



BK 2226 PG 138-144



DEED 2002 16152

NO
 11-4-02
 549X04
 By CF

RICHARD N. TAKECHI
 REGISTER OF DEEDS
 DOUGLAS COUNTY, NE

2002 NOV -6 PM 2:01

RECEIVED

**THIS PAGE INCLUDED FOR INDEXING
 PAGE DOWN FOR BALANCE OF INSTRUMENT**

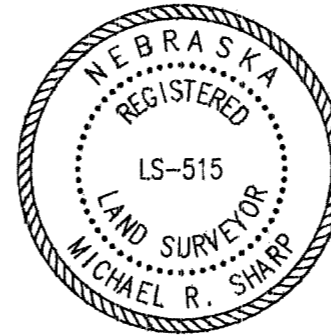
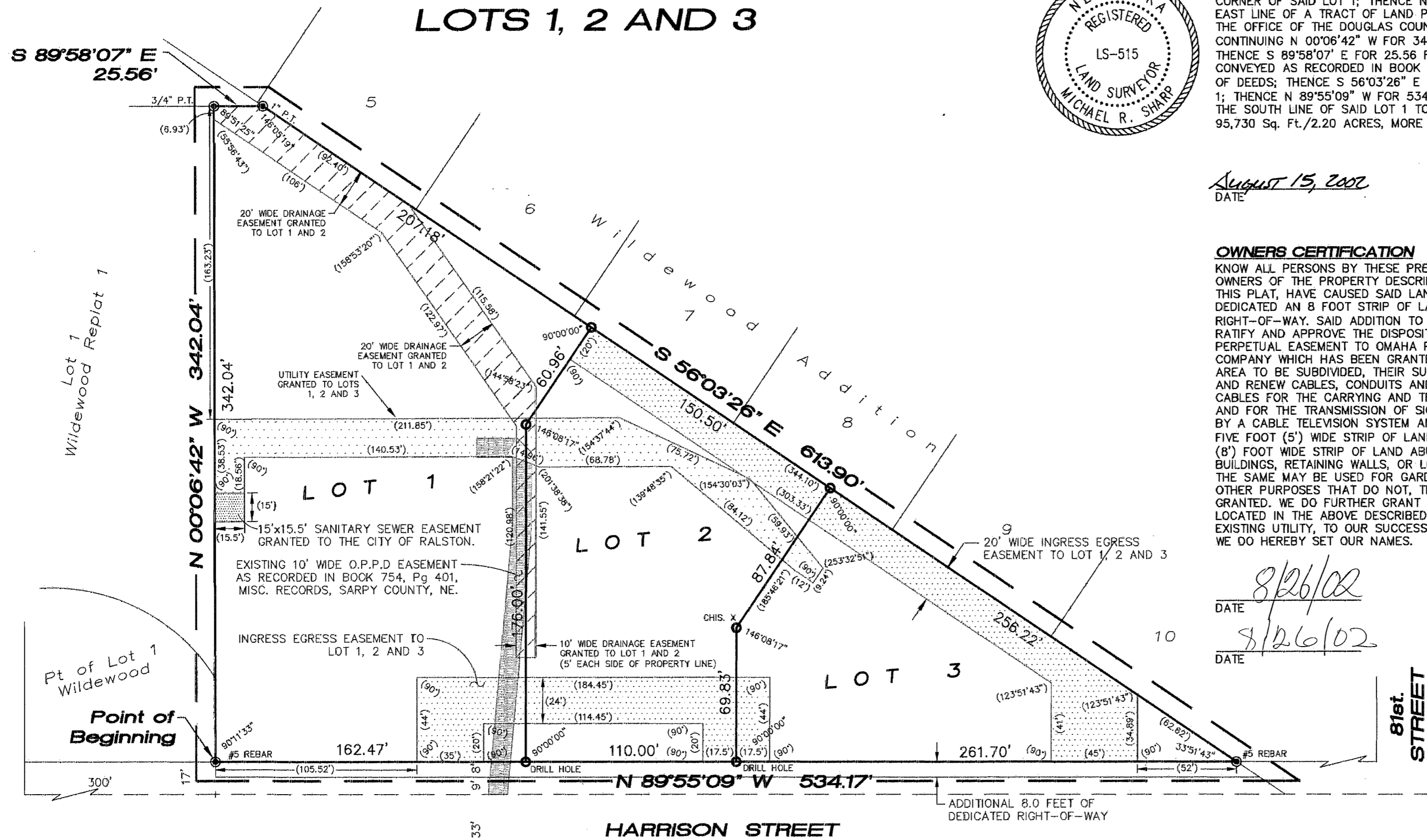
Deed
 FEE 37.00 FB New - 02 - 00682
7 BKP _____ C/O _____ COMP _____
4 DEL _____ SCAN UR FV DB
02-44060 *add*

136620

AMES REPLAT

BEING A REPLAT OF PART OF LOT 1, WILDEWOOD, AN ADDITION TO THE CITY OF RALSTON, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 14, RANGE 12 EAST OF THE 6th. P.M., DOUGLAS COUNTY, NEBRASKA

LOTS 1, 2 AND 3



LAND SURVEYOR'S CERTIFICATE

I, MICHAEL R. SHARP, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE MADE AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF ALL LOTS IN AMES REPLAT, BEING A REPLAT OF PART OF LOT 1, WILDEWOOD, AN ADDITION TO THE CITY OF RALSTON, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 14, RANGE 12 EAST OF THE 6th. P.M., DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF LOT 1, WILDEWOOD, THAT IS 300.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N 00°06'42" W (ASSUMED BEARING) FOR 17.00 FEET ALONG THE EAST LINE OF A TRACT OF LAND PREVIOUSLY CONVEYED AS RECORDED IN BOOK 1478, PAGE 403, IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS TO POINT OF BEGINNING; THENCE CONTINUING N 00°06'42" W FOR 342.04 ALONG SAID LINE AND THE EXTENSION OF SAID LINE; THENCE S 89°58'07" E FOR 25.56 FEET ALONG THE SOUTH LINE OF A TRACT OF LAND PREVIOUSLY CONVEYED AS RECORDED IN BOOK 1558, PAGE 1, IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE S 56°03'26" E FOR 613.90 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE N 89°55'09" W FOR 534.17 FEET ALONG A LINE 17.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING. ABOVE DESCRIBED TRACT CONTAINS 95,730 Sq. Ft./2.20 ACRES, MORE OR LESS.

August 15, 2002
DATE

Michael R. Sharp
MICHAEL R. SHARP NE, R.L.S. #515

OWNERS CERTIFICATION

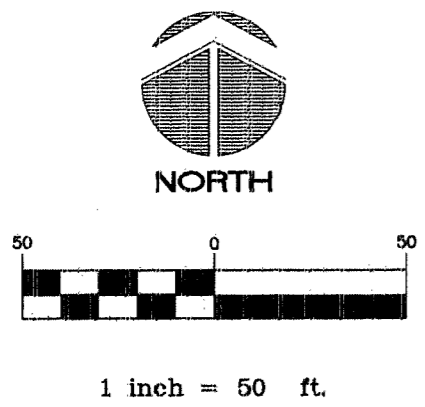
KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, HOWARD AMES AND ANN K. BROOKS, BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE PLATTED INTO LOTS AS SHOWN HEREIN, ALSO WE DEDICATED AN 8 FOOT STRIP OF LAND ALONG HARRISON STREET FOR ADDITIONAL PUBLIC RIGHT-OF-WAY. SAID ADDITION TO BE HEREAFTER KNOWN AS "AMES REPLAT", AND WE DO HEREBY RATIFY AND APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT. WE DO GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT AND QWEST CORPORATION, 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 CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT AND LIGHT, HEAT, POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LINES, AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS. NO PERMANENT BUILDINGS, RETAINING WALLS, OR LOOSE ROCK SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, TREES, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT, THEN OR LATER, INTERFERE WITH THE RIGHTS AND USES HEREIN GRANTED. WE DO FURTHER GRANT PERPETUAL UTILITY EASEMENTS ON EXISTING UTILITIES NOT LOCATED IN THE ABOVE DESCRIBED EASEMENTS, BEING 10 FOOT IN WIDTH, 5 FOOT ON EACH SIDE OF EXISTING UTILITY, TO OUR SUCCESSORS AND ASSIGNS TO MAINTAIN SAID UTILITY IN WITNESS WHEREOF WE DO HEREBY SET OUR NAMES.

8/26/02
DATE

Howard Ames
HOWARD AMES

8/26/02
DATE

Ann K. Brooks
ANN K. BROOKS

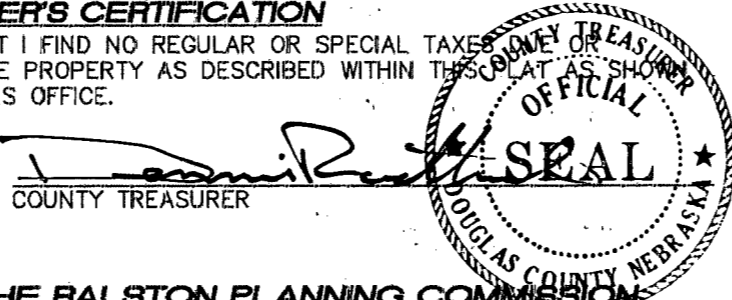


- LEGEND**
- = PROPERTY CORNER FOUND
 - = PROPERTY CORNER SET (#5 REBAR)
 - (20') = EASEMENT DIMENSION

COUNTY TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DELINQUENT AGAINST THE PROPERTY AS DESCRIBED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

8-28-02
DATE



APPROVAL OF THE RALSTON PLANNING COMMISSION

THIS PLAT OF "AMES REPLAT" WAS APPROVED BY THE RALSTON PLANNING COMMISSION.

11/5/02
DATE

Richard A. Onks
CHAIRMAN, RALSTON PLANNING COMMISSION

10/30/02
DATE

Daniel A. Frouker
MAYOR

APPROVAL OF THE RALSTON CITY COUNCIL

THIS PLAT OF "AMES REPLAT" WAS APPROVED BY THE RALSTON CITY COUNCIL.

10/30/02
DATE

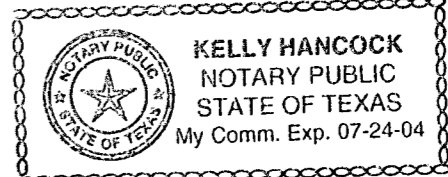
Steve J. Roubly
CHAIRMAN, RALSTON CITY COUNCIL

ACKNOWLEDGMENT OF NOTARY

STATE OF TEXAS
COUNTY OF Travis

ON THIS 26 DAY OF August, 2002, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED HOWARD AMES, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE OWNER'S CERTIFICATION AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

Kelly Hancock
NOTARY PUBLIC

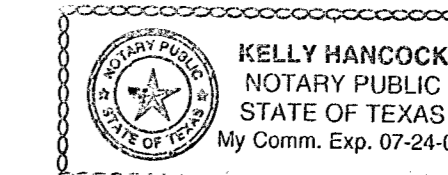


ACKNOWLEDGMENT OF NOTARY

STATE OF TEXAS
COUNTY OF Travis

ON THIS 26 DAY OF August, 2002, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ANN K. BROOKS, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE OWNER'S CERTIFICATION AND SHE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED.

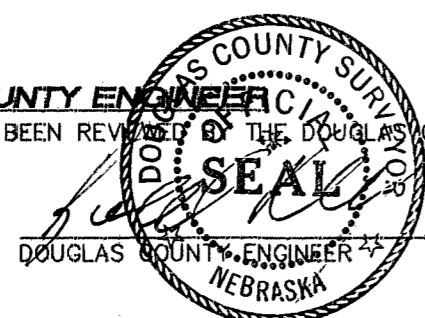
Kelly Hancock
NOTARY PUBLIC



REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF "AMES REPLAT" HAS BEEN REVIEWED BY THE DOUGLAS COUNTY ENGINEER

8/28/02
DATE

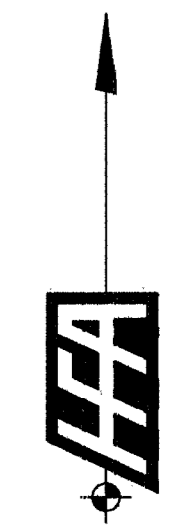


SURVEYED: MRS
DRAWN: CJG
CHECKED: MRS
DATE: 12/07/01
REVISED: 04/24/02

FINAL PLAT

AMES REPLAT

Hill-Farrell Associates, Inc.
Architects, Engineers, Land Surveyors
1008 Lincoln Rd., Bellevue, NE 68005 402-291-6100



PROJECT NO.
01-194

SHEET NO.
1