



DEED 2007064373



JUN 08 2007 08:49 P 6

Handwritten notes and stamps: "Fee 50.50", "MC-1436-210", "COMP 56", "SCAN", "FY", "6/2/07".



CHAMPIONS VIEW

LOTS 1 THRU 12, INCLUSIVE

BEING A REPLAT OF LOTS 1 THRU 14, INCLUSIVE, AND LOTS 23 THRU 36, INCLUSIVE, BLOCK 26, GREEN MEADOWS AND LOT 1, GREEN MEADOWS REPLAT 7, SUBDIVISIONS IN DOUGLAS COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS CHAMPIONS VIEW, LOTS 1 THRU 12, INCLUSIVE, BEING A REPLAT OF LOTS 1 THRU 14, INCLUSIVE, AND LOTS 23 THRU 36, INCLUSIVE, BLOCK 26, GREEN MEADOWS AND OF LOT 1, GREEN MEADOWS REPLAT 7, SUBDIVISIONS IN DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SE CORNER OF LOT 1 SAID GREEN MEADOWS REPLAT 7;

THENCE N89°50'37"W (ASSUMED BEARING) 1104.58 FEET ON THE SOUTH LINE OF SAID LOT 1 AND ON THE SOUTH LINES OF SAID LOTS 23 THRU 36, INCLUSIVE, BLOCK 26, GREEN MEADOWS TO THE SW CORNER OF SAID LOT 36;

THENCE N00°00'41"W 220.00 FEET ON THE WEST LINES OF LOTS 36 AND 1, SAID BLOCK 26, TO THE NW CORNER OF SAID LOT 1;

THENCE S89°50'52"E 1104.54 FEET ON THE NORTH LINES OF LOTS 1 THRU 14, INCLUSIVE, SAID BLOCK 26, AND ON THE NORTH LINE OF SAID LOT 1, GREEN MEADOWS REPLAT 7 TO THE NE CORNER THEREOF;

THENCE S00°01'15"E 220.08 FEET ON THE EAST LINE OF SAID LOT 1, GREEN MEADOWS REPLAT 7 TO THE POINT OF BEGINNING.

MARCH 17, 2007

DATE:

APPROVAL OF CITY ENGINEER

ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED, INSPECTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

DATE: 6/2/07

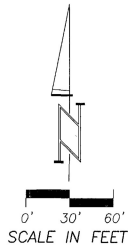
Signature: Charles Kozmik, CITY ENGINEER

APPROVAL OF PLANNING DIRECTOR

APPROVED AS A SUBDIVISION OF CHAMPIONS VIEW, LOTS 1 THRU 12, INCLUSIVE, IN COMPLIANCE WITH SECTION 53-10(3), OMAHA MUNICIPAL CODE, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08, HOME RULE CHARTER OF THE CITY OF OMAHA.

DATE: 6/7/07

Signature: Chad Williams, PLANNING DIRECTOR



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, GARY J. PLOG, NANCY L. BARTEK F/K/A NANCY L. TYNON, PATRICIA COWAN, REEDER FAMILY, LLC, AND STEVEN G. REEDER, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CHAMPIONS VIEW, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, 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 POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

Signature: Patricia Cowan, PATRICIA COWAN

Signature: Steven G. Reeder, REEDER FAMILY, LLC

Signature: Nancy L. Bartek, F/K/A NANCY L. TYNON

REEDER FAMILY, LLC

BY: Steven G. Reeder member STEVEN G. REEDER, MEMBER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) s.s. COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF APRIL, 2007 BY GARY J. PLOG AND STEVEN G. REEDER.

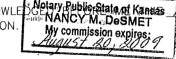


Signature: Elizabeth A. Bucklin, NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF KANSAS) s.s. COUNTY OF JOHNSON)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF APRIL, 2007 BY NANCY L. BARTEK F/K/A NANCY L. TYNON.



Signature: Nancy M. DeSime, NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) s.s. COUNTY OF LINCOLN)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF APRIL, 2007 BY PATRICIA COWAN.

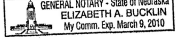


Signature: An Sampson, NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) s.s. COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF APRIL, 2007 BY STEVEN G. REEDER, MEMBER OF THE REEDER FAMILY, LLC, ON BEHALF OF SAID LLC.



Signature: Elizabeth A. Bucklin, NOTARY PUBLIC



COUNTY TREASURER'S CERTIFICATE

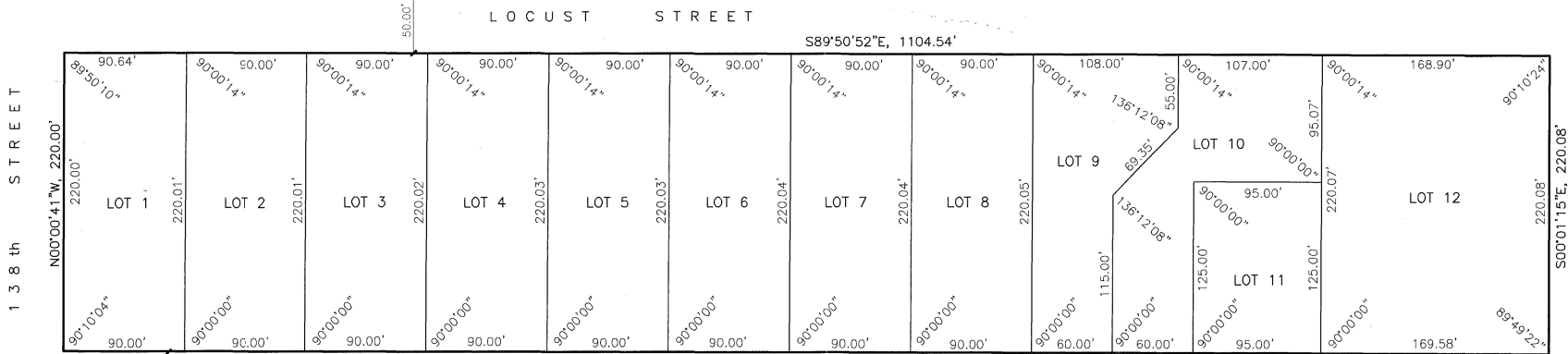
I DO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THE COUNTY OFFICE THIS 25th DAY OF APRIL, 2007.

DEPUTY

DOUGLAS COUNTY TREASURER

LOT 115, EAGLE RUN WEST

67



1	2	3	4	5	6	7	8	9	10	LOT 1, WALKER'S RUN	15	16	17	18
BLOCK - 23										BLOCK - 23				
GREEN MEADOWS										GREEN MEADOWS				

1" = 60'

SCALE: DATE: MAR. 17, 2007

DRAWN BY: RUR

CHECKED BY: JDW

REVISION

CHAMPIONS VIEW

ADMINISTRATIVE APPROVAL

MINOR PLAT

THOMPSON, DREESSEN & DORNER, INC.

Consulting Engineers & Land Surveyors

10838 OLD MILL ROAD OMAHA, NEBRASKA 68154

TEL: 402.333.5666 FAX: 402.333.5666

EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM



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