



DEED 2009097019



SEP 03 2009 10:59 P 7

Deed 58-35121 new
K7 FEE 36.50 FB 58-20120-old
3 BKP _____ C/O _____ COMP 8/3
DEL KS SCAN _____ FV _____

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
9/3/2009 10:59:43.58



2009097019

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

Return To: FACGL

Check Number

SERENADA PLACE

LOT 1 AND OUTLOT "A"

BEING A REPLATTING OF PART OF LOT 55, KEYSTONE PARK, A SUBDIVISION LOCATED IN THE SW1/4 OF THE NW1/4 OF SECTION 11, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN SERENADA PLACE (LOTS NUMBERED AS SHOWN), BEING A REPLATTING OF PART OF LOT 55, KEYSTONE PARK, A SUBDIVISION LOCATED IN THE SW1/4 OF THE NW1/4 OF SECTION 11, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7, JERSHINS REPLAT, A SUBDIVISION LOCATED IN SAID NW1/4 OF SECTION 11, SAID POINT ALSO BEING ON THE WEST LINE OF SAID LOT 55, KEYSTONE PARK, SAID POINT ALSO BEING ON THE EAST LINE OF LOT 57, SAID KEYSTONE PARK; THENCE S89°53'15"E (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID LOT 7, JERSHINS REPLAT, AND ALSO THE SOUTH LINE OF LOT 8, SAID JERSHINS REPLAT, A DISTANCE OF 173.62 FEET; THENCE S00°03'49"E, A DISTANCE OF 456.85 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MAPLE STREET; THENCE N89°59'49"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF MAPLE STREET, A DISTANCE OF 173.24 FEET TO A POINT ON SAID WEST LINE OF LOT 55, KEYSTONE PARK, SAID LINE ALSO BEING THE EAST LINE OF LOT 58, SAID KEYSTONE PARK; THENCE N00°06'43"W ALONG SAID EAST LINE OF LOT 58, KEYSTONE PARK, AND ALSO SAID EAST LINE OF LOT 57, KEYSTONE PARK, SAID LINE ALSO BEING SAID WEST LINE OF LOT 55, KEYSTONE PARK, A DISTANCE OF 457.18 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 79,260 SQUARE FEET OR 1.820 ACRES, MORE OR LESS.

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF SERENADA PLACE (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF SERENADA PLACE (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

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 LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, SERENADA PROPERTIES, 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 TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SERENADA PLACE (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 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. 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 HANDS.

SERENADA PROPERTIES, LLC

BY: Beryle L. Johnston
BERYLE L. JOHNSTON, MANAGER

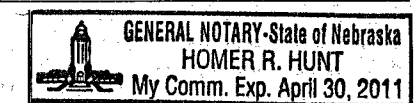
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

ON THIS 9TH DAY OF JUNE, 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME BERYLE L. JOHNSTON, MANAGER OF SERENADA PROPERTIES, 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 SEAL
NOTARY PUBLIC



OMAHA CITY COUNCIL ACCEPTANCE

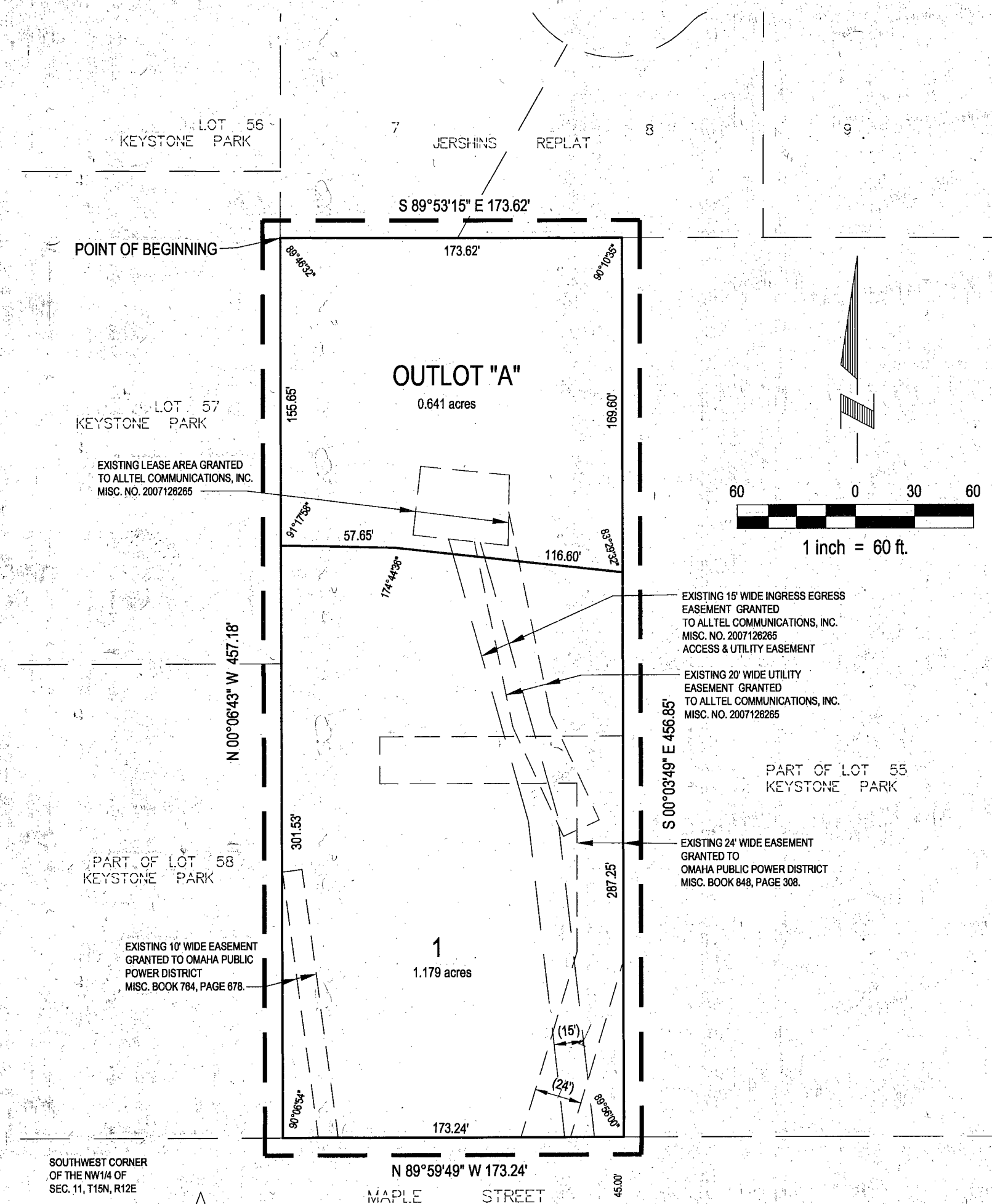
THIS PLAT OF SERENADA PLACE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA.

MAYOR

ATTEST: Bruce Brown
CITY CLERK

Mayor
PRESIDENT OF COUNCIL

DATE



NOTES:

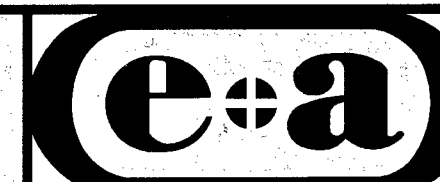
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. DIRECT VEHICULAR ACCESS TO MAPLE STREET WILL NOT BE ALLOWED EXCEPT AT THE LOCATION OF THE EXISTING DRIVEWAY.
3. OUTLOT "A" SHALL BE OWNED AND MAINTAINED BY SUBDIVIDER. A CELLULAR TELEPHONE TOWER IS LOCATED ON OUTLOT "A" UNDER A LEASE AGREEMENT WITH ALLTEL COMMUNICATIONS, INC.. A PERMANENT INGRESS-EGRESS EASEMENT HAS BEEN GRANTED TO ALLTEL COMMUNICATION, INC. OVER A PORTION OF LOT 1 TO PROVIDE ACCESS TO THE CELLULAR TELEPHONE TOWER. USE OF OUTLOT "A" FOR A CELLULAR TELEPHONE TOWER AND THE ASSOCIATED ACCESS EASEMENT ON LOT 1 SHALL REMAIN WITH THE PROPERTY SUBJECT TO THE TERMS AND CONDITIONS OF THE LEASE AND PERMANENT EASEMENT.

THIS PLAT OF SERENADA PLACE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD.

R.T. N... 7/1/09
CHAIRMAN OF CITY PLANNING BOARD DATE

FINAL PLAT

SERENADA PLACE
OMAHA, NEBRASKA



E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES

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