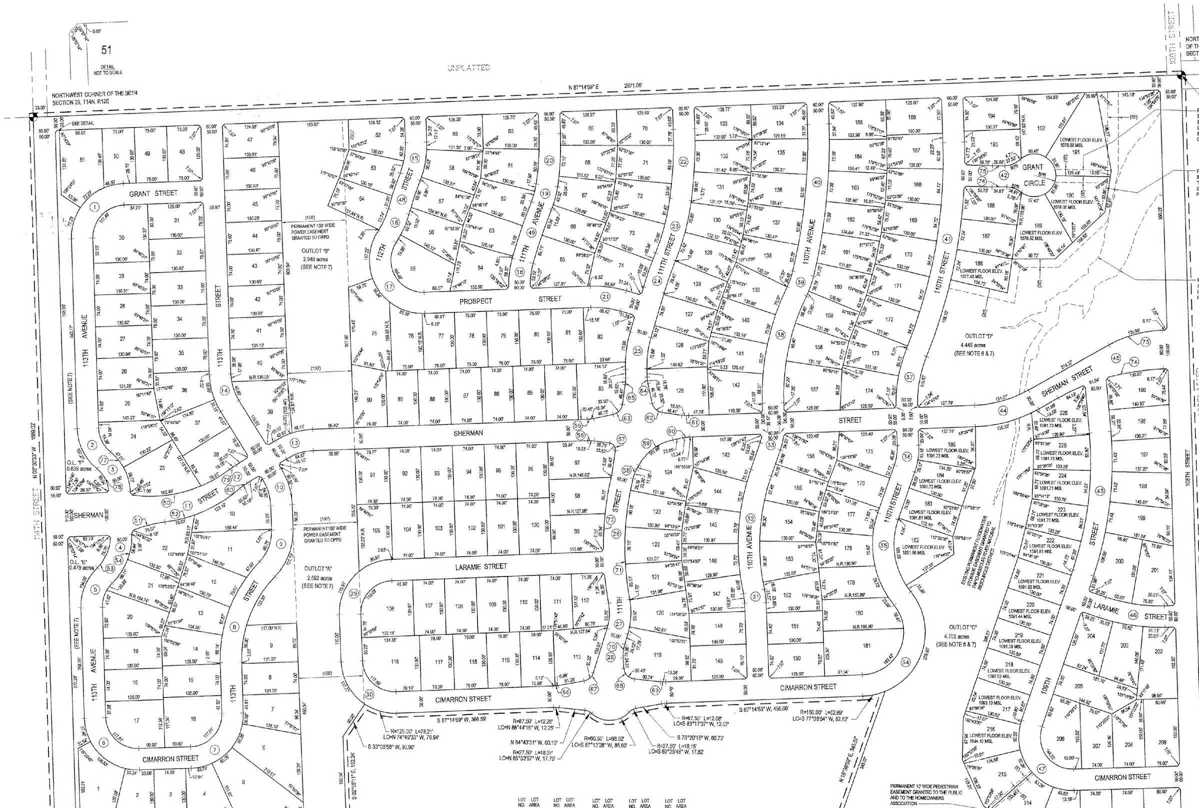
KINGSBURY HILLS

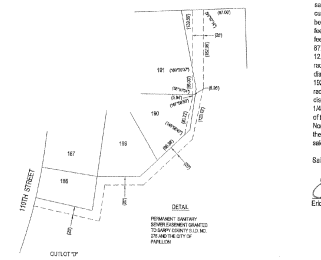
LOTS 1 THRU 226 INCLUSIVE & OUTLOTS "A" THRU "F" INCLUSIVE

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., SARPY COUNTY, NEBRASKA

COUNTER ah C.E. ah
VERIFY [illegible] D.E. D
PROOF [illegible]
FEES $ 132.00
CHECK#
CHG 5G A CASH
REFUND CREDIT
SHORT NCR

Filed for Record 06-09-06 at 11:09 a. M
Instrument # 2006-19176
Lloyd J. Dowding Register of Deed Sarpy Cty, NE





CENTER-LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00'	156.66'	99.58'	89°45'31"
2	100.00'	85.81'	45.75'	49°10'03"
3	100.00'	85.39'	45.50'	48°55'34"
4	125.00'	104.62'	55.59'	47°57'17"
5	100.00'	83.28'	44.22'	47°42'48"
6	100.00'	157.08'	100.00'	90°00'00"
7	100.00'	157.08'	100.00'	90°00'00"
8	300.00'	240.11'	126.90'	45°51'29"
9	125.00'	100.94'	53.41'	46°16'06"
10	150.00'	77.40'	39.58'	29°33'54"
11	300.00'	205.21'	106.80'	39°11'32"
12	150.00'	24.76'	12.41'	9°27'29"
13	150.00'	77.84'	39.82'	29°44'03"
14	150.00'	77.84'	39.82'	29°44'03"
15	200.00'	81.60'	41.38'	23°22'39"
16	200.00'	64.15'	32.35'	18°22'38"
17	100.00'	219.30'	194.79'	125°39'00"
18	200.00'	60.98'	30.73'	17°28'14"
19	200.00'	49.07'	24.66'	14°03'32"
20	686.41'	120.38'	60.33'	10°02'48"
21	236.80'	76.50'	38.59'	18°30'36"
22	998.41'	164.91'	82.85'	9°27'50"
23	550.00'	138.67'	69.71'	14°26'46"
24	862.00'	81.24'	40.65'	5°24'00"
25	250.00'	80.76'	40.74'	18°30'36"
26	700.00'	373.81'	191.48'	30°35'49"
27	150.00'	71.15'	36.26'	27°10'44"
28	200.00'	65.28'	32.93'	18°42'06"
29	100.00'	157.37'	100.30'	90°10'09"
30	100.00'	156.78'	99.71'	89°49'51"
31	150.00'	27.06'	13.57'	10°20'06"
32	512.00'	280.57'	143.91'	31°23'52"
33	149.41'	54.93'	27.78'	21°03'47"
34	125.00'	277.29'	251.25'	127°05'57"
35	200.00'	203.02'	111.23'	58°09'43"
36	150.00'	55.14'	27.89'	21°03'47"
37	313.79'	131.11'	66.53'	23°56'24"
38	550.00'	268.40'	136.93'	27°57'38"
39	200.00'	43.94'	22.06'	12°35'17"
40	1310.41'	351.59'	176.86'	15°22'22"
41	1200.00'	501.40'	254.41'	23°56'24"
42	941.86'	64.39'	32.21'	3°55'01"
43	800.00'	332.88'	168.88'	23°50'28"
44	300.00'	142.99'	72.88'	27°18'30"
45	400.00'	192.88'	98.36'	27°37'39"
46	412.00'	146.87'	74.22'	20°25'31"
47	100.00'	192.73'	143.95'	110°25'31"
48	800.00'	85.24'	42.68'	6°06'18"
49	1174.00'	135.95'	68.05'	6°38'05"

R.O.W. CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
50	300.00'	239.39'	126.48'	45°43'12"
51	300.00'	75.57'	37.99'	14°25'57"
52	325.00'	193.82'	99.89'	34°10'10"
53	100.00'	78.70'	41.51'	45°05'23"
54	150.00'	125.55'	66.71'	47°57'17"
55	87.50'	15.34'	7.69'	10°02'33"
56	87.50'	15.53'	7.79'	10°10'10"
57	15.00'	23.52'	14.96'	89°50'36"
58	87.50'	22.30'	11.21'	14°36'17"
59	117.50'	101.98'	54.46'	49°44'00"
60	87.50'	15.34'	7.69'	10°02'33"
61	87.50'	15.53'	7.79'	10°10'10"
62	27.50'	33.50'	19.18'	69°47'18"
63	27.50'	33.50'	19.18'	69°47'18"
64	87.50'	15.34'	7.69'	10°02'33"
65	87.50'	15.53'	7.79'	10°10'10"
66	87.50'	12.08'	6.05'	7°54'43"
67	27.50'	30.22'	16.84'	62°58'09"
68	27.50'	38.40'	23.08'	80°00'39"
69	87.50'	12.26'	6.14'	8°01'30"
70	87.50'	31.56'	15.95'	20°39'57"
71	675.00'	283.88'	144.07'	24°05'48"
72	725.00'	301.06'	152.73'	23°47'33"
73	269.59'	129.99'	66.29'	27°37'39"
74	530.41'	255.76'	130.42'	27°37'39"
75	916.86'	29.00'	14.50'	1°48'45"
76	966.86'	34.61'	17.31'	2°03'04"
77	125.00'	106.74'	56.87'	48°55'35"
78	75.00'	59.04'	31.15'	45°06'21"
79	175.00'	18.18'	9.10'	5°57'04"
80	125.00'	20.63'	10.34'	9°27'29"

LOT NO.	LOT AREA	LOT NO.	LOT AREA	LOT NO.	LOT AREA	LOT NO.	LOT AREA	LOT NO.	LOT AREA
1	15,430 sq.ft.	46	9,744 sq.ft.	91	10,345 sq.ft.	136	10,295 sq.ft.	181	17,568 sq.ft.
2	11,050 sq.ft.	47	10,356 sq.ft.	92	9,620 sq.ft.	137	10,301 sq.ft.	182	13,803 sq.ft.
3	9,620 sq.ft.	48	10,375 sq.ft.	93	9,620 sq.ft.	138	11,117 sq.ft.	183	9,735 sq.ft.
4	12,240 sq.ft.	49	9,750 sq.ft.	94	9,620 sq.ft.	139	10,297 sq.ft.	184	10,465 sq.ft.
5	20,874 sq.ft.	50	9,876 sq.ft.	95	9,620 sq.ft.	140	10,320 sq.ft.	185	11,476 sq.ft.
6	16,701 sq.ft.	51	15,924 sq.ft.	96	9,670 sq.ft.	141	10,407 sq.ft.	186	10,047 sq.ft.
7	10,892 sq.ft.	52	11,744 sq.ft.	97	13,132 sq.ft.	142	12,408 sq.ft.	187	9,858 sq.ft.
8	9,730 sq.ft.	53	10,105 sq.ft.	98	11,292 sq.ft.	143	13,428 sq.ft.	188	10,725 sq.ft.
9	11,302 sq.ft.	54	10,276 sq.ft.	99	10,856 sq.ft.	144	10,466 sq.ft.	189	14,848 sq.ft.
10	14,900 sq.ft.	55	13,487 sq.ft.	100	9,620 sq.ft.	145	10,813 sq.ft.	190	15,094 sq.ft.
11	14,955 sq.ft.	56	10,639 sq.ft.	101	9,620 sq.ft.	146	10,684 sq.ft.	191	18,852 sq.ft.
12	10,746 sq.ft.	57	9,885 sq.ft.	102	9,620 sq.ft.	147	10,475 sq.ft.	192	15,200 sq.ft.
13	10,701 sq.ft.	58	11,159 sq.ft.	103	9,620 sq.ft.	148	9,871 sq.ft.	193	10,489 sq.ft.
14	11,184 sq.ft.	59	10,726 sq.ft.	104	9,620 sq.ft.	149	10,609 sq.ft.	194	10,338 sq.ft.
15	9,990 sq.ft.	60	10,748 sq.ft.	105	10,901 sq.ft.	150	10,281 sq.ft.	195	11,755 sq.ft.
16	14,623 sq.ft.	61	10,963 sq.ft.	106	14,817 sq.ft.	151	9,872 sq.ft.	196	10,383 sq.ft.
17	13,964 sq.ft.	62	10,307 sq.ft.	107	9,620 sq.ft.	152	10,623 sq.ft.	197	10,530 sq.ft.
18	9,990 sq.ft.	63	10,186 sq.ft.	108	9,620 sq.ft.	153	11,001 sq.ft.	198	10,913 sq.ft.
19	9,990 sq.ft.	64	12,670 sq.ft.	109	9,620 sq.ft.	154	10,930 sq.ft.	199	11,923 sq.ft.
20	12,664 sq.ft.	65	13,794 sq.ft.	110	9,620 sq.ft.	155	10,832 sq.ft.	200	14,080 sq.ft.
21	11,547 sq.ft.	66	9,764 sq.ft.	111	9,562 sq.ft.	156	12,588 sq.ft.	201	12,684 sq.ft.
22	14,605 sq.ft.	67	10,879 sq.ft.	112	10,229 sq.ft.	157	14,190 sq.ft.	202	14,463 sq.ft.
23	14,798 sq.ft.	68	10,354 sq.ft.	113	13,283 sq.ft.	158	10,453 sq.ft.	203	11,308 sq.ft.
24	12,177 sq.ft.	69	10,605 sq.ft.	114	10,140 sq.ft.	159	9,959 sq.ft.	204	10,688 sq.ft.
25	10,158 sq.ft.	70	11,198 sq.ft.	115	10,140 sq.ft.	160	10,459 sq.ft.	205	12,732 sq.ft.
26	9,701 sq.ft.	71	10,856 sq.ft.	116	10,140 sq.ft.	161	10,139 sq.ft.	206	13,264 sq.ft.
27	9,878 sq.ft.	72	11,176 sq.ft.	117	10,140 sq.ft.	162	10,303 sq.ft.	207	10,370 sq.ft.
28	9,855 sq.ft.	73	11,082 sq.ft.	118	16,242 sq.ft.	163	10,327 sq.ft.	208	10,775 sq.ft.
29	9,832 sq.ft.	74	11,875 sq.ft.	119	17,147 sq.ft.	164	10,217 sq.ft.	209	12,627 sq.ft.
30	16,198 sq.ft.	75	17,842 sq.ft.	120	11,914 sq.ft.	165	11,896 sq.ft.	210	11,155 sq.ft.
31	10,712 sq.ft.	76	10,517 sq.ft.	121	10,224 sq.ft.	166	10,712 sq.ft.	211	9,620 sq.ft.
32	10,140 sq.ft.	77	9,750 sq.ft.	122	10,245 sq.ft.	167	10,357 sq.ft.	212	9,620 sq.ft.
33	10,140 sq.ft.	78	9,750 sq.ft.	123	10,269 sq.ft.	168	10,439 sq.ft.	213	12,181 sq.ft.
34	10,140 sq.ft.	79	9,750 sq.ft.	124	15,443 sq.ft.	169	10,439 sq.ft.	214	12,320 sq.ft.
35	10,140 sq.ft.	80	9,750 sq.ft.	125	14,566 sq.ft.	170	10,438 sq.ft.	215	12,198 sq.ft.
36	11,906 sq.ft.	81	9,750 sq.ft.	126	11,262 sq.ft.	171	10,439 sq.ft.	216	12,161 sq.ft.
37	11,054 sq.ft.	82	13,040 sq.ft.	127	9,758 sq.ft.	172	10,498 sq.ft.	217	10,014 sq.ft.
38	10,944 sq.ft.	83	13,601 sq.ft.	128	10,087 sq.ft.	173	11,129 sq.ft.	218	9,620 sq.ft.
39	13,827 sq.ft.	84	9,620 sq.ft.	129	10,416 sq.ft.	174	11,880 sq.ft.	219	9,620 sq.ft.
40	9,704 sq.ft.	85	9,620 sq.ft.	130	10,404 sq.ft.	175	12,305 sq.ft.	220	9,620 sq.ft.
41	9,695 sq.ft.	86	9,620 sq.ft.	131	10,122 sq.ft.	176	9,709 sq.ft.	221	9,620 sq.ft.
42	9,679 sq.ft.	87	9,620 sq.ft.	132	10,132 sq.ft.	177	10,854 sq.ft.	222	10,084 sq.ft.
43	9,883 sq.ft.	88	9,620 sq.ft.	133	10,597 sq.ft.	178	10,226 sq.ft.	223	10,186 sq.ft.
44	9,777 sq.ft.	89	9,620 sq.ft.	134	10,889 sq.ft.	179	10,353 sq.ft.	224	10,193 sq.ft.
45	9,761 sq.ft.	90	11,018 sq.ft.	135	10,274 sq.ft.	180	12,940 sq.ft.	225	10,153 sq.ft.
								226	11,759 sq.ft.

SURVEYOR'S 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 lots numbered 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., Sarpy 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°25'52"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 1791.73 feet; thence S87°34'08"W, a distance of 716.21 feet; thence N71°21'52"W, a distance of 147.06 feet; thence N18°38'08"E, a distance of 345.07 feet; thence Westerly on a curve to the right with a radius of 150.00 feet, a distance of 52.89 feet, said curve having a long chord which bears S77°08'54"W, a distance of 52.62 feet; thence S87°14'59"W, a distance of 456.08 feet; thence Westerly on a curve to the left with a radius of 87.50 feet, a distance of 12.08 feet, said curve having a long chord which bears S83°17'37"W, a distance of 12.07 feet; thence S79°20'15"W, a distance of 60.73 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 S60°25'46"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 96.52 feet, said curve having a long chord which bears S87°13'28"W, a distance of 86.60 feet; thence Northwesterly on a curve to the left with a radius of 27.50 feet, a distance of 18.07 feet, said curve having a long chord which bears N65°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 87.50 feet, a distance of 12.26 feet, said curve having a long chord which bears N88°44'16"W, a distance of 12.25 feet; thence S87°14'59"W, a distance of 366.59 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°49'33"W, a distance of 76.94 feet; thence S33°05'56"W, a distance of 90.90 feet; thence S02°55'11"E, a distance of 192.34 feet; thence S87°29'27"W, a distance of 524.28 feet; thence Westerly on a curve to the left with a radius of 239.76 feet, a distance of 34.50 feet, said curve having a long chord which bears N88°23'11"W, a distance of 34.47 feet; thence S87°29'27"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 along said West line of the SE 1/4 of Section 29, said line also being said West line of Tax Lot 1, a distance of 1659.02 feet to the Northwest corner of said SE 1/4 of Section 29, said point also being the Northwest corner of said Tax 1; thence N87°14'59"E 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 2671.06 feet to the point of beginning.

Said tract of land contains an area of 4,254,331 square feet or 97.666 acres, more or less.

E. A. Schaben MAY 2, 2006
Eric Schaben, LS 608 Date

NEBRASKA REGISTERED LAND SURVEYOR LS-608 ERIC A. SCHABEN

DEDICATION

Know all men by these presents that We, STONE CREEK PLAZA, LLC,a Nebraska Limited Liability Company, 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 KINGSBURY HILLS (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 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 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 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 hand this 2nd day of May, 2006.

STONE CREEK PLAZA, LLC
a Nebraska Limited Liability Company

[signature]
By: GERALD L. TORCZON, Mananging Member

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

On this 2nd day of May, 2006, before me, the undersigned, a Notary Public in and for said County, personally came GERALD L. TORCZON, Mananging Member of STONE CREEK PLAZA, 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 LLC.

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

[signature]
Notary Public

GENERAL NOTARY-State of Nebraska

APPROVAL OF PAPILLION MUNICIPAL ENGINEER

This subdivision of KINGSBURY HILLS (lots numbered as shown) was approved by the Papillion City Engineer.

[signature] 6/5/06
Papillion City Engineer Date

PROFESSIONAL CIVIL ENGINEER STATE OF NEBRASKA

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 108TH STREET, 114TH STREET OR LINCOLN STREET FROM ANY LOTS ABUTTING SAID STREETS.

3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).

4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

5. 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.

6. A PERMANENT STORM SEWER & DRAINAGEWAY EASEMENT IS GRANTED TO SARPY COUNTY S.I.D. NO. 275 AND THE CITY OF PAPILLION OVER ALL OF OUTLOTS "C" & "D".

7. 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 IT'S OPERATING FUND. AS A NATURAL OR MANMADE DRAINAGEWAY, ANY CHANNEL MAY MEANDER OUT OF THE BOUNDARIES OF THE OUTLOT. THE PUBLIC HAS NO RESPONSIBILITY TO PREVENT SUCH MEANDERING.

8. POSITIVE DRAINAGE OVER THE EASEMENT BETWEEN LOTS 191 AND 192 SHALL BE PERPETUALLY MAINTAINED.

APPROVAL OF PAPILLION PLANNING COMMISSION

This subdivision of KINGSBURY HILLS was approved by the Papillion Planning Commission.

[signature] 1-25-06
Chairman, Papillion Planning Commission Date

APPROVAL BY PAPILLION CITY COUNCIL

This subdivision of KINGSBURY HILLS was approved by the City Council of the City of Papillion, Nebraska.

[signature] 6-8-06
Mayor Date

ATTEST: [signature]
City Clerk

CITY OF PAPILLION CORPORATE SEAL MAY 9, 1883 NEBRASKA

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] 5-26-06
County Treasurer Date

COUNTY TREASURER SEAL SARPY COUNTY

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

REVIEW OF SARPY COUNTY SURVEYOR

This plat of KINGSBURY HILLS was reviewed by the office of the Sarpy County Surveyor.

[signature] May 3, 2006
Sarpy County Surveyor Date

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
12001 Q STREET
OMAHA, NE 68137
PHONE: (402) 895-4700
FAX: (402) 895-3599
7130 SOUTH 29TH STREET, SUITE D
LINCOLN, NE 68516-5841
PHONE: (402) 420-7217
FAX: (402) 420-7218

KINGSBURY HILLS
PAPILLION, NEBRASKA

FINAL PLAT

Proj No:	2004225.01
Date:	10/13/2005
Designed By:	JDE
Drawn By:	LDD
Scale:	1" = 100'
Sheet	1 of 1

Revisions		
No	Date	
1	12/30/2005	