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Nebr Doc Stamp Tax
10-15-03
Date
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By JS

RICHARD N. TAKECHI
REGISTER OF DEEDS

RECEIVED

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FEE 240.⁵⁰ FB 01-60000
 BKP 3375-11/10 COMP _____
 DEL BM SCAN _____ FV 10-2003
 ck'd by PA & DC

MI - 22268-72w
SE SW NE NW

Return: Andy Nelson
 12700 W. DODGE RD.
 OMAHA, NE - 68154

LEGACY

LOTS 97 THRU 103 INCLUSIVE AND OUTLOT "Z", PART OF THE NW1/4,
SECTION 33, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE
6TH P.M. DOUGLAS COUNTY, NEBRASKA

KNOW ALL MEN BY THESE PRESENTS:
THAT WE, TIM WARD, PRESIDENT OF ANALON ASSET MANAGEMENT, A SOUTH DAKOTA CORPORATION, JEFF W. JOHNSON, MEMBER OF HAMILTON DEVELOPMENT CO., L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, KEVIN RISH, MEMBER OF HAMILTON DEVELOPMENT CO., L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, FOR 188 CENTER, L.L.C., A LIMITED LIABILITY COMPANY, AND SCOTT BRADLEY, PRESIDENT, PRINCIPAL BANK OWNERS AND PROPRIETORS OF THE LAND DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS LEGACY, AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREON AND WE DO ALSO GRANT THE EASEMENTS SHOWN ON THIS PLAT TO THE AGENTS ASSOCIATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND OUR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR, AND REMOVE UNDERGROUND CABLES OR CABLES, POLES WITH NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, DIPS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND FEEDER WIRES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL PURPOSES INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FEET WIDE STRIP OF LAND ADJOINING THE FRONT AND SOUTH BOUNDARY LINES OF ALL LOTS AND SOUTH (S) FEET WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS AND A SIXTEEN (16) FEET WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE SIXTEEN (16) FEET WIDE EASEMENT SHALL BE REDUCED TO AN EIGHT (8) FEET WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED, AND RECORDED. DOES FURTHER GRANT A PERPETUAL EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND REPLACE PIPES, HYDRANTS, VALVES, AND OTHER RELATED FACILITIES, AND TO EXTEND FEEDER PIPES FOR THE TRANSMISSION OF NATURAL GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ADJOINING ALL LOTS, WHETHER PUBLIC OR PRIVATE, AND PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAIS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE FORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS THIS 14 DAY OF April A.D. 2003
FOR
ANALON ASSET MANAGEMENT, A SOUTH DAKOTA CORPORATION, MANAGER
BY: Tim Ward
TIM WARD, PRESIDENT
HAMILTON DEVELOPMENT CO., L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, MANAGER
BY: Jeff Johnson
JEFF JOHNSON, MEMBER
188 CENTER, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, MANAGER
BY: Kevin Rish
KEVIN RISH, MEMBER

CORPORATION ACKNOWLEDGEMENT
STATE OF NEBRASKA }
COUNTY OF DOUGLAS }
ON THIS 14 DAY OF April 2003, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE, TIM WARD, PRESIDENT OF ANALON ASSET MANAGEMENT, A SOUTH DAKOTA CORPORATION, MANAGER, AND I PERSONALLY KNOW HIM TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE INSTRUMENT, AND THEY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED AS SUCH OFFICER AND VOLUNTARY ACT AND DEED OF SAID CORPORATION AND THE CORPORATE SEAL OF SAID CORPORATION WAS HERETO AFFIXED BY ITS AUTHORITY.
Pamela J. Segobia
NOTARY PUBLIC

CORPORATION ACKNOWLEDGEMENT
STATE OF NEBRASKA }
COUNTY OF DOUGLAS }
ON THIS 14 DAY OF April 2003, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE, JEFF W. JOHNSON, MEMBER OF HAMILTON DEVELOPMENT CO., L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, MANAGER, AND I PERSONALLY KNOW HIM TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE INSTRUMENT, AND THEY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED AS SUCH OFFICER AND VOLUNTARY ACT AND DEED OF SAID CORPORATION AND THE CORPORATE SEAL OF SAID CORPORATION WAS HERETO AFFIXED BY ITS AUTHORITY.
Pamela J. Segobia
NOTARY PUBLIC

CORPORATION ACKNOWLEDGEMENT
STATE OF NEBRASKA }
COUNTY OF DOUGLAS }
ON THIS 14 DAY OF April 2003, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE, KEVIN RISH, MEMBER OF HAMILTON DEVELOPMENT CO., L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, MANAGER, AND I PERSONALLY KNOW HIM TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE INSTRUMENT, AND THEY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED AS SUCH OFFICER AND VOLUNTARY ACT AND DEED OF SAID CORPORATION AND THE CORPORATE SEAL OF SAID CORPORATION WAS HERETO AFFIXED BY ITS AUTHORITY.
Pamela J. Segobia
NOTARY PUBLIC

CORPORATION ACKNOWLEDGEMENT
STATE OF NEBRASKA }
COUNTY OF DOUGLAS }
ON THIS 14 DAY OF April 2003, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE, SCOTT BRADLEY, PRESIDENT, PRINCIPAL BANK, AND I PERSONALLY KNOW HIM TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE INSTRUMENT, AND THEY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED AS SUCH OFFICER AND VOLUNTARY ACT AND DEED OF SAID CORPORATION AND THE CORPORATE SEAL OF SAID CORPORATION WAS HERETO AFFIXED BY ITS AUTHORITY.
Pamela J. Segobia
NOTARY PUBLIC

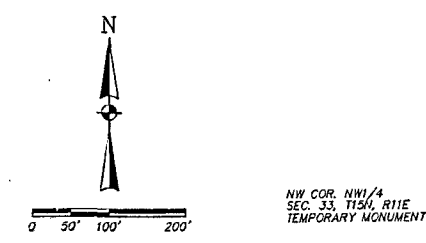
CORPORATION ACKNOWLEDGEMENT
STATE OF NEBRASKA }
COUNTY OF DOUGLAS }
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Pamela J. Segobia
NOTARY PUBLIC

LIEN HOLDERS CERTIFICATION
I, Scott Bradley, PRESIDENT, PRINCIPAL BANK, DO HEREBY CERTIFY THAT THE UNRECORDED IS A LIEN FOR ON THE ABOVE DESCRIBED PROPERTY IN LEGACY, AS DESCRIBED IN SAID DEED'S CERTIFICATE AND ENRICHED WITHIN THIS PLAT, AND I HAVE CAUSED THE SAME TO BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY.
DATE: 4-14-03
SCOTT BRADLEY
PRESIDENT PRINCIPAL BANK

CORPORATION ACKNOWLEDGEMENT
STATE OF NEBRASKA }
COUNTY OF DOUGLAS }
ON THIS 14 DAY OF April 2003, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME THE ABOVE, SCOTT BRADLEY, PRESIDENT, PRINCIPAL BANK, AND I PERSONALLY KNOW HIM TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE INSTRUMENT, AND THEY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED AS SUCH OFFICER AND VOLUNTARY ACT AND DEED OF SAID CORPORATION AND THE CORPORATE SEAL OF SAID CORPORATION WAS HERETO AFFIXED BY ITS AUTHORITY.
Pamela J. Segobia
NOTARY PUBLIC

CORPORATION ACKNOWLEDGEMENT
STATE OF NEBRASKA }
COUNTY OF DOUGLAS }
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Pamela J. Segobia
NOTARY PUBLIC

CORPORATION ACKNOWLEDGEMENT
STATE OF NEBRASKA }
COUNTY OF DOUGLAS }
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Pamela J. Segobia
NOTARY PUBLIC



- LEGEND
- SECTION CORNER
 - SECTION LINE
 - PROPERTY LINE
 - EASEMENT LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT DIMENSION (100.00)

SECTION CORNER TIES

SE CORNER NW1/4 - Found Douglas County Brass Cap at Surface of Road

30.74' SE TO ROD SPIKE IN SIDE OF NORTH GATE POST

35.93' NE TO 5/8" REBAR

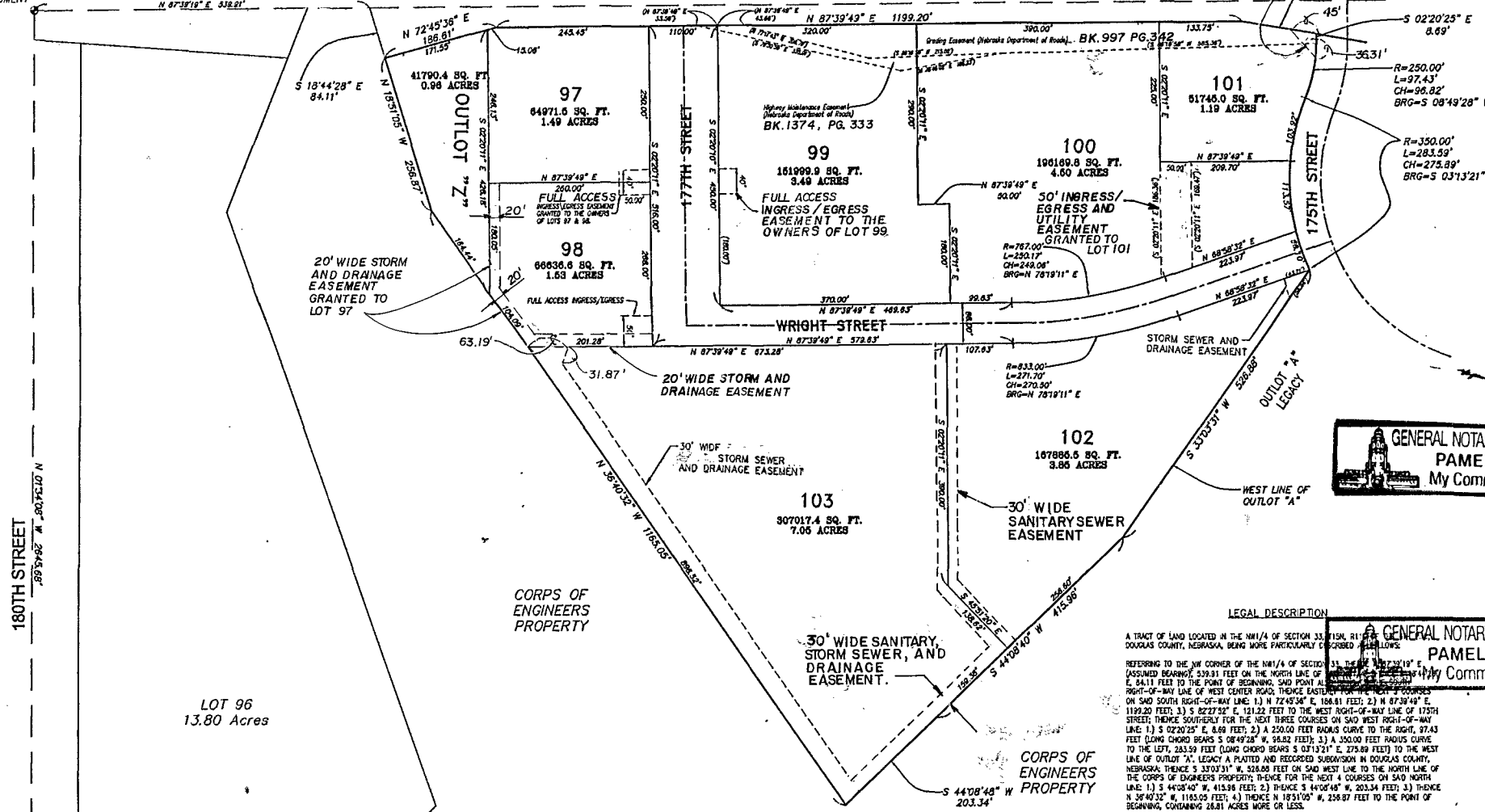
54.54' NW TO 5/8" SPIKE IN TOP NORTH GATE POST

45.84' WSW TO NAIL IN WILDLIFE ACCESS SIGN

NW COR. NW1/4
SEC. 33, T15N, R11E
TEMPORARY MONUMENT

180TH STREET
895.74' W, 300.74' S

LOT 96
13.80 Acres



GENERAL NOTARY - State of Nebraska
PAMELA J. SEGOBIA
My Comm. Exp. May 1, 2004

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PAMELA J. SEGOBIA
My Comm. Exp. May 1, 2004



OMAHA CITY COUNCIL ACCEPTANCE
THIS PLAT OF LEGACY WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 14 DAY OF April 2003, A.D.

Mike Sahan Mayor
Jim White Council President
Pamela J. Segobia Notary Public

APPROVALS OF CITY ENGINEER OF OMAHA
I HEREBY APPROVE THIS PLAT OF LEGACY AND AS TO THE DESIGN STANDARDS THIS 14 DAY OF April 2003.

APPROVAL OF CITY PLANNING BOARD
I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE THIS 14 DAY OF April 2003.

SURVEYOR'S CERTIFICATE
I, CHAD W. MARSH, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, HEREBY CERTIFY THAT LEGACY LOTS 97-103, INCLUSIVE AND OUTLOT "Z", PART OF THE NW1/4, SECTION 33, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA, BEING MORE FULLY DESCRIBED HEREON, ARE CORRECTLY PLATTED AND SHOWN ON THIS PLAT IN ACCORDANCE WITH THE SURVEYING ACT AND MY DIRECT SUPERVISION AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Chad W. Marsh
CHAD W. MARSH, L.S. #540
APRIL 10, 2003

COUNTY ENGINEER'S CERTIFICATE
THIS PLAT OF LEGACY WAS REVIEWED BY THE COUNTY ENGINEER OF DOUGLAS COUNTY, NEBRASKA, ON THIS 14 DAY OF April 2003, A.D.

COUNTY TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THIS PLAT OF LEGACY AS SHOWN BY THE RECORDS OF THIS OFFICE.

APPROVAL OF CITY PLANNING BOARD
THIS PLAT OF LEGACY WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 14 DAY OF April 2003.

GENERAL NOTARY - State of Nebraska
PAMELA J. SEGOBIA
My Comm. Exp. May 1, 2004

GENERAL NOTARY - State of Nebraska
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- NOTES
- NO ACCESS WILL BE ALLOWED TO WEST CENTER ROAD FROM LOTS 97, 99, 100, 101 AND OUTLOT "Z".
 - NO ACCESS WILL BE ALLOWED TO 175TH STREET FROM LOTS 100 AND 101.
 - ACCESS TO 177TH STREET FROM LOTS 97, 98 AND 99 AS SHOWN HEREON.
 - NO ACCESS WILL BE ALLOWED TO OUTLOT "A" (LEGACY) FROM LOT 102.
 - ALL EASEMENTS ARE GRANTED TO S.I.D. 459. AND ARE PERMANENT EASEMENTS UNLESS OTHERWISE NOTED.